# FACILITY CONDITION ASSESSMENT

*prepared for*

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


Montrose Center
12301 Academy Way
Rockville, MD 20852

**PREPARED BY:**
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**BV PROJECT #:**
*172559.25R000-224.354*

**DATE OF REPORT:**
*May 28, 2026*

**ON SITE DATE:**
*February 12, 2026*

# TABLE OF CONTENTS

# 1. Executive Summary

## Property Overview and Assessment Details

| General Information | |
|---|---|
| **Property Type** | Elementary school campus |
| **Number of Buildings** | 1 |
| **Main Address** | 12301 Academy Way, Rockville, MD 20852 |
| **Site Developed** | 1960<br>Renovated 2020 |
| **Outside Occupants / Leased Spaces** | Entire building is leased to Adventist Health Care |
| **Date(s) of Visit** | February 12, 2026 |
| **Management Point of Contact** | Montgomery County Public Schools<br>Mr. Greg Kellner<br>Facilities Manager, Office of Facilities Management<br>Direct 240.740.7746<br>Gregory_Kellner@mcpsmd.org |
| **On-site Point of Contact (POC)** | Mary Thompson, Building Services Manager |
| **Assessment & Report Prepared By** | Edmund Gabay |
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| **AssetCalc Link** | Full dataset for this assessment can be found at:<br>https://www.assetcalc.net/ |

# Campus Findings and Deficiencies

## Historical Summary

The Montrose Center is estimated to be originally constructed in 1960. The school building currently functions as a special needs elementary school with associated offices and clinic and had its last major renovation in 2020 which primarily included HVAC equipment replacement. The facility is operated by Adventist Health Care, The Lourie School for Children's Social and Emotional Wellness. The tenant has been occupying the facility since 1998 when the building had an interior tenant fit-out renovation.

## Architectural

The two-story building generally appears structurally sound with no major structural defects observed or reported. The structure is primarily open web steel joists supporting metal deck roof structure supported by CMU bearing walls with brick veneer and EIFS. The primary roof covering is a modified bituminous roof and appears to be in poor condition with several active leaks reported at the time of the visit. The sloped standing seam metal roofs were also observed and appeared in fair condition. Short term lifecycle replacement of the modified bituminous roof is recommended .

All exterior walls consist primarily of brick veneer and EIFS with CMU backup. The interior floor finishes are primarily VCT throughout the school building and are in generally good condition having been replaced recently. Ceramic tile in the bathrooms is not expected to require lifecycle replacement in the near term. Carpet in the offices was also recently replaced and near-term lifecycle replacement is not expected. Walls are primarily painted CMU throughout the facility, and it is estimated that repainting was done in 2020. Ceiling finishes throughout the building are primarily suspended acoustic tile systems and near-term lifecycle replacement is not generally anticipated. Isolated areas of ceiling tile damaged by roof leaks will require replacement after roof repair or replacement.

## Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating and cooling are provided by roof mounted packaged units and ductless split systems. Rooftop units send warm or cool air to VAV units which provide tempered air to the various rooms of the facility. All package units date to 2016 and rated fair; however, the VAV boxes have exceeded EUL and should be replaced in the near term. Lifecycle replacement of equipment is not anticipated until late term.

Hot water for plumbing is provided by an electric water heater which is in the main mechanical room. The water heater appears to have been installed in 2025 and is in very good condition. The plumbing infrastructure is estimated to be from the 1983 renovation and functioning adequately.

The electrical service is controlled by a switchboard and distribution panels in the main electrical room on the first floor. In addition, there are several distribution panels and subpanels in the common hallways throughout the building. A significant portion of the electrical wiring and equipment, in conjunction with the HVAC renovation, was replaced. The building is also equipped with an emergency generator with automatic transfer switches. The generator appears to be in good condition having been recently installed in 2020. Lifecycle replacement within the reserve term is not anticipated.

The building does not have a commercial kitchen; only employee and student breakrooms exist.

A fully addressable fire alarm system is present with the main fire alarm panel in the Main Mechanical Room. The fire alarm panel is estimated to be five years old and lifecycle replacement is anticipated in the mid-term. The building is also protected by an automatic fire suppression system, most of which appears to be original.

## Site

The asphalt parking lots are estimated to have been last maintained in 2000 and widespread longitudinal and transverse cracking is visible. Lifecycle replacement is anticipated for the near term. Pavement striping is also in fair condition although some fading is visible. Concrete sidewalk pavement appears in fair condition with some areas of patching evident where underground utilities were run.

Site lighting is with pole-mounted LED for some fixtures and wall packs. The basketball court and paving on the north side were not visible due to snow and ice coverage. Playground equipment on the east side appeared in fair condition and near-term lifecycle replacement is anticipated.

## 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 0.562784.

## Immediate Needs

There are no immediate needs to report.

## Key Findings

### Roofing in Poor condition.

Modified Bitumen
Main Building Montrose Center Roof

Uniformat Code: B3010
Recommendation: **Replace in 2027**

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: $255,000

**$$$$**

Active roof leaks present at time of visit - AssetCALC ID: 10388317

### Sports Apparatus in Poor condition.

Basketball, Backboard w/ Pole
Site Montrose Center Site Sports Fields & Courts

Uniformat Code: G2050
Recommendation: **Replace in 2026**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: $4,800

**$**$$$

General deterioration and missing net - AssetCALC ID: 10388426

### Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Montrose Center Site Sports Fields & Courts

Uniformat Code: G2050
Recommendation: **Seal & Stripe in 2026**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: $1,100

**$**$$$

Paint stripes faded - AssetCALC ID: 10388430


### Signage in Poor condition.

Wall-Mounted, Room Identification
Main Building Montrose Center Throughout Building

Uniformat Code: C1090
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,400

**$**$$$

Some of the interior room signage is missing or incorrect. - AssetCALC ID: 10388389

## ADA Restrooms

Lavatory, Pipe Wraps/Insulation
Main Building Montrose Center Restrooms

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $100

**$**$$$

Protection around sink traps missing - AssetCALC ID: 10388406


## ADA Paths of Travel

Signage, Directional Wall-Mounted
Main Building Montrose Center Hallways & Common Areas

Uniformat Code: Y1020
Recommendation: **Install in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $200

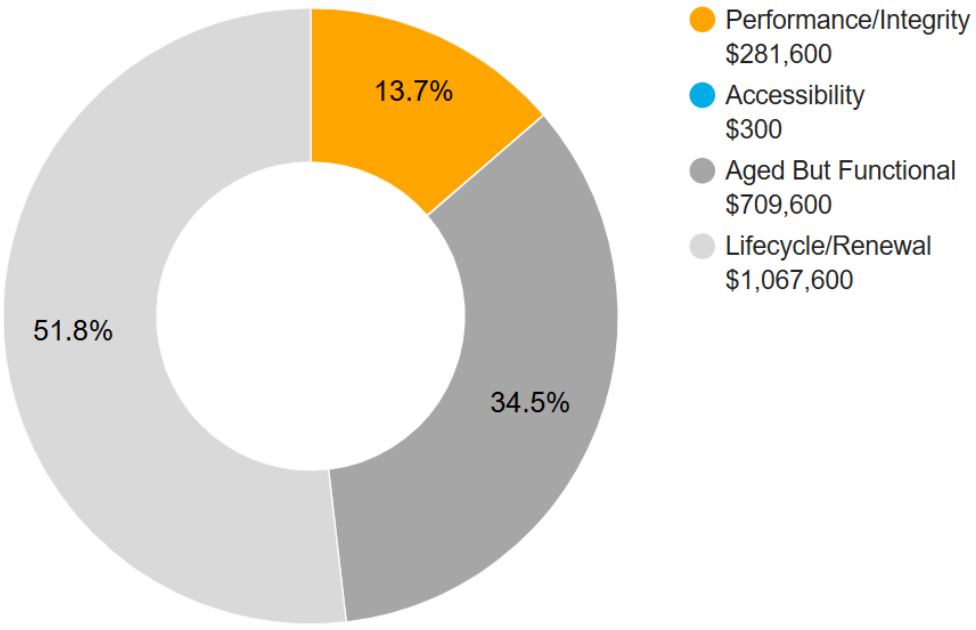
**$**$$$

Doors in accessible me Ans of egress not identified by tactile signage. - AssetCALC ID: 10388332

## Plan Types

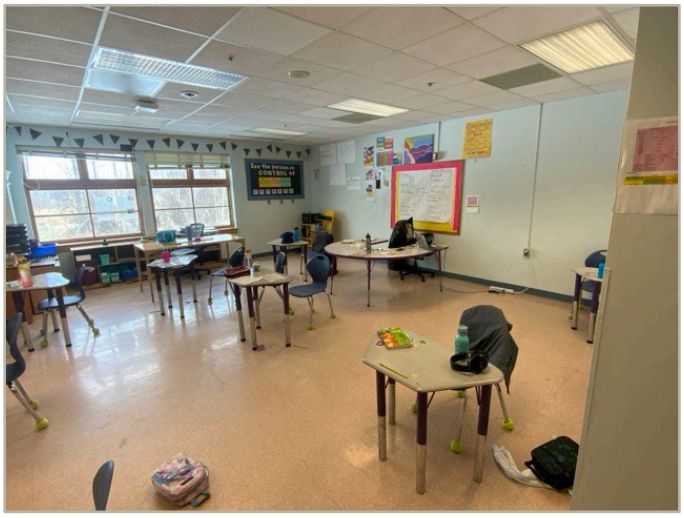
Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one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

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




**10-YEAR TOTAL: $2,059,100**

## 2. Building Information



| Main Building: Systems Summary | | |
|---|---|---|
| **Address** | 12301 Academy Way; Rockville, MD 20852 | |
| **GPS Coordinates** | 39.0580641, -77.1069677 | |
| **Constructed/Renovated** | 1960 / 2020 | |
| **Building Area** | 34,243 SF | |
| **Number of Stories** | 2 stories above grade with no below-grade basement levels (mechanical mezzanine is present but not included in the count) | |
| *System* | *Description* | *Condition* |
| **Structure** | Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system | Fair |
| **Façade** | Primary Wall Finish: Brick<br>Secondary Wall Finish: EIFS<br>Windows: Aluminum | Fair |
| **Roof** | Primary: Flat construction with modified bituminous finish<br>Secondary: Hip construction with standing seam metal finish | Poor |
| **Interiors** | Walls: Painted gypsum, painted CMU, ceramic tile, Unfinished<br>Floors: Carpet, VCT, ceramic tile, sealed concrete<br>Ceilings: Painted gypsum board and ACT, exposed | Fair |
| **Elevators** | Passenger: 1 hydraulic car serving all 2 floors | Fair |

| Main Building: Systems Summary | | |
|---|---|---|
| **Plumbing** | Distribution: Copper supply and cast iron and PVC waste & venting<br>Hot Water: Electric water heaters with integral tanks<br>Fixtures: Toilets, urinals, and sinks in all restrooms | Fair |
| **HVAC** | Central System: None<br>Non-Central System: Packaged units, Ductless split systems<br>Supplemental components: Unit wall heaters | Fair |
| **Fire Suppression** | Wet-pipe sprinkler system and fire extinguishers, | Fair |
| **Electrical** | Source & Distribution: Main switchboard, panel with copper wiring<br>Interior Lighting: LED, linear fluorescent<br>Exterior Building-Mounted Lighting: LED<br>Emergency Power: Natural gas 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** | Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the 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 | - | - | - | - | - | - |
| Facade | - | - | - | $17,000 | $366,800 | $383,800 |
| Roofing | - | $270,500 | - | - | $13,200 | $283,700 |
| Interiors | - | $3,600 | $219,400 | $237,100 | $707,400 | $1,167,500 |
| Conveying | - | - | - | $16,700 | $76,100 | $92,800 |
| Plumbing | - | - | $31,600 | $6,000 | $332,700 | $370,400 |
| HVAC | - | - | $39,200 | $59,600 | $269,900 | $368,700 |
| Fire Protection | - | - | $50,400 | $49,200 | - | $99,700 |
| Electrical | - | - | $39,700 | $81,200 | $496,100 | $617,000 |
| Fire Alarm & Electronic Systems | - | - | - | $376,200 | $88,000 | $464,200 |
| Equipment & Furnishings | - | - | $28,300 | - | $100,500 | $128,800 |
| Accessibility | - | $300 | - | - | - | $300 |
| **TOTALS** (3% inflation) | **-** | **$274,400** | **$408,700** | **$843,000** | **$2,450,800** | **$3,976,900** |

## 3. Site Summary


| Site Information | | |
|---|---|---|
| **Site Area** | 7.1 acres (estimated) | |
| **Parking Spaces** | 144 total spaces all in open lots; 6 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** | Building-mounted and Property entrance signage; chain link fencing;<br>Playgrounds and sports fields and courts and site lights<br>Limited park benches, picnic tables, trash receptacles | Fair |
| **Landscaping & Topography** | Limited landscaping features including lawns, trees, bushes, and planters<br>Irrigation not present<br>Low to moderate site slopes throughout | Good |
| **Utilities** | Municipal water and sewer<br>Local utility-provided electric and natural gas | Good |
| **Site Lighting** | Pole-mounted: LED<br>Pedestrian walkway and landscape accent lighting | Good |
| **Ancillary Structures** | Storage shed | Fair |

| Site Information | |
|---|---|
| **Site Accessibility** | Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information. |
| **Site Additional Studies** | No additional studies are currently recommended for the exterior site areas. |
| **Site Areas Observed** | Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition. |
| **Site Key Spaces Not Observed** | All key areas of the exterior site were accessible and observed. |

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

**System Expenditure Forecast**

| System | Immediate | Short Term (1-2 yr) | Near Term (3-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
|---|---|---|---|---|---|---|
| Special Construction & Demo | - | - | $2,800 | - | - | $2,800 |
| Site Development | - | $6,100 | $133,300 | $5,700 | $34,800 | $179,700 |
| Site Pavement | - | - | $257,000 | $128,100 | $82,800 | $467,800 |
| Site Utilities | - | - | - | - | $49,900 | $49,900 |
| **TOTALS** (3% inflation) | **-** | **$6,100** | **$393,100** | **$133,700** | **$167,400** | **$700,300** |

# 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 | 1960 / 2000 | Yes | No |
| Main Building | 1960 / 2000 | Yes | No |

A prior accessibility survey was performed by Hord Coplan Macht Architecture on October 27, 2019. From BV's perspective and limited analysis of the documents provided in conjunction with our own site visit, it appears that the recommendations from that study have been addressed in full.

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 Montrose Center, 12301 Academy Way, Rockville, MD 20852, 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.

**Prepared by:** Edmund Gabay
Project Assessor

**Reviewed by:** Daniel White
Technical Report Reviewer
*for*
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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

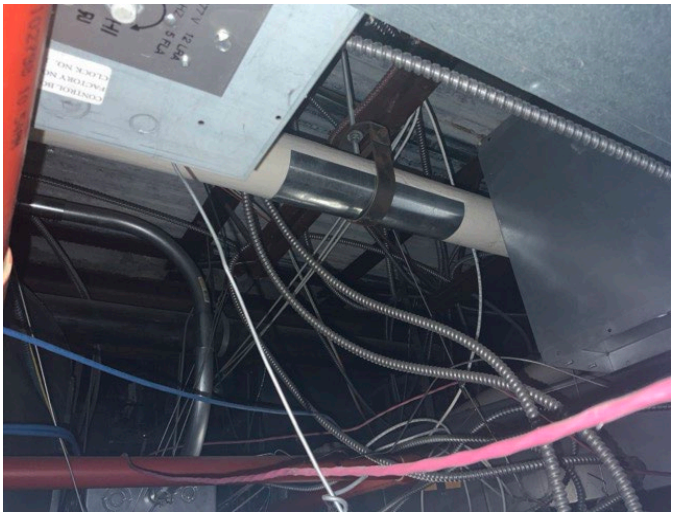
## Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

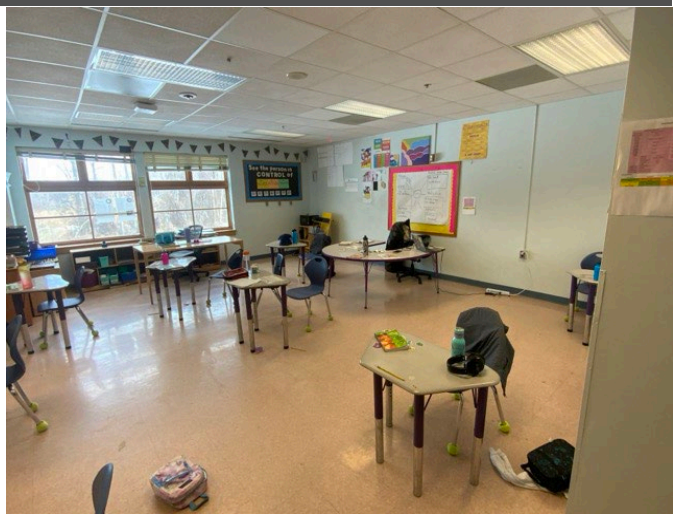


5 - FLOOR STRUCTURE

6 – METAL ROOFING

## Photographic Overview

7 – MODIFIED BITUMINOUS ROOFING



8 - GENERAL CLASSROOM

9 - GYMNASIUM

10 - OFFICE AREA OVERVIEW

11 - ELECTRIC WATER HEATER

12 - DUCTLESS SPLIT SYSTEM

## Photographic Overview

13 - ROOFTOP PACKAGED UNIT

14 - VARIABLE AIR VOLUME UNIT

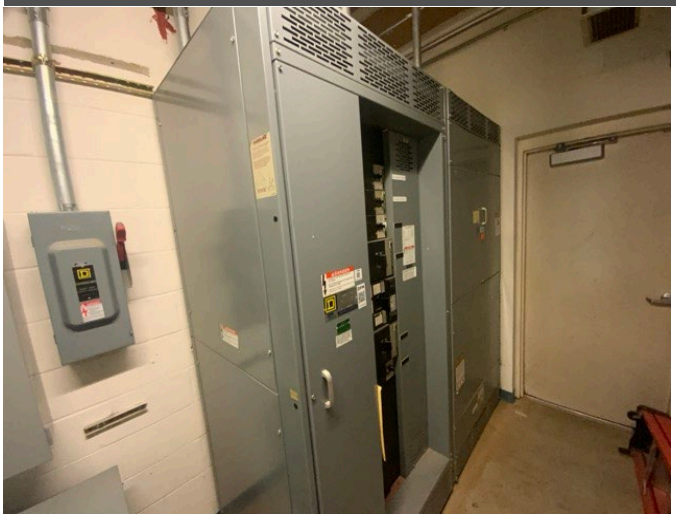
15 - HVAC DUCTWORK

16 - SPRINKLER RISERS

17 - SPRINKLER BACKFLOW PREVENTER


18 - EMERGENCY GENERATOR

## Photographic Overview



19 - ELECTRICAL SWITCHBOARD

20 - SECONDARY TRANSFORMER

21 - ASPHALT PAVING

22 - GENERAL SITE OVERVIEW

23 - PARKING AREA OVERVIEW

24 - PLAYGROUND OVERVIEW

# Appendix B:
## Site Plan(s)

## Site Plan


| Project Number | Project Name |
|---|---|
| 172559.25R000-224.354 | Montrose Center |
| **Source** | **On-Site Date** |
| Google | February 12, 2026 |

BUREAU VERITAS

N

# Appendix C:
## Pre-Survey Questionnaire(s)

# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Montrose Center

**Name of person completing form:** Mary Thompson

**Title / Association w/ property:** Building services manager

**Length of time associated w/ property:** 17 years

**Date Completed:** February 9, 2026

**Phone Number:** 301.412.2479

**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: 1983 | Renovated: 2020 | Renovation in 1998<br>Renovation in 2020<br>Clinic wing added |
| 2 | Building size in SF | 34,243 **SF** | | |
| 3 | Major Renovation/Rehabilitation | | Year | Additional Detail |
| | | Facade | 1983 | |
| | | Roof | 1983 | |
| | | Interiors | 2020 | |
| | | HVAC | 2012 | |
| | | Electrical | 1983 | |
| | | Site Pavement | | |
| | | Accessibility | | |
| 4 | List other significant capital improvements (focus on recent years; provide approximate date). | 1st floor renovation in 2020 | | |
| 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. | Heating and cooling issues corrected. Roof leak in Main office copy room and clinic | | |

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 | | | | See above |
| 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 | | | | One classroom is hot. Energy management called. |
| 14 | Is the electrical service outdated, undersized, or problematic? | | X | | | |
| 15 | Are there any problems or inadequacies with exterior lighting? | X | | | | Exterior needs LED |
| 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 | | | | Adventist Hospital |

*Signature of Assessor*

*Signature of POC*

# Appendix D:
## Accessibility Review and Photos

## Visual Checklist - 2010 ADA Standards for Accessible Design

**Property Name:** Montrose Center

**BV Project Number:** 172559.25R000-224.354

| 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

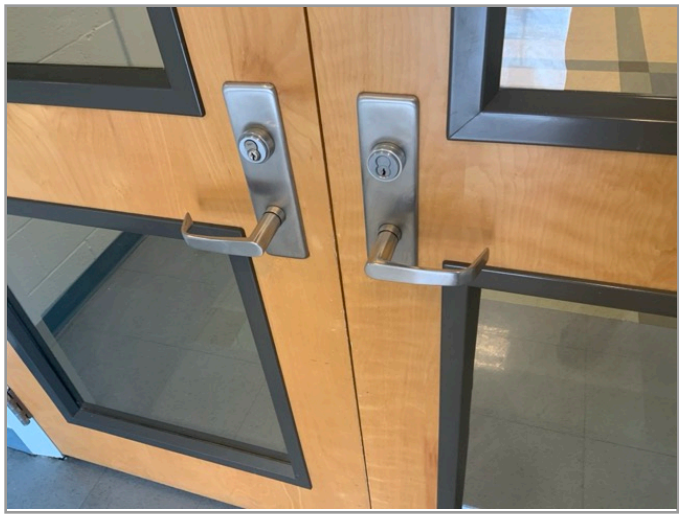
| | Question | Yes | No | NA | Comments |
|---|---|---|---|---|---|
| **1** | Do a sufficient number of accessible entrances appear to be provided ? | X | | | |
| **2** | If the main entrance is not accessible, is an alternate accessible entrance provided? | X | | | |
| **3** | Is signage provided indicating 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



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

Elevators

LOBBY LOOKING AT CAB

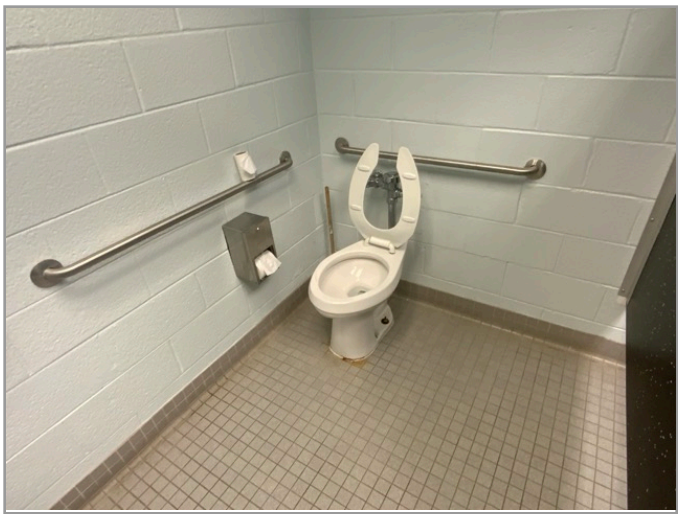
IN-CAB CONTROLS

| | Question | Yes | No | NA | Comments |
|---|---|---|---|---|---|
| **1** | Are hallway call buttons configured with the “UP” button above the “DOWN” button? | X | | | |
| **2** | Is accessible floor identification signage present on the hoistway sidewalls on each level ? | X | | | |
| **3** | Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances? | X | | | |
| **4** | Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ? | X | | | |
| **5** | Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions? | X | | | |
| **6** | Do elevator car control buttons appear to be mounted at a compliant height ? | X | | | |

| | | | | | |
|---|---|---|---|---|---|
| **7** | Are tactile and Braille characters mounted to the left of each elevator car control button ? | ✕ | | | |
| **8** | Are audible and visual floor position indicators provided in the elevator car? | ✕ | | | |
| **9** | Is the emergency call system on or adjacent to the control panel and does it not require voice communication ? | ✕ | | | |

# 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

Kitchens/Kitchenettes

KITCHEN OVERVIEW

SINK CLEARANCE

| | Question | Yes | No | NA | Comments |
|---|---|---|---|---|---|
| **1** | Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ? | X | | | |
| **2** | Are the appliances centered for a parallel or forward approach with adequate clear floor space ? | | | X | |
| **3** | Is there an accessible countertop/preparation space of proper width and height ? | X | | | |
| **4** | Is there an accessible sink space of proper width and height ? | X | | | |
| **5** | Does the sink faucet have compliant handles ? | X | | | |
| **6** | Is the plumbing piping under the sink configured to protect against contact ? | X | | | |

| | | | | | |
|---|---|---|---|---|---|
| **7** | Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ? | | | ✕ | |

# 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? | X | | | |
| **2** | Has the play area been reviewed for accessibility ? | | X | | |
| **3** | Are publicly accessible swimming pools equipped with an entrance lift ? | | | X | |

# Appendix E:
## Component Condition Report

## Component Condition Report | Montrose Center / Main Building

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| **Structure** | | | | | | |
| A1010 | Building Footprint | Fair | Foundations, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building | 762 LF | 31 | 10388402 |
| B1010 | Throughout Building | Fair | Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building | 25,796 SF | 26 | 10388395 |
| **Facade** | | | | | | |
| B2010 | Building Exterior | Good | Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain | 5,500 SF | 15 | 10388372 |
| B2010 | Building Exterior | Fair | Exterior Walls, Insulated Finishing System (EIFS) | 2,200 SF | 16 | 10388385 |
| B2020 | Building Exterior | Fair | Glazing, any type by SF | 3,200 SF | 11 | 10388397 |
| B2050 | Building Exterior | Fair | Exterior Door, Aluminum-Framed & Glazed, Standard Swing | 10 | 9 | 10388403 |
| B2050 | Building Exterior | Fair | Exterior Door, Steel, Commercial | 4 | 16 | 10388377 |
| **Roofing** | | | | | | |
| B3010 | Roof | Fair | Roofing, Metal | 8,600 SF | 21 | 10388314 |
| B3010 | Roof | Poor | Roofing, Modified Bitumen | 25,500 SF | 2 | 10388317 |
| B3060 | Roof | Fair | Roof Hatch, Metal | 1 | 16 | 10388404 |
| B3080 | Building Exterior | Fair | Soffit/Fascia, Metal | 1,600 SF | 11 | 10388388 |
| **Interiors** | | | | | | |
| C1010 | Gymnasium | Fair | Movable Partition, Gym Divider, Deluxe/Operable | 600 SF | 4 | 10388342 |
| C1030 | Hallways & Common Areas | Fair | Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over | 24 | 4 | 10388394 |
| C1030 | Throughout Building | Fair | Interior Door, Wood, Solid-Core Commercial | 120 | 13 | 10388316 |
| C1030 | Throughout Building | Fair | Interior Door, Steel, Standard | 4 | 13 | 10388361 |
| C1030 | Classrooms General | Fair | Interior Door, Wood, Solid-Core Commercial | 24 | 13 | 10388339 |
| C1070 | Throughout Building | Fair | Suspended Ceilings, Acoustical Tile (ACT) | 18,600 SF | 6 | 10388340 |
| C1070 | Classrooms General | Good | Suspended Ceilings, Acoustical Tile (ACT) | 9,300 SF | 20 | 10388355 |
| C1090 | Restrooms | Good | Toilet Partitions, Plastic/Laminate | 5 | 15 | 10388371 |
| C1090 | Hallways & Common Areas | Fair | Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H | 46 LF | 5 | 10388400 |

## Component Condition Report | Montrose Center / Main Building

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| C1090 | Throughout Building | Poor | Signage, Wall-Mounted, Room Indentification | 34,243 SF | 2 | 10388389 |
| C2010 | Throughout Building | Fair | Wall Finishes, any surface, Prep & Paint | 43,800 SF | 5 | 10388360 |
| C2010 | Restrooms | Fair | Wall Finishes, any surface, Prep & Paint | 3,400 SF | 5 | 10388325 |
| C2010 | Gymnasium | Fair | Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick | 700 SF | 5 | 10388392 |
| C2010 | Classrooms General | Fair | Wall Finishes, any surface, Prep & Paint | 20,600 SF | 6 | 10388323 |
| C2030 | Classrooms General | Fair | Flooring, Vinyl Tile (VCT) | 8,600 SF | 4 | 10388335 |
| C2030 | Office Areas | Fair | Flooring, Carpet, Commercial Tile | 1,700 SF | 6 | 10388370 |
| C2030 | Throughout Building | Good | Flooring, Vinyl Tile (VCT) | 8,600 SF | 11 | 10388376 |
| C2030 | Library | Fair | Flooring, Carpet, Commercial Tile | 1,700 SF | 6 | 10388357 |
| C2030 | Office Areas | Fair | Flooring, Wood, Strip, Refinish | 1,700 SF | 5 | 10388318 |
| C2030 | Throughout Building | Fair | Flooring, Carpet, Commercial Standard | 10,300 SF | 6 | 10388344 |
| C2030 | Restrooms | Fair | Flooring, Ceramic Tile | 1,700 SF | 21 | 10388354 |
| C2050 | Throughout Building | Fair | Ceiling Finishes, any flat surface, Prep & Paint | 1,600 SF | 6 | 10388328 |
| **Conveying** | | | | | | |
| D1010 | Elevator Shafts/Utility | Fair | Passenger Elevator, Hydraulic, 2 Floors, 2000 LB, Renovate | 1 | 11 | 10388393 |
| D1010 | Elevator Shafts/Utility | Fair | Elevator Cab Finishes, Standard | 1 | 6 | 10388356 |
| D1010 | Elevator Shafts/Utility | Fair | Elevator Controls, Automatic, 1 Car | 1 | 6 | 10388374 |
| **Plumbing** | | | | | | |
| D2010 | Hallways & Common Areas | Good | Drinking Fountain, Wall-Mounted, Bi-Level | 3 | 10 | 10388338 |
| D2010 | Restrooms | Fair | Toilet, Child-Sized | 3 | 11 | 10388311 |
| D2010 | Restrooms | Fair | Toilet, Commercial Water Closet | 21 | 5 | 10388307 |
| D2010 | Restrooms | Fair | Urinal, Standard | 2 | 11 | 10388313 |
| D2010 | Restrooms | Fair | Sink/Lavatory, Wall-Hung | 24 | 11 | 10388386 |
| D2010 | Throughout Building | Fair | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures) | 34,243 SF | 11 | 10388349 |
| D2010 | Mechanical Room | Good | Water Heater, Electric, Commercial ( 36 kW), 82 GAL | 1 | 19 | 10388359 |

## Component Condition Report | Montrose Center / Main Building

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| **HVAC** | | | | | | |
| D3020 | Utility Rooms/Areas | Fair | Unit Heater, Electric, 4 kW | 4 | 6 | 10388379 |
| D3030 | Roof | Fair | Split System Ductless, Single Zone, 2 TON | 1 | 6 | 10388330 |
| D3030 | Roof | Good | Split System Ductless, Single Zone, 1.5 TON | 1 | 10 | 10388343 |
| D3050 | Attic | Fair | Variable Air Volume Unit, VAV Box, 3000 CFM | 1 | 6 | 10388329 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted, 50 TON | 1 | 11 | 10388327 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted, 25 TON | 1 | 11 | 10388312 |
| D3050 | Attic | Fair | Variable Air Volume Unit, VAV Box, 1300 CFM | 1 | 6 | 10388368 |
| D3050 | Attic | Fair | Variable Air Volume Unit, VAV Box, 1300 CFM | 1 | 6 | 10388334 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted, 50 TON | 1 | 11 | 10388396 |
| D3050 | Throughout Building | Fair | HVAC System, Ductwork, Medium Density | 34,243 SF | 21 | 10388367 |
| D3050 | Attic | Fair | Variable Air Volume Unit, VAV Box, 1300 CFM | 1 | 6 | 10388352 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 3000 CFM | 1 | 4 | 10388369 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1500 CFM | 1 | 4 | 10388319 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1500 CFM | 1 | 4 | 10388309 |
| D3060 | Roof | Good | Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1500 CFM | 1 | 4 | 10388321 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 3000 CFM | 1 | 4 | 10388333 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 300 CFM | 1 | 4 | 10388409 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 300 CFM | 1 | 4 | 10388326 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 300 CFM | 1 | 4 | 10388351 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1500 CFM | 1 | 4 | 10388322 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 700 CFM | 1 | 4 | 10388320 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 300 CFM | 1 | 4 | 10388407 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 300 CFM | 1 | 4 | 10388399 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1500 CFM | 1 | 4 | 10388378 |

## Component Condition Report | Montrose Center / Main Building

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 300 CFM | 1 | 4 | 10388381 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 700 CFM | 1 | 4 | 10388350 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1500 CFM | 1 | 4 | 10388362 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 3000 CFM | 1 | 4 | 10388310 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 700 CFM | 1 | 4 | 10388398 |
| **Fire Protection** | | | | | | |
| D4010 | Mechanical Room | Fair | Fire Riser, Wet Standpipe, 6 IN, 6 IN | 1 | 4 | 10388363 |
| D4010 | Mechanical Room | Fair | Fire Riser, Wet Standpipe, 6 IN, 6 IN | 1 | 4 | 10388331 |
| D4010 | Mechanical Room | Fair | Backflow Preventer, Fire Suppression, 4 IN | 1 | 5 | 10388375 |
| D4010 | Throughout Building | Fair | Fire Suppression System, Existing Sprinkler Heads, by SF | 34,243 SF | 10 | 10388365 |
| **Electrical** | | | | | | |
| D5010 | Electrical Room | Good | Automatic Transfer Switch, ATS, 150 AMP [LIFE SAFETY 277/480 VOLTS] | 1 | 20 | 10388346 |
| D5010 | Electrical Room | Good | Generator, Gas or Gasoline, 100 KW | 1 | 20 | 10388308 |
| D5010 | Electrical Room | Good | Automatic Transfer Switch, ATS, 200 AMP [NONE LIFE SAFETY] | 1 | 20 | 10388315 |
| D5020 | Electrical Room | Good | Switchboard, 277/480 V, 800 AMP | 1 | 35 | 10388353 |
| D5020 | Electrical Room | Good | Distribution Panel, 277/480 V, 400 AMP [L-MDP] | 1 | 25 | 10388358 |
| D5020 | Utility closet 128B | Fair | Secondary Transformer, Dry, Stepdown, 15 KVA | 1 | 5 | 10388337 |
| D5020 | Electrical Room 235B | Good | Distribution Panel, 277/480 V, 400 AMP [G-MDP] | 1 | 25 | 10388390 |
| D5020 | Electrical Room | Fair | Secondary Transformer, Dry, Stepdown, 75 KVA | 1 | 18 | 10388324 |
| D5020 | Electrical Room | Fair | Secondary Transformer, Dry, Stepdown, 75 KVA | 1 | 14 | 10388383 |
| D5020 | Electrical Room 235B | Good | Secondary Transformer, Dry, Stepdown, 15 KVA | 1 | 5 | 10388341 |
| D5020 | Electrical Room | Good | Secondary Transformer, Dry, Stepdown, 75 KVA | 1 | 25 | 10388366 |
| D5030 | Throughout Building | Good | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 34,243 SF | 35 | 10388345 |
| D5040 | Throughout Building | Good | Interior Lighting System, Full Upgrade, High Density & Standard Fixtures | 34,243 SF | 15 | 10388336 |
| D5040 | Gymnasium | Fair | High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W | 40 | 6 | 10388348 |

## Component Condition Report | Montrose Center / Main Building

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| D5040 | Throughout Building | Fair | Emergency & Exit Lighting System, Full Interior Upgrade, LED | 34,243 SF | 5 | 10388408 |
| **Fire Alarm & Electronic Systems** | | | | | | |
| D6060 | Throughout Building | Good | Intercom/PA System, Public Address Upgrade, Facility-Wide | 34,243 SF | 15 | 10388347 |
| D7010 | Throughout Building | Good | Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install | 34,243 SF | 10 | 10388391 |
| D7030 | Throughout Building | Good | Security/Surveillance System, Full System Upgrade, Average Density | 34,243 SF | 10 | 10388364 |
| D7050 | Electrical Room | Good | Fire Alarm Panel, Fully Addressable | 1 | 9 | 10388384 |
| D8010 | Throughout Building | Good | BAS/HVAC Controls, Basic System or Legacy Upgrades, Install | 34,243 SF | 10 | 10388387 |
| **Equipment & Furnishings** | | | | | | |
| E1040 | Office Areas | Fair | Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted | 1 | 5 | 10388405 |
| E1070 | Gymnasium | Fair | Basketball Backboard, Wall-Mounted, Fixed | 2 | 5 | 10388373 |
| E2010 | Office Areas | Good | Casework, Cabinetry, Standard | 100 LF | 15 | 10388380 |
| E2010 | Library | Good | Library Shelving, Single-Faced, up to 90" Height | 100 LF | 15 | 10388401 |
| E2010 | Classrooms General | Fair | Window Treatments, Operable Blinds, Fire-Resistant | 3,000 SF | 4 | 10388382 |
| **Accessibility** | | | | | | |
| Y1020 | Hallways & Common Areas | NA | ADA Paths of Travel, Signage, Directional Wall-Mounted, Install | 1 | 1 | 10388332 |
| Y1050 | Restrooms | NA | ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install | 1 | 1 | 10388406 |

## Component Condition Report | Montrose Center / Site

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| **Special Construction & Demo** | | | | | | |
| F1020 | Site General | Fair | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal | 100 SF | 4 | 10388425 |
| **Pedestrian Plazas & Walkways** | | | | | | |
| G2020 | Site Parking Areas | Fair | Parking Lots, Curb & Gutter, Concrete | 2,500 LF | 8 | 10388411 |
| G2020 | Site Parking Areas | Fair | Parking Lots, Pavement, Asphalt, Seal & Stripe | 58,000 SF | 3 | 10388410 |
| G2020 | Site Parking Areas | Fair | Parking Lots, Pavement, Asphalt, Mill & Overlay | 58,000 SF | 4 | 10388419 |

## Component Condition Report | Montrose Center / Site

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | | RUL | ID |
|---|---|---|---|---|---|---|---|
| G2030 | Site Parking Areas | Fair | Sidewalk, Concrete, Large Areas | 7,000 | SF | 23 | 10388428 |
| **Athletic, Recreational & Playfield Areas** | | | | | | | |
| G2050 | Site Playground Areas | Fair | Play Structure, Multipurpose, Medium | 1 | | 5 | 10388432 |
| G2050 | Site Sports Fields & Courts | Poor | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe | 2,500 | SF | 1 | 10388430 |
| G2050 | Site Sports Fields & Courts | Fair | Sports Apparatus, Football, Goal Post | 2 | | 4 | 10388427 |
| G2050 | Site Sports Fields & Courts | Poor | Sports Apparatus, Basketball, Backboard w/ Pole | 1 | | 1 | 10388426 |
| G2050 | Site Sports Fields & Courts | Fair | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay | 2,500 | SF | 4 | 10388418 |
| G2050 | Site Playground Areas | Fair | Play Structure, Multipurpose, Small | 1 | | 5 | 10388429 |
| G2050 | Site Playground Areas | Fair | Play Structure, Multipurpose, Small | 1 | | 5 | 10388431 |
| G2050 | Site Playground Areas | Fair | Play Structure, Climbing Wall, Exterior, by vertical surface area | 100 | SF | 4 | 10388414 |
| G2050 | Site Playground Areas | Fair | Play Structure, Multipurpose, Medium | 1 | | 5 | 10388433 |
| G2050 | Site Playground Areas | Fair | Playground Surfaces, Engineered Wood Fiber Chips, 3" Depth | 3,400 | SF | 3 | 10388417 |
| G2050 | Site Playground Areas | Fair | Play Structure, Multipurpose, Medium | 1 | | 5 | 10388412 |
| **Sitework** | | | | | | | |
| G2060 | Site General | Fair | Picnic Table, Metal Powder-Coated | 4 | | 5 | 10388424 |
| G2060 | Site | Fair | Flagpole, Metal | 1 | | 5 | 10388420 |
| G2060 | Site General | Good | Park Bench, Metal Powder-Coated | 4 | | 15 | 10388413 |
| G2060 | Site General | Fair | Fences & Gates, Fence, Chain Link 6' | 300 | LF | 13 | 10388416 |
| G2060 | Site General | Fair | Signage, Property, Building or Pole-Mounted, Replace/Install | 1 | | 4 | 10388421 |
| G2060 | Site General | Fair | Signage, Property, Monument, Replace/Install | 1 | | 4 | 10388415 |
| G4050 | Site Parking Areas | Good | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install | 8 | | 15 | 10388422 |

# Appendix F:
## Replacement Reserves

**Replacement Reserves Report**

**5/6/2026**

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Montrose Center | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | |
| Montrose Center / Main Building | $0 | $288 | $274,162 | $0 | $184,854 | $223,830 | $388,127 | $0 | $0 | $36,534 | $418,392 | $960,541 | $0 | $151,553 | $15,126 | $632,619 | $323,493 | $0 | $17,024 | $107,841 | $242,579 | **$3,976,962** |
| Montrose Center / Site | $0 | $6,051 | $0 | $32,235 | $261,962 | $98,886 | $1,343 | $0 | $132,377 | $0 | $0 | $1,557 | $0 | $52,574 | $0 | $54,217 | $1,805 | $0 | $50,222 | $7,014 | $0 | **$700,245** |
| **Grand Total** | **$0** | **$6,340** | **$274,162** | **$32,235** | **$446,816** | **$322,716** | **$389,470** | **$0** | **$132,377** | **$36,534** | **$418,392** | **$962,098** | **$0** | **$204,126** | **$15,126** | **$686,836** | **$325,298** | **$0** | **$67,246** | **$114,855** | **$242,579** | **$4,677,207** |

Montrose Center

Montrose 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 | 10388372 | Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain | 20 | 5 | 15 | 5500 | SF | $1.86 | $10,230 | | | | | | | | | | | | | | | | $10,230 | | | | | | | **$10,230** |
| B2010 | Building Exterior | 10388385 | Exterior Walls, Insulated Finishing System (EIFS), Replace | 30 | 14 | 16 | 2200 | SF | $23.00 | $50,600 | | | | | | | | | | | | | | | | | $50,600 | | | | | | **$50,600** |
| B2020 | Building Exterior | 10388397 | Glazing, any type by SF, Replace | 30 | 19 | 11 | 3200 | SF | $55.00 | $176,000 | | | | | | | | | | | | $176,000 | | | | | | | | | | | **$176,000** |
| B2050 | Building Exterior | 10388403 | Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace | 30 | 21 | 9 | 10 | EA | $1,300.00 | $13,000 | | | | | | | | | | $13,000 | | | | | | | | | | | | | **$13,000** |
| B2050 | Building Exterior | 10388377 | Exterior Door, Steel, Commercial, Replace | 40 | 24 | 16 | 4 | EA | $4,060.00 | $16,240 | | | | | | | | | | | | | | | | | $16,240 | | | | | | **$16,240** |
| B3010 | Roof | 10388317 | Roofing, Modified Bitumen, Replace | 20 | 18 | 2 | 25500 | SF | $10.00 | $255,000 | | | $255,000 | | | | | | | | | | | | | | | | | | | | **$255,000** |
| B3060 | Roof | 10388404 | Roof Hatch, Metal, Replace | 30 | 14 | 16 | 1 | EA | $1,300.00 | $1,300 | | | | | | | | | | | | | | | | | $1,300 | | | | | | **$1,300** |
| B3080 | Building Exterior | 10388388 | Soffit/Fascia, Metal, Replace | 25 | 14 | 11 | 1600 | SF | $5.00 | $8,000 | | | | | | | | | | | | $8,000 | | | | | | | | | | | **$8,000** |
| C1010 | Gymnasium | 10388342 | Movable Partition, Gym Divider, Deluxe/Operable, Replace | 25 | 21 | 4 | 600 | SF | $22.30 | $13,380 | | | | | $13,380 | | | | | | | | | | | | | | | | | | | **$13,380** |
| C1030 | Hallways & Common Areas | 10388394 | Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over, Replace | 40 | 36 | 4 | 24 | EA | $950.00 | $22,800 | | | | | $22,800 | | | | | | | | | | | | | | | | | | | **$22,800** |
| C1030 | Throughout Building | 10388316 | Interior Door, Wood, Solid-Core Commercial, Replace | 40 | 27 | 13 | 120 | EA | $700.00 | $84,000 | | | | | | | | | | | | | | $84,000 | | | | | | | | | **$84,000** |
| C1030 | Throughout Building | 10388361 | Interior Door, Steel, Standard, Replace | 40 | 27 | 13 | 4 | EA | $600.00 | $2,400 | | | | | | | | | | | | | | $2,400 | | | | | | | | | **$2,400** |
| C1030 | Classrooms General | 10388339 | Interior Door, Wood, Solid-Core Commercial, Replace | 40 | 27 | 13 | 24 | EA | $700.00 | $16,800 | | | | | | | | | | | | | | $16,800 | | | | | | | | | **$16,800** |
| C1070 | Throughout Building | 10388340 | Suspended Ceilings, Acoustical Tile (ACT), Replace | 25 | 19 | 6 | 18600 | SF | $3.50 | $65,100 | | | | | | | $65,100 | | | | | | | | | | | | | | | | **$65,100** |
| C1070 | Classrooms General | 10388355 | Suspended Ceilings, Acoustical Tile (ACT), Replace | 25 | 5 | 20 | 9300 | SF | $3.50 | $32,550 | | | | | | | | | | | | | | | | | | | | | $32,550 | | **$32,550** |
| C1090 | Restrooms | 10388371 | Toilet Partitions, Plastic/Laminate, Replace | 20 | 5 | 15 | 5 | EA | $750.00 | $3,750 | | | | | | | | | | | | | | | | $3,750 | | | | | | | **$3,750** |
| C1090 | Hallways & Common Areas | 10388400 | Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace | 20 | 15 | 5 | 46 | LF | $500.00 | $23,000 | | | | | | $23,000 | | | | | | | | | | | | | | | | | **$23,000** |
| C1090 | Throughout Building | 10388389 | Signage, Wall-Mounted, Room Indentification, Replace | 30 | 28 | 2 | 34243 | SF | $0.10 | $3,424 | | | $3,424 | | | | | | | | | | | | | | | | | | | | **$3,424** |
| C2010 | Gymnasium | 10388392 | Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace | 15 | 10 | 5 | 700 | SF | $16.80 | $11,760 | | | | | | $11,760 | | | | | | | | | | | | | | | | $11,760 | **$23,520** |
| C2010 | Throughout Building | 10388360 | Wall Finishes, any surface, Prep & Paint | 10 | 5 | 5 | 43800 | SF | $1.50 | $65,700 | | | | | | $65,700 | | | | | | | | | | $65,700 | | | | | | | **$131,400** |
| C2010 | Restrooms | 10388325 | Wall Finishes, any surface, Prep & Paint | 10 | 5 | 5 | 3400 | SF | $1.50 | $5,100 | | | | | | $5,100 | | | | | | | | | | $5,100 | | | | | | | **$10,200** |
| C2010 | Classrooms General | 10388323 | Wall Finishes, any surface, Prep & Paint | 10 | 4 | 6 | 20600 | SF | $1.50 | $30,900 | | | | | | | $30,900 | | | | | | | | | | $30,900 | | | | | | **$61,800** |
| C2030 | Office Areas | 10388318 | Flooring, Wood, Strip, Refinish | 10 | 5 | 5 | 1700 | SF | $4.00 | $6,800 | | | | | | $6,800 | | | | | | | | | | $6,800 | | | | | | | **$13,600** |
| C2030 | Classrooms General | 10388335 | Flooring, Vinyl Tile (VCT), Replace | 15 | 11 | 4 | 8600 | SF | $5.00 | $43,000 | | | | | $43,000 | | | | | | | | | | | | | | | $43,000 | | | **$86,000** |
| C2030 | Throughout Building | 10388376 | Flooring, Vinyl Tile (VCT), Replace | 15 | 4 | 11 | 8600 | SF | $5.00 | $43,000 | | | | | | | | | | | | $43,000 | | | | | | | | | | | **$43,000** |
| C2030 | Office Areas | 10388370 | Flooring, Carpet, Commercial Tile, Replace | 10 | 4 | 6 | 1700 | SF | $6.50 | $11,050 | | | | | | | $11,050 | | | | | | | | | | $11,050 | | | | | | **$22,100** |
| C2030 | Library | 10388357 | Flooring, Carpet, Commercial Tile, Replace | 10 | 4 | 6 | 1700 | SF | $6.50 | $11,050 | | | | | | | $11,050 | | | | | | | | | | $11,050 | | | | | | **$22,100** |
| C2030 | Throughout Building | 10388344 | Flooring, Carpet, Commercial Standard, Replace | 10 | 4 | 6 | 10300 | SF | $7.50 | $77,250 | | | | | | | $77,250 | | | | | | | | | | $77,250 | | | | | | **$154,500** |
| C2050 | Throughout Building | 10388328 | Ceiling Finishes, any flat surface, Prep & Paint | 10 | 4 | 6 | 1600 | SF | $2.00 | $3,200 | | | | | | | $3,200 | | | | | | | | | | $3,200 | | | | | | **$6,400** |
| D1010 | Elevator Shafts/Utility | 10388356 | Elevator Cab Finishes, Standard, Replace | 15 | 9 | 6 | 1 | EA | $9,000.00 | $9,000 | | | | | | | $9,000 | | | | | | | | | | | | | | | | **$9,000** |
| D1010 | Elevator Shafts/Utility | 10388374 | Elevator Controls, Automatic, 1 Car, Replace | 20 | 14 | 6 | 1 | EA | $5,000.00 | $5,000 | | | | | | | $5,000 | | | | | | | | | | | | | | | | **$5,000** |
| D1010 | Elevator Shafts/Utility | 10388393 | Passenger Elevator, Hydraulic, 2 Floors, Renovate | 30 | 19 | 11 | 1 | EA | $55,000.00 | $55,000 | | | | | | | | | | | | $55,000 | | | | | | | | | | | **$55,000** |
| D2010 | Mechanical Room | 10388359 | Water Heater, Electric, Commercial ( 36 kW), Replace | 20 | 1 | 19 | 1 | EA | $18,500.00 | $18,500 | | | | | | | | | | | | | | | | | | | | $18,500 | | | **$18,500** |
| D2010 | Throughout Building | 10388349 | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace | 40 | 29 | 11 | 34243 | SF | $5.00 | $171,215 | | | | | | | | | | | | $171,215 | | | | | | | | | | | **$171,215** |
| D2010 | Restrooms | 10388307 | Toilet, Commercial Water Closet, Replace | 30 | 25 | 5 | 21 | EA | $1,300.00 | $27,300 | | | | | | $27,300 | | | | | | | | | | | | | | | | | **$27,300** |
| D2010 | Hallways & Common Areas | 10388338 | Drinking Fountain, Wall-Mounted, Bi-Level, Replace | 15 | 5 | 10 | 3 | EA | $1,500.00 | $4,500 | | | | | | | | | | | $4,500 | | | | | | | | | | | | **$4,500** |
| D2010 | Restrooms | 10388311 | Toilet, Child-Sized, Replace | 30 | 19 | 11 | 3 | EA | $900.00 | $2,700 | | | | | | | | | | | | $2,700 | | | | | | | | | | | **$2,700** |
| D2010 | Restrooms | 10388313 | Urinal, Standard, Replace | 30 | 19 | 11 | 2 | EA | $1,100.00 | $2,200 | | | | | | | | | | | | $2,200 | | | | | | | | | | | **$2,200** |
| D2010 | Restrooms | 10388386 | Sink/Lavatory, Wall-Hung, Replace | 30 | 19 | 11 | 24 | EA | $1,700.00 | $40,800 | | | | | | | | | | | | $40,800 | | | | | | | | | | | **$40,800** |
| D3020 | Utility Rooms/Areas | 10388379 | Unit Heater, Electric, Replace | 20 | 14 | 6 | 4 | EA | $1,800.00 | $7,200 | | | | | | | $7,200 | | | | | | | | | | | | | | | | **$7,200** |
| D3030 | Roof | 10388330 | Split System Ductless, Single Zone, Replace | 15 | 9 | 6 | 1 | EA | $4,800.00 | $4,800 | | | | | | | $4,800 | | | | | | | | | | | | | | | | **$4,800** |
| D3030 | Roof | 10388343 | Split System Ductless, Single Zone, Replace | 15 | 5 | 10 | 1 | EA | $4,800.00 | $4,800 | | | | | | | | | | | $4,800 | | | | | | | | | | | | **$4,800** |
| D3050 | Attic | 10388329 | Variable Air Volume Unit, VAV Box, Replace | 25 | 19 | 6 | 1 | EA | $13,000.00 | $13,000 | | | | | | | $13,000 | | | | | | | | | | | | | | | | **$13,000** |
| D3050 | Attic | 10388368 | Variable Air Volume Unit, VAV Box, Replace | 25 | 19 | 6 | 1 | EA | $6,500.00 | $6,500 | | | | | | | $6,500 | | | | | | | | | | | | | | | | **$6,500** |

**Replacement Reserves Report**

**5/6/2026**

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| D3050 | Attic | 10388334 | Variable Air Volume Unit, VAV Box, Replace | 25 | 19 | 6 | 1 | EA | $6,500.00 | $6,500 | | | | | | | $6,500 | | | | | | | | | | | | | | | **$6,500** |
| D3050 | Attic | 10388352 | Variable Air Volume Unit, VAV Box, Replace | 25 | 19 | 6 | 1 | EA | $6,500.00 | $6,500 | | | | | | | $6,500 | | | | | | | | | | | | | | | **$6,500** |
| D3050 | Roof | 10388312 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace | 20 | 9 | 11 | 1 | EA | $45,000.00 | $45,000 | | | | | | | | | | | | $45,000 | | | | | | | | | | **$45,000** |
| D3050 | Roof | 10388396 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace | 20 | 9 | 11 | 1 | EA | $75,000.00 | $75,000 | | | | | | | | | | | | $75,000 | | | | | | | | | | **$75,000** |
| D3050 | Roof | 10388327 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace | 20 | 9 | 11 | 1 | EA | $75,000.00 | $75,000 | | | | | | | | | | | | $75,000 | | | | | | | | | | **$75,000** |
| D3060 | Roof | 10388310 | 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 | 10388398 | 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 | 10388333 | 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 | 10388321 | 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 | 10388362 | 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 | 10388350 | 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 | 10388381 | 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 | 10388378 | 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 | 10388399 | 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 | 10388407 | 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 | 10388351 | 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 | 10388322 | 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 | 10388320 | 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 | 10388326 | 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 | 10388409 | 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 | 10388309 | 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 | 10388319 | 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 | 10388369 | Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace | 20 | 16 | 4 | 1 | EA | $3,000.00 | $3,000 | | | | | $3,000 | | | | | | | | | | | | | | | | | **$3,000** |
| D4010 | Mechanical Room | 10388363 | Fire Riser, Wet Standpipe, 6 IN, Replace | 40 | 36 | 4 | 1 | EA | $17,000.00 | $17,000 | | | | | $17,000 | | | | | | | | | | | | | | | | | **$17,000** |
| D4010 | Mechanical Room | 10388331 | Fire Riser, Wet Standpipe, 6 IN, Replace | 40 | 36 | 4 | 1 | EA | $17,000.00 | $17,000 | | | | | $17,000 | | | | | | | | | | | | | | | | | **$17,000** |
| D4010 | Mechanical Room | 10388375 | Backflow Preventer, Fire Suppression, Replace | 30 | 25 | 5 | 1 | EA | $10,500.00 | $10,500 | | | | | | $10,500 | | | | | | | | | | | | | | | | **$10,500** |
| D4010 | Throughout Building | 10388365 | Fire Suppression System, Existing Sprinkler Heads, by SF, Replace | 25 | 15 | 10 | 34243 | SF | $1.07 | $36,640 | | | | | | | | | | | $36,640 | | | | | | | | | | | **$36,640** |
| D5010 | Electrical Room | 10388308 | Generator, Gas or Gasoline, Replace | 25 | 5 | 20 | 1 | EA | $66,000.00 | $66,000 | | | | | | | | | | | | | | | | | | | | | $66,000 | **$66,000** |
| D5010 | Electrical Room | 10388346 | Automatic Transfer Switch, ATS, Replace | 25 | 5 | 20 | 1 | EA | $12,000.00 | $12,000 | | | | | | | | | | | | | | | | | | | | | $12,000 | **$12,000** |
| D5010 | Electrical Room | 10388315 | Automatic Transfer Switch, ATS, Replace | 25 | 5 | 20 | 1 | EA | $12,000.00 | $12,000 | | | | | | | | | | | | | | | | | | | | | $12,000 | **$12,000** |
| D5020 | Utility closet 128B | 10388337 | Secondary Transformer, Dry, Stepdown, Replace | 30 | 25 | 5 | 1 | EA | $6,000.00 | $6,000 | | | | | | $6,000 | | | | | | | | | | | | | | | | **$6,000** |
| D5020 | Electrical Room 235B | 10388341 | Secondary Transformer, Dry, Stepdown, Replace | 30 | 25 | 5 | 1 | EA | $6,000.00 | $6,000 | | | | | | $6,000 | | | | | | | | | | | | | | | | **$6,000** |
| D5020 | Electrical Room | 10388383 | Secondary Transformer, Dry, Stepdown, Replace | 30 | 16 | 14 | 1 | EA | $10,000.00 | $10,000 | | | | | | | | | | | | | | $10,000 | | | | | | | | **$10,000** |
| D5020 | Electrical Room | 10388324 | Secondary Transformer, Dry, Stepdown, Replace | 30 | 12 | 18 | 1 | EA | $10,000.00 | $10,000 | | | | | | | | | | | | | | | | | | | $10,000 | | | **$10,000** |
| D5040 | Throughout Building | 10388408 | Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace | 10 | 5 | 5 | 34243 | SF | $0.65 | $22,258 | | | | | | $22,258 | | | | | | | | | $22,258 | | | | | | | **$44,516** |
| D5040 | Gymnasium | 10388348 | High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace | 20 | 14 | 6 | 40 | EA | $1,700.00 | $68,000 | | | | | | | $68,000 | | | | | | | | | | | | | | | **$68,000** |
| D5040 | Throughout Building | 10388336 | Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace | 20 | 5 | 15 | 34243 | SF | $5.00 | $171,215 | | | | | | | | | | | | | | | $171,215 | | | | | | | **$171,215** |
| D6060 | Throughout Building | 10388347 | Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace | 20 | 5 | 15 | 34243 | SF | $1.65 | $56,501 | | | | | | | | | | | | | | | $56,501 | | | | | | | **$56,501** |
| D7010 | Throughout Building | 10388391 | Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install | 15 | 5 | 10 | 34243 | SF | $3.25 | $111,290 | | | | | | | | | | | $111,290 | | | | | | | | | | | **$111,290** |
| D7030 | Throughout Building | 10388364 | Security/Surveillance System, Full System Upgrade, Average Density, Replace | 15 | 5 | 10 | 34243 | SF | $2.00 | $68,486 | | | | | | | | | | | $68,486 | | | | | | | | | | | **$68,486** |
| D7050 | Electrical Room | 10388384 | Fire Alarm Panel, Fully Addressable, Replace | 15 | 6 | 9 | 1 | EA | $15,000.00 | $15,000 | | | | | | | | | $15,000 | | | | | | | | | | | | | **$15,000** |
| D8010 | Throughout Building | 10388387 | BAS/HVAC Controls, Basic System or Legacy Upgrades, Install | 15 | 5 | 10 | 34243 | SF | $2.50 | $85,608 | | | | | | | | | | | $85,608 | | | | | | | | | | | **$85,608** |
| E1040 | Office Areas | 10388405 | Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace | 10 | 5 | 5 | 1 | EA | $1,500.00 | $1,500 | | | | | | $1,500 | | | | | | | | | $1,500 | | | | | | | **$3,000** |
| E1070 | Gymnasium | 10388373 | Basketball Backboard, Wall-Mounted, Fixed | 30 | 25 | 5 | 2 | EA | $3,580.00 | $7,160 | | | | | | $7,160 | | | | | | | | | | | | | | | | **$7,160** |
| E2010 | Classrooms General | 10388382 | Window Treatments, Operable Blinds, Fire-Resistant | 20 | 16 | 4 | 3000 | SF | $5.42 | $16,260 | | | | | $16,260 | | | | | | | | | | | | | | | | | **$16,260** |
| E2010 | Office Areas | 10388380 | Casework, Cabinetry, Standard, Replace | 20 | 5 | 15 | 100 | LF | $300.00 | $30,000 | | | | | | | | | | | | | | | $30,000 | | | | | | | **$30,000** |
| E2010 | Library | 10388401 | Library Shelving, Single-Faced, up to 90" Height, Replace | 20 | 5 | 15 | 100 | LF | $330.00 | $33,000 | | | | | | | | | | | | | | | $33,000 | | | | | | | **$33,000** |
| Y1020 | Hallways & Common Areas | 10388332 | ADA Paths of Travel, Signage, Directional Wall-Mounted, Install | 0 | -1 | 1 | 1 | EA | $200.00 | $200 | | $200 | | | | | | | | | | | | | | | | | | | | **$200** |
| Y1050 | Restrooms | 10388406 | ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install | 0 | -1 | 1 | 1 | EA | $80.00 | $80 | | $80 | | | | | | | | | | | | | | | | | | | | **$80** |
| **Totals, Unescalated** | | | | | | | | | | | **$0** | **$280** | **$258,424** | **$0** | **$164,240** | **$193,078** | **$325,050** | **$0** | **$0** | **$28,000** | **$311,323** | **$693,915** | **$0** | **$103,200** | **$10,000** | **$406,054** | **$201,590** | **$0** | **$10,000** | **$61,500** | **$134,310** | **$2,900,964** |
| **Totals, Escalated (3.0% inflation, compounded annually)** | | | | | | | | | | | **$0** | **$288** | **$274,162** | **$0** | **$184,854** | **$223,830** | **$388,127** | **$0** | **$0** | **$36,534** | **$418,392** | **$960,541** | **$0** | **$151,553** | **$15,126** | **$632,619** | **$323,493** | **$0** | **$17,024** | **$107,841** | **$242,579** | **$3,976,962** |

**Replacement Reserves Report**

**5/6/2026**

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| F1020 | Site General | 10388425 | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace | 30 | 26 | 4 | 100 | SF | $25.00 | $2,500 | | | | | $2,500 | | | | | | | | | | | | | | | | | | **$2,500** |
| G2020 | Site Parking Areas | 10388410 | Parking Lots, Pavement, Asphalt, Seal & Stripe | 5 | 2 | 3 | 58000 | SF | $0.45 | $26,100 | | | | $26,100 | | | | | $26,100 | | | | | $26,100 | | | | | $26,100 | | | | **$104,400** |
| G2020 | Site Parking Areas | 10388419 | Parking Lots, Pavement, Asphalt, Mill & Overlay | 25 | 21 | 4 | 58000 | SF | $3.50 | $203,000 | | | | | $203,000 | | | | | | | | | | | | | | | | | | **$203,000** |
| G2020 | Site Parking Areas | 10388411 | Parking Lots, Curb & Gutter, Concrete, Replace | 50 | 42 | 8 | 2500 | LF | $30.00 | $75,000 | | | | | | | | | $75,000 | | | | | | | | | | | | | | **$75,000** |
| G2050 | Site Sports Fields & Courts | 10388430 | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe | 5 | 4 | 1 | 2500 | SF | $0.45 | $1,125 | | $1,125 | | | | | $1,125 | | | | | $1,125 | | | | | $1,125 | | | | | | **$4,500** |
| G2050 | Site Sports Fields & Courts | 10388426 | Sports Apparatus, Basketball, Backboard w/ Pole, Replace | 25 | 24 | 1 | 1 | EA | $4,750.00 | $4,750 | | $4,750 | | | | | | | | | | | | | | | | | | | | | **$4,750** |
| G2050 | Site Sports Fields & Courts | 10388427 | Sports Apparatus, Football, Goal Post, Replace | 25 | 21 | 4 | 2 | EA | $5,000.00 | $10,000 | | | | | $10,000 | | | | | | | | | | | | | | | | | | **$10,000** |
| G2050 | Site Sports Fields & Courts | 10388418 | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay | 25 | 21 | 4 | 2500 | SF | $3.50 | $8,750 | | | | | $8,750 | | | | | | | | | | | | | | | | | | **$8,750** |
| G2050 | Site Playground Areas | 10388417 | Playground Surfaces, Engineered Wood Fiber Chips, 3" Depth, Replace | 5 | 2 | 3 | 3400 | SF | $1.00 | $3,400 | | | | $3,400 | | | | | $3,400 | | | | | $3,400 | | | | | $3,400 | | | | **$13,600** |
| G2050 | Site Playground Areas | 10388414 | Play Structure, Climbing Wall, Exterior, by vertical surface area, Replace | 15 | 11 | 4 | 100 | SF | $40.00 | $4,000 | | | | | $4,000 | | | | | | | | | | | | | | | $4,000 | | | **$8,000** |
| G2050 | Site Playground Areas | 10388432 | Play Structure, Multipurpose, Medium, Replace | 20 | 15 | 5 | 1 | EA | $20,000.00 | $20,000 | | | | | | $20,000 | | | | | | | | | | | | | | | | | **$20,000** |
| G2050 | Site Playground Areas | 10388429 | Play Structure, Multipurpose, Small, Replace | 20 | 15 | 5 | 1 | EA | $10,000.00 | $10,000 | | | | | | $10,000 | | | | | | | | | | | | | | | | | **$10,000** |
| G2050 | Site Playground Areas | 10388431 | Play Structure, Multipurpose, Small, Replace | 20 | 15 | 5 | 1 | EA | $10,000.00 | $10,000 | | | | | | $10,000 | | | | | | | | | | | | | | | | | **$10,000** |
| G2050 | Site Playground Areas | 10388433 | Play Structure, Multipurpose, Medium, Replace | 20 | 15 | 5 | 1 | EA | $20,000.00 | $20,000 | | | | | | $20,000 | | | | | | | | | | | | | | | | | **$20,000** |
| G2050 | Site Playground Areas | 10388412 | Play Structure, Multipurpose, Medium, Replace | 20 | 15 | 5 | 1 | EA | $20,000.00 | $20,000 | | | | | | $20,000 | | | | | | | | | | | | | | | | | **$20,000** |
| G2060 | Site General | 10388424 | Picnic Table, Metal Powder-Coated, Replace | 20 | 15 | 5 | 4 | EA | $700.00 | $2,800 | | | | | | $2,800 | | | | | | | | | | | | | | | | | **$2,800** |
| G2060 | Site General | 10388416 | Fences & Gates, Fence, Chain Link 6', Replace | 40 | 27 | 13 | 300 | LF | $21.00 | $6,300 | | | | | | | | | | | | | | $6,300 | | | | | | | | | **$6,300** |
| G2060 | Site General | 10388413 | Park Bench, Metal Powder-Coated, Replace | 20 | 5 | 15 | 4 | EA | $700.00 | $2,800 | | | | | | | | | | | | | | | | $2,800 | | | | | | | **$2,800** |
| G2060 | Site General | 10388421 | Signage, Property, Building or Pole-Mounted, Replace/Install | 20 | 16 | 4 | 1 | EA | $1,500.00 | $1,500 | | | | | $1,500 | | | | | | | | | | | | | | | | | | **$1,500** |
| G2060 | Site General | 10388415 | Signage, Property, Monument, Replace/Install | 20 | 16 | 4 | 1 | EA | $3,000.00 | $3,000 | | | | | $3,000 | | | | | | | | | | | | | | | | | | **$3,000** |
| G2060 | Site | 10388420 | Flagpole, Metal, Replace | 30 | 25 | 5 | 1 | EA | $2,500.00 | $2,500 | | | | | | $2,500 | | | | | | | | | | | | | | | | | **$2,500** |
| G4050 | Site Parking Areas | 10388422 | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install | 20 | 5 | 15 | 8 | EA | $4,000.00 | $32,000 | | | | | | | | | | | | | | | | $32,000 | | | | | | | **$32,000** |
| **Totals, Unescalated** | | | | | | | | | | | **$0** | **$5,875** | **$0** | **$29,500** | **$232,750** | **$85,300** | **$1,125** | **$0** | **$104,500** | **$0** | **$0** | **$1,125** | **$0** | **$35,800** | **$0** | **$34,800** | **$1,125** | **$0** | **$29,500** | **$4,000** | **$0** | **$565,400** |
| **Totals, Escalated (3.0% inflation, compounded annually)** | | | | | | | | | | | **$0** | **$6,051** | **$0** | **$32,235** | **$261,962** | **$98,886** | **$1,343** | **$0** | **$132,377** | **$0** | **$0** | **$1,557** | **$0** | **$52,574** | **$0** | **$54,217** | **$1,805** | **$0** | **$50,222** | **$7,014** | **$0** | **$700,245** |

* 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D10 Conveying** | | | | | | | | | | | | | |
| 1 | 10388374 | D1010 | **Elevator Controls** | Automatic, 1 Car | | Montrose Center / Main Building | Elevator Shafts/Utility | Dover Elevators | E-K5445 | NA | 2000 | | |
| 2 | 10388393 | D1010 | **Passenger Elevator** | Hydraulic, 2 Floors | 2000 LB | Montrose Center / Main Building | Elevator Shafts/Utility | Dover Elevators | EP15020 | EK5445 | 2000 | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D20 Plumbing** | | | | | | | | | | | | | |
| 1 | 10388359 | D2010 | **Water Heater** | Electric, Commercial ( 36 kW) | 82 GAL | Montrose Center / Main Building | Mechanical Room | State Industries, Inc. | PCE-82-20RTA 110 | 2505142291691 | 2025 | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D30 HVAC** | | | | | | | | | | | | | |
| 1 | 10388379 | D3020 | **Unit Heater** | Electric | 4 kW | Montrose Center / Main Building | Utility Rooms/Areas | | | | 2000 | | 4 |
| 2 | 10388330 | D3030 | **Split System Ductless** | Single Zone | 2 TON | Montrose Center / Main Building | Roof | Mitsubishi Electric | RK24NMVJU | G006152 | 2016 | | |
| 3 | 10388343 | D3030 | **Split System Ductless** | Single Zone | 1.5 TON | Montrose Center / Main Building | Roof | Mitsubishi Electric | PUZ-A18NKA7 | 96U13028C | 2020 | | |
| 4 | 10388327 | D3050 | **Packaged Unit** | RTU, Pad or Roof-Mounted | 50 TON | Montrose Center / Main Building | Roof | AAON, Inc. | Inaccessible | Inaccessible | 2016 | | |
| 5 | 10388312 | D3050 | **Packaged Unit** | RTU, Pad or Roof-Mounted | 25 TON | Montrose Center / Main Building | Roof | AAON, Inc. | RN- 025-3-0-EB09-244 | 201606-BNGR53381 | 2016 | | |
| 6 | 10388396 | D3050 | **Packaged Unit** | RTU, Pad or Roof-Mounted | 50 TON | Montrose Center / Main Building | Roof | AAON, Inc. | RN-050-3-0-EA09-2C4 | 201606-BNGW53390 | 2016 | | |
| 7 | 10388329 | D3050 | **Variable Air Volume Unit** | VAV Box | 3000 CFM | Montrose Center / Main Building | Attic | Carrier | LUSPT 4411ELNNN | 1499V90346 | 1999 | | |
| 8 | 10388368 | D3050 | **Variable Air Volume Unit** | VAV Box | 1300 CFM | Montrose Center / Main Building | Attic | Carrier | 45SC104411ELNNN | 1499V90330 | 1999 | | |
| 9 | 10388334 | D3050 | **Variable Air Volume Unit** | VAV Box | 1300 CFM | Montrose Center / Main Building | Attic | Carrier | 45SC164411ELNNN | 1499V90347 | 1999 | | |
| 10 | 10388352 | D3050 | **Variable Air Volume Unit** | VAV Box | 1300 CFM | Montrose Center / Main Building | Attic | Carrier | 45SC104411ELNNN | NA | 1999 | | |
| 11 | 10388409 | D3060 | **Exhaust Fan** | Roof or Wall-Mounted, 10" Damper | 300 CFM | Montrose Center / Main Building | Roof | Greenheck | G-95-DGEX-QD | 99G21706 | 1999 | | |
| 12 | 10388326 | D3060 | **Exhaust Fan** | Roof or Wall-Mounted, 10" Damper | 300 CFM | Montrose Center / Main Building | Roof | Greenheck | G-85-DCLX-0b | 99H09354 | 1999 | | |
| 13 | 10388351 | D3060 | **Exhaust Fan** | Roof or Wall-Mounted, 10" Damper | 300 CFM | Montrose Center / Main Building | Roof | Greenheck | G-80-DGEX-0D | 99H04260 | 1999 | | |
| 14 | 10388407 | D3060 | **Exhaust Fan** | Roof or Wall-Mounted, 10" Damper | 300 CFM | Montrose Center / Main Building | Roof | Greenheck | G-85-DGEX-0D | 99H09362 | 1999 | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 15 | 10388399 | D3060 | **Exhaust Fan** | Roof or Wall-Mounted, 10" Damper | 300 CFM | Montrose Center / Main Building | Roof | Greenheck | G-80-DGEX-QD | 99H04256 | 1999 | | |
| 16 | 10388381 | D3060 | **Exhaust Fan** | Roof or Wall-Mounted, 10" Damper | 300 CFM | Montrose Center / Main Building | Roof | Greenheck | G-85-DGEX-0D | 99H09353 | 1999 | | |
| 17 | 10388320 | D3060 | **Exhaust Fan** | Roof or Wall-Mounted, 12" Damper | 700 CFM | Montrose Center / Main Building | Roof | Greenheck | G-96-DGEX-0D | 99F18141 | 1999 | | |
| 18 | 10388350 | D3060 | **Exhaust Fan** | Roof or Wall-Mounted, 12" Damper | 700 CFM | Montrose Center / Main Building | Roof | Greenheck | G-85-DGEX-0D | 99H09352 | 1999 | | |
| 19 | 10388398 | D3060 | **Exhaust Fan** | Roof or Wall-Mounted, 12" Damper | 700 CFM | Montrose Center / Main Building | Roof | Greenheck | G-85-DGEX-QD | 99H09357 | 1999 | | |
| 20 | 10388319 | D3060 | **Exhaust Fan** | Roof or Wall-Mounted, 16" Damper | 1500 CFM | Montrose Center / Main Building | Roof | Greenheck | G-130 BX-QD | 99G21496 | 1999 | | |
| 21 | 10388309 | D3060 | **Exhaust Fan** | Roof or Wall-Mounted, 16" Damper | 1500 CFM | Montrose Center / Main Building | Roof | Greenheck | G-90-DGEX-0D | 99B11813 | 1999 | | |
| 22 | 10388321 | D3060 | **Exhaust Fan** | Roof or Wall-Mounted, 16" Damper | 1500 CFM | Montrose Center / Main Building | Roof | Greenheck | G-130 BX 0D | 99C21491 | 1999 | | |
| 23 | 10388322 | D3060 | **Exhaust Fan** | Roof or Wall-Mounted, 16" Damper | 1500 CFM | Montrose Center / Main Building | Roof | Greenheck | G-130 BX QD | 99G21494 | 1999 | | |
| 24 | 10388378 | D3060 | **Exhaust Fan** | Roof or Wall-Mounted, 16" Damper | 1500 CFM | Montrose Center / Main Building | Roof | Greenheck | G-130-BX-QD | 99G21498 | 1999 | | |
| 25 | 10388362 | D3060 | **Exhaust Fan** | Roof or Wall-Mounted, 16" Damper | 1500 CFM | Montrose Center / Main Building | Roof | Greenheck | G-150-BX-0D | 99H04120 | 1999 | | |
| 26 | 10388369 | D3060 | **Exhaust Fan** | Roof or Wall-Mounted, 24" Damper | 3000 CFM | Montrose Center / Main Building | Roof | Greenheck | G-130-BX-QD | 99G21492 | 1999 | | |
| 27 | 10388333 | D3060 | **Exhaust Fan** | Roof or Wall-Mounted, 24" Damper | 3000 CFM | Montrose Center / Main Building | Roof | Greenheck | Inaccessible | Inaccessible | 1999 | | |
| 28 | 10388310 | D3060 | **Exhaust Fan** | Roof or Wall-Mounted, 24" Damper | 3000 CFM | Montrose Center / Main Building | Roof | Greenheck | G-130-BX-QD | 99021495 | 1999 | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D40 Fire Protection** | | | | | | | | | | | | | |
| 1 | 10388375 | D4010 | **Backflow Preventer** | Fire Suppression | 4 IN | Montrose Center / Main Building | Mechanical Room | Watts | X5 | 253483 | 2000 | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D50 Electrical** | | | | | | | | | | | | | |
| 1 | 10388308 | D5010 | **Generator** | Gas or Gasoline | 100 KW | Montrose Center / Main Building | Electrical Room | MTU | GS00100N6SRTB0994 | 361636-1-1-0713 | 2020 | | |
| 2 | 10388346 | D5010 | **Automatic Transfer Switch** [LIFE SAFETY 277/480 VOLTS] | ATS | 150 AMP | Montrose Center / Main Building | Electrical Room | ASCO | D00300030150N10C | 962168-002 RE | 2020 | | |
| 3 | 10388315 | D5010 | **Automatic Transfer Switch** [NONE LIFE SAFETY] | ATS | 200 AMP | Montrose Center / Main Building | Electrical Room | ASCO | D00300030150N10C | 962168 - 001 RE | 2020 | | |
| 4 | 10388337 | D5020 | **Secondary Transformer** | Dry, Stepdown | 15 KVA | Montrose Center / Main Building | Utility closet 128B | Square D | 45T3HFISCUNL | 33749-17222-053 | 2000 | | |
| 5 | 10388324 | D5020 | **Secondary Transformer** | Dry, Stepdown | 75 KVA | Montrose Center / Main Building | Electrical Room | Siemens | 3F3Y075TP1 | NA | 2013 | | |
| 6 | 10388383 | D5020 | **Secondary Transformer** | Dry, Stepdown | 75 KVA | Montrose Center / Main Building | Electrical Room | Siemens | 3F3Y075TP1 | MX164899 | 2009 | | |
| 7 | 10388341 | D5020 | **Secondary Transformer** | Dry, Stepdown | 15 KVA | Montrose Center / Main Building | Electrical Room 235B | Siemens | 75T3HFISCUNL | 34349 - 17222 - 039 | 2000 | | |
| 8 | 10388366 | D5020 | **Secondary Transformer** | Dry, Stepdown | 75 KVA | Montrose Center / Main Building | Electrical Room | Square D | 75T3HFISCUNL | 34349 - 17222-039 | 2020 | | |
| 9 | 10388353 | D5020 | **Switchboard** | 277/480 V | 800 AMP | Montrose Center / Main Building | Electrical Room | Square D | 12159642-015 | NA | 2020 | | |
| 10 | 10388390 | D5020 | **Distribution Panel** [G-MDP] | 277/480 V | 400 AMP | Montrose Center / Main Building | Electrical Room 235B | Square D | 21215964202000 | NA | 2020 | | |
| 11 | 10388358 | D5020 | **Distribution Panel** [L-MDP] | 277/480 V | 400 AMP | Montrose Center / Main Building | Electrical Room | Square D | 12121596420016881 | NA | 2020 | | |
| 12 | 10388348 | D5040 | **High Intensity Discharge (HID) Fixtures** | Metal Halide, Gymnasium Lighting, 400 W | | Montrose Center / Main Building | Gymnasium | | | | 2000 | | 40 |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D70 Electronic Safety & Security** | | | | | | | | | | | | | |
| 1 | 10388384 | D7050 | **Fire Alarm Panel** | Fully Addressable | | Montrose Center / Main Building | Electrical Room | Edwards Systems Technology | EST2 | No dataplate | 2020 | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **E10 Equipment** | | | | | | | | | | | | | |
| 1 | 10388405 | E1040 | **Healthcare Equipment** | Defibrillator (AED), Cabinet-Mounted | | Montrose Center / Main Building | Office Areas | | | | 2020 | | |