



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Rocking Horse Road Center
4910 Macon Road
Rockville, MD 20852

PREPARED BY:

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BV PROJECT #:

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ON SITE DATE:

February 27, 2026

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Admin office
Number of Buildings	1
Main Address	4910 Macon Road, Rockville, MD 20852
Site Developed	1963
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 27, 2026
Management Point of Contact	Montgomery County Public Schools Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Rocking Horse Road Center in Rockville, MD was originally constructed in 1963 as an elementary school (often referred to as the former Montrose Elementary School). It was later converted to a municipal and educational facility. The facility has a total square footage of 57,639.

Architectural

In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The field of the roof has isolated areas of topping degradation. The damaged portions of the membrane must be replaced. Roof leaks have occurred within the past year, and some of these leaks remain active. All active leaks must be repaired. The windows are older wood and are separating, binding, and hard to close; some have been replaced, but the rest will require replacement in the short term. The casework throughout the building is outdated and should be replaced. The interior finishes were observed to be in fair condition overall throughout the building. Typical lifecycle replacements of the interior and exterior finishes are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating is provided by central system with boilers feeding radiators and cooling is provided by split system units and package units. There are unit ventilators throughout the classrooms. Majority of the HVAC components are outdated and in need of replacement. Upgrading HVAC components may improve comfort space and efficiency.

The property has had a history of plumbing leaks, and some piping replacements have been necessary. Based on this history and the age of the piping, the plumbing systems require full replacement.

The vast majority of electrical components within the building, including the circuit breaker panels, switchboards, and wiring, are original to the 1963 construction. A full modernization/upgrade is recommended to the aging interior electrical infrastructure.

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

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

Site

Site maintenance appears to be fair, and site improvements and landscaping are generally in fair condition. The parking lot has developed numerous potholes and heavy surface wear and should be milled and overlaid. The sidewalk has isolated areas of cracking and uneven pavement. To prevent trip hazards, sidewalk repairs are recommended. A significant portion of the site lighting has been upgraded to LED, and it is recommended that the remaining lighting is upgraded to improve energy efficiency.

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 have 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 MDCl 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 0.436836

Immediate Needs

Facility/Building	Total Items	Total Cost
Rocking Horse Road Center	1	\$2,200
Total	1	\$2,200

Rocking Horse Road Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
10496128	Rocking Horse Road Center		B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$2,200
Total (1 items)							\$2,200



Key Findings



Roofing in Poor Condition.

Any type, Repairs per Man-Day
 Rocking Horse Road Center Rocking Horse
 Road Center Various Locations

Uniformat Code: B3010
 Recommendation: **Repair in 2025**

Priority Score: **88.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$2,200

\$\$\$\$

roof leaks reported, repairs recommended. - AssetCALC ID: 10496128



Window in Poor Condition.

Wood, 16-25 SF
 Rocking Horse Road Center Rocking Horse
 Road Center Building Exterior

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

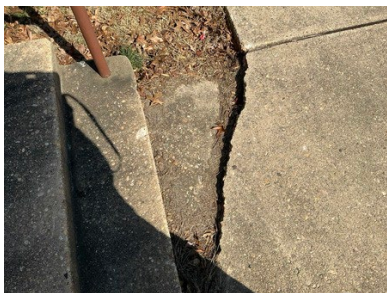
Priority Score: **87.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$96,000

\$\$\$\$

outdated - AssetCALC ID: 10429156



Sidewalk in Poor Condition.

Any pavement type, Sectional Repairs (per
 Man-Day)
 Site Rocking Horse Road Center Site

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

Priority Score: **85.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$1,000

\$\$\$\$

Uneven sidewalk pavement, Trip hazard - AssetCALC ID: 10429197



Parking Lots in Poor Condition.

Pavement, Asphalt
 Site Rocking Horse Road Center Site

Uniformat Code: G2020
 Recommendation: **Repair in 2026**

Priority Score: **84.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$1,000

\$\$\$\$

Cracked asphalt pavement throughout parking lot - AssetCALC ID: 10429098

Fire Suppression System

Priority Score: **60.0**

No photo available

Full System Install/Retrofit, Medium Density/Complexity
 Rocking Horse Road Center Rocking Horse Road Center Throughout

Plan Type:
 Retrofit/Adaptation

Cost Estimate: \$288,200

Uniformat Code: D4010
 Recommendation: **Install in 2065**

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The building is not protected by fire suppression; Due to its construction date, the facility is most likely “grandfathered” by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BUREAU VERITAS recommends a retrofit be performed. - AssetCALC ID: 10496158



Interior Lighting System in Poor Condition.

Priority Score: **54.7**

Full Upgrade, Medium Density & Standard Fixtures
 Faculty Office Diablo Valley College Throughout building

Plan Type:
 Retrofit/Adaptation

Cost Estimate: \$171,000

Uniformat Code: D5040
 Recommendation: **Replace in 2025**

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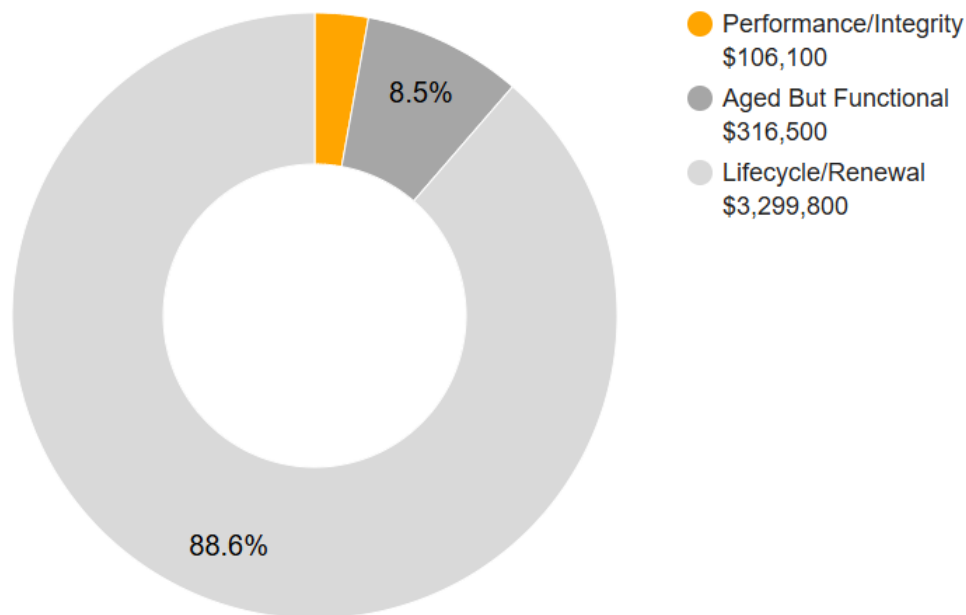
The light fixtures throughout most of the facility utilize older, inefficient fluorescent lamps compared to today’s now increasingly affordable and more commonplace LED equivalents. If the facility is to remain in long-term use, replacement with newer LED fixtures is highly recommended to save substantial amounts of energy. - AssetCALC ID: 6940264

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 order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional	■	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal	■	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.



10-YEAR TOTAL: \$3,722,400



2. Rocking Horse Road Center



Rocking Horse Road Center: Systems Summary

Address	4910 Macon Road, Rockville, MD 20852	
Constructed	1963	
Building Area	57,639 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Wood / Vinyl	Fair
Roof	Primary: Flat with built-up finish Secondary: Flat construction with Single Ply EPDM	Fair
Interiors	Walls: Painted gypsum board, glazed CMU, ceramic wall tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Rocking Horse Road Center: Systems Summary		
HVAC	Central System: Boilers feeding VAV and cabinet terminal units Non-Central System: Packaged units, split system Supplemental components: Unit ventilators	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, metal halide Emergency Power: 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	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	\$101,800	-	-	\$373,200	\$475,100
Roofing	\$2,200	-	\$653,000	-	\$121,600	\$776,800
Interiors	-	-	\$8,600	\$684,100	\$299,600	\$992,400
Plumbing	-	-	\$750,900	-	\$151,700	\$902,600
HVAC	-	\$1,400	\$315,000	\$280,300	\$1,054,700	\$1,651,300
Fire Protection	-	-	-	\$2,700	\$3,600	\$6,300
Electrical	-	-	\$163,600	\$6,200	\$696,500	\$866,300
Fire Alarm & Electronic Systems	-	-	\$327,100	\$340,500	\$145,200	\$812,800
Equipment & Furnishings	-	-	\$11,100	\$13,300	\$7,200	\$31,700
TOTALS (3% inflation)	\$2,200	\$103,200	\$2,229,400	\$1,327,100	\$2,853,400	\$6,515,300

3. Site Summary



Site Information		
Site Area	18.7 acres (estimated)	
Parking Spaces	110 total spaces all in open lots; 9 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage Limited picnic tables and trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED	Fair
Ancillary Structures	Shed	Fair
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	

Site Information	
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
HVAC	-	-	-	\$14,500	-	\$14,500
Special Construction & Demo	-	-	-	\$3,300	\$655,800	\$659,100
Site Pavement	-	\$2,100	\$18,400	\$21,400	\$246,300	\$288,100
Site Development	-	-	\$800	-	\$10,400	\$11,100
Site Utilities	-	-	-	-	\$9,400	\$9,400
TOTALS (3% inflation)	-	\$2,100	\$19,200	\$39,200	\$921,800	\$982,300

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 not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1963	No	No
Rocking Horse Road Center	1963	No	No

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified on 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 a 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 Rocking Horse Road Center, 4910 Macon Road, 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.

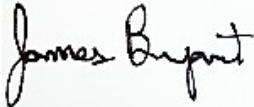
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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: Chris Ledbetter
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Reviewed by: 

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for

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Program Manager

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8. Appendices

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

Appendix A:

Photographic Record



Photographic Overview



1 - FRONT ELEVATION



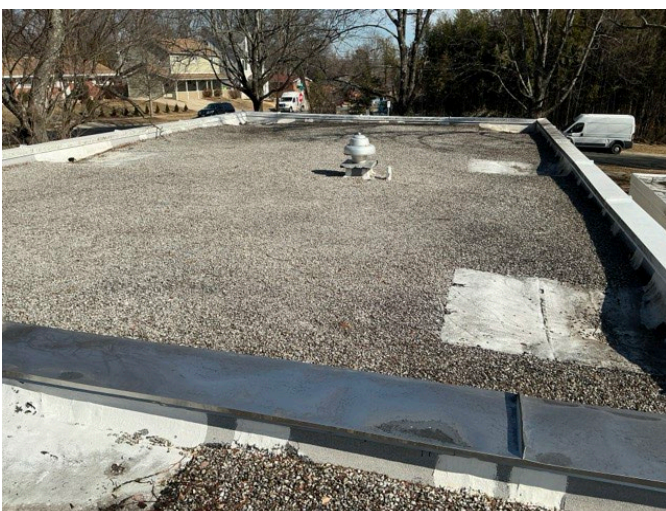
2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOFING



6 - ROOFING

Photographic Overview



7 - PROPERTY SIGNAGE



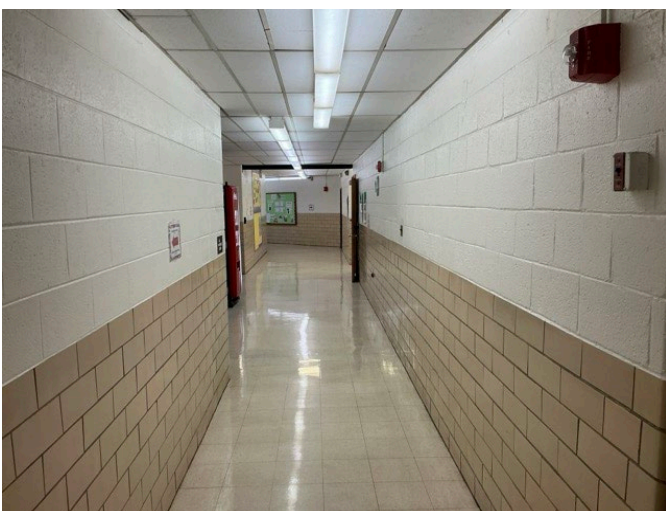
8 - PARKING LOT



9 - SIDEWALK



10 - ANCILLARY BUILDING



11 - CORRIDOR HALLWAY



12 - CONFERENCE ROOM

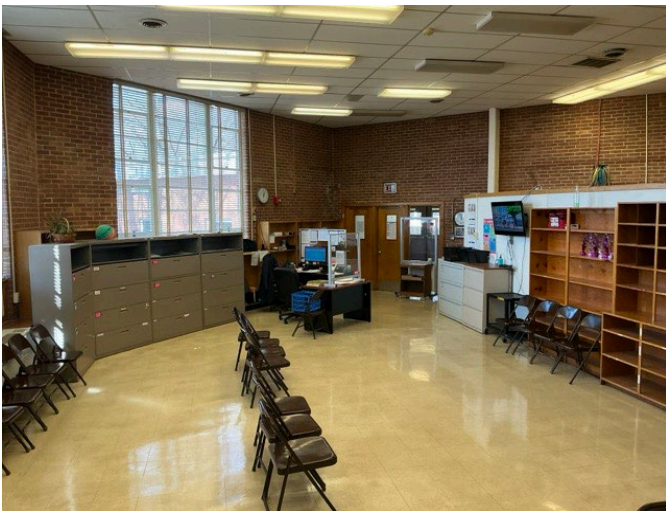
Photographic Overview



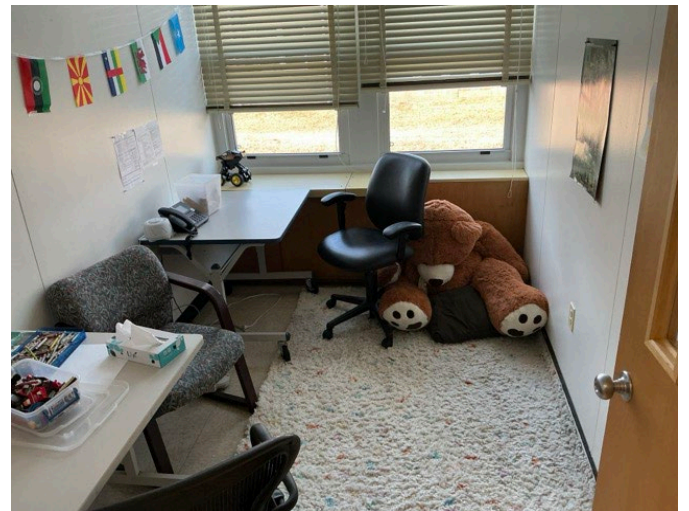
13 - CONFERENCE ROOM



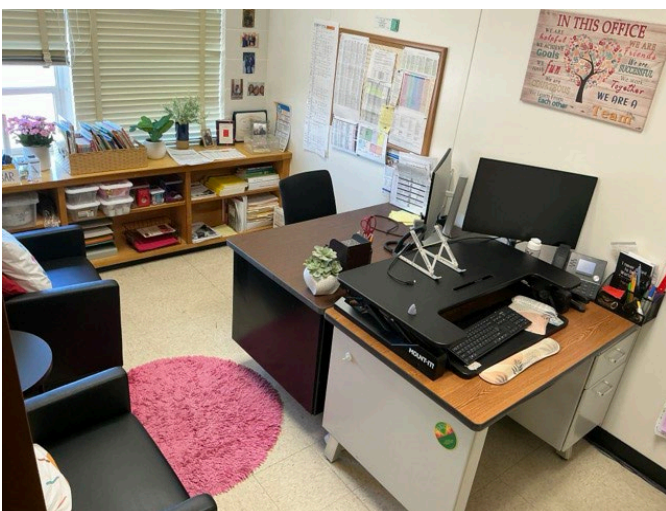
14 - RESTROOM



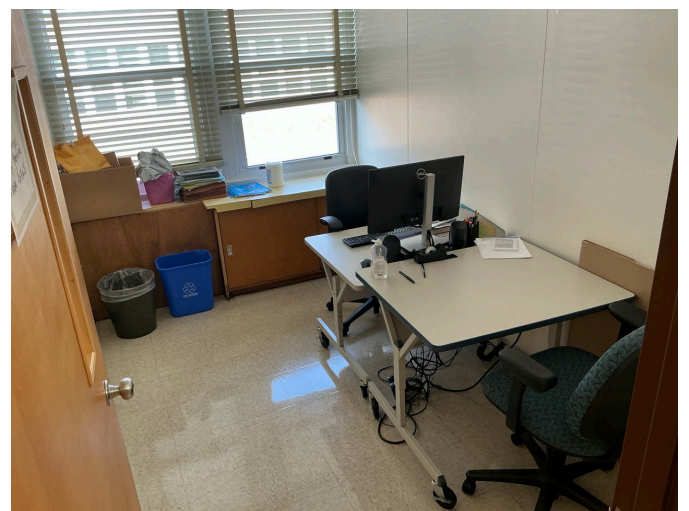
15 - IMMUNIZATION CLINIC



16 - INTAKE ROOM



17 - OFFICE SPACE



18 - INTAKE ROOM



Photographic Overview



19 - BOILER



20 - PACKAGED UNIT



21 - SPLIT SYSTEM



22 - UNIT VENTILATOR



23 - TYPICAL EXHAUST FAN



24 - PUMP

Photographic Overview



25 - WATER HEATER



26 - SWITCHBOARD



27 - GENERATOR



28 - AUTOMATIC TRANSFER SWITCH



29 - BAS/HVAC CONTROLS



30 - FIRE ALARM PANEL





Appendix B:

Site Plan(s)



Site Plan



 BUREAU VERITAS	Project Number	Site Name	 N
	172559.25R000-225.354	Rocking Horse Road Center	
	Source	On-Site Date	
Site	February 27, 2026		

Appendix C: Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Rocking Horse Road Center

Name of person completing form: Margarita Bohorquez

Title / Association w/ property: Director

Length of time associated w/ property: _____

Date Completed: 2/26/2026

Phone Number: _____

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1963	Renovated	
2	Building size in SF	57,639	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Roof repairs		

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

Signature of Assessor

Signature of POC

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Rocking Horse Road Center

BV Project Number: 172559.25R000-225.354

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 ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✗			
4	Does parking signage include the International Symbol of Accessibility ?	✗			
5	Does each accessible space have an adjacent access aisle ?	✗			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✗			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE RAMP

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



DOOR HARDWARE

Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	✗			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	✗			
3	Is signage provided indicating the location of alternate accessible entrances ?	✗			
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	✗			
5	Do doors at accessible entrances appear to have compliant hardware ?	✗			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	✗			

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



SELF-SERVICE AREA

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Question		Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	✗			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	✗			
3	Does the lavatory faucet have compliant handles ?	✗			
4	Is the plumbing piping under lavatories configured to protect against contact ?	✗			
5	Are grab bars provided at compliant locations around the toilet ?	✗			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	✗			

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

Appendix E:

Component Condition Report



Component Condition Report | Rocking Horse Road Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010	Substructure	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building, 1-2 Story Building	57,639 SF	26	10429130
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	57,639 SF	26	10429116
B1080	Stairwells	Fair	Stairs, Metal or Pan-Filled, Interior	1,200 SF	26	10429095
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	32,775 SF	11	10429143
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, 28-40 SF	150	16	10429119
B2020	Building Exterior	Poor	Window, Wood, 16-25 SF	80	2	10429156
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	23	21	10429148
Roofing						
B3010	Various Locations	Poor	Roofing, any type, Repairs per Man-Day, Repair	2	0	10496128
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	7,300 SF	11	10429133
B3010	Roof	Fair	Roofing, Built-Up	40,235 SF	5	10429154
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	5	16	10429180
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	120	16	10429100
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	57,639 SF	6	10429099
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	14	11	10429109
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,500 SF	21	10429145
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	57,639 SF	6	10429187
C2030	Restrooms	Fair	Flooring, Ceramic Tile	4,500 SF	21	10429172
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	52,119 SF	9	10429094
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	1,020 SF	4	10429151
Plumbing						

Component Condition Report | Rocking Horse Road Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	4	10429182
D2010	Boiler Room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	11	10429166
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (100 MBH), 75 GAL	1	16	10429092
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	3	10429085
D2010	Janitor Closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	16	10429159
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	57,639 SF	5	10429086
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	22	16	10429169
D2010	Boiler Room	Fair	Storage Tank, Domestic Water, 250 GAL	1	11	10429124
D2010	Restrooms	Fair	Urinal, Standard	3	15	10429104
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	17	16	10429105
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	16	10429102
D2060	Boiler Room	Fair	Air Compressor, Tank-Style, 2 HP	1	4	10429089
HVAC						
D3020	Department of health Office	Fair	Wall Heater, Electric, Residential	2	11	10429176
D3020	Boiler Room	Fair	Boiler, Gas, HVAC, 1991 MBH [#2]	1	4	10429190
D3020	Boiler Room	Fair	Boiler, Gas, HVAC, 1991 MBH [#1]	1	4	10429178
D3020	Throughout Building	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	47	16	10429168
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 4 TON	1	8	10429128
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON	1	5	10429170
D3030	Roof	Fair	Condensing Unit/Heat Pump, Split System, Exterior, 3.5 TON, 3.5 TON	1	3	10429167
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 6 TON	1	3	10429093
D3030	Roof	Fair	Air Conditioner, Window/Thru-Wall, 1.5 to 2 TON, 3 TON	1	2	10429091
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	3	10429179
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 7.5 TON	1	3	10429120
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	3	10429107

Component Condition Report | Rocking Horse Road Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 4 TON	1	5	10429160
D3030	Roof	Fair	Condensing Unit/Heat Pump, Split System, Exterior, 3.5 TON, 3.5 TON	1	3	10429193
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	3	10429134
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	3	10429113
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 3 Ton	22	6	10429146
D3030	Roof	Fair	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser, 6 TON	1	3	10429196
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 7.5 TON	1	3	10429152
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 6 TON	1	3	10429114
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 7.5 TON	1	3	10429131
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 6 TON	1	3	10429101
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 4 TON	1	3	10429185
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted, 3 TON, 3 TON	1	6	10429108
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 3 HP [P-1]	1	3	10429126
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	57,639 SF	11	10429188
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 3 HP [P-2]	1	9	10429174
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON	1	3	10429184
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	57,639 SF	16	10429181
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted, 5 TON, 5 TON [RTU-1]	1	19	10429140
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted, 3 TON, 3 TON	1	8	10429139
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON [RTU-2]	1	3	10429096
D3050	Storage room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 400 CFM	1	3	10429144
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3.5 TON	1	6	10429171
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	5	10429175
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM	1	9	10429090
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM	1	4	10429087

Component Condition Report | Rocking Horse Road Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 5000 CFM	1	5	10429189
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM	1	5	10429127
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 800 CFM	1	3	10429183
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 5000 CFM	1	9	10429155
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 800 CFM	1	4	10429194
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM	1	4	10429111
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	5	10429150
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 5000 CFM	1	9	10429141
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	57,639 SF	40	10496158
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	15	6	10429103
Electrical						
D5010	Building Exterior	Fair	Generator, Gas or Gasoline, 60 KW	1	12	10429118
D5010	Boiler Room	Fair	Automatic Transfer Switch, ATS, 200 AMP	1	12	10429122
D5010	Boiler Room	Fair	Automatic Transfer Switch, ATS, 200 AMP	1	12	10429192
D5020	Boiler Room	Fair	Distribution Panel, 120/240 V, 400 AMP [MDP-4]	1	11	10429125
D5020	Electrical Room	Fair	Switchboard, 120/208 V, 1600 AMP	1	11	10429153
D5020	Electrical Room	Fair	Switchboard, 120/208 V, 1600 AMP	1	11	10429106
D5020	Boiler Room	Fair	Distribution Panel, 120/240 V, 400 AMP [MDP]	1	4	10429123
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	57,639 SF	3	10429132
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	57,639 SF	11	10429115
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	13	6	10429163
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	57,639 SF	11	10429186
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	57,639 SF	5	10429121

Component Condition Report | Rocking Horse Road Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	57,639 SF	9	10429117
D7050	Boiler Room	Fair	Fire Alarm Panel, Fully Addressable	1	3	10429162
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	57,639 SF	5	10429173
D7050	Front entrance	Fair	Fire Alarm Panel, Annunciator	1	9	10429158
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	57,639 SF	9	10429088
Equipment & Furnishings						
E1030	Room #112	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	9	10429138
E1030	Throughout Building	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	6	10429110
E1040	Throughout Building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	3	6	10429195
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	34 LF	3	10429177

Component Condition Report | Rocking Horse Road Center / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	80 SF	26	10429137
HVAC						
D3030	Ancillary Building Exterior Wall	Fair	Heat Pump, Packaged & Wall-Mounted, Exterior Unit, 2.5 to 3 TON	1	10	11036417
D3030	Ancillary Building Exterior wall	Fair	Heat Pump, Packaged & Wall-Mounted, Exterior Unit, 2.5 to 3 TON	1	10	11036398
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Standard	140 SF	19	10429161
F1020	Site	Fair	Shed, Wood or Metal-Framed, Basic/Minimal	100 SF	6	10429112
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	900 SF	19	10429147
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	900 SF	19	10429097
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	37,500 SF	3	10429164

Component Condition Report | Rocking Horse Road Center / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	37,500 SF	13	10429135
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Repair	200 SF	1	10429098
G2030	Site	Poor	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	1	1	10429197
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	12,500 SF	21	10429136
Sitework						
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	10429157
G2060	Site	Fair	Flagpole, Metal	1	16	10429142
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	11	10429149
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	4	10429165
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	19	10429129
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	10429191

Appendix F: Replacement Reserves



Replacement Reserves Report



5/15/2026

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	
D3030	Roof	10429167	Condensing Unit/Heat Pump, Split System, Exterior, 3.5 TON, Replace	15	12	3	1	EA	\$3,100.00	\$3,100				\$3,100																	\$3,100	\$6,200	
D3030	Roof	10429193	Condensing Unit/Heat Pump, Split System, Exterior, 3.5 TON, Replace	15	12	3	1	EA	\$3,100.00	\$3,100				\$3,100																	\$3,100	\$6,200	
D3030	Roof	10429170	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	\$4,800.00	\$4,800					\$4,800																\$4,800	\$9,600	
D3030	Roof	10429160	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$5,200.00	\$5,200					\$5,200																\$5,200	\$10,400	
D3030	Throughout Building	10429146	Unit Ventilator, approx/nominal 3 Ton, Replace	20	14	6	22	EA	\$9,000.00	\$198,000						\$198,000																\$198,000	
D3030	Roof	10429128	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	\$5,200.00	\$5,200									\$5,200													\$5,200	
D3050	Boiler Room	10429126	Pump, Distribution, HVAC Heating Water, Replace	15	12	3	1	EA	\$5,100.00	\$5,100				\$5,100																	\$5,100	\$10,200	
D3050	Boiler Room	10429174	Pump, Distribution, HVAC Heating Water, Replace	15	6	9	1	EA	\$5,100.00	\$5,100										\$5,100												\$5,100	
D3050	Throughout Building	10429188	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	29	11	57639	SF	\$5.00	\$288,195											\$288,195											\$288,195	
D3050	Roof	10429184	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$7,500.00	\$7,500				\$7,500																		\$7,500	
D3050	Roof	10429096	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$20,000.00	\$20,000				\$20,000																		\$20,000	
D3050	Storage room	10429144	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3	1	EA	\$3,600.00	\$3,600				\$3,600																		\$3,600	
D3050	Roof	10429171	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	\$8,200.00	\$8,200							\$8,200																\$8,200
D3050	Roof	10429108	Packaged Unit, RTU, Roof-Mounted, 3 TON, Replace	20	14	6	1	EA	\$4,000.00	\$4,000							\$4,000																\$4,000
D3050	Roof	10429139	Packaged Unit, RTU, Roof-Mounted, 3 TON, Replace	20	12	8	1	EA	\$4,000.00	\$4,000									\$4,000														\$4,000
D3050	Throughout Building	10429181	HVAC System, Ductwork, Medium Density, Replace	30	14	16	57639	SF	\$4.00	\$230,556																\$230,556						\$230,556	
D3050	Roof	10429140	Packaged Unit, RTU, Roof-Mounted, 5 TON, Replace	20	1	19	1	EA	\$7,100.00	\$7,100																					\$7,100	\$7,100	
D3060	Roof	10429183	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	17	3	1	EA	\$1,400.00	\$1,400				\$1,400																			\$1,400
D3060	Roof	10429087	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	10429194	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	10429111	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	10429175	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	15	5	1	EA	\$4,000.00	\$4,000						\$4,000																	\$4,000
D3060	Roof	10429189	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	20	5	1	EA	\$3,000.00	\$3,000						\$3,000																	\$3,000
D3060	Roof	10429127	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	1	EA	\$2,400.00	\$2,400						\$2,400																	\$2,400
D3060	Roof	10429150	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	15	5	1	EA	\$4,000.00	\$4,000						\$4,000																	\$4,000
D3060	Roof	10429090	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	11	9	1	EA	\$2,400.00	\$2,400										\$2,400													\$2,400
D3060	Roof	10429155	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	11	9	1	EA	\$3,000.00	\$3,000										\$3,000													\$3,000
D3060	Roof	10429141	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	11	9	1	EA	\$3,000.00	\$3,000										\$3,000													\$3,000
D4030	Throughout Building	10429103	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	15	EA	\$150.00	\$2,250							\$2,250										\$2,250						\$4,500
D5010	Building Exterior	10429118	Generator, Gas or Gasoline, Replace	25	13	12	1	EA	\$52,000.00	\$52,000												\$52,000											\$52,000
D5010	Boiler Room	10429122	Automatic Transfer Switch, ATS, Replace	25	13	12	1	EA	\$12,000.00	\$12,000												\$12,000											\$12,000
D5010	Boiler Room	10429192	Automatic Transfer Switch, ATS, Replace	25	13	12	1	EA	\$12,000.00	\$12,000												\$12,000											\$12,000
D5020	Electrical Room	10429153	Switchboard, 120/208 V, Replace	40	29	11	1	EA	\$80,000.00	\$80,000												\$80,000											\$80,000
D5020	Electrical Room	10429106	Switchboard, 120/208 V, Replace	40	29	11	1	EA	\$80,000.00	\$80,000												\$80,000											\$80,000
D5020	Boiler Room	10429123	Distribution Panel, 120/240 V, Replace	30	26	4	1	EA	\$5,500.00	\$5,500				\$5,500																			\$5,500
D5020	Boiler Room	10429125	Distribution Panel, 120/240 V, Replace	30	19	11	1	EA	\$5,500.00	\$5,500											\$5,500												\$5,500
D5030	Throughout Building	10429132	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	57639	SF	\$2.50	\$144,098				\$144,098																			\$144,098
D5040	Building Exterior	10429163	Exterior Light, any type, w/ LED Replacement, Replace	20	14	6	13	EA	\$400.00	\$5,200							\$5,200																\$5,200
D5040	Throughout Building	10429115	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	9	11	57639	SF	\$4.50	\$259,376												\$259,376											\$259,376
D6020	Throughout Building	10429186	Low Voltage System, Phone & Data Lines, Replace	20	9	11	57639	SF	\$1.50	\$86,459												\$86,459											\$86,459
D6060	Throughout Building	10429121	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	57639	SF	\$1.65	\$95,104					\$95,104																		\$95,104
D7030	Throughout Building	10429117	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	6	9	57639	SF	\$2.00	\$115,278											\$115,278												\$115,278
D7050	Boiler Room	10429162	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	\$15,000.00	\$15,000				\$15,000																			\$15,000
D7050	Throughout Building	10429173	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	57639	SF	\$3.00	\$172,917					\$172,917																		\$172,917
D7050	Front entrance	10429158	Fire Alarm Panel, Annunciator, Replace	15	6	9	1	EA	\$1,580.00	\$1,580											\$1,580												\$1,580
D8010	Throughout Building	10429088	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	6	9	57639	SF	\$2.50	\$144,098											\$144,098												\$144,098
E1030	Throughout Building	10429110	Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace	30	24	6	1	EA	\$1,600.00	\$1,600							\$1,600																\$1,600
E1030	Room #112	10429138	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	6	9	1	EA	\$4,600.00	\$4,600																							

Replacement Reserves Report



5/15/2026

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								
Totals, Escalated (3.0% inflation, compounded annually)											\$2,200	\$0	\$103,228	\$354,150	\$149,411	\$1,725,858	\$611,289	\$0	\$11,654	\$704,122	\$0	\$1,323,813	\$110,214	\$0	\$11,571	\$5,141	\$1,148,271	\$0	\$221,827	\$14,554	\$18,061								\$6,515,365	
Rocking Horse Road Center / Site																																								
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate								
D3030	Ancillary Building Exterior Wall	11036417	Heat Pump, Packaged & Wall-Mounted, Exterior Unit, 2.5 to 3 TON, Replace	20	10	10	1	EA	\$5,405.00	\$5,405											\$5,405											\$5,405								
D3030	Ancillary Building Exterior wall	11036398	Heat Pump, Packaged & Wall-Mounted, Exterior Unit, 2.5 to 3 TON, Replace	20	10	10	1	EA	\$5,405.00	\$5,405											\$5,405											\$5,405								
F1020	Site	10429112	Shed, Wood or Metal-Framed, Basic/Minimal, Replace	30	24	6	100	SF	\$27.75	\$2,775							\$2,775															\$2,775								
F1020	Site	10429161	Ancillary Building, Wood-Framed or CMU, Standard, Replace	35	16	19	140	SF	\$100.00	\$14,000																			\$14,000			\$14,000								
F1020	Site	10429147	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	16	19	900	SF	\$200.00	\$180,000																			\$180,000			\$180,000								
F1020	Site	10429097	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	16	19	900	SF	\$200.00	\$180,000																			\$180,000			\$180,000								
G2020	Site	10429098	Parking Lots, Pavement, Asphalt, Repair	0	-1	1	200	SF	\$5.09	\$1,018		\$1,018																				\$1,018								
G2020	Site	10429164	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	37500	SF	\$0.45	\$16,875				\$16,875				\$16,875					\$16,875					\$16,875				\$16,875								
G2020	Site	10429135	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	12	13	37500	SF	\$3.50	\$131,250													\$131,250									\$131,250								
G2030	Site	10429197	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	0	-1	1	1	EA	\$1,000.00	\$1,000		\$1,000																				\$1,000								
G2060	Site	10429165	Picnic Table, Metal Powder-Coated, Replace	20	16	4	1	EA	\$700.00	\$700					\$700																	\$700								
G2060	Site	10429157	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	\$700.00	\$700											\$700											\$700								
G2060	Site	10429129	Picnic Table, Metal Powder-Coated, Replace	20	1	19	1	EA	\$700.00	\$700																			\$700			\$700								
G2060	Site	10429149	Signage, Property, Monument, Replace/Install	20	9	11	1	EA	\$3,000.00	\$3,000												\$3,000										\$3,000								
G2060	Site	10429142	Flagpole, Metal, Replace	30	14	16	1	EA	\$2,500.00	\$2,500																\$2,500						\$2,500								
G4050	Site	10429191	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	\$6,800.00	\$6,800												\$6,800										\$6,800								
Totals, Unescalated											\$0	\$2,018	\$0	\$16,875	\$700	\$0	\$2,775	\$0	\$16,875	\$0	\$10,810	\$10,500	\$0	\$148,125	\$0	\$0	\$2,500	\$0	\$16,875	\$374,700	\$0						\$602,753			
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$2,079	\$0	\$18,440	\$788	\$0	\$3,313	\$0	\$21,377	\$0	\$14,528	\$14,534	\$0	\$217,527	\$0	\$0	\$4,012	\$0	\$28,729	\$657,039	\$0									\$982,364

* Markup has been included in unit costs.

Appendix G: Equipment Inventory List



Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10429124	D2010	Storage Tank	Domestic Water	250 GAL	Rocking Horse Road Center / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate			
2	10429092	D2010	Water Heater	Gas, Commercial (100 MBH)	75 GAL	Rocking Horse Road Center / Main Building	Boiler Room	State Industries, Inc.	SBS-75-76-NE 400	2113123783814	2021		
3	10429089	D2060	Air Compressor	Tank-Style	2 HP	Rocking Horse Road Center / Main Building	Boiler Room	Quincy Compressor	0R0003900069	2002101540124			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10429178	D3020	Boiler [#1]	Gas, HVAC	1991 MBH	Rocking Horse Road Center / Main Building	Boiler Room	Weil-McLain	988R	MD78186H			
2	10429190	D3020	Boiler [#2]	Gas, HVAC	1991 MBH	Rocking Horse Road Center / Main Building	Boiler Room	Weil-McLain	988R	MD78187H			
3	10429168	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		Rocking Horse Road Center / Main Building	Throughout Building						47
4	10429176	D3020	Wall Heater	Electric, Residential		Rocking Horse Road Center / Main Building	Department of health Office						2
5	10429091	D3030	Air Conditioner	Window/Thru-Wall, 1.5 to 2 TON	3 TON	Rocking Horse Road Center / Main Building	Roof	Thermal Zone	TZAA-318-2A	7652W410903767			
6	10429196	D3030	Computer Room AC Unit	Air-Cooled, CRAC Drycooler/Condenser	6 TON	Rocking Horse Road Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
7	10429167	D3030	Condensing Unit/Heat Pump	Split System, Exterior, 3.5 TON	3.5 TON	Rocking Horse Road Center / Main Building	Roof	Trane	TTA042A 300A0	C11204411			
8	10429193	D3030	Condensing Unit/Heat Pump	Split System, Exterior, 3.5 TON	3.5 TON	Rocking Horse Road Center / Main Building	Roof	Trane	TTA042A300A0	C11204425			
9	11036417	D3030	Heat Pump	Packaged & Wall-Mounted, Exterior Unit, 2.5 to 3 TON		Rocking Horse Road Center / Site	Ancillary Building Exterior Wall						
10	11036398	D3030	Heat Pump	Packaged & Wall-Mounted, Exterior Unit, 2.5 to 3 TON		Rocking Horse Road Center / Site	Ancillary Building Exterior wall						
11	10429128	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Rocking Horse Road Center / Main Building	Roof	Daikin Industries	DX13SA0483AD	1806407202	2018		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10429093	D3030	Split System	Condensing Unit/Heat Pump	6 TON	Rocking Horse Road Center / Main Building	Roof	Trane	TTA072C300A0	B4729.7508			
13	10429179	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Rocking Horse Road Center / Main Building	Roof	Trane	Inaccessible	Inaccessible			
14	10429120	D3030	Split System	Condensing Unit/Heat Pump	7.5 TON	Rocking Horse Road Center / Main Building	Roof	Trane	BTA090	Illegible			
15	10429107	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Rocking Horse Road Center / Main Building	Roof	Trane	TTA036A300A0	017253915			
16	10429160	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Rocking Horse Road Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
17	10429134	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Rocking Horse Road Center / Main Building	Roof	Trane	Illegible	Illegible			
18	10429113	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Rocking Horse Road Center / Main Building	Roof	Trane	TTA036A300A0	C17253975			
19	10429152	D3030	Split System	Condensing Unit/Heat Pump	7.5 TON	Rocking Horse Road Center / Main Building	Roof	Trane	BTA090	Illegible			
20	10429114	D3030	Split System	Condensing Unit/Heat Pump	6 TON	Rocking Horse Road Center / Main Building	Roof	Trane	TTA072C300A0	G47264786			
21	10429131	D3030	Split System	Condensing Unit/Heat Pump	7.5 TON	Rocking Horse Road Center / Main Building	Roof	Trane	BTA090	Illegible			
22	10429101	D3030	Split System	Condensing Unit/Heat Pump	6 TON	Rocking Horse Road Center / Main Building	Roof	Trane	TTA072A300A1	B47297507			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10429185	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Rocking Horse Road Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
24	10429170	D3030	Split System Ductless	Single Zone	1.5 TON	Rocking Horse Road Center / Main Building	Roof	Friedrich	Illegible	Illegible			
25	10429146	D3030	Unit Ventilator	approx/nominal 3 Ton		Rocking Horse Road Center / Main Building	Throughout Building	No dataplate	Inaccessible	Inaccessible			22
26	10429126	D3050	Pump [P-1]	Distribution, HVAC Heating Water	3 HP	Rocking Horse Road Center / Main Building	Boiler Room	Bell & Gossett	1510	Illegible			
27	10429174	D3050	Pump [P-2]	Distribution, HVAC Heating Water	3 HP	Rocking Horse Road Center / Main Building	Boiler Room	Bell & Gossett	Illegible	Illegible			
28	10429144	D3050	Air Handler	Interior AHU, Easy/Moderate Access	400 CFM	Rocking Horse Road Center / Main Building	Storage room	Carrier	40AQ018300BB	2486A50874			
29	10429108	D3050	Packaged Unit	RTU, Roof-Mounted, 3 TON	3 TON	Rocking Horse Road Center / Main Building	Roof	International Comfort Products	PAD336000K000C1	C112601723	2011		
30	10429139	D3050	Packaged Unit	RTU, Roof-Mounted, 3 TON	3 TON	Rocking Horse Road Center / Main Building	Roof	International Comfort Products	PAD336000K000C1	C133319307	2013		
31	10429184	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Rocking Horse Road Center / Main Building	Roof	Illegible	Illegible	Illegible			
32	10429171	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3.5 TON	Rocking Horse Road Center / Main Building	Roof	International Comfort Products	Inaccessible	Inaccessible	2011		
33	10429140	D3050	Packaged Unit [RTU-1]	RTU, Roof-Mounted, 5 TON	5 TON	Rocking Horse Road Center / Main Building	Roof	Daikin Industries	DFH0603D000001SAA	2408099968	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10429096	D3050	Packaged Unit [RTU-2]	RTU, Pad or Roof-Mounted	10 TON	Rocking Horse Road Center / Main Building	Roof	Daikin Industries	PAB120N2HB	L9632 90154			
35	10429189	D3060	Exhaust Fan	Centrifugal, 24" Damper	5000 CFM	Rocking Horse Road Center / Main Building	Roof	Power Ventilator	NCA14FA	331759	2005		
36	10429183	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	800 CFM	Rocking Horse Road Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
37	10429194	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	800 CFM	Rocking Horse Road Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
38	10429090	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Rocking Horse Road Center / Main Building	Roof	Dayton Electric	5DVT2A	14080206	2014		
39	10429087	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1200 CFM	Rocking Horse Road Center / Main Building	Roof	Penn Ventilator Company	XR82	No dataplate			
40	10429127	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Rocking Horse Road Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
41	10429111	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1200 CFM	Rocking Horse Road Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
42	10429155	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	5000 CFM	Rocking Horse Road Center / Main Building	Roof	Dayton	4YC76J	14157987	2014		
43	10429141	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	5000 CFM	Rocking Horse Road Center / Main Building	Roof	Dayton Electric	4YC72H	14166397	2014		
44	10429175	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper		Rocking Horse Road Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10429150	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper		Rocking Horse Road Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10429103	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Rocking Horse Road Center / Main Building	Throughout Building						15

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10429118	D5010	Generator	Gas or Gasoline	60 KW	Rocking Horse Road Center / Main Building	Building Exterior	Kohler	60REZG8	SGM322637	2012		
2	10429122	D5010	Automatic Transfer Switch	ATS	200 AMP	Rocking Horse Road Center / Main Building	Boiler Room	Kohler	No dataplate	No dataplate	2012		
3	10429192	D5010	Automatic Transfer Switch	ATS	200 AMP	Rocking Horse Road Center / Main Building	Boiler Room	Kohler	No dataplate	No dataplate	2012		
4	10429153	D5020	Switchboard	120/208 V	1600 AMP	Rocking Horse Road Center / Main Building	Electrical Room	General Electric					
5	10429106	D5020	Switchboard	120/208 V	1600 AMP	Rocking Horse Road Center / Main Building	Electrical Room	General Electric					
6	10429123	D5020	Distribution Panel [MDP]	120/240 V	400 AMP	Rocking Horse Road Center / Main Building	Boiler Room	Trumbull Electric					
7	10429125	D5020	Distribution Panel [MDP-4]	120/240 V	400 AMP	Rocking Horse Road Center / Main Building	Boiler Room	General Electric					

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10429162	D7050	Fire Alarm Panel	Fully Addressable		Rocking Horse Road Center / Main Building	Boiler Room	Honeywell	MS-9600UDLS	No dataplate			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10429110	E1030	Foodservice Equipment	Commercial Kitchen, 1-Bowl		Rocking Horse Road Center / Main Building	Throughout Building						
2	10429138	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Rocking Horse Road Center / Main Building	Room #112	American biotech supply	PH-ABT-HC-SSP-49G	ABS-21241523-2208			
3	10429195	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Rocking Horse Road Center / Main Building	Throughout Building						3