



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools

45 West Gude Drive, Suite 4000

Rockville, MD 20850



Grosvenor Center
5701 Grosvenor Lane
Bethesda, MD 20814

PREPARED BY:

Bureau Veritas

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BV PROJECT #:

172559.25R000-213.354

DATE OF REPORT:

May 15, 2026

ON SITE DATE:

February 6, 2026

March 17, 2026 revisit

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Holding School
Number of Buildings	1
Main Address	5701 Grosvenor Lane, Bethesda, MD 20814
Site Developed	Year of construction unknown (pre-1988)
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 6, 2026 & March 17, 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)	Maria Gonzales
Assessment & Report Prepared By	William Hunt
Reviewed By	Daniel White, Technical Report Reviewer for, 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 building's year of construction is unknown, but predates 1988 according to aerial research. The property serves as a holding school which can be used when another school's students need a temporary location. It can also be used for community events.

Architectural

The masonry load bearing structure has single-pane wood windows that are significantly aged and likely causing great energy loss. Near term replacement is recommended for the windows. The built-up roof is performing well with no current leaks reported. Interior finishes are somewhat worn and are anticipated for lifecycle replacement based on useful life and normal wear. The painted concrete flooring in the boiler room has significant wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC equipment has received as-needed upgrades since the building's initial construction, resulting in a range of equipment ages. The building's HVAC is provided by boilers, package units, radiators, and split system condensing units, and ductless split systems on roof and exterior. Scattered exhaust fans are present. A majority of HVAC equipment on the roof is very aged with corrosion evident. These are recommended for replacement in the short term.

The plumbing systems are also a mix of original and replacement, and plumbing appears adequate for the facility, with equipment and fixtures generally updated as needed. No significant leaks or pressure issues were reported.

Electrical service equipment and systems appear generally adequate. The lights are generally aged and recommended to be retrofitted to LED in the coming years. A main panel provides power throughout. A generator and automatic transfer switches provide emergency electrical service.

A fire alarm system is present throughout. No fire suppression system was observed.

Site

The facility's site includes asphalt paved parking and drive areas, as well as areas of concrete sidewalk. The playground area is ringed by chain link fencing. Pole lights provide parking lot lighting.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.548911.

Immediate Needs

There are no immediate needs to report.

Key Findings



Glazing in Poor condition.

any type by SF
Main Building Grosvenor Center Building
Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2027**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$165,000

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Wooden, aged and not double paned - AssetCALC ID: 10293523



Split System in Poor condition.

Condensing Unit/Heat Pump
Main Building Grosvenor Center Roof

Uniformat Code: D3030
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,800

\$\$\$\$

The unit is exceedingly aged and rusted - AssetCALC ID: 10703479



Flooring in Poor condition.

any surface, w/ Paint or Sealant
Main Building Grosvenor Center Boiler Room

Uniformat Code: C2030
Recommendation: **Prep & Paint in 2027**

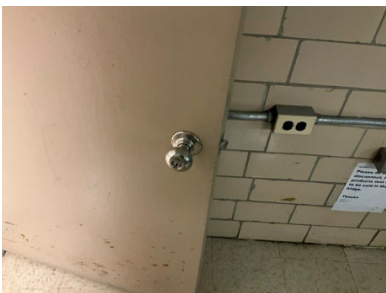
Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

The floor paint has significantly peeled - AssetCALC ID: 10293537



ADA Entrances & Doors

Hardware, Lever Handle
Main Building Grosvenor Center Throughout
Building

Uniformat Code: Y1030
Recommendation: **Install in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$15,000

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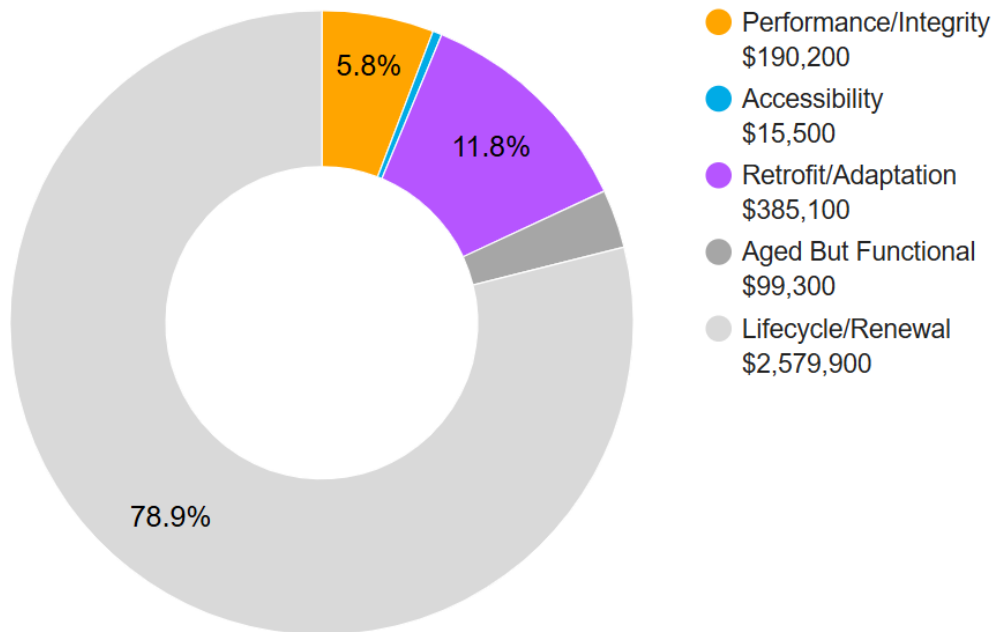
Door hardware are twist knobs, not levers - AssetCALC ID: 10293504

Plan Types

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

Plan Type Descriptions & Distribution

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



10-YEAR TOTAL: \$3,270,000



2. Building Information



Main Building: Systems Summary

Address	5701 Grosvenor Lane; Bethesda, MD 20814	
GPS Coordinates	39°01'24.51"N ; 77°06'50.32"W	
Constructed/Renovated	Unknown, predates 1988	
Building Area	36,770 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Brick Windows: Wood	Fair
Roof	Flat construction with built-up finish	Fair
Interiors	Walls: Painted CMU and gypsum board, glazed CMU Floors: Carpet, VCT, painted concrete Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and waste & ventilation piping Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Main Building: Systems Summary		
HVAC	Boilers, RTUs, split system condensing units, packaged units, unit ventilators	Fair
Fire Suppression	None	--
Electrical	Source & Distribution: Main panels with copper wiring Interior Lighting: LED, linear fluorescent, CFL Exterior Building-Mounted Lighting: LED, HPS, CFL Emergency Power: Diesel generator with automatic transfer switches	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, 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 assets directly serving the buildings, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All major areas were accessible during the visit	

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	-	\$175,000	-	-	\$71,500	\$246,600
Roofing	-	-	-	\$671,700	-	\$671,700
Interiors	-	\$1,600	-	\$344,500	\$401,800	\$747,900
Plumbing	-	-	\$7,000	\$315,400	\$119,200	\$441,500
HVAC	-	\$13,600	\$214,900	\$416,800	\$454,600	\$1,099,900
Fire Protection	-	-	\$184,200	-	-	\$184,200
Electrical	-	-	\$224,100	\$193,900	-	\$418,000
Fire Alarm & Electronic Systems	-	-	\$185,700	\$35,800	\$456,200	\$677,700
Equipment & Furnishings	-	-	\$34,800	\$4,000	\$55,600	\$94,300
Accessibility	-	\$15,500	-	-	-	\$15,500
TOTALS (3% inflation)	-	\$205,700	\$850,600	\$1,982,100	\$1,558,900	\$4,597,300

3. Site Summary



Site Information		
Site Area	10.21 acres	
Parking Spaces	Around 60 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 pavement and adjacent concrete sidewalks, curbs, and ramps	Fair
Site Development	Chain link fencing Playgrounds and sports fields and courts Limited park benches	Fair
Landscaping & Topography	Limited landscaping features including lawns and trees Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED, HPS	Fair
Ancillary Structures	Prefabricated modular building	Fair
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 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 major areas were accessible during the visit

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	-	-	\$83,500	-	-	\$83,500
Special Construction & Demo	-	-	-	-	\$2,540,600	\$2,540,600
Site Development	-	-	\$10,900	\$49,700	\$39,600	\$100,200
Site Pavement	-	-	\$24,600	\$28,500	\$344,000	\$397,100
Site Utilities	-	-	-	\$34,600	-	\$34,600
TOTALS (3% inflation)	-	-	\$119,000	\$112,700	\$2,924,200	\$3,155,900

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	Unknown	No	No
Main Building	Unknown	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Grosvenor Center, 5701 Grosvenor Lane, Bethesda, MD 20814, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

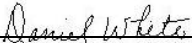
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry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

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

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

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

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8. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



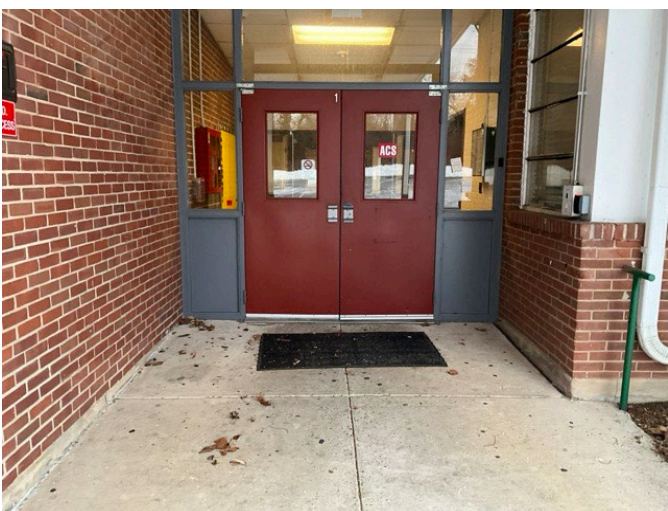
2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - MAIN ENTRANCE



6 - WINDOWS



Photographic Overview



7 - TYPICAL CLASSROOM



8 - MEDIA CENTER



9 - CAFETERIA



10 - OFFICES



11 - COMMERCIAL KITCHEN



12 - NURSE'S OFFICE



Photographic Overview



13 - TYPICAL HALLWAY



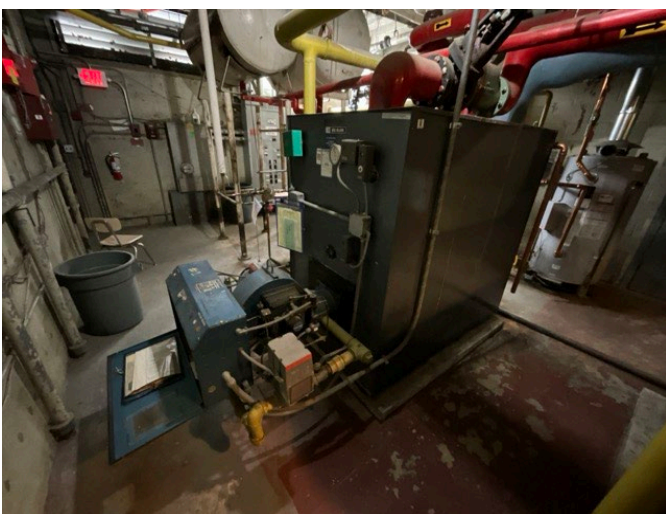
14 - RESTROOM



15 - TYPICAL WATER FOUNTAIN



16 - TYPICAL UNIT VENTILATOR



17 - BOILER



18 - ELECTRICAL PANEL

Photographic Overview



19 - AUTOMATIC TRANSFER SWITCH



20 - WATER HEATER



21 - FIRE ALARM SYSTEM



22 - AIR COMPRESSOR



23 - ROOFTOP PACKAGED UNIT



24 - TYPICAL EXHAUST FAN

Photographic Overview



25 - PARKING LOT



26 - PARKING LOT CLOSE UP



27 - PORTABLE CLASSROOMS



28 - SPORTS FIELDS



29 - PLAYGROUND





30 - GENERATOR

Appendix B:

Site Plan(s)

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	172559.25R000-213.354	Grosvenor Center	
	Source	On-Site Date	
	Google	February 6, 2026	

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Grosvenor Center

Name of person completing form: Maria Gonzales

Title / Association w/ property: Building Services Rover Manager

Length of time associated w/ property: 3 years

Date Completed: February 6, 2026

Phone Number: 301.922.3021


Method of Completion: INTERVIEW - verbally completed during interview

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

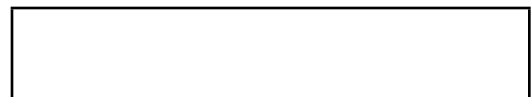
Data Overview		Response		
1	Year(s) constructed	Constructed	Renovated	Unknown yoc, yor
2	Building size in SF	SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	No issues		

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

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



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Grosvenor Center

BV Project Number: 172559.25R000-213.354

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



2ND AREA OF ACCESSIBLE PARKING

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 RAMP



ACCESSIBLE PATH

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

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

Abbreviated Accessibility Checklist

Building Entrances



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			

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Question		Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?			✗	Can't tell due to snow, assumed yes
2	Has the play area been reviewed for accessibility ?			✗	Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift ?			✗	

Appendix E:

Component Condition Report

Component Condition Report | Grosvenor Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010		Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab	36,770 SF	48	10978144
B1010	Throughout building	Fair	Superstructure, Masonry (CMU) Bearing Walls	36,770 SF	51	10977556
Facade						
B2020	Building Exterior	Poor	Glazing, any type by SF	3,000 SF	2	10293523
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	12	13	10293549
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	36,770 SF	9	10293509
B3060	Roof	Good	Roof Hatch, Metal	1	23	10293502
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	60	13	10293499
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	28,000 SF	15	10293516
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	72,000 SF	6	10293550
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	34,600 SF	6	10293508
C2030	Boiler Room	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,000 SF	2	10293537
C2030	Media Center	Fair	Flooring, Carpet, Commercial Standard	1,000 SF	6	10293520
Plumbing						
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	5	10293513
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	30	16	10293496
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	30	10	10293541
D2010	Boiler Room	Fair	Water Heater, Gas, High-Efficiency Condensing Style, 71 to 120 GAL, 71 GAL	1	8	10293530
D2010	Throughout Building	Fair	Urinal, Standard	15	16	10293518
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	36,770 SF	8	10293507
D2060	Boiler Room	Fair	Air Compressor, Tank-Style, 1.5 HP	1	8	10293532

Component Condition Report | Grosvenor Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
HVAC						
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank, 176 - 250 GAL	2	11	10293497
D3020	Boiler Room	Fair	Boiler, Gas, HVAC, 1904 MBH [BOILER #1]	1	6	10293528
D3020	Boiler Room	Fair	Boiler, Gas, HVAC, 1904 MBH [BOILER #2]	1	6	10293542
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 5 TON [CU-5]	1	3	10703472
D3030	Building Exterior	Fair	Split System Ductless, Single Zone, 1 TON	1	9	10293562
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 - 2 TON	1	6	10703471
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 7.5 TON	1	6	10703480
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 5 TON [CU-3]	1	3	10703467
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 2 Ton, 300 - 750 CFM	20	8	10293535
D3030	Building Exterior	Fair	Air Conditioner, Window/Thru-Wall, 1 TON	7	5	10293511
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump, 7.5 TON	1	2	10703479
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 5 TON [CU-2]	1	3	10703482
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 5 TON [CU-4]	1	3	10703466
D3030	Site General	Fair	Split System, Condensing Unit/Heat Pump, 2 TON	1	5	10293557
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 5 TON [CU-6]	1	3	10703474
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 5 TON [CU-1]	1	3	10703481
D3050	Throughout	Fair	HVAC System, Ductwork, Low Density	36,770 SF	5	10978147
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 2 HP	1	8	10293539
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, Illegible [RTU-1]	1	9	10703473
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted 8 to10 TON, Illegible	1	11	10703470
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	36,770 SF	13	10293514
D3050	Cafeteria	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 401 - 800 CFM	1	8	10293519
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 7.67 TON	1	9	10703478
D3050	Closet	Fair	Pump, Distribution, HVAC Heating Water, 2 HP	1	4	10293521

Component Condition Report | Grosvenor Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 2 HP	1	8	10293524
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 2001 - 5000 CFM	1	4	10703475
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 - 1000 CFM	1	9	10703464
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1001 - 2000 CFM	1	4	10703465
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 - 5000 CFM	1	8	10703461
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper, 1001 - 2000 CFM	1	3	10703476
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper, 1001 - 2000 CFM	1	3	10703462
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper, 8501 - 15000 CFM	1	3	10703484
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper, 8501 - 15000 CFM	1	3	10703463
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 - 2000 CFM	1	5	10703485
D3060	Roof	Good	Exhaust Fan, Centrifugal, 36"Damper, 8501 - 15000 CFM	1	19	10703483
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper, 8501 - 15000 CFM	1	3	10703468
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 - 5000 CFM	1	8	10703477
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper, 8501 - 15000 CFM	1	3	10703469
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	36,770 SF	4	10978150
Electrical						
D5010	Fire Alarm Control Panel Room	Fair	Automatic Transfer Switch, ATS, 400 AMP	1	5	10293548
D5010	Building Exterior	Fair	Generator, Diesel, 35 - 60 KW	1	7	10293555
D5010	Fire Alarm Control Panel Room	Fair	Automatic Transfer Switch, ATS, 400 AMP	1	6	10293546
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V, 800 AMP	1	9	10293551
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	36,770 SF	9	10293506
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	36,770 SF	3	10293501
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	36,770 SF	5	10293543

Component Condition Report | Grosvenor Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D7050	Throughout Building	Fair	Fire Alarm Panel, Fully Addressable	1	6	10293512
D7050	Main Entrance	Fair	Fire Alarm Panel, Fully Addressable	1	6	10293527
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	36,770 SF	14	10293517
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	36,770 SF	3	10293526
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	10293495
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	10293540
E1030	Kitchen	Fair	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height	1 LF	7	10293515
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	11	10293505
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	10293525
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	10293522
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	10293544
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	10293538
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	10293534
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	10293533
Accessibility						
Y1030	Throughout Building	NA	ADA Entrances & Doors, Hardware, Lever Handle, Install	50	1	10293504

Component Condition Report | Grosvenor Center / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
HVAC						
D3030	Portable Classroom Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 1 - 2 TON	18	5	10293564
Special Construction & Demo						
F1020	Site General	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	17,300 SF	13	10293558
Pedestrian Plazas & Walkways						

Component Condition Report | Grosvenor Center / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	50,000 SF	15	10293553
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	50,000 SF	3	10293559
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Playground Surfaces, Chips Wood, 6" Depth	5,000 SF	3	10293552
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	6	10293563
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	6	10293560
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	300 LF	13	10293561
G2060	Site	Fair	Park Bench, Metal Powder-Coated	2	8	10297344
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 WATT, Replace/Install	1	8	10293556
G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, 100 WATT	30	7	10293554

Appendix F:

Replacement Reserves

Replacement Reserves Report



5/4/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3060	Roof	10703463	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	22	3	1	EA	\$5,600.00	\$5,600				\$5,600																	\$5,600	
D3060	Roof	10703468	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	22	3	1	EA	\$5,600.00	\$5,600				\$5,600																	\$5,600	
D3060	Roof	10703469	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	22	3	1	EA	\$5,600.00	\$5,600				\$5,600																	\$5,600	
D3060	Roof	10703475	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400	
D3060	Roof	10703465	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	\$2,400.00	\$2,400					\$2,400																\$2,400	
D3060	Roof	10703485	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	1	EA	\$2,400.00	\$2,400					\$2,400																\$2,400	
D3060	Roof	10703461	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	17	8	1	EA	\$3,000.00	\$3,000									\$3,000												\$3,000	
D3060	Roof	10703477	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	17	8	1	EA	\$3,000.00	\$3,000									\$3,000												\$3,000	
D3060	Roof	10703464	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	11	9	1	EA	\$1,400.00	\$1,400										\$1,400											\$1,400	
D3060	Roof	10703483	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	6	19	1	EA	\$5,600.00	\$5,600																		\$5,600			\$5,600	
D4010	Throughout	10978150	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	36770	SF	\$4.45	\$163,627					\$163,627																\$163,627	
D5010	Building Exterior	10293555	Generator, Diesel, Replace	25	18	7	1	EA	\$40,000.00	\$40,000									\$40,000												\$40,000	
D5010	Fire Alarm Control Panel Room	10293548	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	\$20,000.00	\$20,000					\$20,000																\$20,000	
D5010	Fire Alarm Control Panel Room	10293546	Automatic Transfer Switch, ATS, Replace	25	19	6	1	EA	\$12,000.00	\$12,000						\$12,000															\$12,000	
D5020	Boiler Room	10293551	Distribution Panel, 120/208 V, Replace	30	21	9	1	EA	\$8,000.00	\$8,000										\$8,000											\$8,000	
D5030	Throughout Building	10293506	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	36770	SF	\$2.50	\$91,925										\$91,925											\$91,925	
D5040	Throughout Building	10293501	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	17	3	36770	SF	\$5.00	\$183,850				\$183,850																	\$183,850	
D7030	Throughout Building	10293543	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	36770	SF	\$2.00	\$73,540					\$73,540															\$73,540	\$147,080	
D7050	Throughout Building	10293512	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	\$15,000.00	\$15,000							\$15,000														\$15,000	
D7050	Main Entrance	10293527	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	\$15,000.00	\$15,000							\$15,000														\$15,000	
D7050	Throughout Building	10293517	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	6	14	36770	SF	\$3.00	\$110,310														\$110,310							\$110,310	
D8010	Throughout Building	10293526	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	12	3	36770	SF	\$2.50	\$91,925				\$91,925															\$91,925		\$183,850	
E1030	Kitchen	10293495	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$4,600.00	\$4,600						\$4,600														\$4,600	\$9,200	
E1030	Kitchen	10293540	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$4,600.00	\$4,600						\$4,600														\$4,600	\$9,200	
E1030	Kitchen	10293525	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$8,280.00	\$8,280						\$8,280									\$8,280						\$8,280	\$16,560
E1030	Kitchen	10293522	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600						\$3,600															\$3,600	\$7,200
E1030	Kitchen	10293544	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	\$4,500.00	\$4,500						\$4,500														\$4,500	\$9,000	
E1030	Kitchen	10293538	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	\$2,700.00	\$2,700						\$2,700														\$2,700	\$5,400	
E1030	Kitchen	10293534	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	\$1,700.00	\$1,700						\$1,700													\$1,700		\$3,400	
E1030	Kitchen	10293515	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height, Replace	20	13	7	1	LF	\$1,500.00	\$1,500								\$1,500													\$1,500	
E1030	Kitchen	10293533	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	\$1,700.00	\$1,700									\$1,700												\$1,700	
E1030	Commercial Kitchen	10293505	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	19	11	1	EA	\$2,500.00	\$2,500											\$2,500										\$2,500	
Y1030	Throughout Building	10293504	ADA Entrances & Doors, Hardware, Lever Handle, Install	0	-1	1	50	EA	\$300.00	\$15,000		\$15,000																			\$15,000	
Totals, Unescalated											\$0	\$15,000	\$179,300	\$362,775	\$172,527	\$224,260	\$449,700	\$41,500	\$379,720	\$659,605	\$39,000	\$32,900	\$1,500	\$274,570	\$110,310	\$121,680	\$183,000	\$12,800	\$134,525	\$10,700	\$104,640	\$3,510,012
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$15,450	\$190,219	\$396,414	\$194,180	\$259,979	\$536,965	\$51,040	\$481,018	\$860,635	\$52,413	\$45,541	\$2,139	\$403,215	\$166,854	\$189,573	\$293,661	\$21,156	\$229,020	\$18,763	\$188,991	\$4,597,227

Grosvenor Center / Site																																
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3030	Portable Classroom Exterior	10293564	Heat Pump, Packaged & Wall-Mounted, Replace	20	15	5	18	EA	\$4,000.00	\$72,000						\$72,000																\$72,000
F1020	Site General	10293558	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	12	13	17300	SF	\$100.00	\$1,730,000														\$1,730,000								\$1,730,000
G2020	Site	10293559	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	50000	SF	\$0.45	\$22,500				\$22,500															\$22,500			\$90,000
G2020	Site	10293553	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	50000	SF	\$3.50	\$175,000																\$175,000					\$175,000	
G2050	Site	10293560	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	19	6	2	EA	\$4,750.00	\$9,500						\$9,500															\$9,500	
G2050	Site	10293552	Playground Surfaces, Chips Wood, 6" Depth, Replace	5	2	3	5000	SF	\$2.00	\$10,000				\$10,000										\$10,000					\$10,000		\$40,000	
G2050	Site	10293563	Play Structure, Multipurpose, Medium, Replace	20	14	6	1	EA	\$20,000.00	\$20,000						\$20,000															\$20,000	
G2060	Site	10297344	Park Bench, Metal Powder-Coated, Replace	20	12	8	2	EA	\$700.00	\$1,400									\$1,400												\$1,400	
G2060	Site	10293561	Fences & Gates, Fence, Chain Link 4', Replace	40	27	13	300	LF	\$18.00	\$5,400														\$5,400							\$5,400	
G4050	Site	10293556	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	12	8	1	EA	\$4,000.00	\$4,000								\$4,000													\$4,000	
G4050	Building Exterior	10293554	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	13	7	30	EA	\$800.00	\$24,000							\$24,000														\$24,000	
Totals, Unescalated											\$0	\$0	\$0	\$32,500	\$0	\$72,000	\$29,500	\$24,000	\$37,900	\$0	\$0	\$0	\$0	\$1,767,900	\$0	\$175,000	\$0	\$0	\$32,500	\$0	\$0	\$2,171,30

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	10293530	D2010	Water Heater	Gas, High-Efficiency Condensing Style, 71 to 120 GAL	71 GAL	Grosvenor Center / Main Building	Boiler Room	State	SBD-71-120NE 118	1850112950796	2018		
2	10293532	D2060	Air Compressor	Tank-Style	1.5 HP	Grosvenor Center / Main Building	Boiler Room	U. S. Curtis	NA	29113J2			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10293528	D3020	Boiler [BOILER #1]	Gas, HVAC	1904 MBH	Grosvenor Center / Main Building	Boiler Room	Weil-McLain	888	NA			
2	10293542	D3020	Boiler [BOILER #2]	Gas, HVAC	1904 MBH	Grosvenor Center / Main Building	Boiler Room	Weil-McLain	888	NA			
3	10293497	D3020	Boiler Supplemental Components	Expansion Tank	176 - 250 GAL	Grosvenor Center / Main Building	Boiler Room	NA	NA	NA			2
4	10293511	D3030	Air Conditioner	Window/Thru-Wall	1 TON	Grosvenor Center / Main Building	Building Exterior						7
5	10293564	D3030	Heat Pump	Packaged & Wall-Mounted	1 - 2 TON	Grosvenor Center / Site	Portable Classroom Exterior	Bard	Inaccessible	Inaccessible			18
6	10703480	D3030	Split System	Condensing Unit/Heat Pump	7.5 TON	Grosvenor Center / Main Building	Roof	Trane	TTA090A300CC	P354KP5AH			
7	10703479	D3030	Split System	Condensing Unit/Heat Pump	7.5 TON	Grosvenor Center / Main Building	Roof	Trane	TTA090A300CC	P354J6FAH	1999		
8	10293557	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Grosvenor Center / Main Building	Site General	Mitsubishi	PUY-A24NHA4	22U11251B			
9	10703481	D3030	Split System [CU-1]	Condensing Unit/Heat Pump	5 TON	Grosvenor Center / Main Building	Roof	York	YCJD48S43S3A	W1M0462589	2011		
10	10703482	D3030	Split System [CU-2]	Condensing Unit/Heat Pump	5 TON	Grosvenor Center / Main Building	Roof	York	YCJD48S43S3A	W1G1207218	2011		
11	10703467	D3030	Split System [CU-3]	Condensing Unit/Heat Pump	5 TON	Grosvenor Center / Main Building	Roof	York	YCJD60S43S3A	W1C2617907	2012		
12	10703466	D3030	Split System [CU-4]	Condensing Unit/Heat Pump	5 TON	Grosvenor Center / Main Building	Roof	York	YCJD60S43S3A	Illegible	2012		
13	10703472	D3030	Split System [CU-5]	Condensing Unit/Heat Pump	5 TON	Grosvenor Center / Main Building	Roof	York	YCJD60S43S3A	Illegible	2012		
14	10703474	D3030	Split System [CU-6]	Condensing Unit/Heat Pump	5 TON	Grosvenor Center / Main Building	Roof	York	YCJD60S43S3A	Illegible	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10293562	D3030	Split System Ductless	Single Zone	1 TON	Grosvenor Center / Main Building	Building Exterior	International refrigeration Products	12A45YOMI	NA			
16	10703471	D3030	Split System Ductless	Single Zone	1.5 - 2 TON	Grosvenor Center / Main Building	Roof	Carrier	Illegible	Illegible			
17	10293535	D3030	Unit Ventilator	approx/nominal 2 Ton	300 - 750 CFM	Grosvenor Center / Main Building	Classrooms General						20
18	10293539	D3050	Pump	Distribution, HVAC Heating Water	2 HP	Grosvenor Center / Main Building	Boiler Room	Emerson	AF30	NA			
19	10293521	D3050	Pump	Distribution, HVAC Heating Water	2 HP	Grosvenor Center / Main Building	Closet	Nidec Motor Corporation	FC95	No dataplate			
20	10293524	D3050	Pump	Distribution, HVAC Heating Water	2 HP	Grosvenor Center / Main Building	Boiler Room	Emerson	AF30	NA			
21	10293519	D3050	Air Handler	Interior AHU, Easy/Moderate Access	401 - 800 CFM	Grosvenor Center / Main Building	Cafeteria	Trane	No dataplate	No dataplate			
22	10703478	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	7.67 TON	Grosvenor Center / Main Building	Roof	Trane	Illegible	Illegible			
23	10703470	D3050	Packaged Unit	RTU, Pad or Roof-Mounted 8 to10 TON	Illegible	Grosvenor Center / Main Building	Roof	Trane	Illegible	Illegible			
24	10703473	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof-Mounted	Illegible	Grosvenor Center / Main Building	Roof	Trane	Illegible	Illegible			
25	10703475	D3060	Exhaust Fan	Centrifugal, 12" Damper	2001 - 5000 CFM	Grosvenor Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
26	10703465	D3060	Exhaust Fan	Centrifugal, 16" Damper	1001 - 2000 CFM	Grosvenor Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
27	10703461	D3060	Exhaust Fan	Centrifugal, 24" Damper	2001 - 5000 CFM	Grosvenor Center / Main Building	Roof	Illegible	4HX93A	Illegible			
28	10703477	D3060	Exhaust Fan	Centrifugal, 24" Damper	2001 - 5000 CFM	Grosvenor Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
29	10703484	D3060	Exhaust Fan	Centrifugal, 36"Damper	8501 - 15000 CFM	Grosvenor Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
30	10703463	D3060	Exhaust Fan	Centrifugal, 36"Damper	8501 - 15000 CFM	Grosvenor Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
31	10703483	D3060	Exhaust Fan	Centrifugal, 36"Damper	8501 - 15000 CFM	Grosvenor Center / Main Building	Roof	Dayton	56JN91	21309627			
32	10703468	D3060	Exhaust Fan	Centrifugal, 36"Damper	8501 - 15000 CFM	Grosvenor Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
33	10703469	D3060	Exhaust Fan	Centrifugal, 36"Damper	8501 - 15000 CFM	Grosvenor Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
34	10703476	D3060	Exhaust Fan	Centrifugal, 42" Damper	1001 - 2000 CFM	Grosvenor Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
35	10703462	D3060	Exhaust Fan	Centrifugal, 42" Damper	1001 - 2000 CFM	Grosvenor Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
36	10703464	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	501 - 1000 CFM	Grosvenor Center / Main Building	Roof	CaptiveAire Systems	BI12CARM	Illegible			
37	10703485	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1001 - 2000 CFM	Grosvenor Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10293555	D5010	Generator	Diesel	35 - 60 KW	Grosvenor Center / Main Building	Building Exterior						
2	10293548	D5010	Automatic Transfer Switch	ATS	400 AMP	Grosvenor Center / Main Building	Fire Alarm Control Panel Room	Kohler		Inaccessible		Inaccessible	
3	10293546	D5010	Automatic Transfer Switch	ATS	400 AMP	Grosvenor Center / Main Building	Fire Alarm Control Panel Room	Kohler		Inaccessible		Inaccessible	
4	10293551	D5020	Distribution Panel	120/208 V	800 AMP	Grosvenor Center / Main Building	Boiler Room	Siemens		NA		NA	

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10293512	D7050	Fire Alarm Panel	Fully Addressable		Grosvenor Center / Main Building	Throughout Building	Honeywell	5820XL-EVS	No dataplate			
2	10293527	D7050	Fire Alarm Panel	Fully Addressable		Grosvenor Center / Main Building	Main Entrance	Honeywell	EVS-RCU	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10293505	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Grosvenor Center / Main Building	Commercial Kitchen						
2	10293525	E1030	Foodservice Equipment	Convection Oven, Double		Grosvenor Center / Main Building	Kitchen	Blodgett	NA	NA			
3	10293522	E1030	Foodservice Equipment	Dairy Cooler/Wells		Grosvenor Center / Main Building	Kitchen	Beverage-Air Corporation	SMF49	NA			
4	10293544	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Grosvenor Center / Main Building	Kitchen	CaptiveAire Systems	6024 G-ND-2	NA			
5	10293534	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Grosvenor Center / Main Building	Kitchen	Metro	NA	NA			
6	10293533	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Grosvenor Center / Main Building	Kitchen	Delfield	SC-74	0501035002039M			
7	10293538	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Grosvenor Center / Main Building	Kitchen	True Manufacturing Co	T-23	12134546			
8	10293495	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Grosvenor Center / Main Building	Kitchen	Beverage-Air Corporation	PR48-1AS	NA			
9	10293540	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Grosvenor Center / Main Building	Kitchen	Beverage-Air Corporation	PRF24-24-1AS02/-005	NA			