FACILITY CONDITION ASSESSMENT

prepared for

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

Concord Center
7210 Hidden Creek Road
Bethesda, MD 20817

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BV PROJECT #:
172559.25R000-217.354

DATE OF REPORT:
May 28, 2026

ON SITE DATE:
February 26, 2026

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Admin office / Daycare
Number of Buildings	1
Main Address	7210 Hidden Creek Road, Bethesda, MD 20817
Site Developed	1988
Outside Occupants / Leased Spaces	Leased by childcare providers
Date(s) of Visit	February 26, 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)	Mr. Alvaro Claros 240.988.5407
Assessment and Report Prepared By	Chris Ledbetter
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 Concord Center in Bethesda was originally constructed in 1988. The Concord Center is a former operating school predominately occupied by the Montgomery County Public Schools (MCPS) Records Unit (Central Records). Central Records occupies 18,194 square feet of space out of a total of 26,444 square feet. Since 2007, the remaining space at Concord Center has been leased.

Architectural

In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The field of the roof has isolated areas of topping degradation. The roof membrane requires replacement. The windows are in fair condition with no window leaks reported. The interior finishes were observed to be in fair condition throughout the building. Typical lifecycle replacements of the interior and exterior finishes are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are provided by split system units and package units. There are unit ventilators throughout the classrooms. The majority of the HVAC components are outdated and in need of replacement. Upgrading HVAC components should improve comfort space and efficiency.

The plumbing infrastructure is original to the 1988 construction of the property. Although there have been no reported chronic problems to date, the plumbing systems may begin to leak and fail due to the age of the piping. A budget for required repairs or partial replacements is included.

The vast majority of electrical components within the building, including the circuit breaker panels, switchboards, and wiring, are original to the 1988 construction. A full modernization/upgrade is recommended to the aging interior electrical infrastructure.

The building is not protected by fire suppression; due to its construction date, the facility is most likely “grandfathered” by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, Bureau Veritas recommends a retrofit be performed.

The central alarm panel appears to be more than 15 years old. Based on its age and because replacement parts and components for this type of equipment may be obsolete, the alarm panel requires replacement.

Site

The parking lot has developed numerous potholes and heavy surface wear and should be milled and overlaid. The playgrounds and sport courts are generally in fair condition. The majority of the site lighting consists of energy inefficient metal halide and high-pressure sodium fixtures and lamps.

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 0.577345.

Immediate Needs

There are no immediate needs to report.

Key Findings

Roadways in Poor condition.

Pavement, Asphalt
Site Concord Center Site

Uniformat Code: G2010
Recommendation: **Mill and Overlay in 2026**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,000

**$**$$$

Cracked asphalt pavement. - AssetCALC ID: 10429276

Split System Pairing in Poor condition.

Interior and Exterior Component, In Tandem, 2 TON
Concord Center Concord Center Roof

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

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $3,400

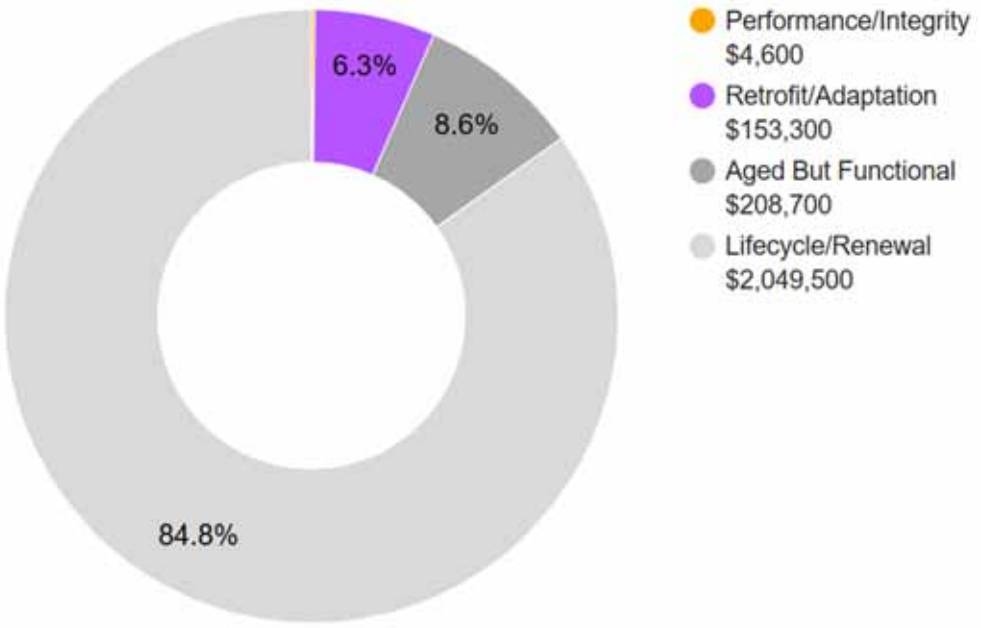
**$**$$$

Split system is exceedingly aged, corroded, and uses R22 outdated refrigerant. - AssetCALC ID: 10429286

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 and 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: $2,416,100

2. Main Building

Concord Center: Systems Summary		
Address	7210 Hidden Creek Road, Bethesda, MD 20817	
Constructed	1988	
Building Area	26,444 SF	
Number of Stories	1 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: Aluminum	Fair
Roof	Primary: Flat with built-up finish Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, glazed CMU, ceramic wall tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Concord Center: Systems Summary		
HVAC	Non-Central System: Packaged units, split system Supplemental components: Unit ventilators	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, metal halide Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and 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	-	-	-	-	$71,500	$71,500
Roofing	-	-	$467,900	-	-	$467,900
Interiors	-	-	-	$206,000	$180,100	$386,200
Plumbing	-	-	$1,600	$390,900	$110,700	$503,300
HVAC	-	$3,600	$123,200	$313,100	$187,300	$627,200
Fire Protection	-	-	$153,300	$1,800	$2,400	$157,500
Electrical	-	-	$135,100	$104,800	$241,100	$481,000
Fire Alarm & Electronic Systems	-	-	$67,000	$162,000	$190,300	$419,200
Equipment & Furnishings	-	-	-	-	$96,900	$96,900
Site Utilities	-	-	-	-	$17,700	$17,700
TOTALS (3% inflation)	**-**	**$3,600**	**$948,100**	**$1,178,600**	**$1,098,000**	**$3,228,300**

3. Site Summary

Site Information		
Site Area	3.4 acres (estimated)	
Parking Spaces	60 total spaces all in open lots; 5 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Stone retaining wall Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Pole-mounted: HPS	Fair
Ancillary Structures	None	--

Site Information	
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.
Site Areas Observed	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
Structure	-	-	-	-	-	-
Site Development	-	-	$18,300	$35,800	$162,300	$216,400
Site Pavement	-	$1,000	$19,700	$210,900	$57,100	$288,700
Site Utilities	-	-	-	-	$5,800	$5,800
TOTALS (3% inflation)	**-**	**$1,000**	**$37,900**	**$246,800**	**$225,200**	**$510,900**

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 not 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	1988	No	No
Concord Center	1988	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 Concord Center, 7210 Hidden Creek 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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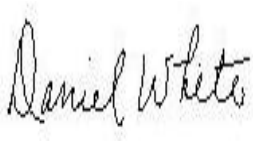
Project Assessor

Reviewed by:



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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 - ROOFING

6 - PARKING LOT

Photographic Overview

7 - BASKETBALL COURT

8 - PLAYGROUND

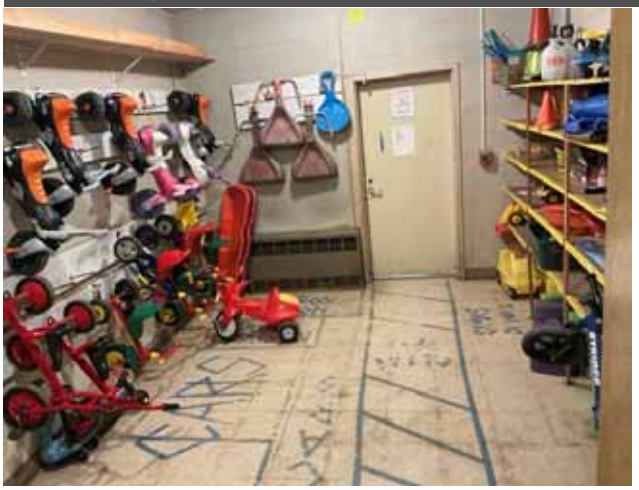
9 - SITE STAIRS

10 - SITE FENCING

11 - CORRIDOR HALLWAY

12 - CLASSROOM

Photographic Overview



13 - BICYCLE GARAGE

14 - CORRIDOR HALLWAY

15 - CLASSROOM

16 - CLASSROOM

17 - PACKAGED UNIT

18 - HEAT PUMP

Photographic Overview

19 - SPLIT SYSTEM

20 - UNIT VENTILATOR

21 - TYPICAL EXHAUST FAN

22 - GENERATOR

23 - SWITCHBOARD

24 - FIRE ALARM PANEL

Appendix B:
Site Plan(s)

Site Plan

Project Number	Site Name
172559.25R000-217.354	Concord Center
Source	**On-Site Date**
Site	February 26, 2026

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Concord Center

Name of person completing form: Mr. Alvaro Claros

Title / Association w/ property: Building Maintenance

Length of time associated w/ property: Unknown

Date Completed: 2/26/2026

Phone Number: 240 988 5407

Method of Completion: DURING - verbally completed during assessment

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: 1958	Renovated:	
2	Building size in SF	26,444 **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.			

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				Outdated HVAC system
14	Is the electrical service outdated, undersized, or problematic?	X				Outdated
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Concord Center

BV Project Number: 172559.25R000-217.354

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			
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			
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

CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN 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			

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			
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			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Concord Center

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010	Throughout Building	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building, 1-2 Story Building	26,444 SF	39	10429229

Component Condition Report | Concord Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
B1010	Throughout Building	Fair	Structural Framing, Concrete Pre-Cast, 1-2 Story Building, 1-2 Story Building	26,444 SF	39	10429262
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	10,000 SF	11	10429265
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	30	16	10429204
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	22	21	10429260
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	1,200 SF	4	10429251
B3010	Roof	Fair	Roofing, Built-Up	28,000 SF	5	10429224
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	60	21	10429254
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	20,000 SF	14	10429227
C1090	Restrooms	Fair	Toilet Partitions, Metal	3	11	10429257
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,200 SF	21	10429244
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	26,444 SF	7	10429274
C2030	Maintenance Office	Fair	Flooring, Carpet, Commercial Standard	430 SF	6	10429284
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,500 SF	21	10429221
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	23,514 SF	9	10429285
Plumbing						

Component Condition Report | Concord Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Fire Alarm Control panel	Good	Water Heater, Electric, Commercial (12 kW), 80 GAL	1	18	10429235
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	16	10429246
D2010	Janitor closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	19	10429211
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	5	9	10429207
D2010	Building Exterior	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	3	10429270
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	26,444 SF	9	10429282
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	9	10429238
D2010	Restrooms	Fair	Urinal, Standard	1	16	10429220
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	18	16	10429248
D2010	Restrooms	Fair	Tub, Fiberglass, w/ Shower Enclosure	1	11	10429253
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	6	16	10429226
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	16	10429243
HVAC						
D3020	Fire Alarm Control panel	Fair	Unit Heater, Electric, 3 kW	1	11	10429225
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV), 5 TON	1	5	10429222
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 3 Ton	29	6	10429271
D3030	Roof	Poor	Split System Pairing, Interior & Exterior Component, In Tandem, 2 TON, 2 TON	1	2	10429286
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON [RTU-1]	1	3	10429210
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	12,222 SF	11	10429249
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON	1	16	10429263
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM	1	4	10429277
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM	1	6	10429241
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM	1	4	10429267
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 800 CFM	1	4	10429278
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 6500 CFM	1	4	10429216

Component Condition Report | Concord Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM	1	4	10429255
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 600 CFM	1	4	10429287
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, 12000 CFM	1	4	10429272
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 800 CFM	1	3	10429275
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM	1	4	10429209
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2200 CFM	1	4	10429215
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 600 CFM	1	4	10429203
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM	1	4	10429273
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 800 CFM	1	4	10429280
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 800 CFM	1	4	10429234
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 6500 CFM	1	4	10429242
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 600 CFM	1	4	10429214
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 6500 CFM	1	4	10429250
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 800 CFM	1	4	10429258
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 800 CFM	1	4	10429266
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	26,444 SF	5	10429219
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	10	6	10429231
Electrical						
D5010	Building Exterior	Fair	Generator, Diesel, 60 KW	1	13	10429233
D5010	Fire Alarm Control panel	Fair	Automatic Transfer Switch, ATS, 200 AMP	1	13	10429212
D5020	Fire Alarm Control panel	Fair	Switchboard, 120/208 V, 2000 AMP	1	4	10429268
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	26,444 SF	8	10429202
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	26,444 SF	11	10429247
Fire Alarm & Electronic Systems						

Component Condition Report | Concord Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	26,444 SF	11	10429261
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	26,444 SF	5	10429201
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	26,444 SF	10	10429218
D7050	Front entrance	Fair	Fire Alarm Panel, Annunciator	1	9	10429269
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	26,444 SF	11	10429279
D7050	Fire Alarm Control panel	Fair	Fire Alarm Panel, Fully Addressable	1	3	10429256
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	26,444 SF	10	10429281
Equipment & Furnishings						
E2010	Throughout Building	Fair	Casework, Cabinetry, High-End or Laboratory	140 LF	11	10429237
Sitework						
G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	16	11	10429252

Component Condition Report | Concord Center / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	120 SF	21	10429205
Pedestrian Plazas & Walkways						
G2010	Site	Poor	Roadways, Pavement, Asphalt, Mill & Overlay	60 SF	0	10429276
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	40,000 SF	10	10429240
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	40,000 SF	3	10429232
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	8,500 SF	21	10429223
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	11	10429259
G2050	Site	Fair	Playground Surfaces, Chips Wood, 6" Depth	5,500 SF	4	10429236
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	11,600 SF	13	10429217

Component Condition Report | Concord Center / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	7	10429213
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	11,600 SF	4	10429208
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	6	10429264
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	11	10429206
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	300 LF	21	10429245
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	11	10429230
G2060	Site	Fair	Retaining Wall, Brick/Stone	600 SF	21	10429283
G2060	Site	Fair	Flagpole, Metal	1	16	10429228
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	11	10429239

Appendix F:
Replacement Reserves

Replacement Reserves Report

5/8/2026

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
Concord Center	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Concord Center / Main Building	$0	$0	$3,565	$41,414	$197,414	$709,305	$318,722	$48,784	$104,850	$546,353	$159,923	$546,127	$0	$76,364	$105,881	$0	$167,411	$71,115	$49,200	$2,455	$79,469	**$3,228,354**
Concord Center / Site	$0	$1,030	$0	$19,669	$18,256	$0	$2,985	$11,684	$22,802	$21,163	$188,148	$51,493	$0	$86,056	$24,534	$0	$4,012	$0	$30,644	$28,442	$0	**$510,919**
Grand Total	**$0**	**$1,030**	**$3,565**	**$61,083**	**$215,670**	**$709,305**	**$321,708**	**$60,468**	**$127,652**	**$567,516**	**$348,072**	**$597,621**	**$0**	**$162,420**	**$130,415**	**$0**	**$171,423**	**$71,115**	**$79,844**	**$30,897**	**$79,469**	**$3,739,273**

Concord Center

Concord 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
B2010	Building Exterior	10429265	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	9	11	10000	SF	$1.86	$18,600												$18,600										**$18,600**
B2020	Building Exterior	10429204	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	14	16	30	EA	$950.00	$28,500																	$28,500					**$28,500**
B3010	Roof	10429251	Roofing, Modified Bitumen, Replace	20	16	4	1200	SF	$10.00	$12,000					$12,000																	**$12,000**
B3010	Roof	10429224	Roofing, Built-Up, Replace	25	20	5	28000	SF	$14.00	$392,000						$392,000																**$392,000**
C1070	Throughout Building	10429227	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	20000	SF	$3.50	$70,000															$70,000							**$70,000**
C1090	Restrooms	10429257	Toilet Partitions, Metal, Replace	20	9	11	3	EA	$850.00	$2,550												$2,550										**$2,550**
C2010	Throughout Building	10429274	Wall Finishes, any surface, Prep & Paint	10	3	7	26444	SF	$1.50	$39,666								$39,666										$39,666				**$79,332**
C2030	Throughout Building	10429285	Flooring, Vinyl Tile (VCT), Replace	15	6	9	23514	SF	$5.00	$117,570										$117,570												**$117,570**
C2030	Maintenance Office	10429284	Flooring, Carpet, Commercial Standard, Replace	10	4	6	430	SF	$7.50	$3,225							$3,225										$3,225					**$6,450**
D2010	Fire Alarm Control panel	10429235	Water Heater, Electric, Commercial (12 kW), Replace	20	2	18	1	EA	$12,400.00	$12,400																			$12,400			**$12,400**
D2010	Throughout Building	10429282	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	26444	SF	$11.00	$290,884										$290,884												**$290,884**
D2010	Building Exterior	10429270	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	12	3	1	EA	$1,500.00	$1,500				$1,500															$1,500			**$3,000**
D2010	Throughout Building	10429207	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	5	EA	$1,500.00	$7,500				$1,500						$7,500									$1,500			**$7,500**
D2010	Throughout Building	10429238	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	1	EA	$1,200.00	$1,200										$1,200												**$1,200**
D2010	Restrooms	10429253	Tub, Fiberglass, w/ Shower Enclosure, Replace	20	9	11	1	EA	$1,900.00	$1,900												$1,900										**$1,900**
D2010	Restrooms	10429246	Toilet, Commercial Water Closet, Replace	30	14	16	8	EA	$1,300.00	$10,400																	$10,400					**$10,400**
D2010	Restrooms	10429220	Urinal, Standard, Replace	30	14	16	1	EA	$1,100.00	$1,100																	$1,100					**$1,100**
D2010	Restrooms	10429248	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	14	16	18	EA	$1,700.00	$30,600																	$30,600					**$30,600**
D2010	Throughout Building	10429226	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	14	16	6	EA	$1,100.00	$6,600																	$6,600					**$6,600**
D2010	Throughout Building	10429243	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	14	16	2	EA	$1,200.00	$2,400																	$2,400					**$2,400**
D2010	Janitor closet	10429211	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	16	19	1	EA	$1,400.00	$1,400																				$1,400		**$1,400**
D3020	Fire Alarm Control panel	10429225	Unit Heater, Electric, Replace	20	9	11	1	EA	$1,800.00	$1,800												$1,800										**$1,800**
D3030	Roof	10429286	Split System Pairing, Interior & Exterior Component, In Tandem, 2 TON, Replace	15	13	2	1	EA	$3,360.00	$3,360			$3,360															$3,360					**$6,720**
D3030	Roof	10429222	Heat Pump, Var Refrig Vol (VRV), Replace	15	10	5	1	EA	$44,000.00	$44,000						$44,000															$44,000	**$88,000**
D3030	Throughout Building	10429271	Unit Ventilator, approx/nominal 3 Ton, Replace	20	14	6	29	EA	$9,000.00	$261,000							$261,000															**$261,000**
D3050	Roof	10429210	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$20,000.00	$20,000				$20,000																		**$20,000**
D3050	Throughout Building	10429249	HVAC System, Ductwork, Medium Density, Replace	30	19	11	12222	SF	$4.00	$48,888												$48,888										**$48,888**
D3050	Roof	10429263	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	$20,000.00	$20,000																	$20,000					**$20,000**
D3060	Roof	10429275	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	17	3	1	EA	$1,400.00	$1,400				$1,400																		**$1,400**
D3060	Roof	10429277	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	16	4	1	EA	$1,200.00	$1,200					$1,200																	**$1,200**
D3060	Roof	10429267	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	16	4	1	EA	$1,200.00	$1,200					$1,200																	**$1,200**
D3060	Roof	10429278	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	$1,400.00	$1,400					$1,400																	**$1,400**
D3060	Roof	10429216	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	16	4	1	EA	$4,000.00	$4,000					$4,000																	**$4,000**
D3060	Roof	10429255	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	$2,400.00	$2,400					$2,400																	**$2,400**
D3060	Roof	10429287	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	$1,400.00	$1,400					$1,400																	**$1,400**
D3060	Roof	10429272	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	16	4	1	EA	$5,600.00	$5,600					$5,600																	**$5,600**
D3060	Roof	10429209	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	$2,400.00	$2,400					$2,400																	**$2,400**
D3060	Roof	10429215	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	16	4	1	EA	$3,000.00	$3,000					$3,000																	**$3,000**
D3060	Roof	10429203	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	$1,400.00	$1,400					$1,400																	**$1,400**
D3060	Roof	10429273	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	$2,400.00	$2,400					$2,400																	**$2,400**

Replacement Reserves Report

5/8/2026

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	10429280	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	$2,400.00	$2,400					$2,400																	**$2,400**
D3060	Roof	10429234	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	$1,400.00	$1,400					$1,400																	**$1,400**
D3060	Roof	10429242	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	16	4	1	EA	$4,000.00	$4,000					$4,000																	**$4,000**
D3060	Roof	10429214	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	$1,400.00	$1,400					$1,400																	**$1,400**
D3060	Roof	10429250	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	16	4	1	EA	$4,000.00	$4,000					$4,000																	**$4,000**
D3060	Roof	10429258	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	$1,400.00	$1,400					$1,400																	**$1,400**
D3060	Roof	10429266	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	$2,400.00	$2,400					$2,400																	**$2,400**
D3060	Roof	10429241	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	14	6	1	EA	$1,200.00	$1,200							$1,200															**$1,200**
D4010	Throughout Building	10429219	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	35	5	26444	SF	$5.00	$132,220						$132,220																**$132,220**
D4030	Throughout Building	10429231	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	10	EA	$150.00	$1,500							$1,500										$1,500					**$3,000**
D5010	Building Exterior	10429233	Generator, Diesel, Replace	25	12	13	1	EA	$40,000.00	$40,000														$40,000								**$40,000**
D5010	Fire Alarm Control panel	10429212	Automatic Transfer Switch, ATS, Replace	25	12	13	1	EA	$12,000.00	$12,000														$12,000								**$12,000**
D5020	Fire Alarm Control panel	10429268	Switchboard, 120/208 V, Replace	40	36	4	1	EA	$120,000.00	$120,000					$120,000																	**$120,000**
D5030	Throughout Building	10429202	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	26444	SF	$3.13	$82,770									$82,770													**$82,770**
D5040	Throughout Building	10429247	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	26444	SF	$4.50	$118,998												$118,998										**$118,998**
D6020	Throughout Building	10429261	Low Voltage System, Phone & Data Lines, Replace	20	9	11	26444	SF	$1.50	$39,666												$39,666										**$39,666**
D6060	Throughout Building	10429201	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	26444	SF	$1.65	$43,633						$43,633																**$43,633**
D7030	Throughout Building	10429218	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	26444	SF	$2.00	$52,888											$52,888											**$52,888**
D7050	Fire Alarm Control panel	10429256	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	$15,000.00	$15,000				$15,000														$15,000				**$30,000**
D7050	Front entrance	10429269	Fire Alarm Panel, Annunciator, Replace	15	6	9	1	EA	$1,580.00	$1,580										$1,580												**$1,580**
D7050	Throughout Building	10429279	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	9	11	26444	SF	$3.00	$79,332												$79,332										**$79,332**
D8010	Throughout Building	10429281	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	5	10	26444	SF	$2.50	$66,110											$66,110											**$66,110**
E2010	Throughout Building	10429237	Casework, Cabinetry, High-End or Laboratory, Replace	20	9	11	140	LF	$500.00	$70,000												$70,000										**$70,000**
G4050	Building Exterior	10429252	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	9	11	16	EA	$800.00	$12,800												$12,800										**$12,800**
Totals, Unescalated											**$0**	**$0**	**$3,360**	**$37,900**	**$175,400**	**$611,853**	**$266,925**	**$39,666**	**$82,770**	**$418,734**	**$118,998**	**$394,534**	**$0**	**$52,000**	**$70,000**	**$0**	**$104,325**	**$43,026**	**$28,900**	**$1,400**	**$44,000**	**$2,493,790**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$3,565**	**$41,414**	**$197,414**	**$709,305**	**$318,722**	**$48,784**	**$104,850**	**$546,353**	**$159,923**	**$546,127**	**$0**	**$76,364**	**$105,881**	**$0**	**$167,411**	**$71,115**	**$49,200**	**$2,455**	**$79,469**	**$3,228,354**

Concord 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
G2010	Site	10429276	Roadways, Pavement, Asphalt, Mill & Overlay	0	24	* 0	60	SF	$16.67	$1,000		$1,000																				**$1,000**
G2020	Site	10429232	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	40000	SF	$0.45	$18,000				$18,000					$18,000					$18,000				$18,000				**$72,000**
G2020	Site	10429240	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	40000	SF	$3.50	$140,000										$140,000												**$140,000**
G2050	Site	10429208	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	1	4	11600	SF	$0.45	$5,220					$5,220					$5,220					$5,220					$5,220		**$20,880**
G2050	Site	10429213	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	18	7	2	EA	$4,750.00	$9,500								$9,500														**$9,500**
G2050	Site	10429217	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	12	13	11600	SF	$3.50	$40,600														$40,600								**$40,600**
G2050	Site	10429236	Playground Surfaces, Chips Wood, 6" Depth, Replace	5	1	4	5500	SF	$2.00	$11,000					$11,000					$11,000					$11,000					$11,000		**$44,000**
G2050	Site	10429264	Play Structure, Swing Set, 4 Seats, Replace	20	14	6	1	EA	$2,500.00	$2,500							$2,500															**$2,500**
G2050	Site	10429259	Play Structure, Multipurpose, Medium, Replace	20	9	11	1	EA	$20,000.00	$20,000												$20,000										**$20,000**
G2050	Site	10429206	Play Structure, Multipurpose, Small, Replace	20	9	11	1	EA	$10,000.00	$10,000												$10,000										**$10,000**
G2060	Site	10429230	Signage, Property, Monument, Replace/Install	20	9	11	1	EA	$3,000.00	$3,000												$3,000										**$3,000**
G2060	Site	10429228	Flagpole, Metal, Replace	30	14	16	1	EA	$2,500.00	$2,500																	$2,500					**$2,500**
G4050	Site	10429239	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$4,200.00	$4,200												$4,200										**$4,200**
Totals, Unescalated											**$0**	**$1,000**	**$0**	**$18,000**	**$16,220**	**$0**	**$2,500**	**$9,500**	**$18,000**	**$16,220**	**$140,000**	**$37,200**	**$0**	**$58,600**	**$16,220**	**$0**	**$2,500**	**$0**	**$18,000**	**$16,220**	**$0**	**$370,180**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$1,030**	**$0**	**$19,669**	**$18,256**	**$0**	**$2,985**	**$11,684**	**$22,802**	**$21,163**	**$188,148**	**$51,493**	**$0**	**$86,056**	**$24,534**	**$0**	**$4,012**	**$0**	**$30,644**	**$28,442**	**$0**	**$510,919**

* 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	10429235	D2010	**Water Heater**	Electric, Commercial (12 kW)	80 GAL	Concord Center / Main Building	Fire Alarm Control panel	State Industries, Inc.	EDT-80-20RT 250	2305132679459	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10429225	D3020	**Unit Heater**	Electric	3 kW	Concord Center / Main Building	Fire Alarm Control panel	Dayton	2YU61				
2	10429222	D3030	**Heat Pump**	Var Refrig Vol (VRV)	5 TON	Concord Center / Main Building	Roof	Mitsubishi Electric	PURY-P108TGMU-A	No dataplate			
3	10429286	D3030	**Split System Pairing**	Interior & Exterior Component, In Tandem, 2 TON	2 TON	Concord Center / Main Building	Roof	Carrier	38CKC024330	1700E09149	2000		
4	10429271	D3030	**Unit Ventilator**	approx/nominal 3 Ton		Concord Center / Main Building	Throughout Building						29
5	10429263	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	Concord Center / Main Building	Roof	Trane	TSC120H3R0A260000000000000000000000000	213310255L	2021		
6	10429210	D3050	**Packaged Unit** [RTU-1]	RTU, Pad or Roof-Mounted	10 TON	Concord Center / Main Building	Roof	Trane	WSC12043R0A26	7441022011	2008		
7	10429277	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Concord Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
8	10429241	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Concord Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
9	10429267	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Concord Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
10	10429278	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	800 CFM	Concord Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
11	10429287	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	600 CFM	Concord 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
12	10429275	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	800 CFM	Concord Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
13	10429203	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	600 CFM	Concord Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
14	10429234	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	800 CFM	Concord Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
15	10429214	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	600 CFM	Concord Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
16	10429258	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	800 CFM	Concord Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
17	10429255	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	1200 CFM	Concord Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
18	10429209	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	1200 CFM	Concord Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
19	10429273	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	1200 CFM	Concord Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
20	10429280	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	800 CFM	Concord Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
21	10429266	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	800 CFM	Concord Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
22	10429215	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper	2200 CFM	Concord 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
23	10429216	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 28" Damper	6500 CFM	Concord Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
24	10429242	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 28" Damper	6500 CFM	Concord Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
25	10429250	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 28" Damper	6500 CFM	Concord Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
26	10429272	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 36"Damper	12000 CFM	Concord 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
D40 Fire Protection													
1	10429231	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		Concord Center / Main Building	Throughout Building						10

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10429233	D5010	**Generator**	Diesel	60 KW	Concord Center / Main Building	Building Exterior	Generac	Inaccessible	Inaccessible			
2	10429212	D5010	**Automatic Transfer Switch**	ATS	200 AMP	Concord Center / Main Building	Fire Alarm Control panel	Generac	0040372	4978842			
3	10429268	D5020	**Switchboard**	120/208 V	2000 AMP	Concord Center / Main Building	Fire Alarm Control panel	Westinghouse					

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10429256	D7050	**Fire Alarm Panel**	Fully Addressable		Concord Center / Main Building	Fire Alarm Control panel	Honeywell Fire-Lite					