



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Lathrop E. Smith Center
5110 Meadowside Lane
Rockville, MD 20855

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

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ON SITE DATE:

January 15, 2026

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Environmental Camp
Number of Buildings	6
Main Address	5110 Meadowside Lane, Rockville, MD 20855
Site Developed	1974 Renovated 2002
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 15, 2026
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Gloria Abarca
Assessment & Report Prepared By	Paul Guichet
Reviewed By	James Bryant, <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 Lathrop E. Smith Center was developed in 1974, for the purpose of providing environmental education with outdoor learning opportunities for MCPS students. The main building on campus is White Oak Hall, housing the Smith Center offices, a large dining hall, a commercial kitchen, two conference rooms, and a planetarium. The center offers a wide range of environmental educational opportunities, for which the Solar Classroom was built. It houses two classrooms, and two additional classrooms have been added for in modular units on site. Outdoor environmental learning experiences are also found in the field. Placards along walking trails offer outdoor learning opportunities, with information on local flora and fauna. Shaded areas with bench seating and whiteboards create comfortable outdoor classrooms. Additionally, four dormitory buildings were developed to allow longer stays and greater exposure to a wide spectrum of curriculum-based field experiences. Outdoor physical challenges have been provided for with the development of the Tree House and the Confidence Course.

Architectural

The school's main building reflects simple ranch style design principles with low slug porches, brick façades, and gabled roofs protected by an architectural asphalt shingles. Exterior architectural detail includes appropriate wood windows. The condition of the building's exterior envelope appears to be without noticeable defect and systems are functioning as intended. The building's interiors have an aged but well-kept and functional appearance. Interiors consist of mostly institutional finishes including vinyl composite tile flooring, suspended acoustic tile ceilings, and painted gypsum board and CMU walls.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Campus HVAC systems are non-central with air handlers and split-system and heat pumps, which are all relatively new. Aged fan coil units are also present. Unit heaters are also used in mechanical areas. The campus is connected to the local municipal water and sewer system; distribution is through copper supply lines. Waste and venting is thought to be through a combination of PVC and cast-iron. Plumbing fixtures are well kept and without noticeable defect.

Power and natural gas are provided by the local utility company. Electric power is supplied through the main panel and dispersed via copper wiring. Solar panels and inverters supplement electrical supply. Electrical components tend to be aged and will need replacement over the coming years. There is no emergency power on the campus. The center has recently updated lighting to LED. Fire detection and notification systems are monitored via a central alarm panel and emergency lighting and exit signage is provided. Fire suppression for the center is limited to fire extinguishers.

Site

The 9.78-acre Lathrop E. Smith Center site is located within the 1,800-acre Rock Creek Regional Park. Monument signage marks the Smith Center's entrance, while natural landscaping features provide a welcoming entrance. Primary access is a circular asphalt driveway and drop-off area and adjacent parking lot and at the front and right of the center. Concrete curbing lines, parking areas and concrete sidewalks provide access routes to building entrances. Secondary access to the left of the main building allows for kitchen and utility services area. Campus hardscaping is in functional condition, with limited areas in need of attention.

Pole-mounted lighting illuminates parking areas, while building-mounted fixtures provide additional pedestrian lighting. The site has low to moderate natural slopes with natural landscaping features. Outdoor space is conducive to class meetings or individual contemplation. Site furnishings, including park benches, picnic tables, and trash receptacles arranged in comfortable settings. To the left of White Hall are basketball courts, while the Tree House and Confidence Course are located to the right. Split-rail fencing is used throughout the property. An adjacent park to the south of campus also provides several baseball fields.

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 have a work surface and seat for the teacher and for any aide assigned to the classroom. The classroom had secure storage for student records that is located in the classroom or is conveniently accessible to the classroom.

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.551781.

Immediate Needs

Facility/Building	Total Items	Total Cost
Lathrop E. Smith Center	1	\$3,300
Total	1	\$3,300

Lathrop E. Smith Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
10494760	Lathrop E. Smith Center / Main Building	Building Exterior	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$3,300
Total (1 items)							\$3,300



Key Findings



Exterior Walls in Poor condition.

Brick or Brick Veneer, 1-2 Story Building
Dorm Striped Bass Lathrop E. Smith Center
Building Exterior

Uniformat Code: B2010
Recommendation: **Repair/Repoint in 2026**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,300

\$\$\$\$

repoint as needed - AssetCALC ID: 10440328

No Photo

Recommendation

Retrofit/Adaptation

Item does not currently exist at site

Roofing in Poor condition.

any type, Repairs per Man-Day
Main Building Lathrop E. Smith Center Building
Exterior

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

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,300

\$\$\$\$

Find and address the source of two leaks in main Dining Hall - AssetCALC ID: 10494760



Casework in Poor condition.

Cabinetry, Standard
Dorm Baltimore Oriol Lathrop E. Smith Center
Rear Hallway

Uniformat Code: E2010
Recommendation: **Replace in 2027**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

\$\$\$\$

Aged, worn, diminished structural integrity - AssetCALC ID: 10386362



Casework in Poor condition.

Cabinetry, Standard
Dorm Altimore Checkerspot Lathrop E. Smith
Center Rear Hallway

Uniformat Code: E2010
Recommendation: **Replace in 2027**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

\$\$\$\$

Aged, worn - AssetCALC ID: 10440263



Fan Coil Unit in Poor condition.

Hydronic Terminal
 Dorm Altimore Checkerspot Lathrop E. Smith
 Center Mechanical Room

Uniformat Code: D3050
 Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$1,700

\$\$\$

aged and rusted - AssetCALC ID: 10440274

No Photo

Recommendation

Retrofit/Adaptation

Item does not currently exist at site

Fire Suppression System

Full System Install/Retrofit, Medium
 Density/Complexity
 Dorm Altimore Checkerspot Lathrop E. Smith
 Center Throughout Building

Uniformat Code: D4010
 Recommendation: **Renovate in 2030**

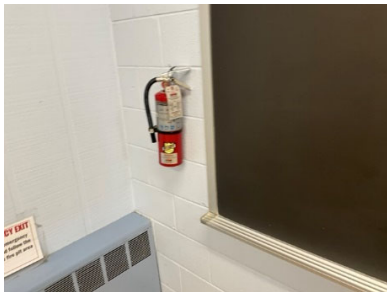
Priority Score: **60.6**

Plan Type:
 Retrofit/Adaptation

Cost Estimate: \$31,500

\$\$\$

The building lacks a fire suppression system and the school is likely; based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 10440273



Fire Suppression System

Full System Install/Retrofit, Medium
 Density/Complexity
 Dorm Baltimore Oriol Lathrop E. Smith Center
 Throughout Building

Uniformat Code: D4010
 Recommendation: **Renovate in 2030**

Priority Score: **60.6**

Plan Type:
 Retrofit/Adaptation

Cost Estimate: \$31,500

\$\$\$

The building lacks a fire suppression system, and the school is likely based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 10386356

No Photo

Recommendation

Retrofit/Adaptation

Item does not currently exist at site

Fire Suppression System

Full System Install/Retrofit, Medium
 Density/Complexity
 Classroom Solar Lathrop E. Smith Center
 Throughout Building

Uniformat Code: D4010
 Recommendation: **Renovate in 2030**

Priority Score: **60.6**

Plan Type:
 Retrofit/Adaptation

Cost Estimate: \$22,400

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The building lacks a fire suppression system, and the school is likely based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 10440397

Fire Suppression System

Priority Score: **60.6**

No Photo

Recommendation

Retrofit/Adaptation

Item does not currently exist at site

Full System Install/Retrofit, Medium Density/Complexity
Main Building Lathrop E. Smith Center
Throughout Building

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$136,400

Uniformat Code: D4010
Recommendation: **Renovate in 2030**

\$\$\$\$

The building lacks a fire suppression system, and the school is likely based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 10386266

Fire Suppression System

Priority Score: **60.6**

No Photo

Recommendation

Retrofit/Adaptation

Item does not currently exist at site

Full System Install/Retrofit, Medium Density/Complexity
Dorm Striped Bass Lathrop E. Smith Center
Throughout Building

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$31,500

Uniformat Code: D4010
Recommendation: **Renovate in 2030**

\$\$\$\$

The building lacks a fire suppression system, and the school is likely based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 10440356

Fire Suppression System

Priority Score: **60.6**

No Photo

Recommendation

Retrofit/Adaptation

Item does not currently exist at site

Full System Install/Retrofit, Medium Density/Complexity
Dorm Blackeyed Susan Lathrop E. Smith Center
Throughout Building

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$31,500

Uniformat Code: D4010
Recommendation: **Renovate in 2030**

\$\$\$\$

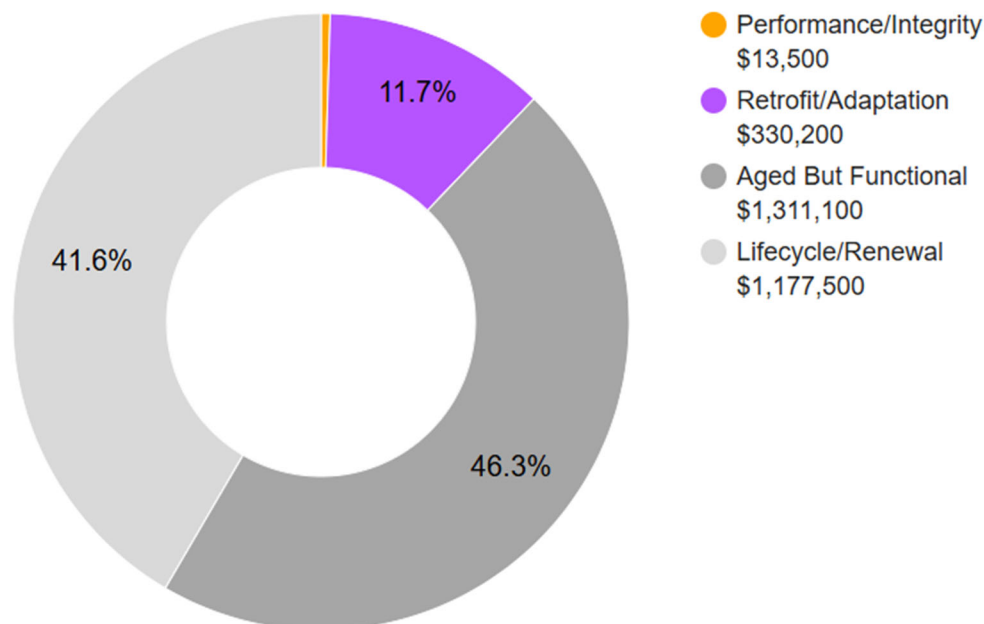
The building lacks a fire suppression system, and the school is likely based on code at the time of original construction. A comprehensive building renovation would likely trigger full compliance to current codes, and a budgetary cost for a full fire suppression retrofit is included in the initial five-year plan. - AssetCALC ID: 10440312

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 order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional	■	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal	■	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.



10-YEAR TOTAL: \$2,832,300

2. Main Building



Main Building: Systems Summary

Address	5110 Meadowside Lane, Rockville, MD 20855	
GPS Coordinates	39.1152439, -77.1061316	
Constructed/Renovated	1974 / 2002	
Building Area	10,345 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Wood siding Windows: Wood	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and CMU, wood paneling, ceramic tile, Acoustical Carpeting Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT, wood paneling, painted irregular	Fair
Elevators	None	--

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply, with cast iron and PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Non-Central System: Split-system heat pumps, Furnaces with split-system condensing units, PTAC units, Ductless split-systems Supplemental components: Suspended unit heaters, fan coil units, window units	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and the exterior walls of the facility. The roof was observed from ground level and from the roofs of adjacent neighboring buildings.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	\$68,700	\$6,700	\$75,400
Roofing	\$3,300	-	-	-	\$101,100	\$104,400
Interiors	-	-	\$23,700	\$162,600	\$131,400	\$317,700
Plumbing	-	-	-	\$12,000	\$122,200	\$134,200
HVAC	-	-	\$17,700	\$5,100	\$186,400	\$209,300
Fire Protection	-	-	\$158,200	-	\$2,200	\$160,400
Electrical	-	-	\$8,900	\$567,700	\$97,700	\$674,300
Fire Alarm & Electronic Systems	-	-	\$14,900	\$44,600	\$66,200	\$125,700
Equipment & Furnishings	-	-	\$103,400	\$96,200	\$122,300	\$321,900
Special Construction & Demo	-	-	-	\$46,100	-	\$46,100
TOTALS (3% inflation)	\$3,300	-	\$326,800	\$1,003,200	\$836,100	\$2,169,400

3. Classroom Solar



Classroom Solar: Systems Summary

Address	5110 Meadowside Lane, Rockville, MD 20855	
GPS Coordinates	39.1139853, -77.106101	
Constructed/Renovated	1974 / 2002	
Building Area	1,600 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Wood siding Windows: Wood	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and wood paneling Floors: VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--

Classroom Solar: Systems Summary		
Plumbing	Distribution: Copper supply with, cast iron and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Kitchen sink only	Fair
HVAC	Non-Central System: Furnace with split-system condensing unit	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: None	Good
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and the exterior walls of the facility. The roof was observed from ground level and from the roofs of adjacent neighboring buildings.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	\$5,200	\$8,300	\$13,500
Roofing	-	-	-	-	\$7,100	\$7,100
Interiors	-	-	\$10,000	\$12,200	\$11,800	\$34,000
Plumbing	-	-	-	\$700	\$1,900	\$2,600
HVAC	-	-	\$4,500	\$7,600	\$16,700	\$28,900
Fire Protection	-	-	\$26,000	-	-	\$26,000
Electrical	-	-	\$1,200	-	\$34,500	\$35,700
Fire Alarm & Electronic Systems	-	-	-	\$10,800	-	\$10,800
Equipment & Furnishings	-	-	-	\$2,300	-	\$2,300
TOTALS (3% inflation)	-	-	\$41,700	\$38,700	\$80,300	\$160,700

4. Dorm Baltimore Oriol



Dorm Baltimore Oriol: Systems Summary

Address	5110 Meadowside Lane, Rockville, MD 20855	
GPS Coordinates	39.1152499, -77.1061242	
Constructed/Renovated	1980 / 2002	
Building Area	2,250 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Wood siding Windows: Wood	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, wood paneling, ceramic tile Floors: VCT, ceramic tile, sealed concrete Ceilings: Painted gypsum board, Unfinished/exposed	Fair
Elevators	None	--

Dorm Baltimore Oriol: Systems Summary		
Plumbing	Distribution: Copper supply, with cast iron and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in restrooms	Fair
HVAC	Non-Central System: Air handler, Split-system heat pumps, fan coil units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and the exterior walls of the facility. The roof was observed from ground level and from the roofs of adjacent neighboring buildings.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	\$4,500	\$19,200	\$1,400	\$25,100
Roofing	-	-	-	-	\$19,800	\$19,800
Interiors	-	-	\$7,600	\$32,300	\$16,100	\$56,000
Plumbing	-	-	-	\$56,100	\$72,900	\$129,000
HVAC	-	-	\$23,200	-	\$32,900	\$56,100
Fire Protection	-	-	\$36,500	-	-	\$36,500
Electrical	-	-	-	\$38,100	\$88,900	\$127,000
Fire Alarm & Electronic Systems	-	-	-	\$18,500	-	\$18,500
Equipment & Furnishings	-	\$2,500	-	-	-	\$2,500
TOTALS (3% inflation)	-	\$2,500	\$71,800	\$164,100	\$232,200	\$470,600

5. Dorm Altimore Checkerspot



Dorm Altimore Checkerspot: Systems Summary

Address	5110 Meadowside Lane, Rockville, MD 20855	
GPS Coordinates	39.1152499, -77.1061242	
Constructed/Renovated	1980 / 2002	
Building Area	2,250SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Wood siding Windows: Wood	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, wood paneling, ceramic tile Floors: VCT, ceramic tile, sealed concrete Ceilings: Painted gypsum board, Unfinished/exposed	Fair
Elevators	None	--

Dorm Altimore Checkerspot: Systems Summary

Plumbing	Distribution: Copper supply, with cast iron and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in restrooms	Fair
HVAC	Non-Central System: Air handler, Split-system heat pumps, fan coil units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and the exterior walls of the facility. The roof was observed from ground level and from the roofs of adjacent neighboring buildings.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	\$22,700	-	\$22,700
Roofing	-	-	-	-	\$21,000	\$21,000
Interiors	-	-	\$7,600	\$54,000	\$18,400	\$80,000
Plumbing	-	-	-	\$67,900	\$17,500	\$85,500
HVAC	-	\$1,700	\$21,300	-	\$32,600	\$55,600
Fire Protection	-	-	\$36,500	-	-	\$36,500
Electrical	-	-	\$1,700	\$20,900	\$27,600	\$50,200
Fire Alarm & Electronic Systems	-	-	-	\$18,600	-	\$18,600
Equipment & Furnishings	-	\$2,500	-	-	-	\$2,500
TOTALS (3% inflation)	-	\$4,300	\$67,100	\$184,200	\$117,100	\$372,700

6. Dorm Blackeyed Susan



Dorm Blackeyed Susan: Systems Summary

Address	5110 Meadowside Lane, Rockville, MD 20855	
GPS Coordinates	39.1152499, -77.1061242	
Constructed/Renovated	1980 / 2002	
Building Area	2250 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	--
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Wood siding Windows: Wood	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, wood paneling, ceramic tile Floors: VCT, ceramic tile, sealed concrete Ceilings: Painted gypsum board, Unfinished/exposed	Fair
Elevators	None	--

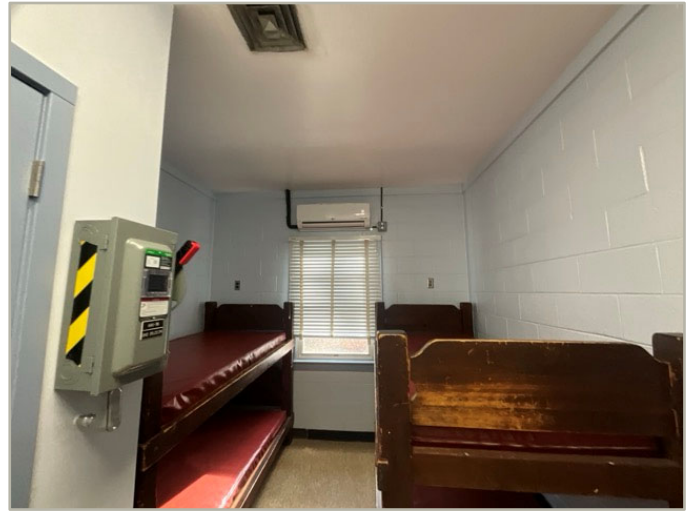
Dorm Blackeyed Susan: Systems Summary

Plumbing	Distribution: Copper supply, with cast iron and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in restrooms	Fair
HVAC	Non-Central System: Air handler, Split-system heat pumps, fan coil units	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and the exterior walls of the facility. The roof was observed from ground level and from the roofs of adjacent neighboring buildings.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	\$5,400	\$19,100	\$1,400	\$25,900
Roofing	-	-	-	-	\$21,000	\$21,000
Interiors	-	-	-	\$65,300	\$11,100	\$76,400
Plumbing	-	-	-	\$71,000	\$21,100	\$92,200
HVAC	-	-	\$21,300	\$2,000	\$32,600	\$55,900
Fire Protection	-	-	\$36,500	-	-	\$36,500
Electrical	-	-	\$9,800	\$18,400	\$27,500	\$55,700
Fire Alarm & Electronic Systems	-	-	-	\$19,100	-	\$19,100
TOTALS (3% inflation)	-	-	\$73,000	\$194,900	\$114,700	\$382,600

7. Dorm Striped Bass



Dorm Striped Bass: Systems Summary

Address	5110 Meadowside Lane, Rockville, MD 20855	
GPS Coordinates	39.1152499, -77.1061242	
Constructed/Renovated	1980 / 2002	
Building Area	2,250 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Wood siding Windows: Wood	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, wood paneling, ceramic tile Floors: VCT, ceramic tile, sealed concrete Ceilings: Painted gypsum board, Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply, with cast iron and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in restrooms	Fair

Dorm Striped Bass: Systems Summary		
HVAC	Non-Central System: Air handler, Split-system heat pumps, fan coil units	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and the exterior walls of the facility. The roof was observed from ground level and from the roofs of adjacent neighboring buildings.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	\$3,400	\$5,200	\$19,100	\$1,400	\$29,200
Roofing	-	-	-	-	\$21,000	\$21,000
Interiors	-	-	-	\$65,600	\$11,700	\$77,400
Plumbing	-	-	-	\$55,600	\$37,600	\$93,200
HVAC	-	-	\$15,600	\$8,200	\$32,600	\$56,400
Fire Protection	-	-	\$36,500	-	-	\$36,500
Electrical	-	-	-	\$14,200	\$27,700	\$41,800
Fire Alarm & Electronic Systems	-	-	\$4,300	\$14,200	-	\$18,500
TOTALS (3% inflation)	-	\$3,400	\$61,700	\$176,900	\$132,000	\$374,000

8. Site Summary



Site Information		
Site Area	9.78 acres (estimated)	
Parking Spaces	24 total spaces all in open lots; 2 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; wood board fencing Play areas and sports fields and courts Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Timber retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer; Local utility-provided electric and natural gas with propane tank	Fair
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Carport, Garages, Storage sheds, Gazebos, Prefabricated modular buildings	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	No additional studies are currently recommended for the exterior site areas.
Site Areas Observed	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
HVAC	-	-	\$9,300	\$5,200	\$6,100	\$20,500
Electrical	-	-	-	\$23,600	\$102,800	\$126,400
Special Construction & Demo	-	-	-	\$53,200	\$333,800	\$387,000
Site Utilities	-	-	-	-	\$35,200	\$35,200
Site Development	-	-	\$2,500	\$87,700	\$94,400	\$184,700
Site Pavement	-	-	\$16,500	\$198,100	\$19,700	\$234,300
TOTALS (3% inflation)	-	-	\$28,300	\$367,800	\$592,100	\$988,200

9. 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	1974 / 2002	No	No
White Oak Hall	1974 / 2002	No	No
Solar Classroom	1974 / 2002	No	No
Baltimore Oriol Dorm	1974 / 2002	No	No
Altimore Checkerspot Dorm	1974 / 2002	No	No
Black-eyed Suzan Dorm	1974 / 2002	No	No
Striped Bass Dorm	1974 / 2002	No	No
Site	1974 / 2002	No	No

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

10. 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 a 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.

11. 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 to 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.

12. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Lathrop E. Smith Center, 5110 Meadows Lane, Rockville, MD 20855, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

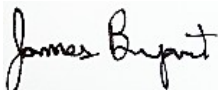
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry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

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

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

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

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13. 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 - RIGHT ELEVATION



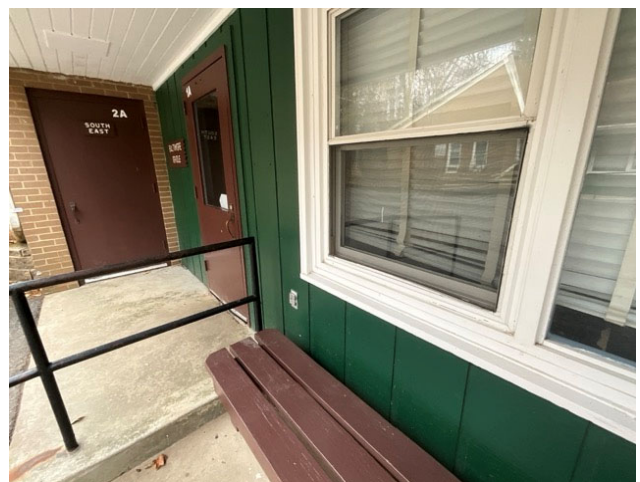
3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - STRUCTURAL FRAMING



6 - DORM FACADE



Photographic Overview



7 - ROOFING



8 - RECEPTION



9 - NURSE'S OFFICE



10 - MAIN HALL



11 - COMMERCIAL KITCHEN



12 - CONFERENCE ROOM



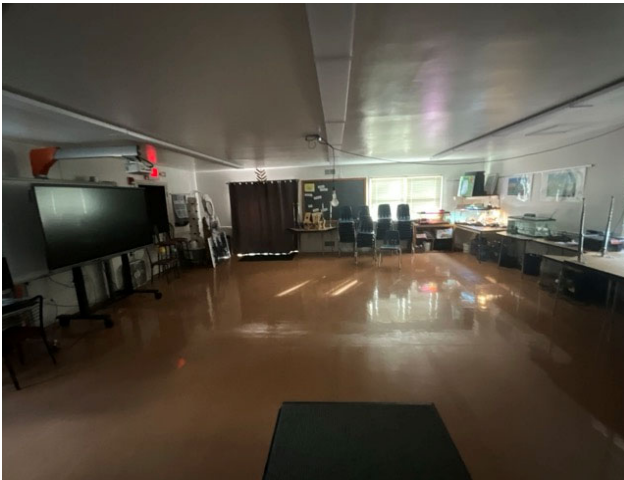
Photographic Overview



13 - SOLAR CLASSROOM FRONT ELEVATION



14 - SOLAR CLASSROOM REAR ELEVATION



15 - SOLAR CLASSROOM UPSTAIRS



16 - SOLAR CLASSROOM DOWNSTAIRS



17 - BLACKEYED SUSAN DORM FRONT ELEVATION



18 - BALTIMORE CHECKERSPOT DORM INTERIOR OVERVIEW



Photographic Overview



19 - DORM ROOM OVERVIEW



20 - SIGNAGE



21 - DROP OFF AREA



22 - PARKING LOT



23 - PICNIC SHADE STRUCTURE



24 - WETLAND OVERVIEW



Photographic Overview



25 - STORAGE SHED



26 - STORAGE SHED



27 - HEAT PUMP



28 - AIR HANDLER



29 - FAN COIL UNIT



30 - BACKFLOW PREVENTER



Photographic Overview



31 - WATER HEATER



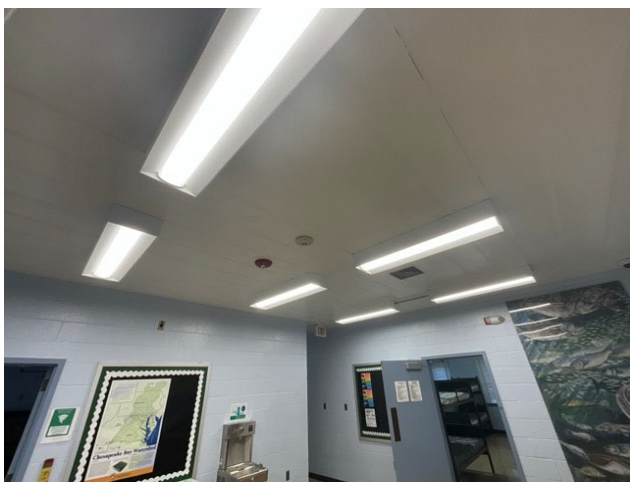
32 - DISTRIBUTION PANEL



33 - SOLAR POWER



34 - SOLAR POWER

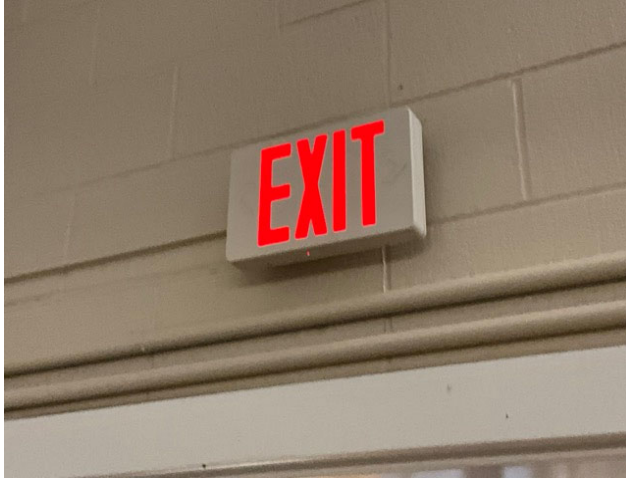


35 - INTERIOR LIGHTING SYSTEM



36 - EMERGENCY AND EXIT LIGHTING SYSTEM

Photographic Overview



37 - EMERGENCY AND EXIT LIGHTING SYSTEM



38 - FIRE ALARM SYSTEM



39 - FIRE ALARM SYSTEM



40 - INTERCOM/PA SYSTEM



41 - SECURITY/SURVEILLANCE SYSTEM



42 - EXTERIOR LIGHTING





Appendix B:

Site Plan(s)

Site Plan



	Project Number	Site Name	
	172559.25R000-211.354	Lathrop E. Smith Center	
	Source	On-Site Date	
	Google	January 15, 2026	

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Lathrop E. Smith Center

Name of person completing form: Gloria Abarca

Title / Association w/ property: Assistant Manager

Length of time associated w/ property: 3 years

Date Completed: 1/15/2026

Phone Number: 301-633-2650


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.

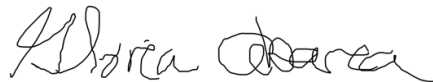
Data Overview		Response		
1	Year(s) constructed	Constructed 1974	Renovated	
2	Building size in SF	20,345	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		NA
		Roof		NA
		Interiors	2025	Fireplace
		HVAC	2025	Units replaced
		Electrical		Updates for new HVAC
		Site Pavement		NA
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	LED 2025		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	NA		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	2 leaks roof main hall		

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

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



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Lathrop E. Smith Center

BV Project Number: 172559.25R000-211.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



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 ?	✗			

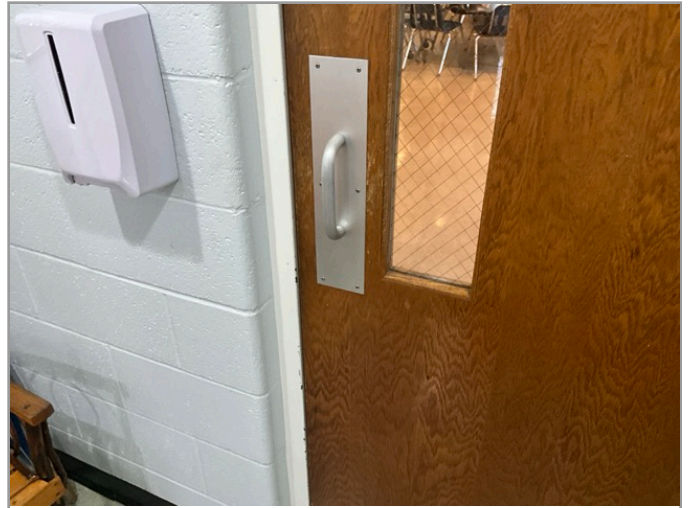
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

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			

Appendix E:

Component Condition Report

Component Condition Report | Lathrop E. Smith Center / Classroom Solar

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4010	Substructure	Fair	Foundation, Concrete Slab-on-Grade	800 SF	25	10512210
B1010	Superstructure	Fair	Structural Framing, Wood, Conventional Stud, Conventional Stud	2,052 SF	25	10440379
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Prep & Paint	2,052 SF	13	10440390
B2020	Building Exterior	Fair	Window, Wood, up to 15 SF	4	8	10440381
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	14	10440382
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Residential Slider	1	9	10440398
Roofing						
B3010	Building Exterior	Fair	Roofing, Asphalt Shingle, 30-Year Premium	900 SF	12	10440392
Interiors						
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	800 SF	5	10440386
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	4,000 SF	4	10443188
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	1,600 SF	8	10440395
C2050	Throughout Building	Good	Ceiling Finishes, any flat surface, Prep & Paint	800 SF	8	10440376
Plumbing						
D2010	Utility Areas	Good	Water Heater, Electric, Residential, 9 GAL	1	10	10440388
D2010	Utility Areas	Good	Backflow Preventer, Domestic Water, 1 IN	1	26	10440378
D2010	Utility Areas	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	10440373
HVAC						
D3030	Building Exterior	Fair	Split System, Interior & Exterior Component Pairing, 1.5 TON, 1.5	1	4	10440396
D3050	Utility Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 800 CFM	1	7	10440394
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	1,600 SF	14	10440393
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	1,600 SF	5	10440397
Electrical						
D5010	Building Exterior	Fair	Solar Power, Photovoltaic (PV) Panels by SF	180 SF	11	10440377
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,600 SF	24	10440375
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	1,600 SF	19	10440372
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	1,600 SF	5	10440389
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement, 100 WATT	2	19	10440380
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	1,600 SF	10	10440387
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	1,600 SF	10	10440391
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	6 LF	8	10440374

Component Condition Report | Lathrop E. Smith Center / Dorm Altimore Checkerspot

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4010	Substructure	Fair	Foundation, Concrete Slab-on-Grade	2,250 SF	30	10512213
B1010	Superstructure	Fair	Structural Framing, Wood, Conventional Stud, Conventional Stud	2,772 SF	30	10440276
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	2,500 SF	6	10440247
B2020	Building Exterior	Fair	Window, Wood, up to 15 SF	14	8	10440240

Component Condition Report | Lathrop E. Smith Center / Dorm Altimore Checkerspot

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	9	10440256
Roofing						
B3010	Building Exterior	Fair	Roofing, Asphalt Shingle, 30-Year Premium	2,600 SF	13	10440233
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	8	9	10440236
C1090	Throughout Building	Fair	Toilet Partitions, Plastic/Laminate	6	8	10440260
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	4,500 SF	4	10494612
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	700 SF	8	10459115
C2010	Building Exterior	Good	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	272 SF	8	10462566
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	1,650 SF	6	10440238
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	400 SF	8	10440271
C2030	Mechanical Room	Good	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	100 SF	8	10440234
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,250 SF	6	10440258
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	7	8	10440272
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,250 SF	15	10440252
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	7	8	10440246
D2010	Mechanical Room	Fair	Water Heater, Electric, Commercial (27 kW), 80 GAL	1	9	10440277
D2010	Throughout Building	Fair	Shower, Ceramic Tile	7	8	10440270
D2010	Lobby	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	9	10440250
D2010	Rear Hallway	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	6	10440266
HVAC						
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump, 2 TON, 2 Ton [CU-4D]	1	14	10440255
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump, 4 TON, 4 Ton [ACCU-3D]	1	14	10440241
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump, 2 TON, 2 Ton [CU-5D]	1	14	10440237
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	2,250 SF	16	10440267
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal, 401 - 800 CFM	4	5	10440265
D3050	Mechanical Room	Poor	Fan Coil Unit, Hydronic Terminal, 200 - 400 CFM	1	1	10440274
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal, 401 - 800 CFM	7	5	10440251
D3050	Center Closet - No Access	Good	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM, 1200 CFM [AHU-3D]	1	24	10440249
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	2,250 SF	5	10440273
Electrical						
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	8	10440264
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V, 50 AMP [4 EM]	1	8	10440254
D5020	Rear Hallway	Fair	Distribution Panel, 120/208 V, 50 AMP [DH 4]	1	8	10440259
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,250 SF	9	10440243
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	2,250 SF	19	10440257
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement, 100 WATT	8	19	10440244
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	2,250 SF	5	10440253
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	2,250 SF	6	10440262
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,250 SF	9	10440269
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,250 SF	7	10440268
Equipment & Furnishings						
E2010	Rear Hallway	Poor	Casework, Cabinetry, Standard	8 LF	2	10440263

Component Condition Report | Lathrop E. Smith Center / Dorm Baltimore Oriol

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4010	Substructure	Fair	Foundation, Concrete Slab-on-Grade	2,250 SF	30	10512214
B1010	Superstructure	Fair	Structural Framing, Wood, Conventional Stud, Conventional Stud	2,772 SF	30	10386331
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	272 SF	9	10395675
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	2,500 SF	5	10386365
B2020	Building Exterior	Fair	Window, Wood, up to 15 SF	14	8	10386366
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	9	10386342
Roofing						
B3010	Building Exterior	Fair	Roofing, Asphalt Shingle, 30-Year Premium	2,600 SF	11	10386341
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	8	9	10386367
C1090	Throughout Building	Fair	Toilet Partitions, Plastic/Laminate	6	7	10386319
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	4,500 SF	4	10386324
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	700 SF	31	10464789
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	400 SF	8	10386352
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	1,650 SF	7	10386333
C2030	Mechanical Room	Good	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	100 SF	9	10386339
C2050	Throughout Building	Good	Ceiling Finishes, any flat surface, Prep & Paint	2,050 SF	11	10386322
Plumbing						
D2010	Mechanical Room	Good	Water Heater, Electric, Commercial (36 kW), 119 GAL	1	19	10386326
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,250 SF	15	10512159
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water, 1 IN	1	11	10386358
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	9	8	10386364
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	7	8	10386360
D2010	Throughout Building	Fair	Shower, Ceramic Tile	7	8	10386321
D2010	Lobby	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	9	10386345
D2010	Rear Hallway	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	6	10386330
HVAC						
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump, 4 TON, 4 Ton [ACCU-3A]	1	14	10386320
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump, 2 TON, 2 Ton [CU-4A]	1	16	10386325
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump, 2 TON, 2 Ton [CU-5A]	1	14	10386340
D3050	Mechanical Room	Fair	Fan Coil Unit, Hydronic Terminal, 401 - 800 CFM	1	5	10386363
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	2,250 SF	16	10386335
D3050	Center Closet	Good	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM, 1200 CFM [AHU-3A]	1	24	10386349
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal, 200 - 400 CFM	7	5	10386327
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal, 401 - 800 CFM	4	5	10386337
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	2,250 SF	5	10386356
Electrical						
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	8	10386323
D5020	Rear Hallway	Fair	Distribution Panel, 120/208 V, 600 AMP [DH1]	1	8	10386336
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V, 800 AMP [MDP]	1	8	10386359
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V, 600 AMP [MDP LD]	1	8	10386351
D5020	Throughout Building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	2,250 SF	14	10512158
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	2,250 SF	19	10386350

Component Condition Report | Lathrop E. Smith Center / Dorm Baltimore Oriol

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	2,250 SF	6	10386348
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement, 100 WATT	8	19	10386334
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	2,250 SF	6	10386347
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,250 SF	9	10386346
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,250 SF	8	10386355
Equipment & Furnishings						
E2010	Rear Hallway	Poor	Casework, Cabinetry, Standard	8 LF	2	10386362

Component Condition Report | Lathrop E. Smith Center / Dorm Blackeyed Susan

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4010	Substructure	Fair	Foundation, Concrete Slab-on-Grade	2,250 SF	30	10512215
B1010	Superstructure	Fair	Structural Framing, Wood, Conventional Stud, Conventional Stud	2,772 SF	30	10440284
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	272 SF	8	10440285
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	2,500 SF	5	10440324
B2020	Building Exterior	Fair	Window, Wood, up to 15 SF	14	8	10440302
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	9	10440327
Roofing						
B3010	Building Exterior	Fair	Roofing, Asphalt Shingle, 30-Year Premium	2,600 SF	13	10440283
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	8	9	10440317
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,050 SF	7	10494620
C1090	Throughout Building	Fair	Toilet Partitions, Plastic/Laminate	6	8	10440288
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	700 SF	8	10440326
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	4,500 SF	6	10494427
C2030	Mechanical Room	Good	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	100 SF	9	10440306
C2030	Mechanical Room	Fair	Flooring, Vinyl Tile (VCT)	1,650 SF	7	10512203
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	400 SF	8	10440314
Plumbing						
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	7	8	10440325
D2010	Throughout Building	Fair	Shower, Ceramic Tile	7	8	10440313
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water, 1 IN	1	7	10440289
D2010	Lobby	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	9	10440301
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,250 SF	9	10440295
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	9	8	10440296
D2010	Mechanical Room	Good	Water Heater, Electric, Commercial (12 kW), 80 GAL	1	18	10440297
HVAC						
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump, 2 TON, 2 Ton [CU-5C]	1	14	10440323
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump, 4 TON, 4 Ton [ACCU-3C]	1	14	10440287
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump, 2 TON, 2 Ton [CU-4C]	1	14	10440307
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	2,250 SF	16	10440316
D3050	Mechanical Room	Fair	Fan Coil Unit, Hydronic Terminal, 200 - 400 CFM	1	6	10440299
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal, 401 - 800 CFM	4	5	10440310
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal, 200 - 400 CFM	7	5	10440304

Component Condition Report | Lathrop E. Smith Center / Dorm Blackeyed Susan

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Center Closet	Good	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM, 1400 CFM [AHU-3C]	1	24	10440311
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	2,250 SF	5	10440312
Electrical						
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	8	10440321
D5020	Rear Hallway	Fair	Distribution Panel, 277/480 V, 600 AMP [DH-3]	1	5	10440280
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V, 50 AMP [DE-3]	1	8	10440309
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,250 SF	9	10440308
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement, 100 WATT	8	19	10440322
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	2,250 SF	4	10440305
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	2,250 SF	19	10440315
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	2,250 SF	6	10440300
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,250 SF	9	10440290
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,250 SF	9	10440318

Component Condition Report | Lathrop E. Smith Center / Dorm Striped Bass

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4010	Substructure	Fair	Foundation, Concrete Slab-on-Grade	2,250 SF	30	10512216
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	272 SF	8	10440342
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	2,500 SF	4	10440334
B2010	Building Exterior	Poor	Exterior Walls, Brick or Brick Veneer, 1-2 Story Building, Repair/Repoint	100 SF	1	10440328
B2020	Building Exterior	Fair	Window, Wood, up to 15 SF	14	8	10440369
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	9	10440370
Roofing						
B3010	Building Exterior	Fair	Roofing, Asphalt Shingle, 30-Year Premium	2,600 SF	13	10440365
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	8	9	10440368
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,050 SF	7	10440362
C1090	Throughout Building	Fair	Toilet Partitions, Plastic/Laminate	6	7	10440367
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	4,500 SF	7	10440337
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	700 SF	8	10440355
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	400 SF	8	10440350
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	1,650 SF	7	10440360
C2030	Throughout Building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	100 SF	8	10440348
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	100 SF	7	10440341
Plumbing						
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	7	9	10440335
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,250 SF	15	10512200
D2010	Mechanical Room	Fair	Water Heater, Electric, Commercial (12 kW), 80 GAL	1	12	10440354
D2010	Lobby	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	9	10440364
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	9	9	10440343
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water, 1 IN	1	18	10440357
D2010	Throughout Building	Fair	Shower, Ceramic Tile	7	8	10440344

Component Condition Report | Lathrop E. Smith Center / Dorm Striped Bass

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
HVAC						
D3020	Mechanical Room	Fair	Unit Heater, Electric, 6 - 10 kW	1	5	10440349
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump, 2 TON, 2 Ton [CU-4B]	1	14	10440333
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump, 2 TON, 2 Ton [CU-5B]	1	14	10440345
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump, 4 TON, 4 Ton [ACCU-3B]	1	14	10440330
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	2,250 SF	16	10440351
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal, 401 - 800 CFM	4	7	10440340
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal, 200 - 400 CFM	7	5	10440361
D3050	Center Closet	Good	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM, 1400 CFM [AHU-3B]	1	24	10440331
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	2,250 SF	5	10440356
Electrical						
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V, 50 AMP [DE-2]	1	8	10440371
D5020	Rear Hallway	Fair	Distribution Panel, 120/208 V, 50 AMP [DH 2]	1	8	10440359
D5020	Mechanical Room	Good	Secondary Transformer, Dry, Stepdown, 75 KVA	1	29	10440346
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,250 SF	9	10440347
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	2,250 SF	19	10440358
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement, 100 WATT	8	19	10440366
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	2,250 SF	6	10440352
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	2,250 SF	5	10512201
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,250 SF	9	10440336
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,250 SF	7	10440332

Component Condition Report | Lathrop E. Smith Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4010	Substructure	Fair	Foundation, Concrete Slab-on-Grade	9,745 SF	25	10512217
B1010	Superstructure	Good	Structural Framing, Wood, Conventional Stud, Conventional Stud	5,082 SF	25	10386272
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Prep & Paint	3,696 SF	9	10512212
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,386 SF	6	10512119
B2020	Building Exterior	Fair	Window, Wood, up to 15 SF	22	6	10512878
B2020	Main Hall	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	6	10386225
B2020	Main Hall	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	6	10386204
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	4	9	10386249
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	5	9	10386193
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	9	10386268
Roofing						
B3010	Building Exterior	Poor	Roofing, any type, Repairs per Man-Day, Repair	3	0	10494760
B3010	Building Exterior	Fair	Roofing, Asphalt Shingle, 30-Year Premium	10,800 SF	18	10386246
Interiors						
C1030	Main Hall	Fair	Interior Door, Wood, Solid-Core	14	9	10386175
C1030	Throughout Building	Fair	Interior Door, Wood, Hollow-Core Residential Closet	4	6	10386200
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,345 SF	16	10386188
C1090	Commercial Kitchen	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	8 LF	6	10386206

Component Condition Report | Lathrop E. Smith Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	7	6	10386183
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	150 SF	21	10386202
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	19,000 SF	6	10386252
C2010	Office Areas	Fair	Wall Finishes, Wood Paneling, Beadboard/Tongue & Groove	200 SF	16	10386199
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	250 SF	9	10386192
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	1,200 SF	9	10386248
C2010	Main Hall	Fair	Wall Finishes, Acoustical Carpeting	800 SF	14	10441947
C2010	Main Hall	Fair	Wall Finishes, Wood Paneling, Refinish	400 SF	5	10386184
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	3,700 SF	8	10386275
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	700 SF	4	10386245
C2030	Commercial Kitchen	Fair	Flooring, Vinyl Tile (VCT)	1,000 SF	5	10441935
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	3,500 SF	6	10386250
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	850 SF	9	10386197
C2050	Front Hallway	Fair	Ceiling Finishes, Wood Paneling	300 SF	16	10386201
C2050	Throughout Building	Good	Ceiling Finishes, any flat surface, Prep & Paint	1,600 SF	8	10386227
C2050	Main Hall	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	3,500 SF	5	10386241
Plumbing						
D2010	Commercial Kitchen	Fair	Toilet, Commercial Water Closet	1	9	10386220
D2010	Restroom	Good	Toilet, Commercial Water Closet	1	21	10386261
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	13	10386222
D2010	Throughout Building	Fair	Shower, Ceramic Tile	1	13	10386213
D2010	Restroom	Fair	Toilet, Commercial Water Closet	1	13	10386208
D2010	Commercial Kitchen	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	9	10386219
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	9,745 SF	16	10386274
D2010	Front Hallway	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	9	10386243
D2010	Office Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	8	10386264
D2010	Commercial Kitchen	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	16	10386207
D2010	Nurse's Station	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	21	10386233
D2010	Restroom	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	13	10386242
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	6	13	10386253
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Floor	1	9	10386217
D2010	Restrooms	Fair	Urinal, Standard	3	13	10386254
D2010	Office Areas	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	10386231
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	1	21	10386181
D2010	Nurse's Station	Fair	Emergency Plumbing Fixtures, Eye Wash	1	9	10386270
HVAC						
D3020	Commercial Kitchen	Fair	Unit Heater, Electric, Unknown	1	5	10386211
D3020	Commercial Kitchen	Fair	Unit Heater, Natural Gas, 11 - 25 MBH	1	6	10386186
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump, 2 TON, 2 Ton [CU-3]	1	14	10386256
D3030	Building Exterior	Good	Condensing Unit/Heat Pump, Split System, Exterior, 16 to 20 TON, 16 Ton [CU-1]	1	14	10386257
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump, 2 TON, 2 Ton [CU-2]	1	14	10386269
D3030	Building Exterior	Fair	Air Conditioner, Window/Thru-Wall, 1 TON	1	5	10386196
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump, 6 to 7.5 TON, 7 Ton [ACCU-2]	1	14	10386174
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump, 16 to 20 TON, 18 Ton [ACCU-1]	1	14	10386209
D3030	Building Exterior	Fair	Air Conditioner, Window/Thru-Wall, 1 TON	1	5	10386224
D3050	Restrooms	Fair	Fan Coil Unit, Hydronic Terminal, 401 - 800 CFM	3	11	10386235

Component Condition Report | Lathrop E. Smith Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal, 1201 to 1800 CFM, Unknown	2	5	10386223
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	9,745 SF	16	10386260
D3060	Commercial Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Unknown	1	3	10386177
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	9,745 SF	5	10386266
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	4 LF	11	10386216
Electrical						
D5010	Utility Rooms/Areas	Fair	Solar Power, Inverter, 2.0 KW	1	5	10386185
D5010	Building Exterior	Fair	Solar Power, Photovoltaic (PV) Panel, 24 SF	216	10	10386247
D5020	Commercial Kitchen	Fair	Distribution Panel, 120/208 V, 400 AMP	1	6	10386255
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V, 225 AMP	1	6	10386262
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,745 SF	8	10386228
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	9,745 SF	5	10386259
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	9,745 SF	19	10386251
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	9,745 SF	6	10386214
D7010	Building Exterior	Fair	Access Control Devices, Magnetic Lock, w/ Card Reader, Install	2	5	10386212
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	9,745 SF	9	10386240
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,745 SF	13	10386221
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	4	10386265
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	3	10386244
E1030	Building Exterior	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	5	10386189
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 1-Bowl	1	9	10386203
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	3	10386229
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	13	10386234
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	7	10386180
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner w/ Griddle	1	6	10386258
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 2-Bowl	1	9	10386236
E1030	Building Exterior	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	5	10386210
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 2-Door	1	5	10386232
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	10386276
E1030	Commercial Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	13	10386273
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	7	10386176
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	4	10386190
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	8	10386205
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	9	10386195
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	10386263
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	9	10386191
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	3	10386173
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	5	10386271
E1040	Main Hall	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	10386267
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	8 LF	8	10386187
E2010	Office Areas	Fair	Casework, Cabinetry, Standard	20 LF	7	10386230
E2010	Nurse's Station	Fair	Casework, Cabinetry, Standard	14 LF	11	10386194
Special Construction & Demo						

Component Condition Report | Lathrop E. Smith Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
F1020	Building Exterior	Fair	Ancillary Building, Greenhouse, Glazing & Accessories	500 SF	7	10386178

Component Condition Report | Lathrop E. Smith Center

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
B1010	Superstructure	Good	Structural Framing, Wood, Conventional Stud, Conventional Stud	2,772 SF	30	10386338
Interiors						
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	1,650 SF	6	10386332
HVAC						
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, Unknown	3	5	10386357

Component Condition Report | Lathrop E. Smith Center / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
HVAC						
D3030	Modular F1	Fair	Heat Pump, Packaged & Wall-Mounted, 1.5 TON	1	5	10386307
D3030	Modular F2	Good	Heat Pump, Packaged & Wall-Mounted, 1.5 TON	1	14	10386305
D3030	Modular G1	Fair	Heat Pump, Packaged & Wall-Mounted, 1.5 TON	1	9	10386303
D3030	Modular G2	Fair	Heat Pump, Packaged & Wall-Mounted, 1.5 TON	1	5	10386304
Electrical						
D5010	Site General	Fair	Wind Power, Turbine, Full System w/ Connections, 1 KW	1	9	10386282
D5010	Building Exterior	Fair	Generator, Gas or Gasoline, 95 KW	1	15	10386302
D5020	Electrical Shed	Fair	Distribution Panel, 120/208 V, 400 AMP	1	7	10386312
D5020	Electrical Shed	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	7	10386283
Special Construction & Demo						
F1020	Chicken Coop	Fair	Ancillary Building, Wood-Framed, Basic/Minimal	50 SF	14	10386318
F1020	Canoe Storage	Fair	Shade Structure, Wood-Framed, Basic/Minimal	100 SF	7	10386277
F1020	Site Storage	Fair	Shed Structure, Wood-Framed, Basic/Minimal	80 SF	23	10386286
F1020	Site Storage	Good	Shed Structure, Wood-Framed, Basic/Minimal	80 SF	23	10386294
F1020	Barn Structure	Fair	Ancillary Building, Wood-Framed, Basic/Minimal	1,200 SF	21	10386316
F1020	Barn Structure	Fair	Ancillary Building, Wood-Framed, Standard	600 SF	21	10512207
F1020	Modular G	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	800 SF	21	10386291
F1020	Site Storage	Fair	Ancillary Building, Wood-Framed or CMU, Standard	180 SF	14	10386301
F1020	Tree House	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	700 SF	6	10386317
F1020	Shade Structure	Fair	Ancillary Building, Wood-Framed, Basic/Minimal	400 SF	13	10386279
F1020	"Tree House"	Fair	Shade Structure, Wood-Framed, Basic/Minimal	1,000 SF	12	10386289
F1020	Site General	Fair	Shade Structure, Wood-Framed, Basic/Minimal	500 SF	17	10386296
F1020	Site Storage	Fair	Shed Structure, Wood-Framed, Basic/Minimal	140 SF	18	10386299
F1020	Site General	Good	Shade Structure, Wood-Framed, Basic/Minimal	4,000 SF	20	10386295
F1020	Modular F	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	800 SF	21	10386288
F1020	Aviary Structure	Fair	Ancillary Building, Wood-Framed, Basic/Minimal	100 SF	13	10386306
F1020	Site Storage	Fair	Ancillary Building, CMU, Standard	100 SF	14	10386278
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Curb & Gutter, Concrete	1,000 LF	27	10441061
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	23,000 SF	6	10386290
G2020	Site General	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	23,000 SF	8	10386308
G2030	Site General	Fair	Sidewalk, Asphalt, Overlay	9,500 SF	5	10386315

Component Condition Report | Lathrop E. Smith Center / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2030	Site General	Fair	Sidewalk, Asphalt, Overlay	9,500 SF	11	10386310
G2030	Site General	Fair	Sidewalk, Concrete, Large Areas	4,500 SF	27	10386311
Athletic, Recreational & Playfield Areas						
G2050	Site General	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	7	10386285
G2050	Site General	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	5,000 SF	16	10386287
G2050	Obstacle Course	Fair	Play Structure, Multipurpose, Small	3	11	10386281
G2050	Site General	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5,000 SF	4	10386309
Sitework						
G2060	Site General	Fair	Retaining Wall, Treated Timber	800 SF	8	10386313
G2060	Site General	Fair	Picnic Table, Wood/Composite/Fiberglass	5	13	10386292
G2060	Site General	Fair	Fences & Gates, Fence, Wood Split 2-Rail	1,200 LF	10	10386300
G2060	Site Utility Areas	Good	Bollard, Concrete or Metal	6	29	10386298
G2060	Site General	Fair	Park Bench, Wood/Composite/Fiberglass	34	9	10386297
G2060	Site General	Good	Picnic Table, Metal Powder-Coated	12	15	10386314
G2060	Site General	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	10	10386284
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 WATT, Replace/Install	6	13	10386293

Appendix F: Replacement Reserves

Replacement Reserves Report



5/22/2026

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
Lathrop E. Smith Center	\$0	\$0	\$0	\$0	\$0	\$8,799	\$9,851	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,650
Lathrop E. Smith Center / Classroom Solar	\$0	\$0	\$0	\$0	\$11,289	\$30,419	\$0	\$7,625	\$18,495	\$1,109	\$11,490	\$17,441	\$7,058	\$5,605	\$21,479	\$3,490	\$0	\$0	\$2,724	\$22,497	\$0	\$160,722
Lathrop E. Smith Center / Dorm Altimore Checkerspot	\$0	\$1,720	\$2,546	\$0	\$7,597	\$59,508	\$25,687	\$8,302	\$108,002	\$42,177	\$0	\$0	\$0	\$21,000	\$28,361	\$19,806	\$21,664	\$0	\$950	\$25,338	\$0	\$372,658
Lathrop E. Smith Center / Dorm Baltimore Oriol	\$0	\$0	\$2,546	\$0	\$7,597	\$64,212	\$7,209	\$15,681	\$121,293	\$19,919	\$0	\$27,408	\$0	\$0	\$84,478	\$38,560	\$22,245	\$0	\$0	\$59,472	\$0	\$470,620
Lathrop E. Smith Center / Dorm Blackeyed Susan	\$0	\$0	\$0	\$0	\$1,646	\$71,319	\$14,487	\$20,693	\$110,103	\$49,679	\$0	\$0	\$0	\$21,000	\$20,363	\$0	\$25,274	\$0	\$22,499	\$25,601	\$0	\$382,664
Lathrop E. Smith Center / Dorm Striped Bass	\$0	\$3,399	\$0	\$0	\$5,234	\$56,460	\$1,746	\$49,570	\$67,729	\$57,834	\$0	\$0	\$17,679	\$21,000	\$18,151	\$17,527	\$16,789	\$11,487	\$4,028	\$25,338	\$0	\$373,972
Lathrop E. Smith Center / Main Building	\$3,300	\$0	\$0	\$46,659	\$37,986	\$242,143	\$151,868	\$89,904	\$68,611	\$168,661	\$524,127	\$14,964	\$0	\$114,156	\$173,229	\$32,849	\$233,277	\$0	\$106,572	\$85,440	\$75,640	\$2,169,386
Lathrop E. Smith Center / Site	\$0	\$0	\$0	\$0	\$2,532	\$25,794	\$146,271	\$34,436	\$122,243	\$38,687	\$26,206	\$61,252	\$35,644	\$83,706	\$56,344	\$115,913	\$28,082	\$20,661	\$5,959	\$3,945	\$180,611	\$988,288
Grand Total	\$3,300	\$5,119	\$5,092	\$46,659	\$73,881	\$558,653	\$357,120	\$226,211	\$616,477	\$378,065	\$561,824	\$121,065	\$60,381	\$266,468	\$402,406	\$228,144	\$347,331	\$32,148	\$142,732	\$247,632	\$256,251	\$4,936,960

Lathrop E. Smith Center

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											
C2030	Throughout Building	10386332	Flooring, Vinyl Tile (VCT), Replace		15	9	6	1650	SF	\$5.00	\$8,250							\$8,250														\$8,250												
D3050	Throughout Building	10386357	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, Replace		20	15	5	3	EA	\$2,530.00	\$7,590							\$7,590														\$7,590												
Totals, Unescalated												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,840		
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,650

Lathrop E. Smith Center / Classroom Solar

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate		
B2010	Building Exterior	10440390	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Prep & Paint		20	7	13	2052	SF	\$1.86	\$3,817																						\$3,817		
B2020	Building Exterior	10440381	Window, Wood, up to 15 SF, Replace		30	22	8	4	EA	\$800.00	\$3,200									\$3,200														\$3,200	
B2050	Building Exterior	10440398	Exterior Door, Aluminum-Framed & Glazed, Residential Slider, Replace		25	16	9	1	EA	\$850.00	\$850										\$850													\$850	
B2050	Building Exterior	10440382	Exterior Door, Steel, Standard, Replace		30	16	14	3	EA	\$600.00	\$1,800														\$1,800									\$1,800	
B3010	Building Exterior	10440392	Roofing, Asphalt Shingle, 30-Year Premium, Replace		30	18	12	900	SF	\$5.50	\$4,950														\$4,950									\$4,950	
C1070	Throughout Building	10440386	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	20	5	800	SF	\$3.50	\$2,800																							\$2,800	
C2010	Throughout Building	10443188	Wall Finishes, any surface, Prep & Paint		10	6	4	4000	SF	\$1.50	\$6,000																							\$6,000	
C2030	Throughout Building	10440395	Flooring, Vinyl Tile (VCT), Replace		15	7	8	1600	SF	\$5.00	\$8,000																							\$8,000	
C2050	Throughout Building	10440376	Ceiling Finishes, any flat surface, Prep & Paint		10	2	8	800	SF	\$2.00	\$1,600																							\$1,600	
D2010	Utility Areas	10440388	Water Heater, Electric, Residential, Replace		15	5	10	1	EA	\$550.00	\$550																							\$550	
D2010	Utility Areas	10440373	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	15	15	1	EA	\$1,200.00	\$1,200																							\$1,200	
D3030	Building Exterior	10440396	Split System, Interior & Exterior Component Pairing, 1.5 TON, Replace		15	11	4	1	EA	\$4,030.00	\$4,030																							\$4,030	
D3050	Utility Areas	10440394	Air Handler, Interior AHU, Easy/Moderate Access, Replace		25	18	7	1	EA	\$6,200.00	\$6,200																							\$6,200	
D3050	Throughout Building	10440393	HVAC System, Ductwork, Medium Density, Replace		30	16	14	1600	SF	\$4.00	\$6,400																							\$6,400	
D4010	Throughout Building	10440397	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate		40	35	5	1600	SF	\$14.00	\$22,400																							\$22,400	
D5010	Building Exterior	10440377	Solar Power, Photovoltaic (PV) Panels by SF, Replace		20	9	11	180	SF	\$70.00	\$12,600																							\$12,600	
D5040	Throughout Building	10440389	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace		10	5	5	1600	SF	\$0.65	\$1,040																							\$1,040	
D5040	Throughout Building	10440372	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace		20	1	19	1600	SF	\$5.00	\$8,000																							\$8,000	
D5040	Building Exterior	10440380	Exterior Light, any type, w/ LED Replacement, Replace		20	1	19	2	EA	\$400.00	\$800																							\$800	
D7030	Throughout Building	10440387	Security/Surveillance System, Full System Upgrade, Average Density, Replace		15	5	10	1600	SF	\$2.00	\$3,200																							\$3,200	
D7050	Throughout Building	10440391	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install		20	10	10	1600	SF	\$3.00	\$4,800																							\$4,800	
E2010	Throughout Building	10440374	Casework, Cabinetry, Standard, Replace		20	12	8	6	LF	\$300.00	\$1,800																							\$1,800	
Totals, Unescalated												\$0	\$0	\$0	\$0	\$0	\$10,030	\$26,240	\$0	\$6,200	\$14,600	\$850	\$8,550	\$12,600	\$4,950	\$3,817	\$14,200	\$2,240	\$0	\$0	\$1,600	\$12,830	\$0	\$0	\$118,707
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$0	\$11,289	\$30,419	\$0	\$7,625	\$18,495	\$1,109	\$11,490	\$17,441	\$7,058	\$5,605	\$21,479	\$3,490	\$0	\$0	\$2,724	\$22,497	\$0	\$0	\$160,722

Lathrop E. Smith Center / Dorm Altimore Checkerspot

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate		
B2010	Building Exterior	10440247	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain		20	14	6	2500	SF	\$1.54	\$3,850																							\$3,850	
B2020	Building Exterior	10440240	Window, Wood, up to 15 SF, Replace		30	22	8	14	EA	\$800.00	\$11,200										\$11,200														\$11,200
B2050	Building Exterior	10440256	Exterior Door, Steel, Standard, Replace		30	21	9	5	EA	\$600.00	\$3,000																								\$3,000
B3010	Building Exterior	10440233	Roofing, Asphalt Shingle, 30-Year Premium, Replace		30	17	13	2600	SF	\$5.50	\$14,300																								\$14,300
C1030	Throughout Building	10440236	Interior Door, Wood, Solid-Core, Replace		40	31	9</																												

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3030	Building Exterior	10440345	Split System, Condensing Unit/Heat Pump, 2 TON, Replace	15	1	14	1	EA	\$3,400.00	\$3,400															\$3,400							\$3,400
D3030	Building Exterior	10440330	Split System, Condensing Unit/Heat Pump, 4 TON, Replace	15	1	14	1	EA	\$5,200.00	\$5,200															\$5,200							\$5,200
D3050	Throughout Building	10440361	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	7	EA	\$1,670.00	\$11,690					\$11,690																	\$11,690
D3050	Throughout Building	10440340	Fan Coil Unit, Hydronic Terminal, Replace	20	13	7	4	EA	\$1,670.00	\$6,680							\$6,680															\$6,680
D3050	Throughout Building	10440351	HVAC System, Ductwork, Medium Density, Replace	30	14	16	2250	SF	\$4.00	\$9,000															\$9,000							\$9,000
D4010	Throughout Building	10440356	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	35	5	2250	SF	\$14.00	\$31,500					\$31,500																	\$31,500
D5020	Mechanical Room	10440371	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	\$2,000.00	\$2,000								\$2,000														\$2,000
D5020	Rear Hallway	10440359	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	\$2,000.00	\$2,000								\$2,000														\$2,000
D5030	Throughout Building	10440347	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	2250	SF	\$2.50	\$5,625									\$5,625													\$5,625
D5040	Throughout Building	10440352	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	4	6	2250	SF	\$0.65	\$1,463						\$1,463									\$1,463							\$2,925
D5040	Throughout Building	10440358	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	1	19	2250	SF	\$5.00	\$11,250																			\$11,250			\$11,250
D5040	Building Exterior	10440366	Exterior Light, any type, w/ LED Replacement, Replace	20	1	19	8	EA	\$400.00	\$3,200																			\$3,200			\$3,200
D6060	Throughout Building	10512201	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	2250	SF	\$1.65	\$3,713					\$3,713																	\$3,713
D7030	Throughout Building	10440336	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	6	9	2250	SF	\$2.00	\$4,500									\$4,500													\$4,500
D7050	Throughout Building	10440332	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	13	7	2250	SF	\$3.00	\$6,750							\$6,750															\$6,750
Totals, Unescalated											\$0	\$3,300	\$0	\$0	\$4,650	\$48,703	\$1,463	\$40,305	\$53,466	\$44,325	\$0	\$0	\$12,400	\$14,300	\$12,000	\$11,250	\$10,463	\$6,950	\$2,366	\$14,450	\$0	\$280,390
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$3,399	\$0	\$0	\$5,234	\$56,460	\$1,746	\$49,570	\$67,729	\$57,834	\$0	\$0	\$17,679	\$21,000	\$18,151	\$17,527	\$16,789	\$11,487	\$4,028	\$25,338	\$0	\$373,972

Lathrop E. Smith Center / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	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	10512119	Exterior Walls, any painted surface, Prep & Paint	10	4	6	1386	SF	\$3.00	\$4,158							\$4,158									\$4,158						\$8,316
B2010	Building Exterior	10512212	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Prep & Paint	20	11	9	3696	SF	\$1.86	\$6,875										\$6,875												\$6,875
B2020	Building Exterior	10512878	Window, Wood, up to 15 SF, Replace	30	24	6	22	EA	\$800.00	\$17,600						\$17,600																\$17,600
B2020	Main Hall	10386225	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	14	6	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200
B2020	Main Hall	10386204	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	14	6	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200
B2050	Building Exterior	10386249	Exterior Door, Wood, Solid-Core, Replace	25	16	9	4	EA	\$700.00	\$2,800										\$2,800												\$2,800
B2050	Building Exterior	10386193	Exterior Door, Steel, Commercial, Replace	40	31	9	5	EA	\$4,060.00	\$20,300										\$20,300												\$20,300
B2050	Building Exterior	10386268	Exterior Door, Steel, Standard, Replace	30	21	9	1	EA	\$600.00	\$600										\$600												\$600
B3010	Building Exterior	10386246	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	12	18	10800	SF	\$5.50	\$59,400																	\$59,400					\$59,400
B3010	Building Exterior	10494760	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	3	EA	\$1,100.00	\$3,300	\$3,300																					\$3,300
C1030	Main Hall	10386175	Interior Door, Wood, Solid-Core, Replace	40	31	9	14	EA	\$700.00	\$9,800										\$9,800												\$9,800
C1030	Throughout Building	10386200	Interior Door, Wood, Hollow-Core Residential Closet, Replace	15	9	6	4	EA	\$500.00	\$2,000						\$2,000																\$2,000
C1070	Throughout Building	10386188	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	9	16	4345	SF	\$3.50	\$15,208																\$15,208						\$15,208
C1090	Restrooms	10386183	Toilet Partitions, Plastic/Laminate, Replace	20	14	6	7	EA	\$750.00	\$5,250						\$5,250																\$5,250
C1090	Commercial Kitchen	10386206	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	14	6	8	LF	\$500.00	\$4,000						\$4,000																\$4,000
C2010	Throughout Building	10386192	Wall Finishes, Ceramic Tile, Replace	40	31	9	250	SF	\$18.00	\$4,500										\$4,500												\$4,500
C2010	Throughout Building	10386248	Wall Finishes, Ceramic Tile, Replace	40	31	9	1200	SF	\$18.00	\$21,600										\$21,600												\$21,600
C2010	Main Hall	10386184	Wall Finishes, Wood Paneling, Refinish	10	5	5	400	SF	\$4.00	\$1,600					\$1,600										\$1,600							\$3,200
C2010	Office Areas	10386199	Wall Finishes, Wood Paneling, Beadboard/Tongue & Groove, Replace	30	14	16	200	SF	\$12.00	\$2,400																\$2,400						\$2,400
C2010	Throughout Building	10386252	Wall Finishes, any surface, Prep & Paint	10	4	6	19000	SF	\$1.50	\$28,500						\$28,500										\$28,500						\$57,000
C2010	Main Hall	10441947	Wall Finishes, Acoustical Carpeting, Replace	25	11	14	800	SF	\$10.00	\$8,000															\$8,000							\$8,000
C2030	Throughout Building	10386197	Flooring, Ceramic Tile, Replace	40	31	9	850	SF	\$18.00	\$15,300										\$15,300												\$15,300
C2030	Commercial Kitchen	10441935	Flooring, Vinyl Tile (VCT), Replace	15	10	5	1000	SF	\$5.00	\$5,000					\$5,000															\$5,000	\$10,000	
C2030	Throughout Building	10386250	Flooring, Vinyl Tile (VCT), Replace	15	9	6	3500	SF	\$5.00	\$17,500						\$17,500																\$17,500
C2030	Throughout Building	10386275	Flooring, Vinyl Tile (VCT), Replace	15	7	8	3700	SF	\$5.00	\$18,500									\$18,500													\$18,500
C2030	Throughout Building	10386245	Flooring, Carpet, Commercial Standard, Replace	10	6	4	700	SF	\$7.50	\$5,250					\$5,250										\$5,250							\$10,500
C2050	Front Hallway	10386201	Ceiling Finishes, Wood Paneling, Replace	30	14	16	300	SF	\$14.00	\$4,200																\$4,200						\$4,200
C2050	Main Hall	10386241	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	3500	SF	\$2.50	\$8,750					\$8,750										\$8,750							\$17,500
C2050	Throughout Building	10386227	Ceiling Finishes, any flat surface, Prep & Paint	10	2	8	1600	SF	\$2.00	\$3,200																		\$3,200				\$6,400
D2010	Throughout Building	10386274	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	24	16	9745	SF	\$5.00	\$48,725																\$48,725						\$48,725
D2010	Office Areas																															

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
F1020	Chicken Coop	10386318	Ancillary Building, Wood-Framed, Basic/Minimal, Replace	35	21	14	50	SF	\$60.00	\$3,000																						\$3,000	
F1020	Site Storage	10386301	Ancillary Building, Wood-Framed or CMU, Standard, Replace	35	21	14	180	SF	\$100.00	\$18,000																							\$18,000
F1020	Site Storage	10386278	Ancillary Building, CMU, Standard, Replace	35	21	14	100	SF	\$100.00	\$10,000																							\$10,000
F1020	Site General	10386296	Shade Structure, Wood-Framed, Basic/Minimal, Replace	30	13	17	500	SF	\$25.00	\$12,500																							\$12,500
F1020	Site Storage	10386299	Shed Structure, Wood-Framed, Basic/Minimal, Replace	30	12	18	140	SF	\$25.00	\$3,500																							\$3,500
F1020	Site General	10386295	Shade Structure, Wood-Framed, Basic/Minimal, Replace	30	10	20	4000	SF	\$25.00	\$100,000																							\$100,000
G2020	Site Parking Areas	10386290	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	19	6	23000	SF	\$3.50	\$80,500						\$80,500																	\$80,500
G2020	Site General	10386308	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	17	8	23000	SF	\$3.50	\$80,500							\$80,500																\$80,500
G2030	Site General	10386315	Sidewalk, Asphalt, Overlay	25	20	5	9500	SF	\$1.50	\$14,250					\$14,250																		\$14,250
G2030	Site General	10386310	Sidewalk, Asphalt, Overlay	25	14	11	9500	SF	\$1.50	\$14,250								\$14,250															\$14,250
G2050	Site General	10386309	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	1	4	5000	SF	\$0.45	\$2,250					\$2,250				\$2,250														\$2,250
G2050	Site General	10386285	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	18	7	2	EA	\$4,750.00	\$9,500							\$9,500																\$9,500
G2050	Site General	10386287	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	9	16	5000	SF	\$3.50	\$17,500																							\$17,500
G2050	Obstacle Course	10386281	Play Structure, Multipurpose, Small, Replace	20	9	11	3	EA	\$10,000.00	\$30,000																							\$30,000
G2060	Site General	10386297	Park Bench, Wood/Composite/Fiberglass, Replace	20	11	9	34	EA	\$600.00	\$20,400																							\$20,400
G2060	Site General	10386300	Fences & Gates, Fence, Wood Split 2-Rail, Replace	15	5	10	1200	LF	\$15.00	\$18,000																							\$18,000
G2060	Site General	10386292	Picnic Table, Wood/Composite/Fiberglass, Replace	20	7	13	5	EA	\$600.00	\$3,000																							\$3,000
G2060	Site General	10386314	Picnic Table, Metal Powder-Coated, Replace	20	5	15	12	EA	\$700.00	\$8,400																							\$8,400
G2060	Site General	10386284	Signage, Property, Building or Pole-Mounted, Replace/Install	20	10	10	1	EA	\$1,500.00	\$1,500																							\$1,500
G2060	Site General	10386313	Retaining Wall, Treated Timber, Replace	25	17	8	800	SF	\$20.00	\$16,000																							\$16,000
G4050	Site Parking Areas	10386293	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	7	13	6	EA	\$4,000.00	\$24,000																							\$24,000
Totals, Unescalated											\$0	\$0	\$0	\$0	\$2,250	\$22,250	\$122,500	\$28,000	\$96,500	\$29,650	\$19,500	\$44,250	\$25,000	\$57,000	\$37,250	\$74,400	\$17,500	\$12,500	\$3,500	\$2,250	\$100,000	\$694,300	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$2,532	\$25,794	\$146,271	\$34,436	\$122,243	\$38,687	\$26,206	\$61,252	\$35,644	\$83,706	\$56,344	\$115,913	\$28,082	\$20,661	\$5,959	\$3,945	\$180,611	\$988,288	

* Markup has been included in unit costs.

Appendix G: Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10440354	D2010	Water Heater	Electric, Commercial (12 kW)	80 GAL	Lathrop E. Smith Center / Dorm Striped Bass	Mechanical Room	State Industries, Inc.	CSB8218SFEX 100	1637M002501	2016		
2	10440297	D2010	Water Heater	Electric, Commercial (12 kW)	80 GAL	Lathrop E. Smith Center / Dorm Blackeyed Susan	Mechanical Room	State Industries, Inc.	CSB-82-18-SFE 100	2303132521595	2023		
3	10440277	D2010	Water Heater	Electric, Commercial (27 kW)	80 GAL	Lathrop E. Smith Center / Dorm Altimore Checkerspot	Mechanical Room	State Industries, Inc.	CSB8236SFEX 100	1332M000646	2013		
4	10386326	D2010	Water Heater	Electric, Commercial (36 kW)	119 GAL	Lathrop E. Smith Center / Dorm Baltimore Oriol	Mechanical Room	State Industries, Inc.	CSB-120-36-SFE 100	2341136054364	2024		
5	10440388	D2010	Water Heater	Electric, Residential	9 GAL	Lathrop E. Smith Center / Classroom Solar	Utility Areas	A.O. Smith	Inaccessible	Inaccessible			
6	10440378	D2010	Backflow Preventer	Domestic Water	1 IN	Lathrop E. Smith Center / Classroom Solar	Utility Areas	Zurn	975XL	3780450			
7	10440289	D2010	Backflow Preventer	Domestic Water	1 IN	Lathrop E. Smith Center / Dorm Blackeyed Susan	Mechanical Room	Watts	Illegible	Illegible			
8	10386358	D2010	Backflow Preventer	Domestic Water	1 IN	Lathrop E. Smith Center / Dorm Baltimore Oriol	Mechanical Room	Watts	Illegible	Illegible			
9	10440357	D2010	Backflow Preventer	Domestic Water	1 IN	Lathrop E. Smith Center / Dorm Striped Bass	Mechanical Room	Watts	007M1-QT	297833			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10440349	D3020	Unit Heater	Electric	6 - 10 kW	Lathrop E. Smith Center / Dorm Striped Bass	Mechanical Room	Q-Mark	MUH0 571	NA			
2	10386211	D3020	Unit Heater	Electric	Unknown	Lathrop E. Smith Center / Main Building	Commercial Kitchen	Inaccessible	Inaccessible	Inaccessible			
3	10386186	D3020	Unit Heater	Natural Gas	11 - 25 MBH	Lathrop E. Smith Center / Main Building	Commercial Kitchen						
4	10386196	D3030	Air Conditioner	Window/Thru-Wall	1 TON	Lathrop E. Smith Center / Main Building	Building Exterior	Inaccessible	Inaccessible	Inaccessible			
5	10386224	D3030	Air Conditioner	Window/Thru-Wall	1 TON	Lathrop E. Smith Center / Main Building	Building Exterior	Inaccessible	Inaccessible	Inaccessible			
6	10386257	D3030	Condensing Unit/Heat Pump [CU-1]	Split System, Exterior, 16 to 20 TON	16 Ton	Lathrop E. Smith Center / Main Building	Building Exterior	LG	ARUM192DTE5	NA	2024		
7	10386307	D3030	Heat Pump	Packaged & Wall-Mounted	1.5 TON	Lathrop E. Smith Center / Site	Modular F1	Bard	WH104-AD4EXXXXE	257H0318Z247-02	2003		
8	10386305	D3030	Heat Pump	Packaged & Wall-Mounted	1.5 TON	Lathrop E. Smith Center / Site	Modular F2	Bard	W18HA-A04ZXXXXE	313L193694522-02	2019		
9	10386303	D3030	Heat Pump	Packaged & Wall-Mounted	1.5 TON	Lathrop E. Smith Center / Site	Modular G1	Bard	Illegible	Illegible			
10	10386304	D3030	Heat Pump	Packaged & Wall-Mounted	1.5 TON	Lathrop E. Smith Center / Site	Modular G2	Bard	WH184-A04XXXXE	257H072368909-02	2007		
11	10440396	D3030	Split System	Interior & Exterior Component Pairing, 1.5 TON	1.5	Lathrop E. Smith Center / Classroom Solar	Building Exterior	Nordyne	JT5BD-018K	JTF080100980	2008		
12	10386209	D3030	Split System [ACCU-1]	Condensing Unit/Heat Pump, 16 to 20 TON	18 Ton	Lathrop E. Smith Center / Main Building	Building Exterior	AAON, Inc.	CFA-018-C-A-3-DJ00L-000E000AN0LJE0A00A0G000A000DB	202411-CNCN20972	2024		
13	10386174	D3030	Split System [ACCU-2]	Condensing Unit/Heat Pump, 6 to 7.5 TON	7 Ton	Lathrop E. Smith Center / Main Building	Building Exterior	AAON, Inc.	CFA-007-A-A-3-DJ00H:A00E000AN0LJE0A00A0G000A000DB	202411-CNCE20973	2024		
14	10386320	D3030	Split System [ACCU-3A]	Condensing Unit/Heat Pump, 4 TON	4 Ton	Lathrop E. Smith Center / Dorm Baltimore Oriol	Building Exterior	AAON, Inc.	CFA-004-A-A-3-DJ00H	202411-CNCC20976	2024		
15	10440330	D3030	Split System [ACCU-3B]	Condensing Unit/Heat Pump, 4 TON	4 Ton	Lathrop E. Smith Center / Dorm Striped Bass	Building Exterior	AAON, Inc.	CFA-004-A-A-3-DJ00H	202411-CNCC20977	2024		
16	10440287	D3030	Split System [ACCU-3C]	Condensing Unit/Heat Pump, 4 TON	4 Ton	Lathrop E. Smith Center / Dorm Blackeyed Susan	Building Exterior	AAON, Inc.	CFA-004-A-A-3-DJ00H	202411-CNCC20974	2024		
17	10440241	D3030	Split System [ACCU-3D]	Condensing Unit/Heat Pump, 4 TON	4 Ton	Lathrop E. Smith Center / Dorm Altimore Checkerspot	Building Exterior	AAON, Inc.	CFA-004-A-A-3-DJ00H	202411-CNCC20975	2024		
18	10386269	D3030	Split System [CU-2]	Condensing Unit/Heat Pump, 2 TON	2 Ton	Lathrop E. Smith Center / Main Building	Building Exterior	LG	LMU240HHV	NA	2024		
19	10386256	D3030	Split System [CU-3]	Condensing Unit/Heat Pump, 2 TON	2 Ton	Lathrop E. Smith Center / Main Building	Building Exterior	LG	LMU240HHV	NA	2024		
20	10386325	D3030	Split System [CU-4A]	Condensing Unit/Heat Pump, 2 TON	2 Ton	Lathrop E. Smith Center / Dorm Baltimore Oriol	Building Exterior	LG	LMU240HHV	NA	2024		
21	10440333	D3030	Split System [CU-4B]	Condensing Unit/Heat Pump, 2 TON	2 Ton	Lathrop E. Smith Center / Dorm Striped Bass	Building Exterior	LG	LMU240HHV	NA	2024		
22	10440307	D3030	Split System [CU-4C]	Condensing Unit/Heat Pump, 2 TON	2 Ton	Lathrop E. Smith Center / Dorm Blackeyed Susan	Building Exterior	LG	LMU240HHV	NA	2024		
23	10440255	D3030	Split System [CU-4D]	Condensing Unit/Heat Pump, 2 TON	2 Ton	Lathrop E. Smith Center / Dorm Altimore Checkerspot	Building Exterior	LG	LMU240HHV	NA	2024		
24	10386340	D3030	Split System [CU-5A]	Condensing Unit/Heat Pump, 2 TON	2 Ton	Lathrop E. Smith Center / Dorm Baltimore Oriol	Building Exterior	LG	LMU240HHV	NA	2024		
25	10440345	D3030	Split System [CU-5B]	Condensing Unit/Heat Pump, 2 TON	2 Ton	Lathrop E. Smith Center / Dorm Striped Bass	Building Exterior	LG	LMU240HHV	NA	2024		
26	10440323	D3030	Split System [CU-5C]	Condensing Unit/Heat Pump, 2 TON	2 Ton	Lathrop E. Smith Center / Dorm Blackeyed Susan	Building Exterior	LG	LMU240HHV	NA	2024		
27	10440237	D3030	Split System [CU-5D]	Condensing Unit/Heat Pump, 2 TON	2 Ton	Lathrop E. Smith Center / Dorm Altimore Checkerspot	Building Exterior	LG	LMU240HHV	NA	2024		
28	10440394	D3050	Air Handler	Interior AHU, Easy/Moderate Access	800 CFM	Lathrop E. Smith Center / Classroom Solar	Utility Areas	Nordyne	GB5BM-T24K-A-05	GBD070709437	2007		
29	10386349	D3050	Air Handler [AHU-3A]	Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	1200 CFM	Lathrop E. Smith Center / Dorm Baltimore Oriol	Center Closet	AAON, Inc.	V3-BRB-3-0-161C-7D2	202412-CJEB09227	2024		
30	10440331	D3050	Air Handler [AHU-3B]	Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	1400 CFM	Lathrop E. Smith Center / Dorm Striped Bass	Center Closet	AAON, Inc.	V3-BRB-3-0-161C-7D2	202412-CJEB09230	2024		
31	10440311	D3050	Air Handler [AHU-3C]	Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	1400 CFM	Lathrop E. Smith Center / Dorm Blackeyed Susan	Center Closet	AAON, Inc.	V3-BRB-3-0-161C-7D2	202412-CJEB09228	2024		
32	10440249	D3050	Air Handler [AHU-3D]	Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	1200 CFM	Lathrop E. Smith Center / Dorm Altimore Checkerspot	Center Closet - No Access	AAON, Inc.	V3-BRB-3-0-161C-7D2	202412-CJEB09229	2024		
33	10386235	D3050	Fan Coil Unit	Hydronic Terminal	401 - 800 CFM	Lathrop E. Smith Center / Main Building	Restrooms	No dataplate	No dataplate	No dataplate			3
34	10386363	D3050	Fan Coil Unit	Hydronic Terminal	401 - 800 CFM	Lathrop E. Smith Center / Dorm Baltimore Oriol	Mechanical Room	No dataplate	No dataplate	No dataplate			
35	10440299	D3050	Fan Coil Unit	Hydronic Terminal	200 - 400 CFM	Lathrop E. Smith Center / Dorm Blackeyed Susan	Mechanical Room	No dataplate	No dataplate	No dataplate			
36	10386327	D3050	Fan Coil Unit	Hydronic Terminal	200 - 400 CFM	Lathrop E. Smith Center / Dorm Baltimore Oriol	Throughout Building	No dataplate	No dataplate	No dataplate			7
37	10440340	D3050	Fan Coil Unit	Hydronic Terminal	401 - 800 CFM	Lathrop E. Smith Center / Dorm Striped Bass	Throughout Building	No dataplate	No dataplate	No dataplate			4
38	10440265	D3050	Fan Coil Unit	Hydronic Terminal	401 - 800 CFM	Lathrop E. Smith Center / Dorm Altimore Checkerspot	Throughout Building	No dataplate	No dataplate	No dataplate			4
39	10440274	D3050	Fan Coil Unit	Hydronic Terminal	200 - 400 CFM	Lathrop E. Smith Center / Dorm Altimore Checkerspot	Mechanical Room	No dataplate	No dataplate	No dataplate			
40	10386337	D3050	Fan Coil Unit	Hydronic Terminal	401 - 800 CFM	Lathrop E. Smith Center / Dorm Baltimore Oriol	Throughout Building	No dataplate	No dataplate	No dataplate			4

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
41	10440310	D3050	Fan Coil Unit	Hydronic Terminal	401 - 800 CFM	Lathrop E. Smith Center / Dorm Blackeyed Susan	Throughout Building	No dataplate	No dataplate	No dataplate			4
42	10440251	D3050	Fan Coil Unit	Hydronic Terminal	401 - 800 CFM	Lathrop E. Smith Center / Dorm Altimore Checkerspot	Throughout Building	No dataplate	No dataplate	No dataplate			7
43	10440304	D3050	Fan Coil Unit	Hydronic Terminal	200 - 400 CFM	Lathrop E. Smith Center / Dorm Blackeyed Susan	Throughout Building	No dataplate	No dataplate	No dataplate			7
44	10440361	D3050	Fan Coil Unit	Hydronic Terminal	200 - 400 CFM	Lathrop E. Smith Center / Dorm Striped Bass	Throughout Building	No dataplate	No dataplate	No dataplate			7
45	10386223	D3050	Fan Coil Unit	Hydronic Terminal, 1201 to 1800 CFM	Unknown	Lathrop E. Smith Center / Main Building	Throughout Building	No dataplate	No dataplate	No dataplate			2
46	10386357	D3050	Fan Coil Unit	Hydronic Terminal, 801 to 1200 CFM	Unknown	Lathrop E. Smith Center	Throughout Building	No dataplate	No dataplate	No dataplate			3
47	10386177	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated	Unknown	Lathrop E. Smith Center / Main Building	Commercial Kitchen	Mars Air Systems	WA 36	0407PWA36-L	2004		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10386216	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Lathrop E. Smith Center / Main Building	Commercial Kitchen						4

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10386302	D5010	Generator	Gas or Gasoline	95 KW	Lathrop E. Smith Center / Site	Building Exterior	Kohler	100REZG	8P1L23674	2015		
2	10386282	D5010	Wind Power	Turbine, Full System w/ Connections	1 KW	Lathrop E. Smith Center / Site	Site General						
3	10386185	D5010	Solar Power	Inverter, 2.0 KW		Lathrop E. Smith Center / Main Building	Utility Rooms/Areas	SMA Solar Technology	SWR 2500U	1373921702	2004		
4	10386247	D5010	Solar Power	Photovoltaic (PV) Panel, 24 SF		Lathrop E. Smith Center / Main Building	Building Exterior						216
5	10386323	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Lathrop E. Smith Center / Dorm Baltimore Oriol	Mechanical Room	Sorgel Electric Corporation	NA	S-09243-35			
6	10440264	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Lathrop E. Smith Center / Dorm Altimore Checkerspot	Mechanical Room	Sorgel Electric Corporation	NA	S-09243-32			
7	10440321	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Lathrop E. Smith Center / Dorm Blackeyed Susan	Mechanical Room	Sorgel Electric Corporation	NA	S-09243-37			
8	10440346	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Lathrop E. Smith Center / Dorm Striped Bass	Mechanical Room	Square D	NA	1111924262	2024		
9	10386283	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Lathrop E. Smith Center / Site	Electrical Shed						
10	10386255	D5020	Distribution Panel	120/208 V	400 AMP	Lathrop E. Smith Center / Main Building	Commercial Kitchen	Square D	NA	NA			
11	10386312	D5020	Distribution Panel	120/208 V	400 AMP	Lathrop E. Smith Center / Site	Electrical Shed	Cutler Hammer	NA	NA	2002		
12	10386262	D5020	Distribution Panel	120/208 V	225 AMP	Lathrop E. Smith Center / Main Building	Utility Rooms/Areas	Square D	NA	NA			
13	10440254	D5020	Distribution Panel [4 EM]	120/208 V	50 AMP	Lathrop E. Smith Center / Dorm Altimore Checkerspot	Mechanical Room	Square D	NA	NA			
14	10440371	D5020	Distribution Panel [DE-2]	120/208 V	50 AMP	Lathrop E. Smith Center / Dorm Striped Bass	Mechanical Room	Square D	NA	NA			
15	10440309	D5020	Distribution Panel [DE-3]	120/208 V	50 AMP	Lathrop E. Smith Center / Dorm Blackeyed Susan	Mechanical Room	Square D	NA	NA			
16	10440359	D5020	Distribution Panel [DH 2]	120/208 V	50 AMP	Lathrop E. Smith Center / Dorm Striped Bass	Rear Hallway	Square D	NA	NA			
17	10440259	D5020	Distribution Panel [DH 4]	120/208 V	50 AMP	Lathrop E. Smith Center / Dorm Altimore Checkerspot	Rear Hallway	Square D	NA	NA			
18	10386336	D5020	Distribution Panel [DH1]	120/208 V	600 AMP	Lathrop E. Smith Center / Dorm Baltimore Oriol	Rear Hallway	Square D	NA	NA			
19	10440280	D5020	Distribution Panel [DH-3]	277/480 V	600 AMP	Lathrop E. Smith Center / Dorm Blackeyed Susan	Rear Hallway	Square D	NA	NA			
20	10386359	D5020	Distribution Panel [MDP]	120/208 V	800 AMP	Lathrop E. Smith Center / Dorm Baltimore Oriol	Mechanical Room	Square D	NA	NA			
21	10386351	D5020	Distribution Panel [MDP LD]	120/208 V	600 AMP	Lathrop E. Smith Center / Dorm Baltimore Oriol	Mechanical Room	Square D	NA	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10386244	E1030	Foodservice Equipment	Convection Oven, Single		Lathrop E. Smith Center / Main Building	Commercial Kitchen	Blodgett	NA	374FF-12			
2	10386173	E1030	Foodservice Equipment	Convection Oven, Single		Lathrop E. Smith Center / Main Building	Commercial Kitchen	Blodgett	NA	374EF-12			
3	10386265	E1030	Foodservice Equipment	Dishwasher Commercial		Lathrop E. Smith Center / Main Building	Commercial Kitchen	Hobart	AM15	23-1086-1384			
4	10386205	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Lathrop E. Smith Center / Main Building	Commercial Kitchen						
5	10386276	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Lathrop E. Smith Center / Main Building	Commercial Kitchen	Metro	C199-HM2000 COMPONENT	NA	1996		
6	10386263	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Lathrop E. Smith Center / Main Building	Commercial Kitchen	Metro	Inaccessible	Inaccessible			
7	10386271	E1030	Foodservice Equipment	Icemaker, Freestanding		Lathrop E. Smith Center / Main Building	Commercial Kitchen	Manitowoc	B570	110890129			
8	10386258	E1030	Foodservice Equipment	Range/Oven, 6-Burner w/ Griddle		Lathrop E. Smith Center / Main Building	Commercial Kitchen	Blodgett	Inaccessible	Inaccessible			
9	10386273	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Lathrop E. Smith Center / Main Building	Commercial Kitchen	Maxx Cold	MCR-49FD	0523A94H700072	2023		
10	10386232	E1030	Foodservice Equipment	Refrigerator, Undercounter 2-Door		Lathrop E. Smith Center / Main Building	Commercial Kitchen	Delfield	5PC48N	94682328M	2001		
11	10386203	E1030	Foodservice Equipment	Sink, 1-Bowl		Lathrop E. Smith Center / Main Building	Commercial Kitchen						
12	10386236	E1030	Foodservice Equipment	Sink, 2-Bowl		Lathrop E. Smith Center / Main Building	Commercial Kitchen						
13	10386191	E1030	Foodservice Equipment	Sink, 3-Bowl		Lathrop E. Smith Center / Main Building	Commercial Kitchen						
14	10386229	E1030	Foodservice Equipment	Steam Kettle		Lathrop E. Smith Center / Main Building	Commercial Kitchen	Dover	EE-40	841C			
15	10386190	E1030	Foodservice Equipment	Steamer, Tabletop		Lathrop E. Smith Center / Main Building	Commercial Kitchen	Colorpoint	5E2-CPA	H91B1408			
16	10386189	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Lathrop E. Smith Center / Main Building	Building Exterior	Heatcraft	BSS008M2C	T04H 00119	2004		
17	10386210	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Lathrop E. Smith Center / Main Building	Building Exterior	Heatcraft	BSS021L6C	T04H 00115	2004		
18	10386234	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Lathrop E. Smith Center / Main Building	Commercial Kitchen	Heatcraft	ADT0BAR2N2K	D64082346	2023		
19	10386180	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Lathrop E. Smith Center / Main Building	Commercial Kitchen	Heatcraft	LET090BB2N6K	D04G11750	2017		
20	10386176	E1030	Foodservice Equipment	Walk-In, Freezer		Lathrop E. Smith Center / Main Building	Commercial Kitchen	Harford Duracool	DR3678W6H0-1	0W2566-A1	2004		
21	10386195	E1030	Foodservice Equipment	Walk-In, Refrigerator		Lathrop E. Smith Center / Main Building	Commercial Kitchen	Harford Duracool	DL 3678 W6H8	0WZ566-A2			
22	10386267	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Lathrop E. Smith Center / Main Building	Main Hall						