FACILITY CONDITION ASSESSMENT

prepared for

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

Lynnbrook Center
8001 Lynbrook Drive
Bethesda, MD 20814

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BV PROJECT #:
172559.25R000-223.354

DATE OF REPORT:
August 11, 2025

ON SITE DATE:
July 15, 2025

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	One
Main Address	8001 Lynbrook Drive, Bethesda, MD 20814
Site Developed	1942 Renovated 1995
Outside Occupants / Leased Spaces	None
Date(s) of Visit	July 15, 2025
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)	same as above
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

Lynbrook Center was originally constructed in 1942. The school building latest renovation was in 1995.

Architectural

In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The roof is outdated with a history of roof leaks reported. The roof is recommended for short-term replacement. The interior finishes are in fair condition. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and infrastructure vary significantly in age; while the majority of components were replaced and upgraded during the 1995 renovation. Heating and cooling are provided by a central system with boilers feeding fan coil units, unit heaters and radiators. Although the boilers were recently replaced, Individual split systems and package units are outdated and inefficient. The facility HVAC is controlled using an outdated pneumatic system supplied by an air compressor. For improved reliability and increased control, full conversion to a web-based direct digital control (DDC) platform is highly recommended.

Most of the domestic water lines are galvanized iron original to the 1942 construction. To date there has been no history of chronic leaks or water pressure problems. However, it is quite common for galvanized iron piping to develop problems due to long-term corrosion with thinning walls and/or interior mineral deposit accumulation, especially once it has aged 40 or 50 years. As such, Bureau Veritas recommends replacing all the plumbing supply lines with copper.

The electrical system in the building was replaced, as evidenced by manufacture dates on the electrical panels, and the building electrical system appeared to be overall in fair condition.

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.

The vast majority of 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.

Site

In general, the site has been well maintained. Sidewalks have minor cracks, and asphalt pavement has been regularly maintained with seal coating and striping, with only a few areas of significant cracking in the main parking lot. The majority of the site lighting consists of energy inefficient metal halide and high-pressure sodium fixtures and lamps.

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.

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 0.636007.

Immediate Needs

There are no immediate needs to report.

Key Findings

Flooring in Poor condition.

Vinyl Tile (VCT), w/ Asbestos Abatement
Lynnbrook Center Throughout Building

Uniformat Code: C2030
Recommendation: **Replace in 2026**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,600

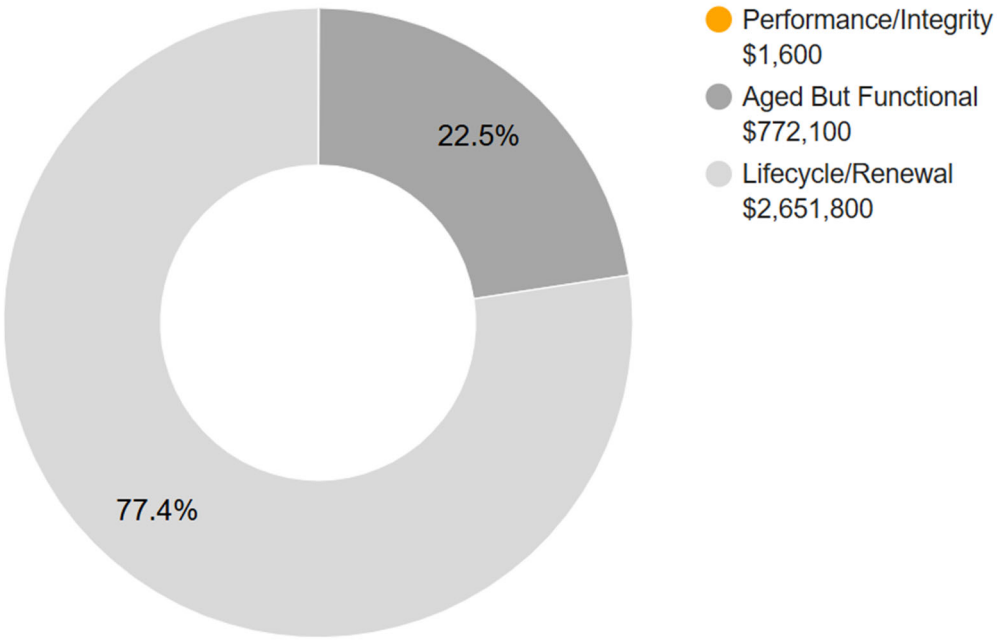
**$$**$$

Stained floor - AssetCALC ID: 9554035

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: $3,425,500

2. Elementary School Building

Elementary School Building: Systems Summary		
Address	8001 Lynbrook Drive, Bethesda, MD 20814	
Constructed/Renovated	1942/1995	
Building Area	35,000 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Masonry load bearing structures over concrete pad column footings	Fair
Façade	Primary Wall Finish: Brick Windows: Vinyl	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: VCT, ceramic tile, Unfinished Ceilings: ACT	Good
Elevators	None	--
Plumbing	Distribution: Galvanized supply and cast-iron Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Poor

Elementary School Building: Systems Summary		
HVAC	Central System: Boilers feeding baseboard radiators and ventilators Non-Central System: Packaged units Supplemental components: Ductless split system	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper Interior Lighting: linear fluorescent Exterior Building-Mounted Lighting: metal halide Emergency Power: None	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 buildings, the exterior walls of the facility, and the roofs.	
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	-	-	-	-	$61,800	$61,800
Facade	-	-	-	$77,500	$232,400	$309,900
Roofing	-	-	$367,900	$1,800	-	$369,700
Interiors	-	$1,600	-	$281,200	$536,600	$819,500
Plumbing	-	$24,400	$93,900	$590,400	$57,200	$765,900
HVAC	-	$140,700	$278,900	$435,000	$301,600	$1,156,200
Fire Protection	-	-	$3,500	-	$4,700	$8,100
Electrical	-	-	$21,400	$401,200	-	$422,600
Fire Alarm & Electronic Systems	-	$92,800	$247,000	$169,100	$197,200	$706,100
Equipment & Furnishings	-	-	-	$56,400	$51,100	$107,500
Special Construction & Demo	-	-	$2,300	-	-	$2,300
Site Development	-	$2,600	$34,000	$22,800	$52,000	$111,500
Site Pavement	-	-	$29,500	$34,200	$385,000	$448,700
Site Utilities	-	-	$4,500	$10,800	-	$15,300
TOTALS (3% inflation)	**-**	**$262,200**	**$1,082,800**	**$2,080,500**	**$1,879,600**	**$5,305,100**

3. Site Summary

Site Information		
Site Area	5 acres (estimated)	
Parking Spaces	180 total spaces all in open lots; 4 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 Playgrounds and sports courts with fencing Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS	Fair
Ancillary Structures	Shed	Good

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	-	-	-	-	$11,900	$11,900
Special Construction & Demo	-	-	$2,300	-	-	$2,300
Site Development	-	$2,600	$34,000	$22,800	$52,000	$111,500
Site Pavement	-	-	$29,500	$34,200	$385,000	$448,700
Site Utilities	-	-	$4,500	$10,800	-	$15,300
TOTALS (3% inflation)	**-**	**$2,600**	**$70,300**	**$67,800**	**$449,000**	**$589,700**

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	1942	No	No
Building	1942/1995	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 Lynnbrook Center, 8001 Lynbrook Drive, Bethesda, MD 20814 the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - ANNEX BUILDING -7921

5 - MAIN ROOF

6 - PARKING LOT

Photographic Overview

7 - PLAY STRUCTURE

8 - SITE DUMPSTERS

9 - INTERIOR HALLWAY

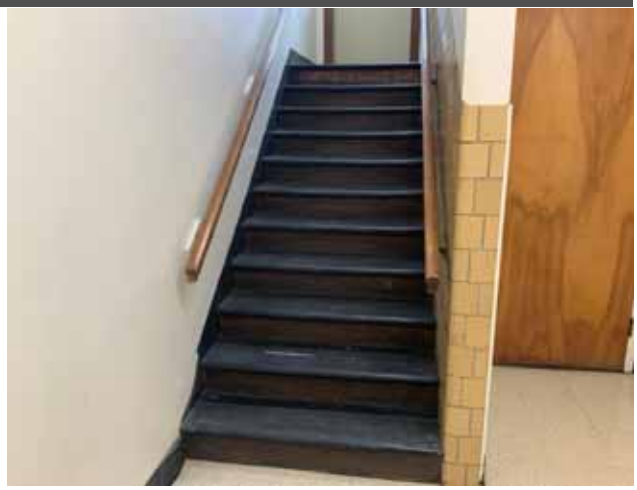
10 - CLASSROOM

11 - RESTROOM

12 - ANNEX BUILDING

Photographic Overview

13 - MULTIPURPOSE ROOM



14 - STAIRWELL

15 - BOILERS

16 - CHILLER

17 - AHU

18 - PACKAGE UNIT

Photographic Overview

19 - DUCTLESS SPLIT SYSTEM

20 - EXHAUST FAN

21 - PUMPS

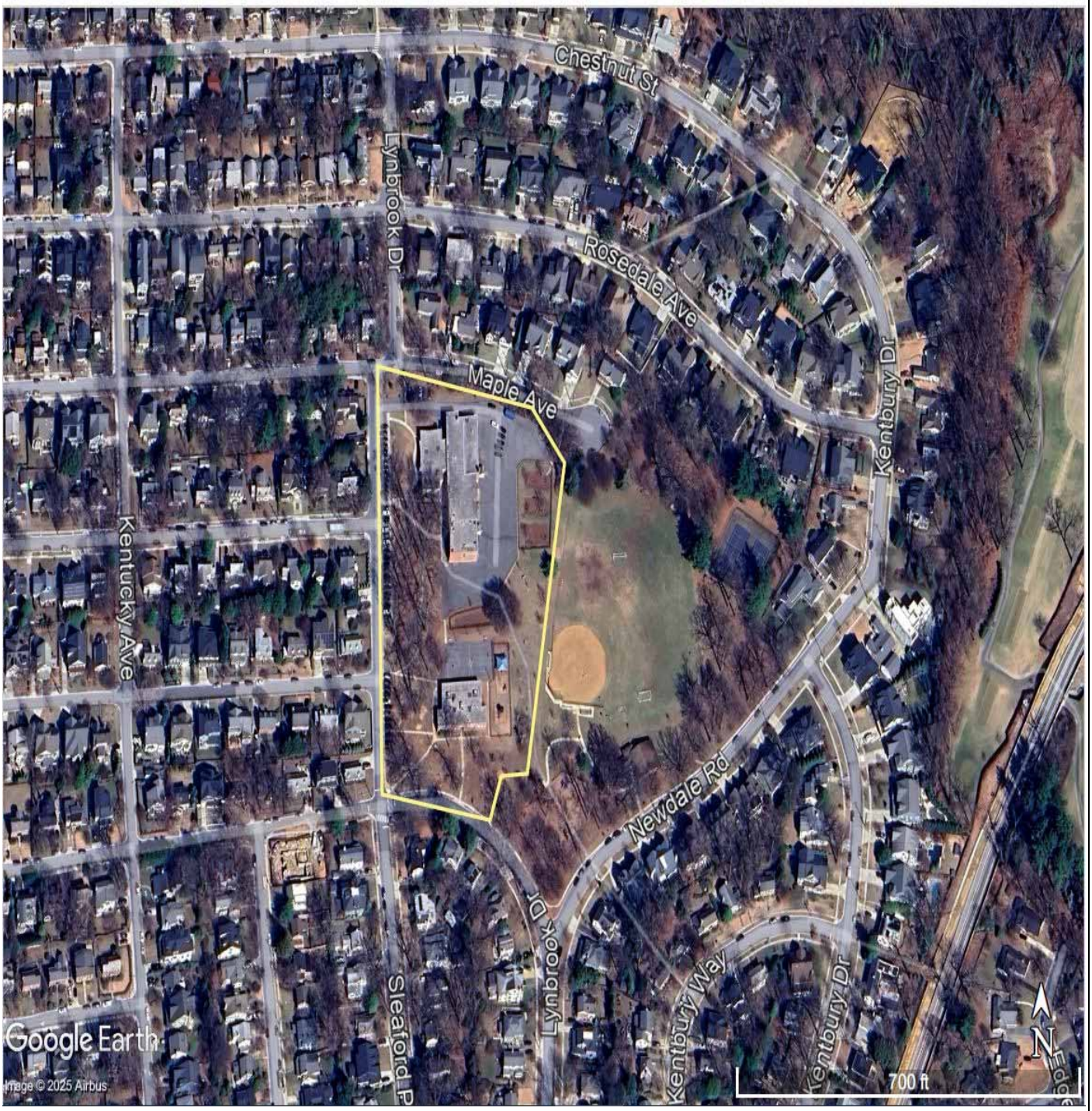
22 - RADIATOR

23 - WATER HEATER

24 - EXTERIOR LIGHTING

Appendix B:
Site Plan(s)

Site Plan



Project Number	Project Name
172559.25R000-223.354	Lynnbrook Center
Source	**On-Site Date**
Google	July 15, 2025

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Lynnbrook Center

Name of person completing form:

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 7/14/2025

Phone Number:

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: 1942	Renovated: 1995	
2	Building size in SF	35,000 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	1995	
		Interiors		
		HVAC	1995	
		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				No active leaks, but a history of roof leaks reported
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				Galvanized piping
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				Throughout building, poor ventilation and outdated equipment
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				Classrooms

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Lynnbrook Center

BV Project Number: 172559.25R000-223.354

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 PATH

CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances

ACCESSIBLE ENTRANCE

DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	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

SELF-SERVICE AREA

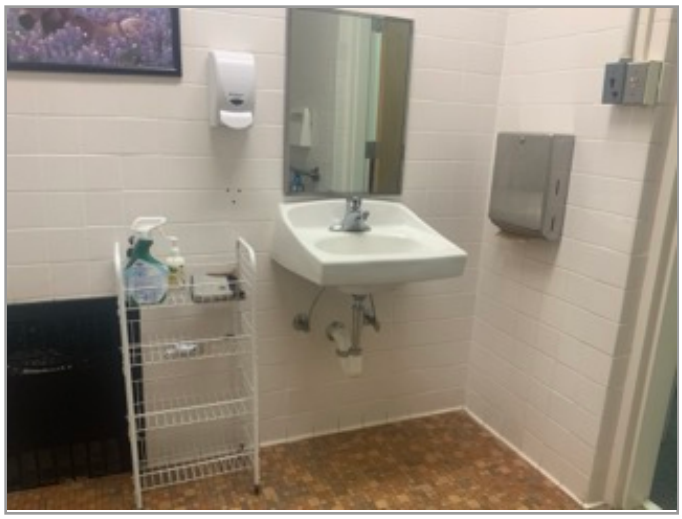
	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?	X			
4	Do ramp runs on an accessible 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 | Lynnbrook Center / Lynnbrook Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Substructure	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building, 1-2 Story Building	35,000 SF	25	9566471
A1010	Annex Building	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building, 1-2 Story Building	5,850 SF	25	9566465
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	35,000 SF	25	9566470
B1010	Annex building	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	5,850 SF	25	9566466
B1080	Stairwells	Fair	Stairs, Wood, Interior	800 SF	15	9554053
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	21,000 SF	7	9566474
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, 16-25 SF	56	15	9554036
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	8	15	9553942
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	6	15	9554033
Roofing						
B3010	Main building	Fair	Roofing, Built-Up	18,200 SF	3	9554043
B3010	Annex building	Fair	Roofing, Built-Up	5,850 SF	3	9553971
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	150 LF	10	9553959
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	40	20	9553945
C1030	Annex building	Fair	Interior Door, Wood, Solid-Core	25	20	9553979
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	25	15	9554052
C1070	Annex building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,850 SF	12	9553993
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	30,000 SF	12	9553989
C1090	Annex building	Fair	Toilet Partitions, Wood	10	10	9554040
C1090	Throughout Building	Fair	Toilet Partitions, Plastic/Laminate	7	10	9553996
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	35,000 SF	8	9554057

Component Condition Report | Lynnbrook Center / Lynnbrook Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,500	SF	20	9553981
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	25,000	SF	8	9554018
C2030	Annex building	Fair	Flooring, Vinyl Tile (VCT)	5,850	SF	8	9553990
C2030	Throughout Building	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	200	SF	1	9554035
C2030	Restrooms	Fair	Flooring, Ceramic Tile	3,000	SF	20	9553958
C2030	Annex building	Fair	Flooring, Ceramic Tile	200	SF	20	9553983
C2030	Annex building	Fair	Flooring, Carpet, Commercial Standard	600	SF	7	9553982
Plumbing							
D2010	Annex building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,850	SF	4	9554012
D2010	Annex building	Fair	Urinal, Standard	1		10	9554002
D2010	Boiler Room	Fair	Storage Tank, Domestic Water	1		10	9553985
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	22		10	9554055
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1		3	9553998
D2010	Throughout Building	Good	Sink/Lavatory, Service Sink, Wall-Hung	1		18	9554001
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	35,000	SF	10	9554025
D2010	Annex building	Fair	Sink/Lavatory, Service Sink, Floor	1		10	9554038
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3		15	9553995
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	1		13	9554028
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (125 MBH)	1		5	9553976
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6		15	9554016
D2010	Annex building	Fair	Storage Tank, Domestic Water	1		5	9553961
D2010	Throughout Building	Fair	Urinal, Standard	6		10	9554020
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1		18	9554050
D2010	Annex building	Fair	Water Heater, Electric, Commercial (12 kW)	1		2	9554027
D2010	Annex building	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2		10	9554014

Component Condition Report | Lynnbrook Center / Lynnbrook Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Toilet, Residential Water Closet	22	15	9553978
D2010	Annex building	Fair	Toilet, Commercial Water Closet	3	15	9554034
D2010	Annex building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	12	9553973
D2060	Boiler Room	Fair	Air Compressor, Tank-Style	1	2	9553994
HVAC						
D3020	Boiler Room	Good	Unit Heater, Hydronic [PUH-1]	1	18	9553968
D3020	Throughout Building	Fair	Radiator, Hydronic, Baseboard (per LF)	100 LF	4	9554056
D3020	Boiler Room	Good	Boiler, Gas, HVAC [B-2]	1	28	9554049
D3020	Boiler Room	Good	Boiler, Gas, HVAC [B-1]	1	28	9553960
D3020	Throughout Building	Fair	Unit Heater, Hydronic	1	2	9553955
D3020	Boiler Room	Fair	Boiler Supplemental Components, Shot Feed Tank	1	5	9554000
D3020	Annex building	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH	1	3	9554004
D3030	Roof	Fair	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser	1	2	9554039
D3030	Boiler Room	Fair	Chiller, Water-Cooled	1	2	9554024
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator	1	3	9553949
D3030	Throughout Building	Fair	Air Conditioner, Window/Thru-Wall, Residential	12	3	9554046
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM	21	3	9554054
D3030	Annex building	Fair	Split System Ductless, Single Zone	1	2	9553970
D3030	Throughout Building	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON	2	8	9553962
D3050	Basement	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	2	9554048
D3050	Lynnbrook center	Fair	HVAC System, Ductwork, Medium Density	35,000 SF	15	9554009
D3050	Annex building	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	9553986
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-4]	1	2	9553946
D3050	Annex building	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	9554030
D3050	Boiler Room	Good	Pump, Distribution, HVAC Heating Water [P-3]	1	13	9553963

Component Condition Report | Lynnbrook Center / Lynnbrook Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Annex building	Fair	HVAC System, Ductwork, Medium Density	5,850 SF	15	9553997
D3050	Boiler Room	Fair	Supplemental Components, Air Separator, HVAC	1	8	9553956
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-5]	1	2	9554047
D3050	Annex building	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	9554044
D3050	Boiler Room	Good	Pump, Distribution, HVAC Heating Water [P-4]	1	13	9553984
D3050	Annex building	Fair	HVAC System, Hydronic Piping, 2-Pipe	5,850 SF	10	9554032
D3050	Lynnbrook center	Fair	HVAC System, Hydronic Piping, 4-Pipe	35,000 SF	10	9554015
D3050	Annex building	Fair	HVAC Steam Components, Condensate Return Station	1	4	9554011
D3060	Annex building	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	3	2	9553974
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	5	4	9554022
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	2	3	9554019
D3060	Boiler Room	Fair	Exhaust Fan, Propeller, 5 HP Motor	1	2	9553953
Fire Protection						
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	10	5	9553991
D4030	Annex building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	10	5	9554003
Electrical						
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	4	9554037
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	4	9554006
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V	1	4	9553987
D5020	Throughout Building	Fair	Distribution Panel, 120/208 V	1	10	9553950
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-4]	1	10	9553975
D5030	Annex building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,850 SF	10	9553951
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-3]	1	10	9554005
D5030	Lynnbrook center	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	35,000 SF	10	9553954
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	35,000 SF	10	9554058

Component Condition Report | Lynnbrook Center / Lynnbrook Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Annex building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,850 SF	10	9554023
Fire Alarm & Electronic Systems						
D6020	Annex building	Fair	Low Voltage System, Phone or Data Lines	5,850 SF	10	9553966
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	35,000 SF	10	9554010
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	35,000 SF	5	9554017
D6060	Annex building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,850 SF	5	9554021
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	35,000 SF	8	9553972
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	35,000 SF	3	9554026
D7050	Electrical Room	Fair	Fire Alarm Panel, Fully Addressable	1	4	9553948
D7050	Throughout Building	Fair	Fire Alarm Panel, Annunciator	1	8	9553943
D7050	Annex building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,850 SF	5	9554007
D7050	Annex building	Fair	Fire Alarm Panel, Fully Addressable	1	4	9554031
D8010	Boiler Room	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	35,000 SF	2	9553992
Equipment & Furnishings						
E2010	Annex building	Good	Casework, Cabinetry, Standard	100 LF	18	9553964
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	140 LF	10	9553999

Component Condition Report | Lynnbrook Center / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	120 SF	20	9553977
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	80 SF	5	9554045
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	60,000 SF	12	9553969

Component Condition Report | Lynnbrook Center / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	60,000 SF	3	9553944
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	5,550 SF	3	9553957
G2050	Site	Fair	Playground Surfaces, Chips Wood, 6" Depth	2,500 SF	3	9553967
G2050	Site	Fair	Sports Apparatus, Basketball Backboard, Building-Mounted	2	4	9554059
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5,550 SF	2	9554041
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	10	9554013
Sitework						
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	3	15	9553988
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	80 LF	5	9554042
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	1,000 LF	12	9553947
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	10	9554008
G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	5	4	9554029

Appendix F:
Replacement Reserves

Replacement Reserves Report

7/31/2025

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
Lynnbrook Center	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Lynnbrook Center / Lynnbrook Center	$0	$1,648	$257,905	$727,756	$160,891	$123,895	$0	$83,016	$372,012	$0	$1,557,666	$0	$180,608	$25,552	$0	$507,679	$2,568	$264,125	$162,582	$52,605	$234,975	**$4,715,485**
Lynnbrook Center / Site	$0	$0	$2,650	$56,193	$9,837	$4,266	$0	$3,072	$40,537	$0	$24,190	$0	$328,634	$46,993	$0	$2,804	$0	$4,128	$54,478	$0	$11,920	**$589,703**
Grand Total	**$0**	**$1,648**	**$260,554**	**$783,950**	**$170,728**	**$128,161**	**$0**	**$86,088**	**$412,549**	**$0**	**$1,581,857**	**$0**	**$509,243**	**$72,546**	**$0**	**$510,484**	**$2,568**	**$268,253**	**$217,060**	**$52,605**	**$246,895**	**$5,305,188**

Lynnbrook Center

Lynnbrook Center / Lynnbrook Center

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B1080	Stairwells	9554053	Stairs, Wood, Interior, Replace	30	15	15	800	SF	$40.00	$32,000																$32,000						**$32,000**
B2010	Building Exterior	9566474	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	3	7	21000	SF	$3.00	$63,000								$63,000										$63,000				**$126,000**
B2020	Building Exterior	9554036	Window, Vinyl-Clad Double-Glazed, 16-25 SF, Replace	30	15	15	56	EA	$900.00	$50,400																$50,400						**$50,400**
B2020	Building Exterior	9553942	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	8	EA	$950.00	$7,600																$7,600						**$7,600**
B2050	Building Exterior	9554033	Exterior Door, Steel, Commercial, Replace	40	25	15	6	EA	$4,060.00	$24,360																$24,360						**$24,360**
B3010	Main building	9554043	Roofing, Built-Up, Replace	25	22	3	18200	SF	$14.00	$254,800				$254,800																		**$254,800**
B3010	Annex building	9553971	Roofing, Built-Up, Replace	25	22	3	5850	SF	$14.00	$81,900				$81,900																		**$81,900**
B3020	Roof	9553959	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	150	LF	$9.00	$1,350											$1,350											**$1,350**
C1030	Throughout Building	9554052	Interior Door, Steel, Standard, Replace	40	25	15	25	EA	$600.00	$15,000																$15,000						**$15,000**
C1030	Throughout Building	9553945	Interior Door, Wood, Solid-Core, Replace	40	20	20	40	EA	$700.00	$28,000																					$28,000	**$28,000**
C1030	Annex building	9553979	Interior Door, Wood, Solid-Core, Replace	40	20	20	25	EA	$700.00	$17,500																					$17,500	**$17,500**
C1070	Annex building	9553993	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	5850	SF	$3.50	$20,475													$20,475									**$20,475**
C1070	Throughout Building	9553989	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	30000	SF	$3.50	$105,000													$105,000									**$105,000**
C1090	Annex building	9554040	Toilet Partitions, Wood, Replace	20	10	10	10	EA	$500.00	$5,000											$5,000											**$5,000**
C1090	Throughout Building	9553996	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	7	EA	$750.00	$5,250											$5,250											**$5,250**
C2010	Restrooms	9553981	Wall Finishes, Ceramic Tile, Replace	40	20	20	1500	SF	$18.00	$27,000																					$27,000	**$27,000**
C2010	Throughout Building	9554057	Wall Finishes, any surface, Prep & Paint	10	2	8	35000	SF	$1.50	$52,500								$52,500											$52,500			**$105,000**
C2030	Restrooms	9553958	Flooring, Ceramic Tile, Replace	40	20	20	3000	SF	$18.00	$54,000																					$54,000	**$54,000**
C2030	Annex building	9553983	Flooring, Ceramic Tile, Replace	40	20	20	200	SF	$18.00	$3,600																					$3,600	**$3,600**
C2030	Throughout Building	9554035	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	14	1	200	SF	$8.00	$1,600		$1,600															$1,600					**$3,200**
C2030	Throughout Building	9554018	Flooring, Vinyl Tile (VCT), Replace	15	7	8	25000	SF	$5.00	$125,000									$125,000													**$125,000**
C2030	Annex building	9553990	Flooring, Vinyl Tile (VCT), Replace	15	7	8	5850	SF	$5.00	$29,250									$29,250													**$29,250**
C2030	Annex building	9553982	Flooring, Carpet, Commercial Standard, Replace	10	3	7	600	SF	$7.50	$4,500								$4,500											$4,500			**$9,000**
D2010	Annex building	9553961	Storage Tank, Domestic Water, Replace	30	25	5	1	EA	$5,000.00	$5,000						$5,000																**$5,000**
D2010	Boiler Room	9553985	Storage Tank, Domestic Water, Replace	30	20	10	1	EA	$5,000.00	$5,000											$5,000											**$5,000**
D2010	Annex building	9554027	Water Heater, Electric, Commercial (12 kW), Replace	20	18	2	1	EA	$12,400.00	$12,400			$12,400																			**$12,400**
D2010	Boiler Room	9553976	Water Heater, Gas, Commercial (125 MBH), Replace	20	15	5	1	EA	$12,400.00	$12,400						$12,400																**$12,400**
D2010	Annex building	9554012	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	36	4	5850	SF	$11.00	$64,350					$64,350																	**$64,350**
D2010	Throughout Building	9554025	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	35000	SF	$11.00	$385,000											$385,000											**$385,000**
D2010	Throughout Building	9553998	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	1	EA	$1,200.00	$1,200				$1,200															$1,200			**$2,400**
D2010	Annex building	9554002	Urinal, Standard, Replace	30	20	10	1	EA	$1,100.00	$1,100											$1,100											**$1,100**
D2010	Restrooms	9554055	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	20	10	22	EA	$1,700.00	$37,400											$37,400											**$37,400**
D2010	Annex building	9554038	Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	1	EA	$800.00	$800											$800											**$800**
D2010	Throughout Building	9554020	Urinal, Standard, Replace	30	20	10	6	EA	$1,100.00	$6,600											$6,600											**$6,600**
D2010	Annex building	9554014	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	20	10	2	EA	$1,700.00	$3,400											$3,400											**$3,400**
D2010	Annex building	9553973	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	3	12	1	EA	$1,200.00	$1,200													$1,200									**$1,200**
D2010	Throughout Building	9554028	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	2	13	1	EA	$1,200.00	$1,200														$1,200								**$1,200**
D2010	Throughout Building	9553995	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	3	EA	$1,200.00	$3,600																$3,600						**$3,600**
D2010	Throughout Building	9554016	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	6	EA	$1,200.00	$7,200																$7,200						**$7,200**

Replacement Reserves Report

7/31/2025

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
D2010	Restrooms	9553978	Toilet, Residential Water Closet, Replace	30	15	15	22	EA	$700.00	$15,400																$15,400						**$15,400**
D2010	Annex building	9554034	Toilet, Commercial Water Closet, Replace	30	15	15	3	EA	$1,300.00	$3,900																$3,900						**$3,900**
D2010	Throughout Building	9554001	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	17	18	1	EA	$1,400.00	$1,400																			$1,400			**$1,400**
D2010	Throughout Building	9554050	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	17	18	1	EA	$1,400.00	$1,400																			$1,400			**$1,400**
D2060	Boiler Room	9553994	Air Compressor, Tank-Style, Replace	20	18	2	1	EA	$10,600.00	$10,600			$10,600																			**$10,600**
D3020	Annex building	9554004	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	27	3	1	EA	$50,800.00	$50,800				$50,800																		**$50,800**
D3020	Throughout Building	9553955	Unit Heater, Hydronic, Replace	20	18	2	1	EA	$4,600.00	$4,600			$4,600																			**$4,600**
D3020	Throughout Building	9554056	Radiator, Hydronic, Baseboard (per LF), Replace	30	26	4	100	LF	$150.00	$15,000					$15,000																	**$15,000**
D3020	Boiler Room	9553968	Unit Heater, Hydronic, Replace	20	2	18	1	EA	$2,900.00	$2,900																			$2,900			**$2,900**
D3020	Boiler Room	9554000	Boiler Supplemental Components, Shot Feed Tank, Replace	30	25	5	1	EA	$1,520.00	$1,520						$1,520																**$1,520**
D3030	Boiler Room	9554024	Chiller, Water-Cooled, Replace	25	23	2	1	EA	$33,200.00	$33,200			$33,200																			**$33,200**
D3030	Roof	9554039	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser, Replace	20	18	2	1	EA	$15,500.00	$15,500			$15,500																			**$15,500**
D3030	Annex building	9553970	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	$4,800.00	$4,800			$4,800															$4,800				**$9,600**
D3030	Roof	9553949	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	12	3	1	EA	$6,100.00	$6,100				$6,100															$6,100			**$12,200**
D3030	Throughout Building	9554046	Air Conditioner, Window/Thru-Wall, Residential, Replace	10	7	3	12	EA	$500.00	$6,000				$6,000									$6,000									**$12,000**
D3030	Throughout Building	9554054	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM, Replace	20	17	3	21	EA	$7,400.00	$155,400				$155,400																		**$155,400**
D3030	Throughout Building	9553962	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON, Replace	15	7	8	2	EA	$4,020.00	$8,040									$8,040													**$8,040**
D3050	Boiler Room	9553946	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	23	2	1	EA	$6,100.00	$6,100			$6,100																			**$6,100**
D3050	Boiler Room	9554047	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	23	2	1	EA	$6,100.00	$6,100			$6,100																			**$6,100**
D3050	Boiler Room	9553956	Supplemental Components, Air Separator, HVAC, Replace	15	7	8	1	EA	$7,300.00	$7,300									$7,300													**$7,300**
D3050	Annex building	9554032	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	30	10	5850	SF	$5.00	$29,250											$29,250											**$29,250**
D3050	Lynnbrook center	9554015	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	30	10	35000	SF	$8.00	$280,000											$280,000											**$280,000**
D3050	Boiler Room	9553963	Pump, Distribution, HVAC Heating Water, Replace	15	2	13	1	EA	$5,100.00	$5,100														$5,100								**$5,100**
D3050	Boiler Room	9553984	Pump, Distribution, HVAC Heating Water, Replace	15	2	13	1	EA	$5,100.00	$5,100														$5,100								**$5,100**
D3050	Annex building	9554011	HVAC Steam Components, Condensate Return Station, Replace	25	21	4	1	EA	$8,600.00	$8,600					$8,600																	**$8,600**
D3050	Basement	9554048	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	23	2	1	EA	$22,000.00	$22,000			$22,000																			**$22,000**
D3050	Annex building	9553986	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$11,000.00	$11,000			$11,000																			**$11,000**
D3050	Annex building	9554030	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$11,000.00	$11,000			$11,000																			**$11,000**
D3050	Annex building	9554044	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$11,000.00	$11,000			$11,000																			**$11,000**
D3050	Lynnbrook center	9554009	HVAC System, Ductwork, Medium Density, Replace	30	15	15	35000	SF	$4.00	$140,000																$140,000						**$140,000**
D3050	Annex building	9553997	HVAC System, Ductwork, Medium Density, Replace	30	15	15	5850	SF	$4.00	$23,400																$23,400						**$23,400**
D3060	Annex building	9553974	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	18	2	3	EA	$1,200.00	$3,600			$3,600																			**$3,600**
D3060	Boiler Room	9553953	Exhaust Fan, Propeller, 5 HP Motor, Replace	20	18	2	1	EA	$3,700.00	$3,700			$3,700																			**$3,700**
D3060	Roof	9554019	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	2	EA	$2,400.00	$4,800				$4,800																		**$4,800**
D3060	Roof	9554022	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	16	4	5	EA	$1,200.00	$6,000					$6,000																	**$6,000**
D4030	Throughout Building	9553991	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	10	EA	$150.00	$1,500						$1,500										$1,500						**$3,000**
D4030	Annex building	9554003	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	10	EA	$150.00	$1,500						$1,500										$1,500						**$3,000**
D5020	Electrical Room	9554037	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$7,000.00	$7,000					$7,000																	**$7,000**
D5020	Electrical Room	9554006	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$6,000.00	$6,000					$6,000																	**$6,000**
D5020	Boiler Room	9553987	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$6,000.00	$6,000					$6,000																	**$6,000**
D5020	Throughout Building	9553950	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	$2,000.00	$2,000											$2,000											**$2,000**
D5030	Annex building	9553951	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	5850	SF	$2.50	$14,625											$14,625											**$14,625**
D5030	Lynnbrook center	9553954	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	35000	SF	$2.50	$87,500											$87,500											**$87,500**
D5030	Boiler Room	9553975	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	$5,300.00	$5,300											$5,300											**$5,300**
D5030	Boiler Room	9554005	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	$5,300.00	$5,300											$5,300											**$5,300**
D5040	Throughout Building	9554058	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	35000	SF	$4.50	$157,500											$157,500											**$157,500**
D5040	Annex building	9554023	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	5850	SF	$4.50	$26,325											$26,325											**$26,325**
D6020	Annex building	9553966	Low Voltage System, Phone or Data Lines, Replace	20	10	10	5850	SF	$1.00	$5,850											$5,850											**$5,850**
D6020	Throughout Building	9554010	Low Voltage System, Phone & Data Lines, Replace	20	10	10	35000	SF	$1.50	$52,500											$52,500											**$52,500**

Replacement Reserves Report

7/31/2025

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
D6060	Throughout Building	9554017	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	35000	SF	$1.65	$57,750						$57,750																**$57,750**
D6060	Annex building	9554021	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	5850	SF	$1.65	$9,653						$9,653																**$9,653**
D7030	Throughout Building	9553972	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	35000	SF	$2.00	$70,000									$70,000													**$70,000**
D7050	Throughout Building	9554026	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	35000	SF	$3.00	$105,000				$105,000																		**$105,000**
D7050	Electrical Room	9553948	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	$15,000.00	$15,000					$15,000															$15,000		**$30,000**
D7050	Annex building	9554031	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	$15,000.00	$15,000					$15,000															$15,000		**$30,000**
D7050	Annex building	9554007	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	5850	SF	$3.00	$17,550						$17,550																**$17,550**
D7050	Throughout Building	9553943	Fire Alarm Panel, Annunciator, Replace	15	7	8	1	EA	$1,580.00	$1,580									$1,580													**$1,580**
D8010	Boiler Room	9553992	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	13	2	35000	SF	$2.50	$87,500			$87,500															$87,500				**$175,000**
E2010	Throughout Building	9553999	Casework, Cabinetry, Standard, Replace	20	10	10	140	LF	$300.00	$42,000											$42,000											**$42,000**
E2010	Annex building	9553964	Casework, Cabinetry, Standard, Replace	20	2	18	100	LF	$300.00	$30,000																			$30,000			**$30,000**
Totals, Unescalated											**$0**	**$1,600**	**$243,100**	**$666,000**	**$142,950**	**$106,873**	**$0**	**$67,500**	**$293,670**	**$0**	**$1,159,050**	**$0**	**$126,675**	**$17,400**	**$0**	**$325,860**	**$1,600**	**$159,800**	**$95,500**	**$30,000**	**$130,100**	**$3,567,678**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$1,648**	**$257,905**	**$727,756**	**$160,891**	**$123,895**	**$0**	**$83,016**	**$372,012**	**$0**	**$1,557,666**	**$0**	**$180,608**	**$25,552**	**$0**	**$507,679**	**$2,568**	**$264,125**	**$162,582**	**$52,605**	**$234,975**	**$4,715,485**

Lynnbrook 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
B1080	Site	9553977	Stairs, Concrete, Exterior, Replace	50	30	20	120	SF	$55.00	$6,600																				$6,600		**$6,600**
F1020	Site	9554045	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	25	5	80	SF	$25.00	$2,000						$2,000																**$2,000**
G2020	Site	9553944	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	60000	SF	$0.45	$27,000				$27,000					$27,000				$27,000					$27,000				**$108,000**
G2020	Site	9553969	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	13	12	60000	SF	$3.50	$210,000												$210,000										**$210,000**
G2050	Site	9554041	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	5550	SF	$0.45	$2,498			$2,498					$2,498				$2,498						$2,498				**$9,990**
G2050	Site	9553957	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	22	3	5550	SF	$3.50	$19,425				$19,425																		**$19,425**
G2050	Site	9554059	Sports Apparatus, Basketball Backboard, Building-Mounted, Replace	25	21	4	2	EA	$2,370.00	$4,740					$4,740																	**$4,740**
G2050	Site	9553967	Playground Surfaces, Chips Wood, 6" Depth, Replace	5	2	3	2500	SF	$2.00	$5,000				$5,000					$5,000					$5,000				$5,000				**$20,000**
G2050	Site	9554013	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	$10,000.00	$10,000											$10,000											**$10,000**
G2060	Site	9554042	Fences & Gates, Fence, Chain Link 6', Replace	40	35	5	80	LF	$21.00	$1,680						$1,680																**$1,680**
G2060	Site	9553947	Fences & Gates, Fence, Chain Link 4', Replace	40	28	12	1000	LF	$18.00	$18,000												$18,000										**$18,000**
G2060	Site	9553988	Park Bench, Wood/Composite/Fiberglass, Replace	20	5	15	3	EA	$600.00	$1,800																	$1,800					**$1,800**
G4050	Site	9554008	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	2	EA	$4,000.00	$8,000											$8,000											**$8,000**
G4050	Building Exterior	9554029	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	16	4	5	EA	$800.00	$4,000						$4,000																**$4,000**
Totals, Unescalated											**$0**	**$0**	**$2,498**	**$51,425**	**$8,740**	**$3,680**	**$0**	**$2,498**	**$32,000**	**$0**	**$18,000**	**$0**	**$230,498**	**$32,000**	**$0**	**$1,800**	**$0**	**$2,498**	**$32,000**	**$0**	**$6,600**	**$424,235**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$2,650**	**$56,193**	**$9,837**	**$4,266**	**$0**	**$3,072**	**$40,537**	**$0**	**$24,190**	**$0**	**$328,634**	**$46,993**	**$0**	**$2,804**	**$0**	**$4,128**	**$54,478**	**$0**	**$11,920**	**$589,703**

* 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	9553985	D2010	**Storage Tank**	Domestic Water	500 GAL	Lynnbrook Center / Lynnbrook Center	Boiler Room						
2	9553961	D2010	**Storage Tank**	Domestic Water	500 GAL	Lynnbrook Center / Lynnbrook Center	Annex building	Inaccessible	Inaccessible	Inaccessible			
3	9554027	D2010	**Water Heater**	Electric, Commercial (12 kW)	66 GAL	Lynnbrook Center / Lynnbrook Center	Annex building	A. O. Smith	EES--66-J202172543	MA99-0035666-543			
4	9553976	D2010	**Water Heater**	Gas, Commercial (125 MBH)	75 GAL	Lynnbrook Center / Lynnbrook Center	Boiler Room	A. O. Smith	GPS75200	1033M002070	2010		
5	9553994	D2060	**Air Compressor**	Tank-Style	5 HP	Lynnbrook Center / Lynnbrook Center	Boiler Room	Quincy Compressor	2100RB	200504180-0099			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9554004	D3020	**Boiler**	Gas, HVAC, 1001 to 2000 MBH	1170 MBH	Lynnbrook Center / Lynnbrook Center	Annex building	Weil-McLain	LGB-10	NA			
2	9553960	D3020	**Boiler** [B-1]	Gas, HVAC	3000 MBH	Lynnbrook Center / Lynnbrook Center	Boiler Room	Fulton	EDR+3000	23225	2023		
3	9554049	D3020	**Boiler** [B-2]	Gas, HVAC	3000 MBH	Lynnbrook Center / Lynnbrook Center	Boiler Room	Fulton	EDR+3000	23226	2023		
4	9554056	D3020	**Radiator**	Hydronic, Baseboard (per LF)		Lynnbrook Center / Lynnbrook Center	Throughout Building						100
5	9553955	D3020	**Unit Heater**	Hydronic	186 MBH	Lynnbrook Center / Lynnbrook Center	Throughout Building	Trane	Illegible	Illegible			
6	9553968	D3020	**Unit Heater** [PUH-1]	Hydronic	108 MBH	Lynnbrook Center / Lynnbrook Center	Boiler Room	AIRTHERM	HA-108	J230194567 4001001	2023		
7	9554024	D3030	**Chiller**	Water-Cooled	30 TON	Lynnbrook Center / Lynnbrook Center	Boiler Room	Trane	Illegible	Illegible			
8	9554046	D3030	**Air Conditioner**	Window/Thru-Wall, Residential		Lynnbrook Center / Lynnbrook Center	Throughout Building						12
9	9554039	D3030	**Computer Room AC Unit**	Air-Cooled, CRAC Drycooler/Condenser	25 TON	Lynnbrook Center / Lynnbrook Center	Roof	Inaccessible	Inaccessible	Inaccessible			
10	9553970	D3030	**Split System Ductless**	Single Zone	1.5 TON	Lynnbrook Center / Lynnbrook Center	Annex building	Mitsubishi Electric	MUY-A17NA	8001206T			
11	9553949	D3030	**Split System Ductless**	Single Zone, Condenser & Evaporator	3 TON	Lynnbrook Center / Lynnbrook Center	Roof	Mitsubishi Electric	MXZ-3B30NA	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9554054	D3030	**Unit Ventilator**	approx/nominal 2 Ton, 300 to 750 CFM		Lynnbrook Center / Lynnbrook Center	Throughout Building						21
13	9553963	D3050	**Pump** [P-3]	Distribution, HVAC Heating Water	3 HP	Lynnbrook Center / Lynnbrook Center	Boiler Room	Taco	FI1507E4DCH1L3DXB1939D	625391/1	2023		
14	9553946	D3050	**Pump** [P-4]	Distribution, HVAC Chilled or Condenser Water	5 HP	Lynnbrook Center / Lynnbrook Center	Boiler Room	Bell & Gossett	Illegible	Illegible			
15	9553984	D3050	**Pump** [P-4]	Distribution, HVAC Heating Water	3 HP	Lynnbrook Center / Lynnbrook Center	Boiler Room	Taco	FI1507E4DCH1L3DXB1939D	6253911	2023		
16	9554047	D3050	**Pump** [P-5]	Distribution, HVAC Chilled or Condenser Water	5 HP	Lynnbrook Center / Lynnbrook Center	Boiler Room	Bell & Gossett	1510	C014564-01 B60			
17	9554011	D3050	**HVAC Steam Components**	Condensate Return Station	15 GAL	Lynnbrook Center / Lynnbrook Center	Annex building						
18	9554048	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	3200 CFM	Lynnbrook Center / Lynnbrook Center	Basement	Trane	L-8	K146387			
19	9553986	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	Lynnbrook Center / Lynnbrook Center	Annex building	York	D2NA060N06525D	NGMM084031	2003		
20	9554030	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	Lynnbrook Center / Lynnbrook Center	Annex building	York	Illegible	Illegible			
21	9554044	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	Lynnbrook Center / Lynnbrook Center	Annex building	York	D2NA060N06525D	NGMM084035			
22	9553953	D3060	**Exhaust Fan**	Propeller, 5 HP Motor	35000 CFM	Lynnbrook Center / Lynnbrook Center	Boiler Room	Inaccessible	Inaccessible	Inaccessible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	9553974	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	400 CFM	Lynnbrook Center / Lynnbrook Center	Annex building						3
24	9554022	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Lynnbrook Center / Lynnbrook Center	Roof	Greenheck	No dataplate	No dataplate			5
25	9554019	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	1800 CFM	Lynnbrook Center / Lynnbrook Center	Roof	Greenheck	Illegible	Illegible			2

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9553991	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		Lynnbrook Center / Lynnbrook Center	Throughout Building						10
2	9554003	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		Lynnbrook Center / Lynnbrook Center	Annex building						10

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9554037	D5020	**Distribution Panel**	120/208 V	600 AMP	Lynnbrook Center / Lynnbrook Center	Electrical Room	General Electric	NAB				
2	9554006	D5020	**Distribution Panel**	120/208 V	400 AMP	Lynnbrook Center / Lynnbrook Center	Electrical Room	General Electric	No dataplate	No dataplate			
3	9553987	D5020	**Distribution Panel**	120/208 V	400 AMP	Lynnbrook Center / Lynnbrook Center	Boiler Room	General Electric					
4	9553950	D5020	**Distribution Panel**	120/208 V		Lynnbrook Center / Lynnbrook Center	Throughout Building						
5	9554005	D5030	**Variable Frequency Drive** [VFD-3]	VFD, by HP of Motor	5 HP	Lynnbrook Center / Lynnbrook Center	Boiler Room	ABB	No dataplate	No dataplate			
6	9553975	D5030	**Variable Frequency Drive** [VFD-4]	VFD, by HP of Motor	5 HP	Lynnbrook Center / Lynnbrook Center	Boiler Room	ABB	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9553948	D7050	**Fire Alarm Panel**	Fully Addressable		Lynnbrook Center / Lynnbrook Center	Electrical Room	Honeywell	No dataplate	No dataplate			
2	9554031	D7050	**Fire Alarm Panel**	Fully Addressable		Lynnbrook Center / Lynnbrook Center	Annex building	Honeywell					