FACILITY CONDITION ASSESSMENT

prepared for

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

Rollingwood Center
3200 Woodbine Street
Chevy Chase, MD 20815

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ON SITE DATE:
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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Holding school
Number of Buildings	1
Main Address	3200 Woodbine Street, Chevy Chase, MD 20815
Site Developed	1951
Outside Occupants / Leased Spaces	None
Date(s) of Visit	March 18, 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

According to internet research, Rollingwood Elementary School was built in 1951 and operated as a public school until 1982. The school was later leased by French International School from 1990 to 2022.The facility's year of construction is unknown. It is used as a holding school, meaning it can hold students while other schools are not available. It has not been inhabited for several years and has been broken into, causing extensive damage.

Architectural

The facility's structure is made of masonry with a concrete foundation. It appeared structurally sound, with no significant areas of settlement or structural-related deficiencies reported or observed. The windows are very dated and single-paned. In addition, at least one pane had been broken into. Windows are recommended for replacement in the short term. The roof reportedly leaks over the gym and is recommended for replacement in the short term. The roof could not be investigated closely due to a lack of access. Interior finishes have become very damaged and generally neglected. The VCT has many markings and has faded. The ACT ceilings in many areas have been extensively damaged, largely by an intruder stealing copper piping.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC was reportedly non-functional and was not running at the time of the assessment. The boiler is also reportedly not functioning. It is unknown specifically what equipment was functional or not, because the building has not been inhabited for several years. Although, equipment like air handlers and exhaust fans are very aged and recommended for short-term replacement regardless.

The plumbing is also not functional. There is no running water. Many areas of piping have been stolen and infrastructure destroyed. An electric water heater was present, which had been replaced in 2021.

Electrical service is reportedly generally non-functional, but power to lighting was turned on during the visit. However, it appears power can likely be restored. Panels are not exceedingly aged. A central 800A panel provided power throughout.

A fire alarm system was present, although it was unclear to what extent it was functional.

Site

The facility's site includes asphalt paved parking and drive areas, as well as areas of concrete sidewalk. There are basketball courts and a playground which are partially surrounded by chain-link fencing.

Recommended Additional Studies

Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.

It was reported that mold is likely to be present now that the school has been uninhabited and exposed for several years. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

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 0.794225.

Immediate Needs

Reference Key Findings Report

Key Findings

Glazing in Poor Condition.

Any type by SF
Rollingwood Center
Building Exterior

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

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: $165,000

$$$$

Windows are very aged and single pane, and no longer function as desired - AssetCALC ID: 10748586

Boiler in Failed Condition.

Gas, HVAC
Rollingwood Center
Boiler Room

Uniformat Code: D3020
Recommendation: **Replace in 2026**

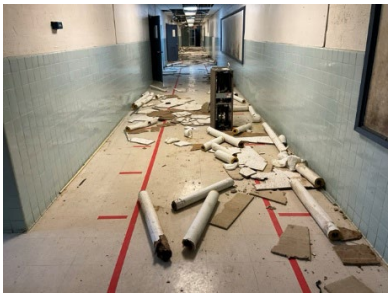
Priority Score: **86.9**

Plan Type:
Performance/Integrity

Cost Estimate: $135,000

$$$$

The unit is reportedly non-functional - AssetCALC ID: 10748587



Plumbing System in Failed Condition.

Supply & Sanitary, Low Density (excludes fixtures)
Rollingwood Center
Throughout Building

Uniformat Code: D2010
Recommendation: **Replace in 2026**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: $133,100

$$$$

Much of the plumbing was stolen, other areas are aged - AssetCALC ID: 10748593

Parking Lots in Poor Condition.

Pavement, Asphalt
Rollingwood Center
Site

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

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $6,800

**$$**$$

There is cracking and the striping is fading - AssetCALC ID: 10750872

Drinking Fountain in Failed Condition.

Wall-Mounted, Single-Level
Rollingwood Center
Hallways & Common Areas

Uniformat Code: D2010
Recommendation: **Replace in 2026**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: $12,000

**$$$**$

The units are damaged and unusable - AssetCALC ID: 10748555

Urinal in Failed Condition.

Standard
Rollingwood Center
Restrooms

Uniformat Code: D2010
Recommendation: **Replace in 2026**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: $11,000

**$$$**$

The urinals are missing components - AssetCALC ID: 10748556

Athletic Surfaces & Courts in Poor Condition.

Basketball/General, Asphalt Pavement
Rollingwood Center
Site

Uniformat Code: G2050
Recommendation: **Mill & Overlay in 2027**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: $70,000

$$$$

The court is uneven and damaged - AssetCALC ID: 10750878

Sports Apparatus in Poor Condition.

Basketball, Backboard/Rim/Pole
Rollingwood Center
Site

Uniformat Code: G2050
Recommendation: **Replace in 2027**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: $14,300

**$$$**$

The poles are aged and have degraded - AssetCALC ID: 10750874

Athletic Surfaces & Courts in Poor Condition.

Basketball/General, Asphalt Pavement
Rollingwood Center
Site

Uniformat Code: G2050
Recommendation: **Seal & Stripe in 2027**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: $9,000

**$$**$$

The court is uneven and cracking - AssetCALC ID: 10750875

Air Handler in Failed Condition.

Interior AHU, Easy/Moderate Access
Rollingwood Center
Gymnasium

Uniformat Code: D3050
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $40,000

**$$$**$

HVAC no longer functioning - AssetCALC ID: 10748569

Air Handler in Failed Condition.

Interior AHU, Easy/Moderate Access
Rollingwood Center
Gymnasium

Uniformat Code: D3050
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $40,000

**$$$**$

HVAC no longer functioning - AssetCALC ID: 10748592

Suspended Ceilings in Poor Condition.

Acoustical Tile (ACT)
Rollingwood Center
Throughout Building

Uniformat Code: C1070
Recommendation: **Replace in 2026**

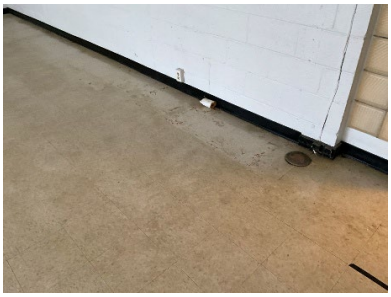
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $93,200

$$$$

The ACT is heavily damaged throughout, especially on the lower floor - AssetCALC ID: 10748577



Flooring in Poor Condition.

Vinyl Tile (VCT)
Rollingwood Center
Throughout Building

Uniformat Code: C2030
Recommendation: **Replace in 2027**

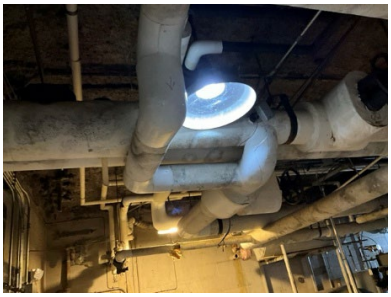
Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $122,500

$$$$

The VCT is faded and cracked - AssetCALC ID: 10748567



Interior Lighting System in Poor Condition.

Full Upgrade, High Density & Standard Fixtures
Rollingwood Center
Throughout Building

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

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $133,100

$$$$

Much of the lightning is old and rusted - AssetCALC ID: 10748591

Flooring in Poor Condition.

Any surface, with Paint or Sealant
Rollingwood Center
Boiler Room

Uniformat Code: C2030
Recommendation: **Prep & Paint in 2027**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $1,500

**$**$$$

The paint is cracked and peeled - AssetCALC ID: 10748562

Recommended Follow-up Study: Environmental, Analysis of Suspect Fungal Growth

Environmental, Analysis of Suspect Fungal Growth
Rollingwood Center
Rollingwood Center Throughout

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

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: $3,500

**$**$$$

It was reported that mold is likely to be present now that the school has been uninhabited and exposed for years. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included. - AssetCALC ID: 10749152

ADA Parking

Designated Stall, Regraded & Leveled
Rollingwood Center
Parking lot

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $36,000

**$$$**$

ADA parking spaces are not designated. - AssetCALC ID: 11066192

ADA Miscellaneous

Lump Sum Budget, Allowance
Rollingwood Center
Entrance & Interior

Uniformat Code: Y1090
Recommendation: **Upgrade in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $20,000

**$$$**$

AssetCALC ID: 11066193

ADA Miscellaneous

Level III Study, Includes Measurements
Rollingwood Center
Building and Site

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $7,500

**$$**$$

Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information. - AssetCALC ID: 10750566

ADA Restrooms

Restroom Communal, Full Reconfiguration
Rollingwood Center
Designated locations

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $60,000

$$$$

AssetCALC ID: 11066191

Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Rollingwood Center
Throughout building

Uniformat Code: D4010
Recommendation: **Install in 2029**

Priority Score: **60.7**

Plan Type: Retrofit/Adaptation

Cost Estimate: $118,500

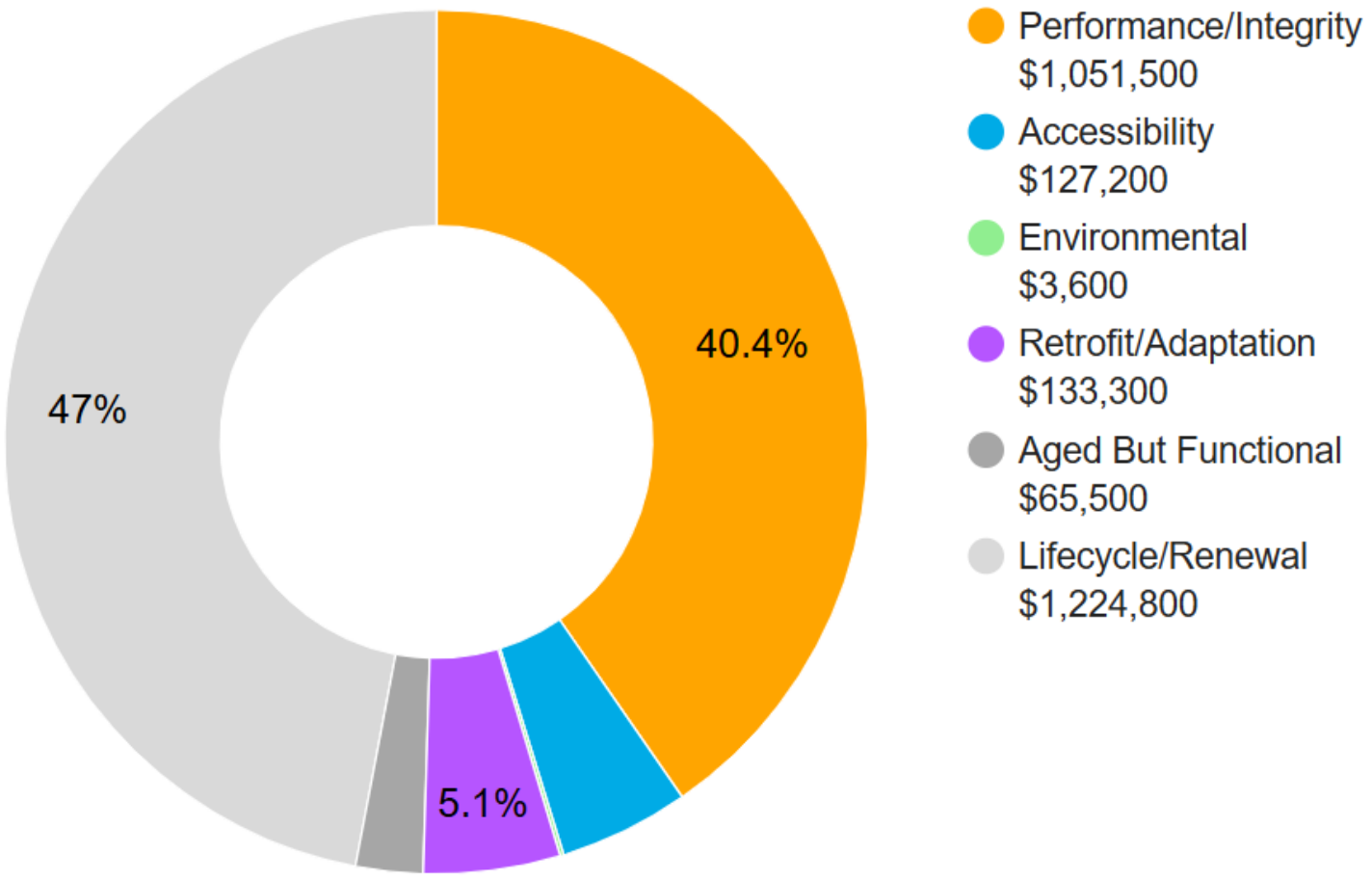
$$$$

AssetCALC ID: 11066555

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: $2,605,900

2. Building Information

Main Building: Systems Summary		
Address	3200 Woodbine Street, Chevy Chase, MD 20815	
GPS Coordinates	38°59'13.73"N ; 77°03'49.94"W	
Constructed/Renovated	1951	
Building Area	26,624 SF	
Number of Stories	1 above grade with 1 partially below-grade level	
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 Secondary Wall Finish: Glass block Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, painted CMU Floors: VCT, ceramic tile, painted concrete Ceilings: ACT	Poor
Elevators	None	--

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Failed
HVAC	Central System: Boiler and chiller feeding unit ventilators Non-Central System: Rooftop packaged units	Poor
Fire Suppression	None	--
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: HPS, CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with alarms, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Additional Studies	It was reported that mold is likely to be present now that the school has been uninhabited and exposed for years. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included. The facility is not protected by a full fire suppression system and may be grandfathered by code. Nevertheless, BV recommends installation of a full fire suppression system as part of any near term renovation program. A budgetary cost is provided.	
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 building, the exterior walls of the facility, and the roof.	

Main Building: Systems Summary

Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: ▪ There was no roof access available, the roof was assessed from a distance and conditions were estimated

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	-	$175,000	$15,300	-	-	$190,300
Roofing	-	$36,100	-	$300,900	-	$337,000
Interiors	-	$227,500	$83,800	-	$404,400	$715,700
Plumbing	-	$160,800	-	$63,000	$39,200	$262,900
HVAC	-	$221,500	$188,700	$299,200	$142,600	$851,900
Fire Protection	-	-	$133,300	-	-	$133,300
Electrical	-	$141,200	-	$85,800	$16,000	$243,100
Fire Alarm & Electronic Systems	-	-	$171,700	-	$123,300	$295,000
Site Utilities	-	-	$8,700	-	-	$8,700
Follow-up Studies	-	$3,600	-	-	-	$3,600
Accessibility	-	$127,200	-	-	-	$127,200
TOTALS (3% inflation)	**-**	**$1,093,000**	**$601,600**	**$748,800**	**$725,400**	**$3,168,800**

3. Site Summary

Site Information		
Site Area	4.07 acres	
Parking Spaces	Around 30 total spaces all in open lots; none of which were observed to be accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete pavement and concrete sidewalks and curbs	Fair
Site Development	Building-mounted signage; chain link fencing Playgrounds and courts Park benches and picnic tables	Fair
Landscaping & Topography	Limited landscaping features including lawns and trees Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	None	--
Ancillary Structures	None	--

Site Information	
Site Accessibility	Potential moderate/major issues have been identified at this site and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.
Site Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the site.
Site Areas Observed	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Development	-	$98,900	$6,700	$41,400	$55,500	$202,600
Site Pavement	-	$7,200	-	$8,300	$105,000	$120,500
TOTALS (3% inflation)	**-**	**$106,100**	**$6,700**	**$49,700**	**$160,500**	**$323,000**

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	1951 / Unk	No	Yes
Main Building	1951 / Unk	No	Yes

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Rollingwood Center, 3200 Woodbine Street, Chevy Chase, MD 20815, 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.

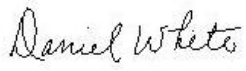
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry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

Reviewed by: 

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8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

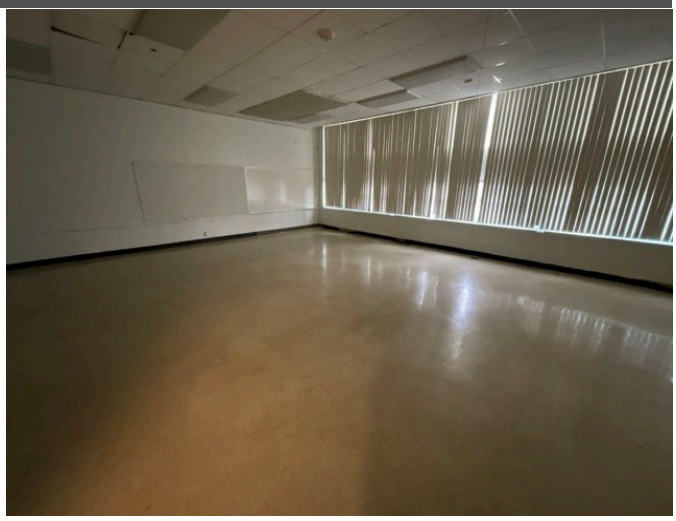
4 - RIGHT ELEVATION

5 - ASPHALT SHINGLE ROOFING

6 - BUILT-UP ROOFING

Photographic Overview

7 - WINDOWS

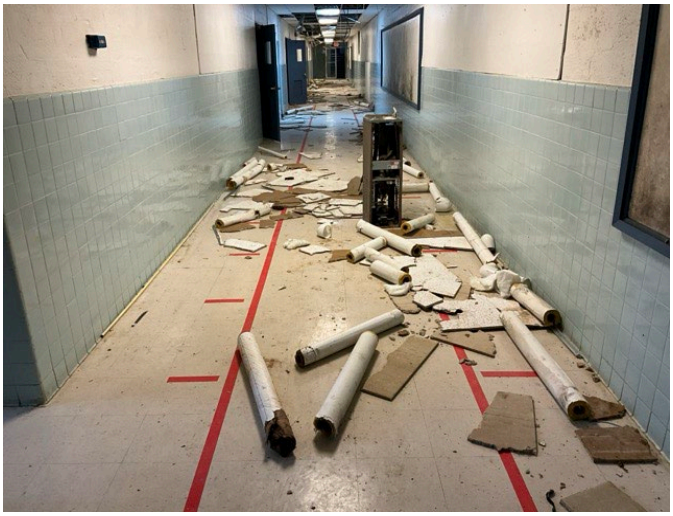


8 - TYPICAL CLASSROOM

9 - SECOND TYPICAL CLASSROOM

10 - GYMNASIUM

11 - STAGE



12 - BOTTOM FLOOR HALLWAY

Photographic Overview

13 - TYPICAL RESTROOM

14 - BOILER

15 - TYPICAL AIR HANDLER

16 - MAIN DISTRIBUTION PANEL

17 - WATER HEATER

18 - FIRE ALARM PANEL

Photographic Overview

19 - CHILLER

20 - BASKETBALL COURT

21 - PLAYGROUND

22 - CONCRETE SIDEWALKS

23 - PARKING LOT OVERVIEW

24 - SECOND PARKING LOT VIEW

Appendix B:
Site Plan(s)

Site Plan

Project Number	Project Name
172559.25R000-226.354	Rollingwood Center
Source	**On-Site Date**
Google	March 18, 2026

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Rollingwood Center

Name of person completing form: Maria Gonzalez

Title / Association w/ property: Building Services Manager

Length of time associated w/ property: 3 years

Date Completed: 3/17/2026

Phone Number: 3019223021

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed	Renovated	Down for 6 years Construction year unknown
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Considering rebuilding the whole school		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	All over, also reportedly it was too small for the population		

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 over gym
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				When occupied no
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				HVAC not working anymore, boiler doesn't work anymore
14	Is the electrical service outdated, undersized, or problematic?	X				Not working, just back up
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		Maybe, not sure, no good front access
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: Rollingwood Center

BV Project Number: 172559.25R000-226.354

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	Maybe, not sure, no good front access

Abbreviated Accessibility Checklist

Parking

NO ADA PARKING OBSERVED

NO ADA PARKING OBSERVED

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?		X		No ADA parking observed
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

SIGNAGE TO ALTERNATE ENTRANCE

ACCESSIBLE PATH

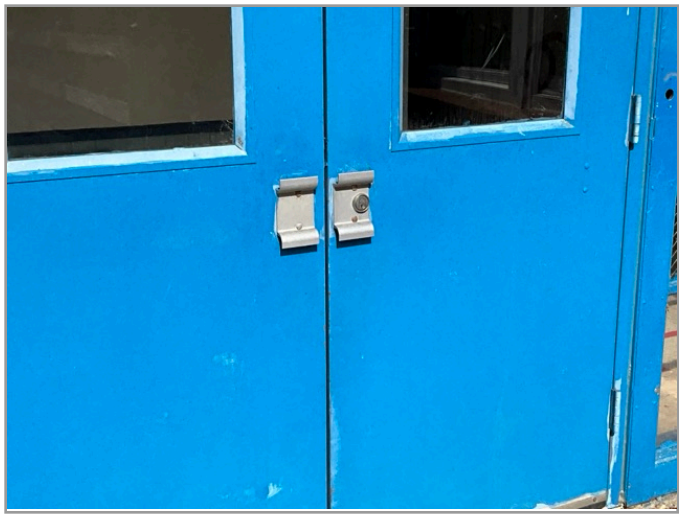
	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities,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

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

Abbreviated Accessibility Checklist

Building Entrances

ACCESSIBLE ENTRANCE



DOOR HARDWARE

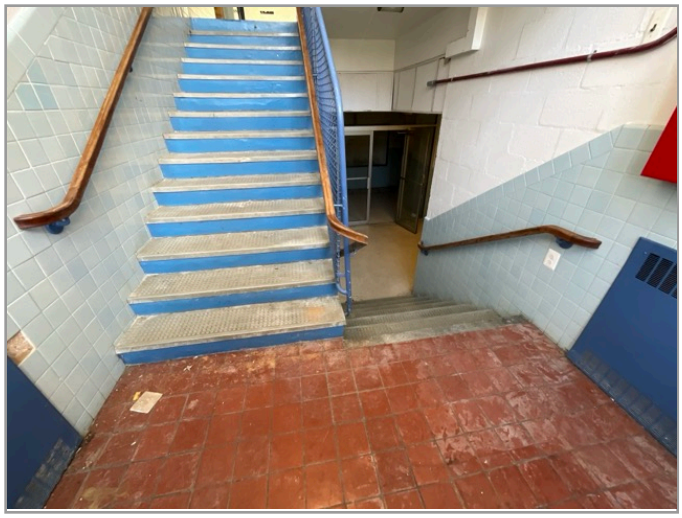
	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH



LACK OF PATH

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

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

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?		X		No ADA stalls
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		Not covered
5	Are grab bars provided at compliant locations around the toilet ?			X	
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 ?			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			

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

OVERVIEW OF PLAYGROUND

NO ACCESSIBLE ROUTE TO PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Rollingwood Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
Structure							
A4010	Throughout Building	Fair	Foundation, Concrete, Standard w/ Integral Perimeter Footings, w/ Integral Perimeter Footings	26,624	SF	21	10748576
B1010	Throughout Building	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	26,624	SF	21	10748572
Facade							
B2020	Building Exterior	Poor	Glazing, any type by SF	3,000	SF	2	10748586
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	20		3	10748571
Roofing							
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	6,000	SF	2	10748553
B3010	Roof	Fair	Roofing, Built-Up	18,000	SF	6	10748570
Interiors							
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	40		16	10748582
C1070	Throughout Building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	26,624	SF	1	10748577
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	51,100	SF	3	10748578
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,600	SF	13	10748565
C2030	Throughout Building	Poor	Flooring, Vinyl Tile (VCT)	24,500	SF	2	10748567
C2030	Boiler Room	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,000	SF	2	10748562
Plumbing							
D2010	Restrooms	Failed	Urinal, Standard	10		1	10748556
D2010	Throughout Building	Failed	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	26,624	SF	1	10748593
D2010	Boiler Room	Good	Water Heater, Electric, Commercial (12 kW), 80 GAL	1		16	10748557
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	15		7	10748558
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	15		9	10748574
D2010	Hallways & Common Areas	Failed	Drinking Fountain, Wall-Mounted, Single-Level	10		1	10748555
D2060	Boiler Room	Fair	Air Compressor, Tank-Style, .75 HP	1		6	10748588

Component Condition Report | Rollingwood Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
HVAC						
D3020	Boiler Room	Failed	Boiler, Gas, HVAC, 3103 MBH	1	1	10748587
D3030	Building Exterior	Fair	Chiller, Air-Cooled, 80 TON	1	12	10748575
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 2 Ton, 300 - 750 CFM	15	5	10748583
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	26,624 SF	7	10748566
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted, 6 to 7.5 TON, Inaccessible	1	3	10748552
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted, 5 TON, Inaccessible	1	3	10748581
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted, 5 TON, Inaccessible	1	9	10748580
D3050	Gymnasium	Failed	Air Handler, Interior AHU, Easy/Moderate Access, 6001 - 8000 CFM	1	1	10748592
D3050	Gymnasium	Failed	Air Handler, Interior AHU, Easy/Moderate Access, 6001 - 8000 CFM	1	1	10748569
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	26,624 SF	6	10748561
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1000-2000 CFM	1	3	10748589
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper, 15001 - 20000 CFM	1	3	10748559
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper, 15001 - 20000 CFM	1	3	10748573
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper, 15001 - 20000 CFM	1	3	10748585
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1000-2000 CFM	1	5	10748560
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	26,624 SF	4	11066555
Electrical						
D5020	Boiler Room	Fair	Distribution Panel, 600 / 347 VAC, 400 AMP [DPA]	1	6	10748563
D5020	Boiler Room	Fair	Distribution Panel, 600 VAC, 800 AMP [MDP]	1	16	10748568
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	26,624 SF	6	10748579
D5040	Throughout Building	Poor	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	26,624 SF	2	10748591
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	26,624 SF	5	10748584

Component Condition Report | Rollingwood Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D7050	Boiler Room	Fair	Fire Alarm Panel, Fully Addressable	1	5	10748564
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	26,624 SF	5	10748590
Sitework						
G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, 50 - 105 WATT	10	3	10748554
Follow-up Studies						
P2030	Throughout	NA	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	1	1	10749152
Accessibility						
Y1010	Parking lot	NA	ADA Parking, Designated Stall, Regraded & Leveled, Install	2	1	11066192
Y1050	Designated locations	NA	ADA Restrooms, Restroom Communal, Full Reconfiguration, Renovate	2	0	11066191
Y1090	Building and site	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	10750566
Y1090	Entrance & Interior	NA	ADA Miscellaneous, Lump Sum Budget, Allowance, Upgrade	2	0	11066193

Component Condition Report | Rollingwood Center / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	15,000 SF	2	10750872
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	15,000 SF	16	10750871
Athletic, Recreational & Playfield Areas						
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	20,000 SF	2	10750875
G2050	Site Playground Areas	Fair	Playground Surfaces, Chips Wood, 6" Depth	2,000 SF	3	10750876
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	6	10750873
G2050	Site	Poor	Sports Apparatus, Basketball, Backboard/Rim/Pole	3	2	10750874
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	20,000 SF	2	10750878
Sitework						
G2060	Site Playground Areas	Fair	Park Bench, Metal Powder-Coated	3	4	10750879

Component Condition Report | Rollingwood Center / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	400 LF	11	10750877
G2060	Site	Fair	Flagpole, Metal	1	11	10750869
G2060	Site Playground Areas	Fair	Park Bench, Wood/Composite/Fiberglass	2	6	10750870

Appendix F:
Replacement Reserves

Replacement Reserves Report

5/26/2026

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
Rollingwood Center	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Rollingwood Center / Main Building	$0	$609,043	$483,919	$165,056	$133,347	$303,173	$551,807	$162,338	$0	$34,707	$0	$0	$144,715	$154,857	$0	$0	$100,134	$202,474	$0	$0	$123,263	**$3,168,834**
Rollingwood Center / Site	$0	$0	$106,090	$4,371	$2,364	$0	$25,314	$19,371	$5,067	$0	$0	$15,088	$22,456	$5,874	$0	$0	$84,247	$26,032	$6,810	$0	$0	**$323,083**
Grand Total	**$0**	**$609,043**	**$590,009**	**$169,427**	**$135,710**	**$303,173**	**$577,121**	**$181,709**	**$5,067**	**$34,707**	**$0**	**$15,088**	**$167,170**	**$160,731**	**$0**	**$0**	**$184,381**	**$228,506**	**$6,810**	**$0**	**$123,263**	**$3,491,917**

Rollingwood Center

Rollingwood Center / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2020	Building Exterior	10748586	Glazing, any type by SF, Replace	30	28	2	3000	SF	$55.00	$165,000			$165,000																			**$165,000**
B2050	Building Exterior	10748571	Exterior Door, Wood, Solid-Core, Replace	25	22	3	20	EA	$700.00	$14,000				$14,000																		**$14,000**
B3010	Roof	10748553	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	28	2	6000	SF	$5.67	$34,020			$34,020																			**$34,020**
B3010	Roof	10748570	Roofing, Built-Up, Replace	25	19	6	18000	SF	$14.00	$252,000							$252,000															**$252,000**
C1030	Throughout Building	10748582	Interior Door, Wood, Solid-Core, Replace	40	24	16	40	EA	$700.00	$28,000																	$28,000					**$28,000**
C1070	Throughout Building	10748577	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	24	1	26624	SF	$3.50	$93,184		$93,184																				**$93,184**
C2010	Throughout Building	10748578	Wall Finishes, any surface, Prep & Paint	10	7	3	51100	SF	$1.50	$76,650				$76,650										$76,650								**$153,300**
C2030	Boiler Room	10748562	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	1000	SF	$1.50	$1,500			$1,500										$1,500									**$3,000**
C2030	Restrooms	10748565	Flooring, Ceramic Tile, Replace	40	27	13	1600	SF	$18.00	$28,800														$28,800								**$28,800**
C2030	Throughout Building	10748567	Flooring, Vinyl Tile (VCT), Replace	15	13	2	24500	SF	$5.00	$122,500			$122,500															$122,500				**$245,000**
D2010	Boiler Room	10748557	Water Heater, Electric, Commercial (12 kW), Replace	20	4	16	1	EA	$12,400.00	$12,400																	$12,400					**$12,400**
D2010	Throughout Building	10748593	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	39	1	26624	SF	$5.00	$133,120		$133,120																				**$133,120**
D2010	Restrooms	10748556	Urinal, Standard, Replace	30	29	1	10	EA	$1,100.00	$11,000		$11,000																				**$11,000**
D2010	Hallways & Common Areas	10748555	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	14	1	10	EA	$1,200.00	$12,000		$12,000															$12,000					**$24,000**
D2010	Throughout Building	10748558	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	23	7	15	EA	$1,700.00	$25,500								$25,500														**$25,500**
D2010	Throughout Building	10748574	Toilet, Commercial Water Closet, Replace	30	21	9	15	EA	$1,300.00	$19,500									$19,500													**$19,500**
D2060	Boiler Room	10748588	Air Compressor, Tank-Style, Replace	20	14	6	1	EA	$5,150.00	$5,150							$5,150															**$5,150**
D3020	Boiler Room	10748587	Boiler, Gas, HVAC, Replace	30	29	1	1	EA	$135,000.00	$135,000		$135,000																				**$135,000**
D3030	Building Exterior	10748575	Chiller, Air-Cooled, Replace	25	13	12	1	EA	$100,000.00	$100,000													$100,000									**$100,000**
D3030	Throughout Building	10748583	Unit Ventilator, approx/nominal 2 Ton, Replace	20	15	5	15	EA	$7,400.00	$111,000						$111,000																**$111,000**
D3050	Throughout Building	10748561	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	34	6	26624	SF	$5.00	$133,120							$133,120															**$133,120**
D3050	Gymnasium	10748592	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	29	1	1	EA	$40,000.00	$40,000		$40,000																				**$40,000**
D3050	Gymnasium	10748569	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	29	1	1	EA	$40,000.00	$40,000		$40,000																				**$40,000**
D3050	Roof	10748552	Packaged Unit, RTU, Roof-Mounted, 6 to 7.5 TON, Replace	20	17	3	1	EA	$9,900.00	$9,900				$9,900																		**$9,900**
D3050	Roof	10748581	Packaged Unit, RTU, Roof-Mounted, 5 TON, Replace	20	17	3	1	EA	$7,100.00	$7,100				$7,100																		**$7,100**
D3050	Throughout Building	10748566	HVAC System, Ductwork, Medium Density, Replace	30	23	7	26624	SF	$4.00	$106,496								$106,496														**$106,496**
D3050	Roof	10748580	Packaged Unit, RTU, Roof-Mounted, 5 TON, Replace	20	11	9	1	EA	$7,100.00	$7,100									$7,100													**$7,100**
D3060	Roof	10748589	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	22	3	1	EA	$2,400.00	$2,400				$2,400																		**$2,400**
D3060	Roof	10748559	Exhaust Fan, Centrifugal, 42" Damper, Replace	25	22	3	1	EA	$11,000.00	$11,000				$11,000																		**$11,000**
D3060	Roof	10748573	Exhaust Fan, Centrifugal, 42" Damper, Replace	25	22	3	1	EA	$11,000.00	$11,000				$11,000																		**$11,000**
D3060	Roof	10748585	Exhaust Fan, Centrifugal, 42" Damper, Replace	25	22	3	1	EA	$11,000.00	$11,000				$11,000																		**$11,000**
D3060	Roof	10748560	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	20	5	1	EA	$2,400.00	$2,400						$2,400																**$2,400**
D4010	Throughout building	11066555	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	26624	SF	$4.45	$118,477					$118,477																	**$118,477**
D5020	Boiler Room	10748563	Distribution Panel, 600 / 347 VAC, Replace	30	24	6	1	EA	$5,300.00	$5,300							$5,300															**$5,300**
D5020	Boiler Room	10748568	Distribution Panel, 600 VAC, Replace	30	14	16	1	EA	$10,000.00	$10,000																	$10,000					**$10,000**
D5030	Throughout Building	10748579	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	34	6	26624	SF	$2.50	$66,560							$66,560															**$66,560**
D5040	Throughout Building	10748591	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	18	2	26624	SF	$5.00	$133,120			$133,120																			**$133,120**
D7030	Throughout Building	10748584	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	26624	SF	$2.00	$53,248						$53,248														$53,248		**$106,496**
D7050	Boiler Room	10748564	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	$15,000.00	$15,000						$15,000														$15,000		**$30,000**
D7050	Throughout Building	10748590	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	26624	SF	$3.00	$79,872						$79,872																**$79,872**
G4050	Building Exterior	10748554	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	17	3	10	EA	$800.00	$8,000				$8,000																		**$8,000**
P2030	Throughout	10749152	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	0	-1	1	1	EA	$3,500.00	$3,500		$3,500																				**$3,500**
Y1010	Parking lot	11066192	ADA Parking, Designated Stall, Regraded & Leveled, Install	0	-1	1	2	EA	$18,000.00	$36,000		$36,000																				**$36,000**
Y1050	Designated locations	11066191	ADA Restrooms, Restroom Communal, Full Reconfiguration, Renovate	0	40	* 0	2	EA	$30,000.00	$60,000		$60,000																				**$60,000**

Replacement Reserves Report

5/26/2026

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
Y1090	Building and site	10750566	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	40	* 0	1	EA	$7,500.00	$7,500		$7,500																				**$7,500**
Y1090	Entrance & Interior	11066193	ADA Miscellaneous, Lump Sum Budget, Allowance, Upgrade	0	40	* 0	2	EA	$10,000.00	$20,000		$20,000																				**$20,000**
Totals, Unescalated											**$0**	**$591,304**	**$456,140**	**$151,050**	**$118,477**	**$261,520**	**$462,130**	**$131,996**	**$0**	**$26,600**	**$0**	**$0**	**$101,500**	**$105,450**	**$0**	**$0**	**$62,400**	**$122,500**	**$0**	**$0**	**$68,248**	**$2,659,315**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$609,043**	**$483,919**	**$165,056**	**$133,347**	**$303,173**	**$551,807**	**$162,338**	**$0**	**$34,707**	**$0**	**$0**	**$144,715**	**$154,857**	**$0**	**$0**	**$100,134**	**$202,474**	**$0**	**$0**	**$123,263**	**$3,168,834**

Rollingwood Center / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2020	Site	10750872	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	15000	SF	$0.45	$6,750			$6,750					$6,750					$6,750					$6,750				**$27,000**
G2020	Site	10750871	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	9	16	15000	SF	$3.50	$52,500																	$52,500						**$52,500**
G2050	Site	10750875	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	20000	SF	$0.45	$9,000			$9,000					$9,000					$9,000					$9,000				**$36,000**
G2050	Site	10750874	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	23	2	3	EA	$4,750.00	$14,250			$14,250																			**$14,250**
G2050	Site	10750878	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	23	2	20000	SF	$3.50	$70,000			$70,000																			**$70,000**
G2050	Site Playground Areas	10750876	Playground Surfaces, Chips Wood, 6" Depth, Replace	5	2	3	2000	SF	$2.00	$4,000				$4,000					$4,000					$4,000					$4,000			**$16,000**
G2050	Site Playground Areas	10750873	Play Structure, Multipurpose, Medium, Replace	20	14	6	1	EA	$20,000.00	$20,000							$20,000															**$20,000**
G2060	Site Playground Areas	10750879	Park Bench, Metal Powder-Coated, Replace	20	16	4	3	EA	$700.00	$2,100					$2,100																	**$2,100**
G2060	Site Playground Areas	10750870	Park Bench, Wood/Composite/Fiberglass, Replace	20	14	6	2	EA	$600.00	$1,200							$1,200															**$1,200**
G2060	Site	10750877	Fences & Gates, Fence, Chain Link 6', Replace	40	29	11	400	LF	$21.00	$8,400												$8,400										**$8,400**
G2060	Site	10750869	Flagpole, Metal, Replace	30	19	11	1	EA	$2,500.00	$2,500												$2,500										**$2,500**
Totals, Unescalated											**$0**	**$0**	**$100,000**	**$4,000**	**$2,100**	**$0**	**$21,200**	**$15,750**	**$4,000**	**$0**	**$0**	**$10,900**	**$15,750**	**$4,000**	**$0**	**$0**	**$52,500**	**$15,750**	**$4,000**	**$0**	**$0**	**$249,950**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$106,090**	**$4,371**	**$2,364**	**$0**	**$25,314**	**$19,371**	**$5,067**	**$0**	**$0**	**$15,088**	**$22,456**	**$5,874**	**$0**	**$0**	**$84,247**	**$26,032**	**$6,810**	**$0**	**$0**	**$323,083**

* 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	10748557	D2010	**Water Heater**	Electric, Commercial (12 kW)	80 GAL	Rollingwood Center / Main Building	Boiler Room	A. O. Smith	LTE-80D 200	2105123042524	2021		
2	10748588	D2060	**Air Compressor**	Tank-Style	.75 HP	Rollingwood Center / Main Building	Boiler Room	Dayton	2N980G	JW3119305001			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10748587	D3020	**Boiler**	Gas, HVAC	3103 MBH	Rollingwood Center / Main Building	Boiler Room	Weil-McLain	MODEL 88 SERIES 1	NA			
2	10748575	D3030	**Chiller**	Air-Cooled	80 TON	Rollingwood Center / Main Building	Building Exterior	York	YLAA0080SE 17XCASDTXAXXBLXCXX44SXXXXXHXXXSAXXXXXXXXXXXXXXXXXAXX	2BYM014985	2012		
3	10748583	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 - 750 CFM	Rollingwood Center / Main Building	Throughout Building						15
4	10748592	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	6001 - 8000 CFM	Rollingwood Center / Main Building	Gymnasium	Nesbitt	NA	Illegible			
5	10748569	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	6001 - 8000 CFM	Rollingwood Center / Main Building	Gymnasium	Nesbitt	NA	Illegible			
6	10748581	D3050	**Packaged Unit**	RTU, Roof-Mounted, 5 TON	Inaccessible	Rollingwood Center / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
7	10748580	D3050	**Packaged Unit**	RTU, Roof-Mounted, 5 TON	Inaccessible	Rollingwood Center / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
8	10748552	D3050	**Packaged Unit**	RTU, Roof-Mounted, 6 to 7.5 TON	Inaccessible	Rollingwood Center / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
9	10748589	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	1000-2000 CFM	Rollingwood Center / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
10	10748560	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	1000-2000 CFM	Rollingwood Center / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
11	10748559	D3060	**Exhaust Fan**	Centrifugal, 42" Damper	15001 - 20000 CFM	Rollingwood Center / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
12	10748573	D3060	**Exhaust Fan**	Centrifugal, 42" Damper	15001 - 20000 CFM	Rollingwood Center / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
13	10748585	D3060	**Exhaust Fan**	Centrifugal, 42" Damper	15001 - 20000 CFM	Rollingwood Center / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10748563	D5020	**Distribution Panel** [DPA]	600 / 347 VAC	400 AMP	Rollingwood Center / Main Building	Boiler Room	Square D	NF442L4C	NA			
2	10748568	D5020	**Distribution Panel** [MDP]	600 VAC	800 AMP	Rollingwood Center / Main Building	Boiler Room	Square D	HCP14508	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10748564	D7050	**Fire Alarm Panel**	Fully Addressable		Rollingwood Center / Main Building	Boiler Room	Honeywell	5820XL-EVS	NA			