FACILITY CONDITION ASSESSMENT

prepared for

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

Radnor Center
7000 Radnor Road
Bethesda, MD 20817

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BV PROJECT #:
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DATE OF REPORT:
March 28, 2026

ON SITE DATE:
January 15, 2026

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Holding School
Number of Buildings	1
Main Address	7000 Radnor Road, Bethesda, MD 20817
Site Developed	Unknown, estimated 1950s/60s
Outside Occupants / Leased Spaces	Used by other schools when needed (holding) and by police for training
Date(s) of Visit	January 14, 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 Mendosa
Assessment & Report Prepared By	William Hunt
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The building's year of construction is unknown but it is estimated to have been built in around the 1950s or 1960s. It is used as a holding school. It holds the students from other schools while their buildings are unavailable for use.

Architectural

The building's architecture is generally aged. Clustered single-pane windows are outdated, inefficient, and recommended for replacement in the short term. The doors are generally functional. The flat built-up roof system is nearing the end of its estimated useful life and recommended for replacement in the near term.

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 is heated by 3 boilers supplying hot water throughout. Central cooling is not present throughout. There are individual thru-wall units and mini-split units for cooling. The systems are generally aged but functional. The building was warm during the winter visit.

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. A 2007 water heater supplies hot water throughout. No significant leaks or pressure issues were reported.

Electrical service equipment and systems appear generally adequate; however, the main distribution panel is significantly aged and is a safety concern due to missing parts of the front shield. A generator and ATS's are in place for backup power.

A fire alarm system is in place. 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 site perimeter is ringed by chain link and metal tube fencing. A pole light provides lighting for the parking area.

Recommended Additional Studies

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

There is paint peeling in storage rooms which may be lead based. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables.

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 0.737716.

Immediate Needs

There are no immediate needs to report.

Key Findings

Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Main Building Radnor Center Building Exterior

Uniformat Code: G2030
Recommendation: **Replace in 2026**

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: $12,000

**$$$**$

Concrete sidewalks are significantly cracked in some areas and pose potential trip hazards. - AssetCALC ID: 10207428

Recommended Follow-up Study: Environmental, Sample for Lead Paint

Environmental, Sample for Lead Paint
Main Building Radnor Center Storage Rooms

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2026**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $1,500

**$**$$$

There is paint peeling in storage rooms which may be lead based. It is recommended to have a professional evaluation and offer remediation strategies. - AssetCALC ID: 10207408

Distribution Panel in Poor condition.

120/240 V
Main Building Radnor Center Mechanical Room

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $5,500

**$$**$$

The unit is old and several areas are uncovered - AssetCALC ID: 10207448

Glazing in Poor condition.

any type by SF
Main Building Radnor Center Building Exterior

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

Priority Score: **87.8**

Plan Type: Performance/Integrity

Cost Estimate: $330,000

$$$$

Windows are exceedingly aged and single pane - AssetCALC ID: 10207412

Parking Lots in Poor condition.

Pavement, Asphalt
Site Radnor Center Site

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2027**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $13,500

**$$$**$

There is cracking and striping is fading - AssetCALC ID: 10207466

Exterior Light in Poor condition.

any type, w/ LED Replacement
Main Building Radnor Center Building Exterior

Uniformat Code: D5040
Recommendation: **Replace in 2027**

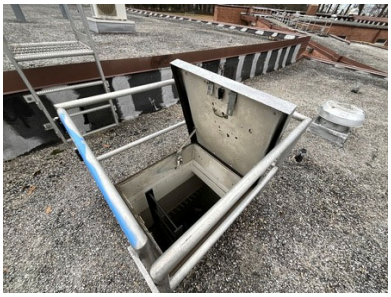
Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $5,600

**$$**$$

Lights are exceedingly aged and corroded. - AssetCALC ID: 10207435



Roof Hatch in Poor condition.

Metal
Main Building Radnor Center Roof

Uniformat Code: B3060
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $1,300

**$**$$$

Roof hatch is difficult to open and close. - AssetCALC ID: 10207460

Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Main Building Radnor Center Throughout Building

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $128,300

$$$$

Ceiling tiles and grid are stained and scarred throughout. - AssetCALC ID: 10207461

ADA Parking

Signage, Pole-Mounted
Site Radnor Center Site

Uniformat Code: Y1010
Recommendation: **Install in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $500

**$**$$$

No pole signage present - AssetCALC ID: 10207413

ADA Restrooms

Lavatory, Pipe Wraps/Insulation
Main Building Radnor Center Restrooms

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $100

**$**$$$

Under sink plumbing is exposed - AssetCALC ID: 10207398

ADA Parking

Designated Stall, Pavement Markings & Signage
Site Radnor Center Site

Uniformat Code: Y1010
Recommendation: **Install in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $1,000

**$**$$$

Not marked as van accessible and no access aisle - AssetCALC ID: 10207451

ADA Restrooms

Restroom Layout, Full Reconfiguration
Main Building Radnor Center Restrooms

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $30,000

**$$$**$

No accessible bathroom stalls - AssetCALC ID: 10207446

ADA Entrances & Doors

Door Opening, Widen to 32" for Framed Wall
Main Building Radnor Center Throughout Building

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $6,000

**$$**$$

Doors too narrow to meet accessibility guidelines - AssetCALC ID: 10207453

ADA Miscellaneous

Level III Study, Includes Measurements
Main Building Radnor Center Facility Wide

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $7,500

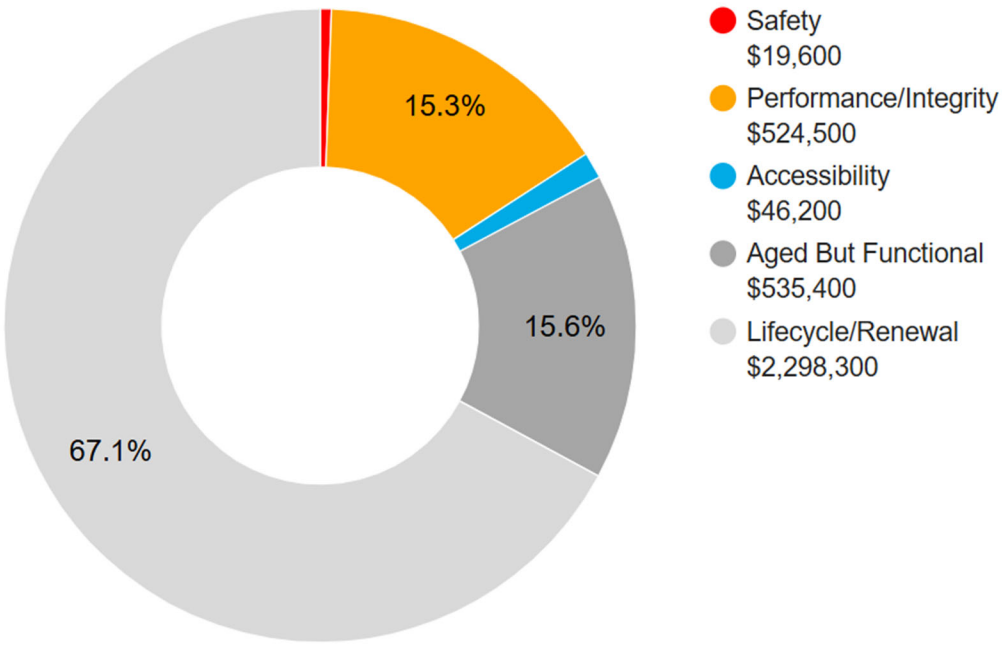
**$$**$$

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey. - AssetCALC ID: 10214915

Plan Types

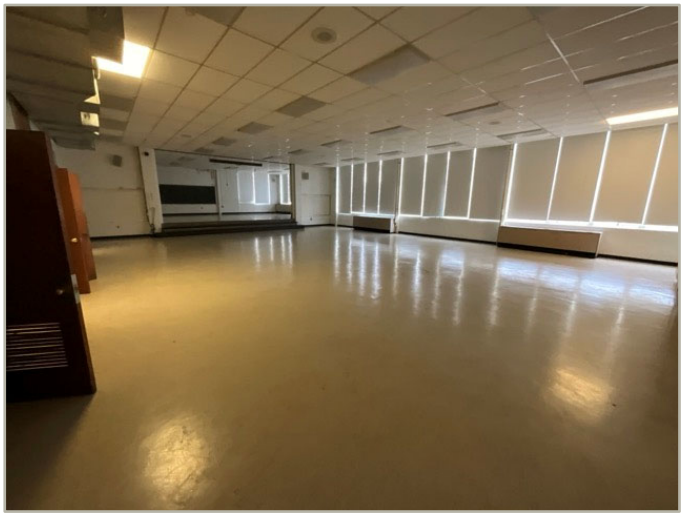
Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one 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: $3,424,000

2. Building Information



Main Building: Systems Summary		
Address	7000 Radnor Road, Bethesda, MD 20817	
GPS Coordinates	38°58'41.99"N ; 77°06'52.03"W	
Constructed/Renovated	Unknown – estimate 1950s-1960s	
Building Area	36,663 SF	
Number of Stories	1 floor above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Wood	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU Floors: VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Main Building: Systems Summary		
HVAC	Central System: Boilers feeding radiators Non-Central System: Packaged unit, split system units, thru-window units	Fair
Fire Suppression	No central suppression system	--
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent 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	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Additional Studies	There is paint peeling in storage rooms which may be lead based. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables.	
Areas Observed	A representative sample 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 building, the exterior walls of the facility, and the roof.	
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	-	$350,100	-	-	$126,500	$476,600
Roofing	-	$1,400	$577,700	-	-	$579,100
Interiors	-	$136,100	$206,300	$131,300	$497,900	$971,600
Plumbing	-	-	$20,500	$292,800	$67,600	$380,900
HVAC	-	$26,500	$263,000	$402,300	$27,600	$719,500
Electrical	-	$11,600	$312,600	$31,300	$119,000	$474,500
Fire Alarm & Electronic Systems	-	-	-	$310,700	-	$310,700
Equipment & Furnishings	-	-	$11,300	$21,900	$15,200	$48,400
Site Development	-	-	$9,800	$11,400	$140,900	$162,100
Site Pavement	-	$12,400	-	-	-	$12,400
Follow-up Studies	-	$1,500	-	-	-	$1,500
Accessibility	$7,500	$37,200	-	-	-	$44,700
TOTALS (3% inflation)	**$7,500**	**$576,800**	**$1,401,200**	**$1,201,700**	**$994,700**	**$4,181,900**

3. Site Summary

Site Information		
Site Area	6.5 acres (estimated)	
Parking Spaces	Around 60 total spaces all in open lots; 1 of which is accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete sidewalks and curbs	Fair
Site Development	Building-mounted signage; chain link and tube metal fencing Playgrounds Park bench and picnic tables	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	Fair
Ancillary Structures	None	--
Site Accessibility	Potential moderate/major issues have been identified at this site and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	

Site Information	
Site Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the site.
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
Site Pavement	-	$14,300	-	$157,700	$41,600	$213,600
Site Development	-	-	$12,300	$45,700	$60,500	$118,500
Site Utilities	-	-	-	$5,200	-	$5,200
Accessibility	-	$1,500	-	-	-	$1,500
TOTALS (3% inflation)	**-**	**$15,900**	**$12,300**	**$208,600**	**$102,100**	**$338,900**

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			
Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	Unknown	No	No
Main Building	Unknown	No	No

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Radnor Center, 7000 Radnor Road, Bethesda, MD 20817, 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

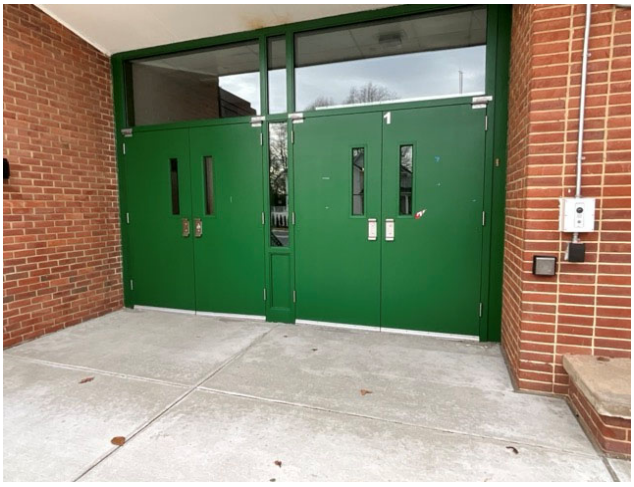
Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

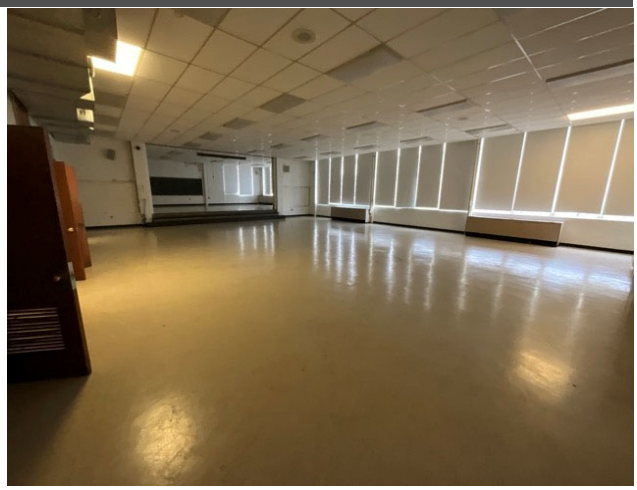


5 - MAIN ENTRANCE

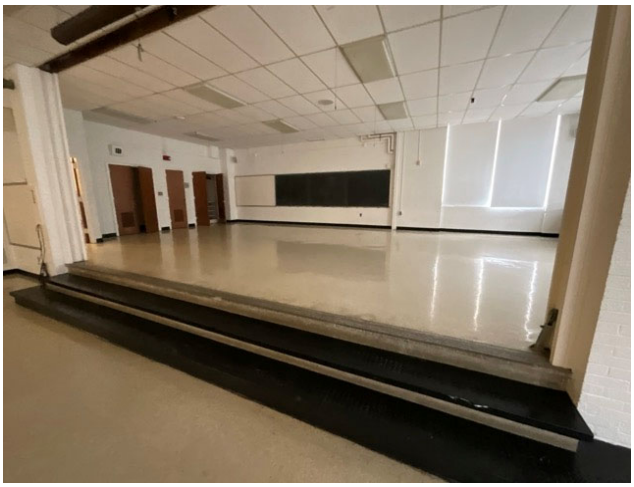
6 - BRICK FACADE

Photographic Overview

7 - WOODEN WINDOWS

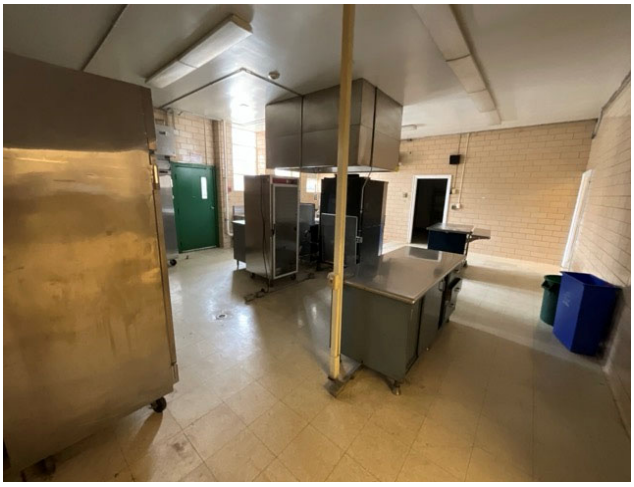


8 - CAFETERIA

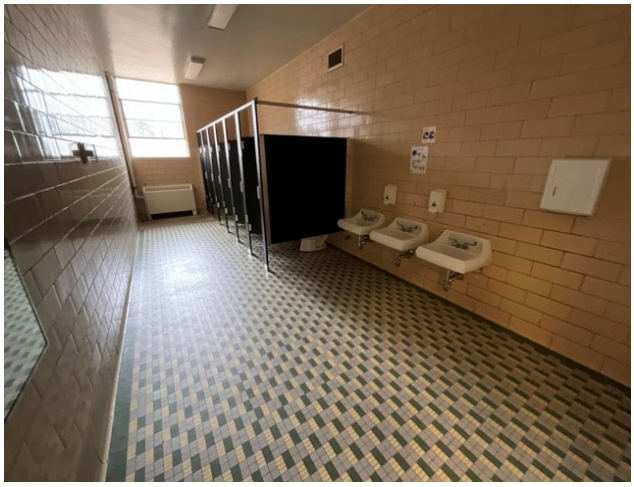


9 - STAGE

10 - TYPICAL CLASSROOM

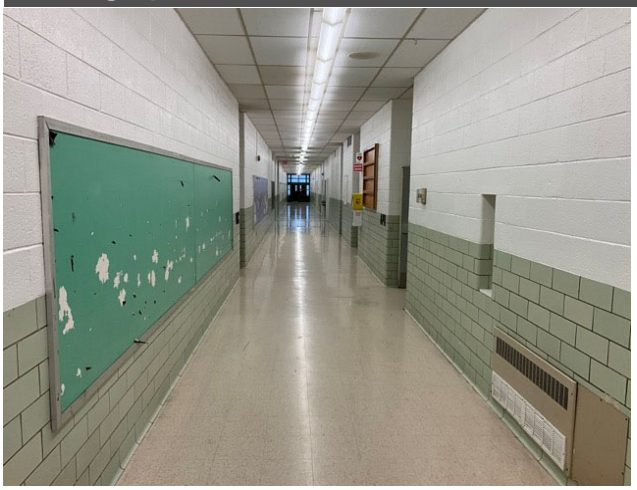


11 - COMMERCIAL KITCHEN



12 - RESTROOM

Photographic Overview



13 - TYPICAL HALLWAY

14 - CLASSROOM UNIT VENTILATOR

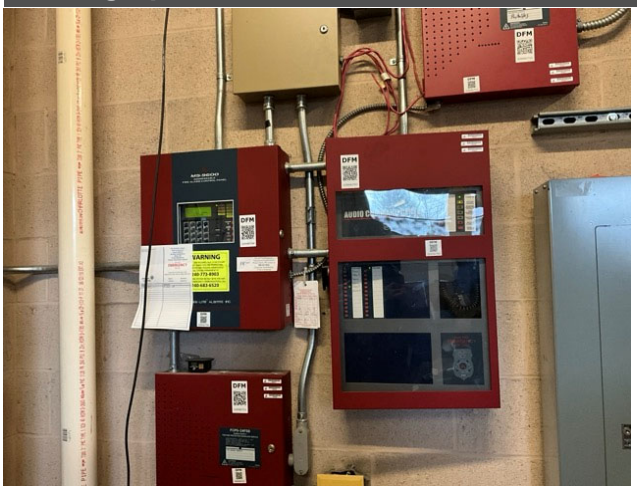
15 - MAIN BOILER ROOM

16 - SECOND BOILER ROOM

17 - MAIN DISTRIBUTION PANEL

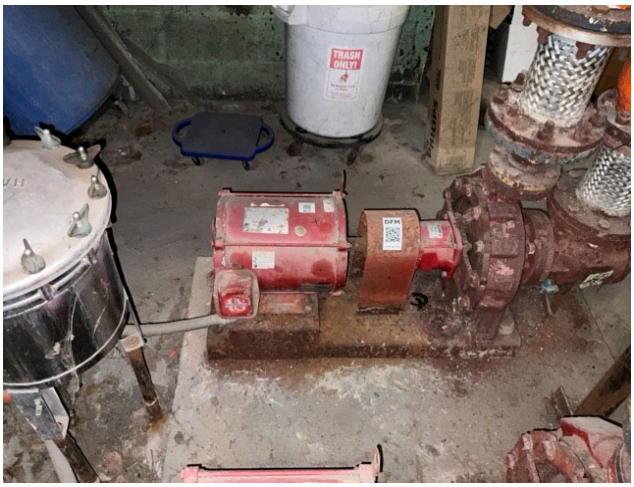
18 - AUTOMATIC TRANSFER SWITCHES

Photographic Overview



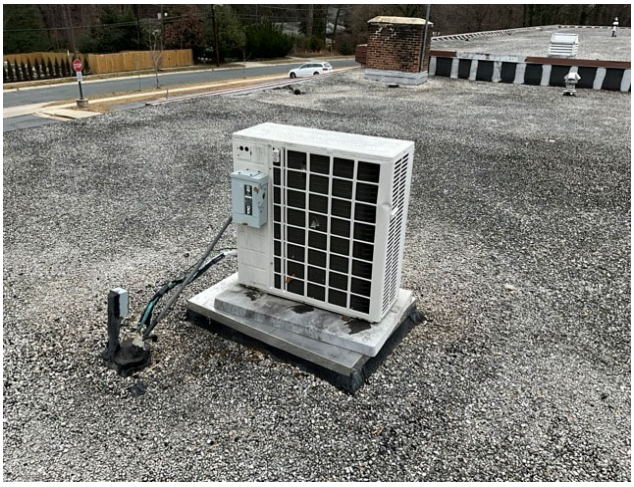
19 - FIRE ALARM PANEL

20 - WATER HEATER



21 - TYPICAL PUMP

22 - ROOF

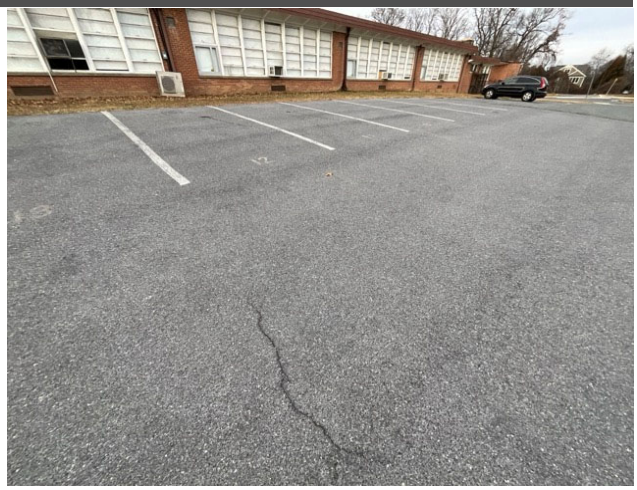


23 - MINI-SPLIT UNIT

24 - EXHAUST FAN

Photographic Overview

25 - TYPICAL THRU-WINDOW UNIT



26 - PARKING LOT

27 - CONCRETE SIDEWALKS

28 - PLAYGROUND

29 - BASKETBALL POLE

30 - GENERATOR

Appendix B:
Site Plan(s)

Site Plan

Project Number	Project Name
172559.25R000-215.354	Radnor Center
Source	**On-Site Date**
Google	January 14, 2026

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Radnor Center

Name of person completing form: Maria Gonzales Mendosa

Title / Association w/ property: Rober Building Service Manager

Length of time associated w/ property: 3 years

Date Completed: 1/12/2026

Phone Number: 3019223021

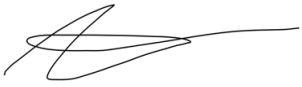
Method of Completion: INTERVIEW - verbally completed during interview

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	Occupied 1 week ago
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).	No big renovations recently. Just painting and window blinds last year.		
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.	Sometimes units go out or toilets get clogged		

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				Sometimes police use for training, also it's a holding school



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Radnor Center

BV Project Number: 172559.25R000-215.354

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 ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?		X		None marked
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?		X		Missing sign
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE RAMP

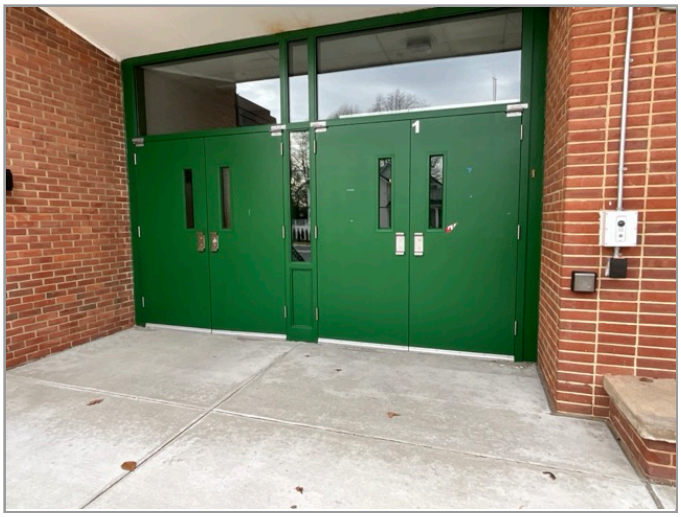
ACCESSIBLE PATH

	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 ?	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			

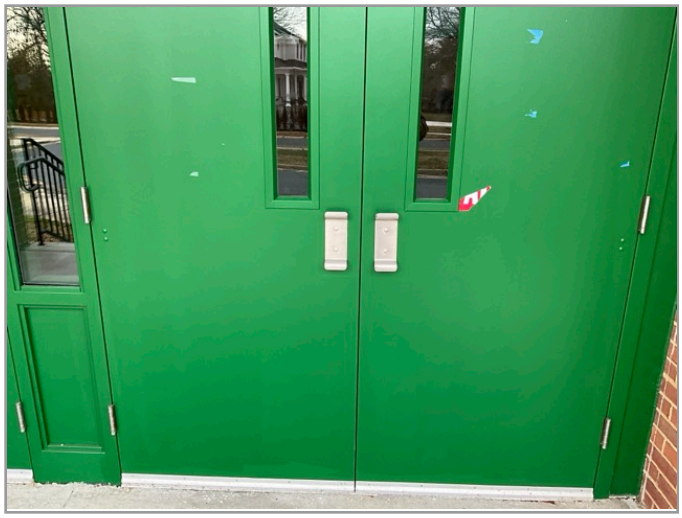
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	X			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			X	

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 ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?			X	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

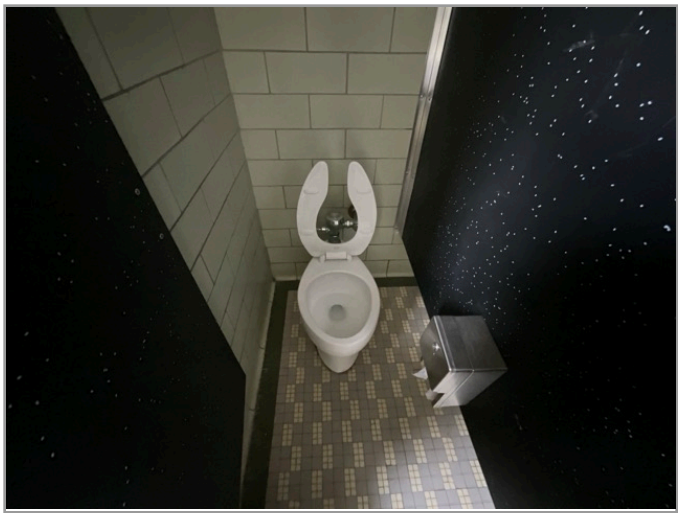
DOOR HARDWARE

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

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

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 ?		X		No accessible bathrooms
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		Not covered
5	Are grab bars provided at compliant locations around the toilet ?		X		Not present
6	Do toilet stall doors appear to provide the minimum compliant clear width ?		X		No

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?		✕		No
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

OVERVIEW OF PLAYGROUND

ACCESSIBLE ROUTE TO PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Radnor Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4010	Throughout Building	Fair	Foundation, Concrete, Standard w/ Integral Perimeter Footings, w/ Integral Perimeter Footings	36,663 SF	23	10207445
B1010	Throughout Building	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	36,663 SF	23	10207401
Facade						
B2020	Building Exterior	Poor	Glazing, any type by SF	6,000 SF	2	10207412
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	20	15	10207424
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	36,663 SF	4	10207452
B3060	Roof	Poor	Roof Hatch, Metal	1	2	10207460
Interiors						
C1070	Throughout Building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	36,663 SF	2	10207461
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	73,300 SF	6	10207422
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	36,663 SF	4	10207457
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	10	9	10207454
D2010	Boiler Room 2	Fair	Storage Tank, Domestic Water, 151 - 250 GAL	1	6	10207433
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	20	9	10207417
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	20	11	10207403
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (125 MBH), 80 GAL	1	4	10207458
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	5	3	10207439
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	36,663 SF	8	10207441
D2060	Mechanical Room	Fair	Air Compressor, Tank-Style, 1.3 HP	1	12	10207402
D2060	Mechanical Room	Fair	Air Compressor, Tank-Style, 1.5 HP	1	6	10207421
HVAC						
D3020	Kitchen	Fair	Unit Heater, Hydronic, 3 - 5 MBH	1	4	10207407
D3020	Boiler Room	Fair	Boiler, Gas, HVAC, 1289 MBH [BOILER #1]	1	7	10207455
D3020	Boiler Room	Fair	Boiler, Gas, HVAC, 1289 MBH [BOILER #2]	1	7	10207437
D3020	Boiler Room 2	Fair	Boiler, Gas, HVAC, 1001 - 2000 MBH	1	5	10207440
D3030	Roof	Fair	Split System Ductless, Single Zone, 2 TON	1	3	10207399
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 2 Ton, 300 - 750 CFM	20	4	10207459
D3030	Building Exterior	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 3 TON	1	5	10207463
D3030	Roof	Fair	Split System Ductless, Single Zone, 2 TON	1	4	10207420
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 8 - 10 HP	1	4	10207415
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 8 - 10 HP	1	4	10207410
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, 12.5 TON	1	2	10207436
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	36,663 SF	9	10207404
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 - 5000 CFM [EF-1]	1	9	10207447
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper, 8501 - 15000 CFM [EF-7]	1	7	10207431
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 - 5000 CFM [EF-3]	1	9	10207409
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 - 5000 CFM [EF-6]	1	9	10207434
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 - 5000 CFM [EF-9]	1	9	10207429
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 - 5000 CFM [EF-5]	1	9	10207450
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 - 5000 CFM [EF-4]	1	9	10207426

Component Condition Report | Radnor Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 - 5000 CFM [EF-2]	1	9	10207418
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 - 5000 CFM [EF-8]	1	3	10207442
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 - 5000 CFM	1	9	10207438
Electrical						
D5010	Boiler Room 2	Fair	Automatic Transfer Switch, ATS, 150 AMP	1	9	10207405
D5010	Building Exterior	Fair	Generator, Diesel, 135 KW	1	11	10207471
D5010	Boiler Room 2	Fair	Automatic Transfer Switch, ATS, 150 AMP	1	9	10207443
D5020	Mechanical Room	Poor	Distribution Panel, 120/240 V, 400 AMP	1	1	10207448
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	36,663 SF	5	10207406
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	36,663 SF	4	10207432
D5040	Building Exterior	Poor	Exterior Light, any type, w/ LED Replacement, 100 WATT	14	2	10207435
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	36,663 SF	6	10207430
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	36,663 SF	6	10207425
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	36,663 SF	6	10207423
D7050	Boiler Room 2	Fair	Fire Alarm Panel, Fully Addressable	1	9	10207414
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	10207400
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	9	10207411
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	6	10207444
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	6	10207449
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	8	10207427
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	10207416
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	6	10207419
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	4	10207456
Pedestrian Plazas & Walkways						
G2030	Building Exterior	Poor	Sidewalk, Concrete, Small Areas/Sections	600 SF	1	10207428
Athletic, Recreational & Playfield Areas						
G2050	Play courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	20,000 SF	3	10667544
G2050	Play courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	20,000 SF	16	10667543
Follow-up Studies						
P2030	Storage Rooms	NA	Engineering Study, Environmental, Sample for Lead Paint, Evaluate/Report	1	1	10207408
Accessibility						
Y1030	Throughout Building	NA	ADA Entrances & Doors, Door Opening, Widen to 32" for Framed Wall, Modify	4	1	10207453
Y1050	Restrooms	NA	ADA Restrooms, Restroom Layout, Full Reconfiguration, Renovate	2	1	10207446
Y1050	Restrooms	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	1	1	10207398
Y1090	Facility Wide	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	10214915

Component Condition Report | Radnor Center / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	30,000 SF	10	10207464
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	30,000 SF	2	10207466
Athletic, Recreational & Playfield Areas						

Component Condition Report | Radnor Center / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2050	Site	Fair	Playground Surfaces, Chips Wood, 6" Depth	5,000 SF	3	10207468
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	9	10207472
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	11	10207470
Sitework						
G2060	Site	Good	Park Bench, Metal Powder-Coated	1	16	10207469
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	300 LF	9	10207467
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	2	4	10207462
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 WATT, Replace/Install	1	9	10207465
Accessibility						
Y1010	Site	NA	ADA Parking, Designated Stall, Pavement Markings & Signage, Install	1	1	10207451
Y1010	Site	NA	ADA Parking, Signage, Pole-Mounted, Install	1	1	10207413

Appendix F:
Replacement Reserves

Replacement Reserves Report

3/27/2026

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
Radnor Center	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Radnor Center / Main Building	$7,500	$56,732	$520,075	$24,914	$1,194,516	$181,818	$445,297	$131,842	$248,939	$375,664	$0	$166,108	$10,365	$13,217	$2,269	$139,407	$288,767	$0	$33,708	$329,861	$11,017	**$4,182,017**
Radnor Center / Site	$0	$1,545	$14,322	$10,927	$1,351	$0	$0	$16,603	$12,668	$38,230	$141,111	$27,685	$19,248	$14,685	$0	$0	$1,123	$22,313	$17,024	$0	$0	**$338,836**
Grand Total	**$7,500**	**$58,277**	**$534,397**	**$35,841**	**$1,195,867**	**$181,818**	**$445,297**	**$148,446**	**$261,607**	**$413,894**	**$141,111**	**$193,793**	**$29,613**	**$27,902**	**$2,269**	**$139,407**	**$289,890**	**$22,313**	**$50,733**	**$329,861**	**$11,017**	**$4,520,852**

Radnor Center

Radnor Center / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2020	Building Exterior	10207412	Glazing, any type by SF, Replace	30	28	2	6000	SF	$55.00	$330,000			$330,000																			**$330,000**
B2050	Building Exterior	10207424	Exterior Door, Steel, Commercial, Replace	40	25	15	20	EA	$4,060.00	$81,200																$81,200							**$81,200**
B3010	Roof	10207452	Roofing, Built-Up, Replace	25	21	4	36663	SF	$14.00	$513,282					$513,282																		**$513,282**
B3060	Roof	10207460	Roof Hatch, Metal, Replace	30	28	2	1	EA	$1,300.00	$1,300			$1,300																				**$1,300**
C1070	Throughout Building	10207461	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	36663	SF	$3.50	$128,321			$128,321																				**$128,321**
C2010	Throughout Building	10207422	Wall Finishes, any surface, Prep & Paint	10	4	6	73300	SF	$1.50	$109,950							$109,950										$109,950						**$219,900**
C2030	Throughout Building	10207457	Flooring, Vinyl Tile (VCT), Replace	15	11	4	36663	SF	$5.00	$183,315					$183,315														$183,315			**$366,630**
D2010	Boiler Room 2	10207433	Storage Tank, Domestic Water, Replace	30	24	6	1	EA	$3,000.00	$3,000							$3,000																**$3,000**
D2010	Mechanical Room	10207458	Water Heater, Gas, Commercial (125 MBH), Replace	20	16	4	1	EA	$12,400.00	$12,400					$12,400																		**$12,400**
D2010	Throughout Building	10207441	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	32	8	36663	SF	$5.00	$183,315									$183,315														**$183,315**
D2010	Throughout Building	10207439	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	5	EA	$1,200.00	$6,000				$6,000															$6,000				**$12,000**
D2010	Restrooms	10207454	Urinal, Standard, Replace	30	21	9	10	EA	$1,100.00	$11,000										$11,000													**$11,000**
D2010	Throughout Building	10207417	Toilet, Commercial Water Closet, Replace	30	21	9	20	EA	$1,300.00	$26,000										$26,000													**$26,000**
D2010	Restrooms	10207403	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	19	11	20	EA	$1,700.00	$34,000												$34,000											**$34,000**
D2060	Mechanical Room	10207421	Air Compressor, Tank-Style, Replace	20	14	6	1	EA	$7,270.00	$7,270							$7,270																**$7,270**
D2060	Mechanical Room	10207402	Air Compressor, Tank-Style, Replace	20	8	12	1	EA	$7,270.00	$7,270													$7,270										**$7,270**
D3020	Boiler Room 2	10207440	Boiler, Gas, HVAC, Replace	30	25	5	1	EA	$50,800.00	$50,800						$50,800																	**$50,800**
D3020	Boiler Room	10207455	Boiler, Gas, HVAC, Replace	30	23	7	1	EA	$50,800.00	$50,800								$50,800															**$50,800**
D3020	Boiler Room	10207437	Boiler, Gas, HVAC, Replace	30	23	7	1	EA	$50,800.00	$50,800								$50,800															**$50,800**
D3020	Kitchen	10207407	Unit Heater, Hydronic, Replace	20	16	4	1	EA	$1,100.00	$1,100					$1,100																		**$1,100**
D3030	Roof	10207399	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$4,800.00	$4,800				$4,800															$4,800				**$9,600**
D3030	Throughout Building	10207459	Unit Ventilator, approx/nominal 2 Ton, Replace	20	16	4	20	EA	$7,400.00	$148,000					$148,000																		**$148,000**
D3030	Roof	10207420	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	$4,800.00	$4,800					$4,800															$4,800			**$9,600**
D3030	Building Exterior	10207463	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	10	5	1	EA	$6,100.00	$6,100						$6,100																$6,100	**$12,200**
D3050	Mechanical Room	10207415	Pump, Distribution, HVAC Heating Water, Replace	25	21	4	1	EA	$6,800.00	$6,800					$6,800																		**$6,800**
D3050	Mechanical Room	10207410	Pump, Distribution, HVAC Heating Water, Replace	25	21	4	1	EA	$6,800.00	$6,800					$6,800																		**$6,800**
D3050	Throughout Building	10207404	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	31	9	36663	SF	$5.00	$183,315										$183,315													**$183,315**
D3050	Roof	10207436	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	18	2	1	EA	$25,000.00	$25,000			$25,000																				**$25,000**
D3060	Roof	10207442	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	22	3	1	EA	$3,000.00	$3,000				$3,000																			**$3,000**
D3060	Roof	10207431	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	18	7	1	EA	$5,600.00	$5,600								$5,600															**$5,600**
D3060	Roof	10207447	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	16	9	1	EA	$3,000.00	$3,000										$3,000													**$3,000**
D3060	Roof	10207409	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	16	9	1	EA	$3,000.00	$3,000										$3,000													**$3,000**
D3060	Roof	10207434	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	16	9	1	EA	$3,000.00	$3,000										$3,000													**$3,000**
D3060	Roof	10207429	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	16	9	1	EA	$3,000.00	$3,000										$3,000													**$3,000**
D3060	Roof	10207450	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	16	9	1	EA	$3,000.00	$3,000										$3,000													**$3,000**
D3060	Roof	10207426	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	16	9	1	EA	$3,000.00	$3,000										$3,000													**$3,000**
D3060	Roof	10207418	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	16	9	1	EA	$3,000.00	$3,000										$3,000													**$3,000**
D3060	Roof	10207438	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	16	9	1	EA	$3,000.00	$3,000										$3,000													**$3,000**
D5010	Building Exterior	10207471	Generator, Diesel, Replace	25	14	11	1	EA	$86,000.00	$86,000												$86,000											**$86,000**
D5010	Boiler Room 2	10207405	Automatic Transfer Switch, ATS, Replace	25	16	9	1	EA	$12,000.00	$12,000										$12,000													**$12,000**
D5010	Boiler Room 2	10207443	Automatic Transfer Switch, ATS, Replace	25	16	9	1	EA	$12,000.00	$12,000										$12,000													**$12,000**
D5020	Mechanical Room	10207448	Distribution Panel, 120/240 V, Replace	30	29	1	1	EA	$5,500.00	$5,500		$5,500																					**$5,500**
D5030	Throughout Building	10207406	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	36663	SF	$2.50	$91,658						$91,658																	**$91,658**
D5040	Building Exterior	10207435	Exterior Light, any type, w/ LED Replacement, Replace	20	18	2	14	EA	$400.00	$5,600			$5,600																				**$5,600**
D5040	Throughout Building	10207432	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	16	4	36663	SF	$5.00	$183,315					$183,315																		**$183,315**
D6060	Throughout Building	10207430	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	36663	SF	$1.65	$60,494							$60,494																**$60,494**
D7030	Throughout Building	10207425	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	36663	SF	$2.00	$73,326							$73,326																**$73,326**
D7050	Throughout Building	10207423	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	36663	SF	$3.00	$109,989							$109,989																**$109,989**
D7050	Boiler Room 2	10207414	Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	$15,000.00	$15,000										$15,000													**$15,000**
E1030	Kitchen	10207400	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	$8,280.00	$8,280						$8,280										$8,280							**$16,560**
E1030	Kitchen	10207444	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	1	EA	$4,500.00	$4,500							$4,500																**$4,500**
E1030	Kitchen	10207449	Foodservice Equipment, Range, 2-Burner, Replace	15	9	6	1	EA	$1,700.00	$1,700							$1,700																**$1,700**
E1030	Kitchen	10207419	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	9	6	1	EA	$2,700.00	$2,700							$2,700																**$2,700**
E1030	Kitchen	10207427	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	22	8	1	EA	$2,500.00	$2,500									$2,500														**$2,500**
E1030	Kitchen	10207416	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	$1,700.00	$1,700									$1,700														**$1,700**

Replacement Reserves Report

3/27/2026

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
E1030	Kitchen	10207411	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	6	9	1	EA	$4,600.00	$4,600										$4,600												**$4,600**
E1040	Hallways & Common Areas	10207456	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	6	4	1	EA	$1,500.00	$1,500					$1,500										$1,500								**$3,000**
G2030	Building Exterior	10207428	Sidewalk, Concrete, Small Areas/Sections, Replace	50	49	1	600	SF	$20.00	$12,000		$12,000																				**$12,000**
G2050	Play courts	10667544	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	20000	SF	$0.45	$9,000				$9,000					$9,000					$9,000				$9,000				**$36,000**
G2050	Play courts	10667543	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	9	16	20000	SF	$3.50	$70,000																	$70,000					**$70,000**
P2030	Storage Rooms	10207408	Engineering Study, Environmental, Sample for Lead Paint, Evaluate/Report	0	-1	1	1	EA	$1,500.00	$1,500		$1,500																				**$1,500**
Y1030	Throughout Building	10207453	ADA Entrances & Doors, Door Opening, Widen to 32" for Framed Wall, Modify	0	-1	1	4	EA	$1,500.00	$6,000		$6,000																				**$6,000**
Y1050	Restrooms	10207446	ADA Restrooms, Restroom Layout, Full Reconfiguration, Renovate	0	-1	1	2	EA	$15,000.00	$30,000		$30,000																				**$30,000**
Y1050	Restrooms	10207398	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	-1	1	1	EA	$80.00	$80		$80																				**$80**
Y1090	Facility Wide	10214915	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	$7,500.00	$7,500	$7,500																					**$7,500**
Totals, Unescalated											**$7,500**	**$55,080**	**$490,221**	**$22,800**	**$1,061,312**	**$156,838**	**$372,929**	**$107,200**	**$196,515**	**$287,915**	**$0**	**$120,000**	**$7,270**	**$9,000**	**$1,500**	**$89,480**	**$179,950**	**$0**	**$19,800**	**$188,115**	**$6,100**	**$3,379,524**
Totals, Escalated (3.0% inflation, compounded annually)											**$7,500**	**$56,732**	**$520,075**	**$24,914**	**$1,194,516**	**$181,818**	**$445,297**	**$131,842**	**$248,939**	**$375,664**	**$0**	**$166,108**	**$10,365**	**$13,217**	**$2,269**	**$139,407**	**$288,767**	**$0**	**$33,708**	**$329,861**	**$11,017**	**$4,182,017**

Radnor Center / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2020	Site	10207466	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	30000	SF	$0.45	$13,500			$13,500					$13,500				$13,500						$13,500				**$54,000**
G2020	Site	10207464	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	30000	SF	$3.50	$105,000										$105,000												**$105,000**
G2050	Site	10207472	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	16	9	4	EA	$4,750.00	$19,000									$19,000													**$19,000**
G2050	Site	10207468	Playground Surfaces, Chips Wood, 6" Depth, Replace	5	2	3	5000	SF	$2.00	$10,000				$10,000				$10,000					$10,000					$10,000				**$40,000**
G2050	Site	10207470	Play Structure, Multipurpose, Medium, Replace	20	9	11	1	EA	$20,000.00	$20,000											$20,000											**$20,000**
G2060	Site	10207462	Picnic Table, Wood/Composite/Fiberglass, Replace	20	16	4	2	EA	$600.00	$1,200					$1,200																	**$1,200**
G2060	Site	10207467	Fences & Gates, Fence, Chain Link 6', Replace	40	31	9	300	LF	$21.00	$6,300									$6,300													**$6,300**
G2060	Site	10207469	Park Bench, Metal Powder-Coated, Replace	20	4	16	1	EA	$700.00	$700																	$700					**$700**
G4050	Site	10207465	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	11	9	1	EA	$4,000.00	$4,000									$4,000													**$4,000**
Y1010	Site	10207451	ADA Parking, Designated Stall, Pavement Markings & Signage, Install	0	-1	1	1	EA	$1,000.00	$1,000		$1,000																				**$1,000**
Y1010	Site	10207413	ADA Parking, Signage, Pole-Mounted, Install	0	-1	1	1	EA	$500.00	$500		$500																				**$500**
Totals, Unescalated											**$0**	**$1,500**	**$13,500**	**$10,000**	**$1,200**	**$0**	**$0**	**$13,500**	**$10,000**	**$29,300**	**$105,000**	**$20,000**	**$13,500**	**$10,000**	**$0**	**$0**	**$700**	**$13,500**	**$10,000**	**$0**	**$0**	**$251,700**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$1,545**	**$14,322**	**$10,927**	**$1,351**	**$0**	**$0**	**$16,603**	**$12,668**	**$38,230**	**$141,111**	**$27,685**	**$19,248**	**$14,685**	**$0**	**$0**	**$1,123**	**$22,313**	**$17,024**	**$0**	**$0**	**$338,836**

* 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	10207433	D2010	**Storage Tank**	Domestic Water	151 - 250 GAL	Radnor Center / Main Building	Boiler Room 2	NA	NA	NA			
2	10207458	D2010	**Water Heater**	Gas, Commercial (125 MBH)	80 GAL	Radnor Center / Main Building	Mechanical Room	Bradford	DM80T1993N	GF13536732	2007		
3	10207402	D2060	**Air Compressor**	Tank-Style	1.3 HP	Radnor Center / Main Building	Mechanical Room	Quincy Compressor	M0DEL, BMQTS3QCBST	12.13.2017	2017		
4	10207421	D2060	**Air Compressor**	Tank-Style	1.5 HP	Radnor Center / Main Building	Mechanical Room	Quincy Compressor	BMQTS3QCBST	UTZ450536			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10207440	D3020	**Boiler**	Gas, HVAC	1001 - 2000 MBH	Radnor Center / Main Building	Boiler Room 2	American Standard Inc.	NA	NA			
2	10207455	D3020	**Boiler** [BOILER #1]	Gas, HVAC	1289 MBH	Radnor Center / Main Building	Boiler Room	Burnham	4FW 154 50 G GP	19397			
3	10207437	D3020	**Boiler** [BOILER #2]	Gas, HVAC	1289 MBH	Radnor Center / Main Building	Boiler Room	Burnham	4FW-240-50-GO-GP	21143			
4	10207407	D3020	**Unit Heater**	Hydronic	3 - 5 MBH	Radnor Center / Main Building	Kitchen						
5	10207399	D3030	**Split System Ductless**	Single Zone	2 TON	Radnor Center / Main Building	Roof	Mitsubishi Electric	Illegible	Illegible			
6	10207420	D3030	**Split System Ductless**	Single Zone	2 TON	Radnor Center / Main Building	Roof	Mitsubishi Electric	MXZ-2B20NA	Illegible			
7	10207463	D3030	**Split System Ductless**	Single Zone, Condenser & Evaporator	3 TON	Radnor Center / Main Building	Building Exterior	Mitsubishi	PUZ-A36NHA2	Illegible			
8	10207459	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 - 750 CFM	Radnor Center / Main Building	Throughout Building						20
9	10207415	D3050	**Pump**	Distribution, HVAC Heating Water	8 - 10 HP	Radnor Center / Main Building	Mechanical Room	U.S. Electrical Motors	Illegible	Illegible			
10	10207410	D3050	**Pump**	Distribution, HVAC Heating Water	8 - 10 HP	Radnor Center / Main Building	Mechanical Room	U.S. Electrical Motors	Illegible	Illegible			
11	10207436	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	12.5 TON	Radnor Center / Main Building	Roof	Trane	TCD151C30AAA	P33101527D	1999		
12	10207438	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	2001 - 5000 CFM	Radnor Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
13	10207447	D3060	**Exhaust Fan** [EF-1]	Centrifugal, 24" Damper	2001 - 5000 CFM	Radnor Center / Main Building	Roof	PennBarry	No dataplate	M10SZ92713			
14	10207418	D3060	**Exhaust Fan** [EF-2]	Centrifugal, 24" Damper	2001 - 5000 CFM	Radnor Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
15	10207409	D3060	**Exhaust Fan** [EF-3]	Centrifugal, 24" Damper	2001 - 5000 CFM	Radnor Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
16	10207426	D3060	**Exhaust Fan** [EF-4]	Centrifugal, 24" Damper	2001 - 5000 CFM	Radnor Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
17	10207450	D3060	**Exhaust Fan** [EF-5]	Centrifugal, 24" Damper	2001 - 5000 CFM	Radnor Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
18	10207434	D3060	**Exhaust Fan** [EF-6]	Centrifugal, 24" Damper	2001 - 5000 CFM	Radnor Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
19	10207431	D3060	**Exhaust Fan** [EF-7]	Centrifugal, 36"Damper	8501 - 15000 CFM	Radnor Center / Main Building	Roof	CaptiveAire Systems	NCA18FA	No dataplate	2007		
20	10207442	D3060	**Exhaust Fan** [EF-8]	Centrifugal, 24" Damper	2001 - 5000 CFM	Radnor Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
21	10207429	D3060	**Exhaust Fan** [EF-9]	Centrifugal, 24" Damper	2001 - 5000 CFM	Radnor 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	10207471	D5010	**Generator**	Diesel	135 KW	Radnor Center / Main Building	Building Exterior	Marathon	363NSL1607-2	MT-0024312-041			
2	10207405	D5010	**Automatic Transfer Switch**	ATS	150 AMP	Radnor Center / Main Building	Boiler Room 2	Asco	1005078-009	1186504 RE			
3	10207443	D5010	**Automatic Transfer Switch**	ATS	150 AMP	Radnor Center / Main Building	Boiler Room 2	Asco	1005078-009	1200062 RE			
4	10207448	D5020	**Distribution Panel**	120/240 V	400 AMP	Radnor Center / Main Building	Mechanical Room	Square D	NA	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10207414	D7050	**Fire Alarm Panel**	Fully Addressable		Radnor Center / Main Building	Boiler Room 2	Fire Lite	MS-9600	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10207427	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Radnor Center / Main Building	Kitchen						
2	10207400	E1030	**Foodservice Equipment**	Convection Oven, Double		Radnor Center / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
3	10207444	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Radnor Center / Main Building	Kitchen	CaptiveAire Systems	6024 G-NDI	NA			
4	10207416	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Radnor Center / Main Building	Kitchen	Vulcan	VHFA18	521020098			
5	10207449	E1030	**Foodservice Equipment**	Range, 2-Burner		Radnor Center / Main Building	Kitchen	Garland	No dataplate	No dataplate			
6	10207419	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Radnor Center / Main Building	Kitchen	Beverage-Air Corporation	No dataplate	No dataplate			
7	10207411	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Radnor Center / Main Building	Kitchen	Beverage-Air Corporation	No dataplate	No dataplate			
8	10207456	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Radnor Center / Main Building	Hallways & Common Areas						