



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Edward U. Taylor Center
19501 White Ground Road
Boyd's, MD 20841

PREPARED BY:

Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.bvna.com

BV CONTACT:

Bill Champion
Senior Program Manager
443.622.5067
Bill.Champion@bureauveritas.com

BV PROJECT #:

172559.25R000-228.354

DATE OF REPORT:

May 28, 2026

ON SITE DATE:

March 2, 2026

Bureau Veritas

6021 University Boulevard, Suite 200 | Ellicott City, MD 21043 | www.bvna.com | p 800.733.0660

TABLE OF CONTENTS

1. Executive Summary	1
Property Overview and Assessment Details	1
Campus Findings and Deficiencies	2
Facility Characteristic Survey	4
Facility Condition Index (FCI) Depleted Value	5
Immediate Needs.....	5
Key Findings.....	6
Plan Types.....	15
2. Building Information	16
3. Site Summary	19
4. ADA Accessibility	21
5. Purpose and Scope	23
6. Opinions of Probable Costs	25
Methodology	25
Definitions	26
7. Certification	27
8. Appendices	28



1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	19501 White Ground Road, Boyds, MD 20841
Site Developed	1952 Phase I; 1954 Phase II; 1961 Phase III; 1969 Phase IV
Outside Occupants / Leased Spaces	Site amenities and sports fields leased to UMAC Baseball
Date(s) of Visit	March 2, 2026
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Tammy Acton
Assessment & Report Prepared By	Joey Monaghan
Reviewed By	Daniel White, Technical Report Reviewer for Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Edward U. Taylor Center was originally constructed in 1952 as a segregated elementary school. Following *Brown v. Board of Education*, the school was desegregated in 1961. Before it closed in 1979, the school operated as a fully integrated elementary school. Between original construction and 1969, the building underwent three additions to expand the number of classrooms, offices, and storage spaces, as well as add a library media center. Since its closing, the facility has operated as a storage and administrative building for Montgomery County Public Schools.

Architectural

The building's structure consists of masonry bearing walls with wood roof decks. Significant structural cracking to masonry bearing walls was observed and was the result of an earthquake in 2011. Cracking has reportedly worsened over time. A cost for a structural study has been included. The roof of the building could not be directly observed due to lack of safe access but is assumed to be a built up roof with three skylights. Roof leaks were reported and observed during the assessment through several stained and damaged ceiling tiles as a result of moisture damage. The skylights are reportedly broken but have been covered and sealed. Replacement of the roofing system and skylights is budgeted for the short term. The façade consists mostly of brick walls and wood framed windows, with areas of painted wood siding. With exception of some exterior door replacements, the façade is aged and in poor condition. Associated replacements and repairs to the façade are included.

The interior finishes vary throughout but mostly consist of vinyl tile with ceramic tile in restrooms and carpeting in the old media center. Wall finishes are mostly painted lath and plaster and painted CMU with ceramic tile in restrooms. Ceiling finishes are mostly acoustic ceiling tiles with some rooms with painted ceilings. Since serving as a storage building, the interior finishes appear to be seldom maintained and are significantly damaged. Replacements to interior finishes have been included for all deficient items.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating is provided by a central boiler feeding hydronic radiators. While the boiler and two distribution pump motors has been replaced somewhat recently, the piping infrastructure and radiators appear aged throughout the building. Central air conditioning is not present through the facility and only consists of one split system unit with several window and packaged terminal air conditioning units. A budget for full HVAC renovations has been included for the medium term.

Hot water for plumbing is provided by an electric residential water heater. Four individual restrooms are present throughout the facility with a toilet and wall hung sink with three appearing to be consistently used and one not maintained. The three restrooms that are consistently used have fixtures that are safely in the middle of their lifespans with long term replacements budgeted. The seldom used restroom fixtures have been budgeted for short term replacement. The plumbing infrastructure is original to the construction of the property. Although there have been no reported chronic problems to date, the plumbing systems may begin to leak and fail due to the age of the piping. A budget for required repairs or partial replacements is included.

The vast majority of electrical components, including the circuit breaker panels and wiring, are original to the building construction. Full modernization/upgrade is recommended to the aging interior electrical infrastructure. In addition to component-by-component replacements, an additional overall budgetary allowance is included to account for some corresponding wiring and sub-feed replacements and upgrades. Lighting throughout the building consists of severely outdated T-12 linear fluorescent light fixtures. Replacement of LED fixtures throughout the building is recommended to save substantial amounts of energy.

The building is protected by a fire alarm system with main control panel by the building's main entrance. The system remains functional but has passed its expected useful life and has been budgeted for medium term replacement. The building is not protected by fire suppression, with exception to fire extinguishers. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers is not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, Bureau Veritas recommends a retrofit be performed.

Site

The site consists of asphalt parking lots, concrete sidewalks, playgrounds, sports fields and basketball court. Limited furnishings are scattered throughout the site but are mostly in fair condition. Significant alligator cracking and potholes was observed to both asphalt parking lots and the basketball court and has been budgeted for a mill and overlay in the short term. Along with the asphalt surfaces, concrete sidewalks are also damaged and should be replaced alongside the parking lots. Other deficiencies include, but are not limited to, overgrown baseball field and playground surfaces, corroded basketball poles, and deteriorating storage sheds. Replacements and repairs to all deficient items has been included. Typical lifecycle based replacements for all other site assets have been budgeted as well.

Recommended Additional Studies

See the *Systems Summary* tables in the latter sections of this report for recommended additional studies associated with asbestos/LBP and structural cracking.

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 conservation.

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.

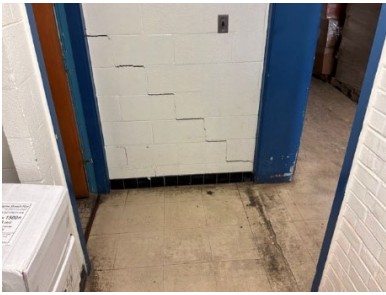
The Facility Condition Index (FCI) Depleted Value quantifies the depleted life and value of a facility's primary building assets, systems and components such as roofs, windows, walls, and HVAC systems. FCI Depleted Value metrics are useful for estimating the levels of spending necessary to achieve and 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 0.795298.

Immediate Needs

There are no immediate needs to report.

Key Findings



Recommended Follow-up Study: Civil, General Design

Civil, General Design
Edward U. Taylor Center Edward U. Taylor Center Throughout Building

Uniformat Code: P2030
Recommendation: **Design in 2026**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$7,000

\$\$\$\$

Severe structural cracking in CMU walls caused by earthquake fifteen years ago. Cracks have reportedly continued to grow over time. - AssetCALC ID: 10440441



Exterior Walls in Poor condition.

Brick or Brick Veneer, 1-2 Story Building
Edward U. Taylor Center Edward U. Taylor Center Building Exterior

Uniformat Code: B2010
Recommendation: **Repair/Repoint in 2026**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: \$1,000

\$\$\$\$

Isolated evidence of deteriorated mortar to be repointed. - AssetCALC ID: 10440433



Exterior Walls in Poor condition.

Brick/Masonry/Stone, Clean and Seal
Edward U. Taylor Center Edward U. Taylor Center Building Exterior

Uniformat Code: B2010
Recommendation: **Maintain in 2027**

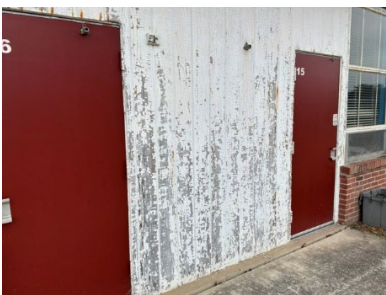
Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: \$7,300

\$\$\$\$

Staining observed throughout brick exteriors. - AssetCALC ID: 10440465



Exterior Walls in Poor condition.

Any Painted Surface
Edward U. Taylor Center Edward U. Taylor Center Building Exterior

Uniformat Code: B2010
Recommendation: **Prep and Paint in 2027**

Priority Score: **89.7**

Plan Type: Performance/Integrity

Cost Estimate: \$3,000

\$\$\$\$

Flaking paint on wood siding throughout exteriors. - AssetCALC ID: 10440436





Roofing in Poor condition.

Built-Up
Edward U. Taylor Center Edward U. Taylor
Center Roof

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

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$282,800

\$\$\$\$

The roofing could not be directly observed due to a lack of safe access (no interior roof hatch). However, consistent evidence of roof leaks were observed throughout the building by way of various stained and damaged ceiling tiles. - AssetCALC ID: 10440473



Glazing in Poor condition.

Any Type by SF
Edward U. Taylor Center Edward U. Taylor
Center Building Exterior

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

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$214,500

\$\$\$\$

Wooden windows are deteriorated and single pane. - AssetCALC ID: 10440418



Boiler Supplemental Components in Poor condition.

Expansion Tank
Edward U. Taylor Center Edward U. Taylor
Center Boiler Room

Uniformat Code: D3020
Recommendation: **Replace in 2027**

Priority Score: **86.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,200

\$\$\$\$

Evidence of leaks. - AssetCALC ID: 10440404



Wall Finishes in Poor condition.

Ceramic Tile
Edward U. Taylor Center Edward U. Taylor
Center Hallways and Common Areas

Uniformat Code: C2010
Recommendation: **Replace in 2027**

Priority Score: **86.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$90,000

\$\$\$\$

Damage to aging tile finishes in hallways. - AssetCALC ID: 10440471





Wall Finishes in Poor condition.

Ceramic Tile
Edward U. Taylor Center Edward U. Taylor
Center Restrooms

Uniformat Code: C2010
Recommendation: **Replace in 2027**

Priority Score: **86.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,400

\$\$\$\$

Ceramic tile is aged and damaged from result of earthquake. - AssetCALC ID: 10440429



Sidewalk in Poor condition.

Concrete, Large Areas
Site Edward U. Taylor Center Site General

Uniformat Code: G2030
Recommendation: **Replace in 2027**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$13,500

\$\$\$\$

Concrete walkways are damaged and uneven. - AssetCALC ID: 10440434



Parking Lots in Poor condition.

Pavement, Asphalt
Site Edward U. Taylor Center Site Parking
Areas

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2027**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$145,600

\$\$\$\$

Asphalt pavement throughout site is severely deteriorated with alligator cracking and potholes. - AssetCALC ID: 10440466



Athletic Surfaces and Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Edward U. Taylor Center Site Sports Fields
and Courts

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

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$28,600

\$\$\$\$

Significant cracking overgrown by weeds. - AssetCALC ID: 10440408



Sports Apparatus in Poor condition.

Basketball, Backboard/Rim/Pole
 Site Edward U. Taylor Center Site Sports Fields and Courts

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

Priority Score: **82.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$9,500

\$\$\$\$

Corroded and missing nets. - AssetCALC ID: 10440405



Playground Surfaces in Poor condition.

Chips Wood, 6" Depth
 Site Edward U. Taylor Center Site Playground Areas

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

Priority Score: **82.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$3,400

\$\$\$\$

Wood chips overtaken by weeds. - AssetCALC ID: 10440484



Playfield Surfaces in Poor condition.

Sand, 6" Depth
 Site Edward U. Taylor Center Site Sports Fields and Courts

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

Priority Score: **82.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$14,100

\$\$\$\$

Two additional fields are overgrown with weeds. - AssetCALC ID: 10440439



Foodservice Equipment in Failed condition.

Commercial Kitchen, 2-Bowl
 Edward U. Taylor Center Edward U. Taylor Center Kitchen

Uniformat Code: E1030
 Recommendation: **Replace in 2026**

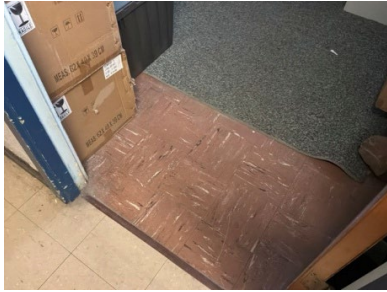
Priority Score: **81.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$2,100

\$\$\$\$

Nonfunctional. - AssetCALC ID: 10440442



Flooring in Poor condition.

Vinyl Tile (VCT), with Asbestos Abatement
Edward U. Taylor Center Edward U. Taylor
Center Throughout Building

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$16,000

\$\$\$\$

Damaged and missing 9x9 vinyl tiles observed in various areas of the building. - AssetCALC ID: 10440428



Shed/Gazebo/Shade Structure in Poor condition.

Wood or Metal-Framed, Standard
Site Edward U. Taylor Center Site General

Uniformat Code: F1020
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$50,000

\$\$\$\$

Storage sheds are deteriorated. - AssetCALC ID: 10440468



Stair/Ramp Rails in Poor condition.

Metal
Site Edward U. Taylor Center Site General

Uniformat Code: B1080
Recommendation: **Refinish in 2027**

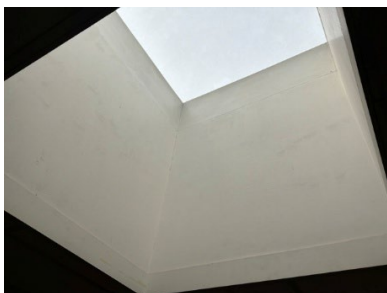
Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$100

\$\$\$\$

Corrosion to stair rails down to baseball fields. - AssetCALC ID: 10440472



Roof Skylight in Poor condition.

Per Unit, up to 20 SF
Edward U. Taylor Center Edward U. Taylor
Center Roof

Uniformat Code: B3060
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,900

\$\$\$\$

The roof skylights are reportedly broken but has been sealed. Replacement is recommended with full roof replacement. - AssetCALC ID: 10440407



Flooring in Poor condition.

Vinyl Tile (VCT)
Edward U. Taylor Center Edward U. Taylor
Center Throughout Building

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$60,500

\$\$\$\$

Vinyl tile throughout building is severely worn as the building is primarily used as storage. Cracked and missing tile was also observed. - AssetCALC ID: 10440454



Flooring in Poor condition.

Ceramic Tile
Edward U. Taylor Center Edward U. Taylor
Center Restrooms

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

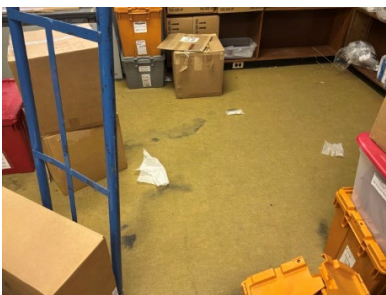
Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,800

\$\$\$\$

Ceramic tile flooring in restrooms are aged and uneven. - AssetCALC ID: 10440479



Flooring in Poor condition.

Carpet, Commercial Standard
Edward U. Taylor Center Edward U. Taylor
Center Throughout Building

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$27,000

\$\$\$\$

Stained and aged carpet in old media center. - AssetCALC ID: 10440409



Exterior Door in Poor condition.

Aluminum-Framed and Glazed, Standard
Swing
Edward U. Taylor Center Edward U. Taylor
Center Building Exterior

Uniformat Code: B2050
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,600

\$\$\$\$

Main entrance doors have evidence of corrosion. - AssetCALC ID: 10440480





Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Edward U. Taylor Center Edward U. Taylor
Center Throughout Building

Uniformat Code: C1070
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$63,000

\$\$\$\$

Various damage to ceiling tiles throughout building to leaking roof. - AssetCALC ID: 10440476



Exterior Door in Poor condition.

Steel, Commercial
Edward U. Taylor Center Edward U. Taylor
Center Building Exterior

Uniformat Code: B2050
Recommendation: **Replace in 2027**

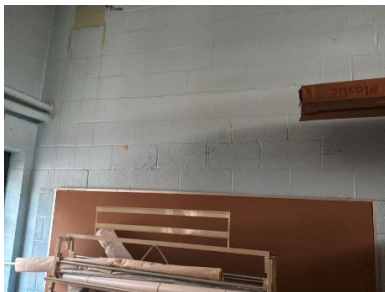
Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,200

\$\$\$\$

Doors to left entrance and boiler room have evidence of general damage, corrosion, and penetrations. - AssetCALC ID: 10440406



Wall Finishes in Poor condition.

Any Surface
Edward U. Taylor Center Edward U. Taylor
Center Throughout Building

Uniformat Code: C2010
Recommendation: **Prep and Paint in 2027**

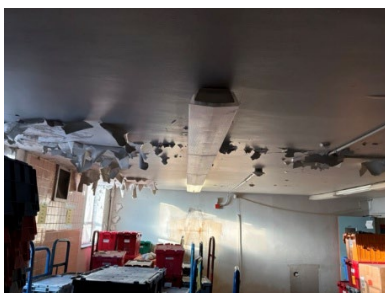
Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$52,500

\$\$\$\$

Wall damage was observed throughout including deficiencies ranging from minor stains to flaking paint. - AssetCALC ID: 10440470



Ceiling Finishes in Poor condition.

Any Flat Surface
Edward U. Taylor Center Edward U. Taylor
Center Throughout Building

Uniformat Code: C2050
Recommendation: **Prep and Paint in 2027**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,000

\$\$\$\$

Damage to paint ceilings throughout building. - AssetCALC ID: 10440403



Recommended Follow-up Study: Environmental, Asbestos (ACM) and Lead Base Paint (LBP)

Environmental, Asbestos (ACM) and Lead Base Paint (LBP)
 Edward U. Taylor Center Edward U. Taylor Center Throughout Building

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

Priority Score: **72.9**
 Plan Type: Environmental
 Cost Estimate: \$5,000
\$\$\$\$

Damage to wall finishes and aging vinyl tiles observed throughout building. - AssetCALC ID: 10440444



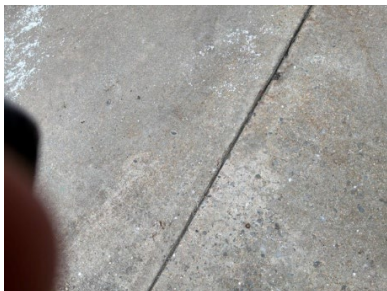
ADA Restrooms

Restroom Layout, Full Reconfiguration
 Edward U. Taylor Center Edward U. Taylor Center Restrooms

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

Priority Score: **63.9**
 Plan Type: Accessibility
 Cost Estimate: \$30,000
\$\$\$\$

Two public restrooms were made into storage spaces and there are no accessible restrooms in the building anymore. - AssetCALC ID: 10440451



ADA Entrances and Doors

Hardware, Lever Handle
 Edward U. Taylor Center Edward U. Taylor Center Throughout Building

Uniformat Code: Y1030
 Recommendation: **Install in 2026**

Priority Score: **63.9**
 Plan Type: Accessibility
 Cost Estimate: \$6,000
\$\$\$\$

Knob hardware on doors throughout building. - AssetCALC ID: 10442073



ADA Site and Recreational

Playing Surface, to Compliant
 Site Edward U. Taylor Center Site Playground Areas

Uniformat Code: Y1080
 Recommendation: **Replace/Install in 2026**

Priority Score: **63.9**
 Plan Type: Accessibility
 Cost Estimate: \$35,700
\$\$\$\$

Wood chip surface is not ADA compliant. Replace with poured in place rubber. - AssetCALC ID: 10442074



ADA Paths of Travel

Ramp/Stair Handrails, Full Rail Modifications
 Site Edward U. Taylor Center Site Playground
 Areas

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$2,800

\$\$\$\$

Ramp from building to playground does not have handrails. - AssetCALC ID: 10442072



ADA Parking

Signage, Pole-Mounted
 Site Edward U. Taylor Center Site Parking
 Areas

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$500

\$\$\$\$

No van accessible ADA spaces. - AssetCALC ID: 10440423



HVAC System

Full System Renovation/Upgrade, Medium
 Complexity
 Edward U. Taylor Center Edward U. Taylor
 Center Throughout Building

Uniformat Code: D3050
 Recommendation: **Replace in 2029**

Priority Score: **54.7**

Plan Type:
 Retrofit/Adaptation

Cost Estimate: \$437,400

\$\$\$\$

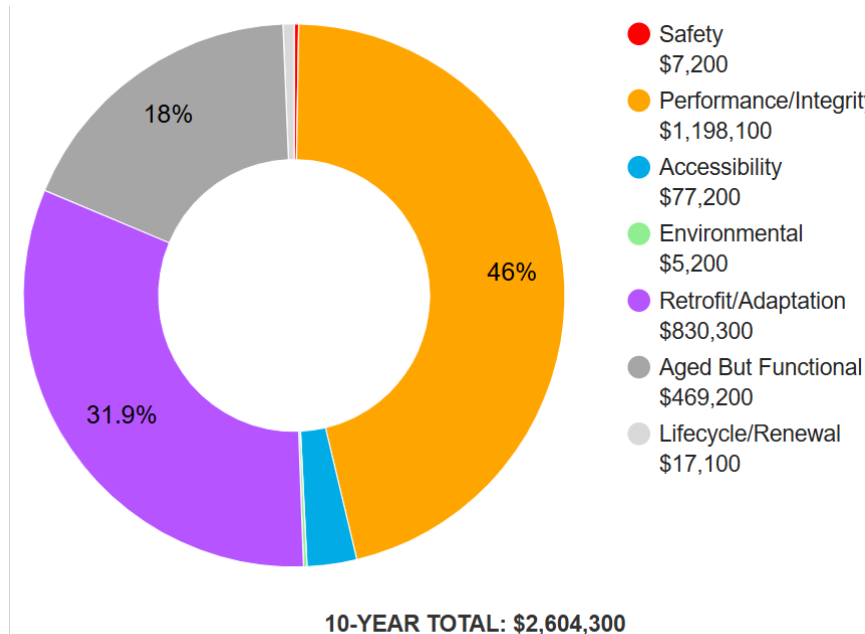
The facility's HVAC is outdated and only provides the building with heat from hydronic radiators. No central air conditioning is present. - AssetCALC ID: 10440474

Plan Types

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

Plan Type Descriptions and Distribution

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



2. Building Information



Building Information: Systems Summary

Address	19501 White Ground Road, Boyds, MD 20841	
GPS Coordinates	39.1751041, -77.3220311	
Constructed/Renovated	1952/1954/1961/1969	
Building Area	20,827 SF	
Number of Stories	1 above grade with 1 partially below-grade basement level	
<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	Poor
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Wood siding Windows: Wood	Poor
Roof	Flat construction with built-up finish	Poor
Interiors	Walls: Painted lath and plaster, painted CMU, ceramic tile, unfinished Floors: Carpet, VCT, ceramic tile, quarry tile, unfinished concrete Ceilings: Painted lath and plaster, ACT, unfinished/exposed	Poor
Elevators	None	--

Building Information: Systems Summary		
Plumbing	Distribution: Copper supply and cast iron/PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Central System: Boilers feeding hydronic radiators Non-Central System: Split-system heat pump, PTAC unit, residential window air conditioning units	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panels with copper wiring Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: LED, fluorescent Emergency Power: None	Poor
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Residential kitchen equipment	Fair
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	Significant structural cracking to masonry walls was observed due to an earthquake that occurred on site in 2011. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Damage to interior walls, ceilings, and 9" vinyl tile flooring was observed throughout the building, potentially containing asbestos and lead. 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. The cost of this study is included in the cost tables.	
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.	

Building Information: Systems Summary

Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Roof; lack of roof hatch or other means of safe access
- Basement Storage; locked room and no key

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	-	\$255,100	-	\$15,000	\$4,300	\$274,500
Roofing	-	\$304,200	-	-	\$32,100	\$336,300
Interiors	-	\$349,200	\$15,800	\$2,400	\$249,100	\$616,500
Plumbing	-	-	\$31,000	-	\$14,800	\$45,800
HVAC	-	\$2,300	\$634,600	\$15,900	\$97,700	\$750,500
Fire Protection	-	-	\$338,000	-	-	\$338,000
Electrical	-	-	\$166,000	-	\$8,700	\$174,700
Fire Alarm & Electronic Systems	-	-	\$74,800	-	\$7,000	\$81,800
Equipment & Furnishings	-	\$2,200	-	\$700	-	\$2,900
Follow-up Studies	-	\$12,400	-	-	-	\$12,400
Accessibility	-	\$37,100	-	-	-	\$37,100
TOTALS (3% inflation)	-	\$962,500	\$1,260,100	\$34,000	\$413,800	\$2,670,400

3. Site Summary



Site Information		
Site Area	11.47 acres	
Parking Spaces	4 total spaces all in open lots; 1 of which is accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Building-mounted, property entrance signage; chain link fencing Playground and sports fields and courts with bleachers, dugouts, and fencing Limited picnic tables	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Timber retaining wall Low to moderate site slopes throughout	Fair
Utilities	On-site wells and septic Local utility-provided electric and natural gas	Fair
Site Lighting	None	--
Ancillary Structures	Storage sheds, shade structures	Poor

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	\$100	-	-	\$100	\$200
Equipment & Furnishings	-	-	-	-	\$39,900	\$39,900
Special Construction & Demo	-	\$53,000	-	-	\$48,700	\$101,800
Site Development	-	\$59,000	-	\$26,600	\$203,500	\$289,100
Site Pavement	-	\$168,800	-	-	-	\$168,800
Accessibility	-	\$40,100	-	-	-	\$40,100
TOTALS (3% inflation)	-	\$321,000	-	\$26,600	\$292,200	\$639,800

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			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1952/1969	No	Yes
Main Building	1952/1969	No	Yes

No detailed follow-up study is currently recommended since this facility is not accessible to the general public. Accessibility accommodations will reportedly be made when and if use changes or specific needs arise. 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 Edward U. Taylor Center, 19501 White Ground Road, Boyds, MD 20841, 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.

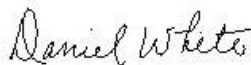
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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: Joey Monaghan
Project Assessor

Reviewed by:



Daniel White
Technical Report Reviewer for
Bill Champion
Program Manager
443.622.5067
Bill.Champion@bureauveritas.com

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



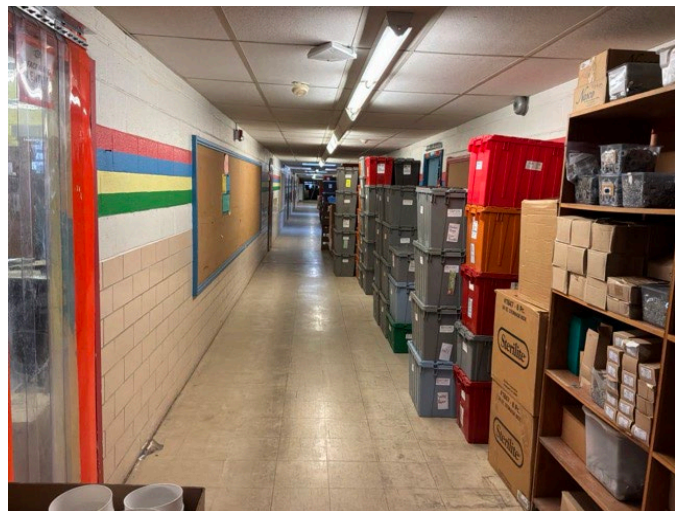
3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURE OVERVIEW



6 - MAIN HALLWAY

Photographic Overview



7 - AP ROOM STORAGE



8 - LARGE CLASSROOM STORAGE



9 - SMALL CLASSROOM STORAGE



10 - MEDIA CENTER STORAGE



11 - RESTROOM STORAGE



12 - MAIN OFFICE

Photographic Overview



13 - ADDITIONAL OFFICE



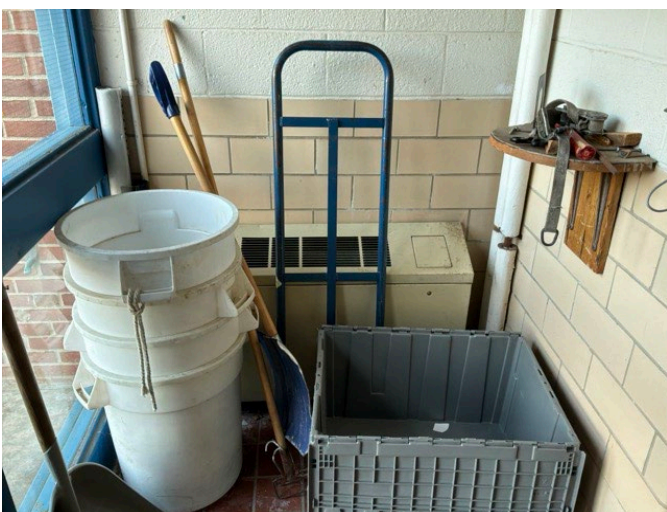
14 - TYPICAL RESTROOM



15 - DOMESTIC HOT WATER SUPPLY



16 - BOILER ROOM



17 - RADIATOR



18 - SPLIT SYSTEM

Photographic Overview



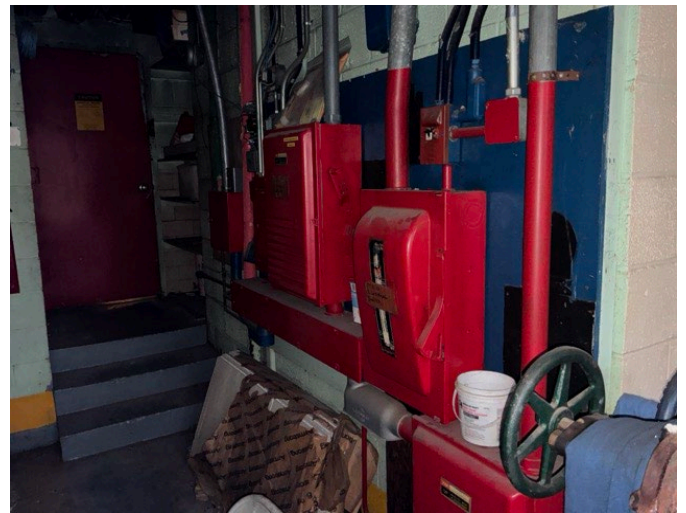
19 - PACKAGED TERMINAL AIR CONDITIONER



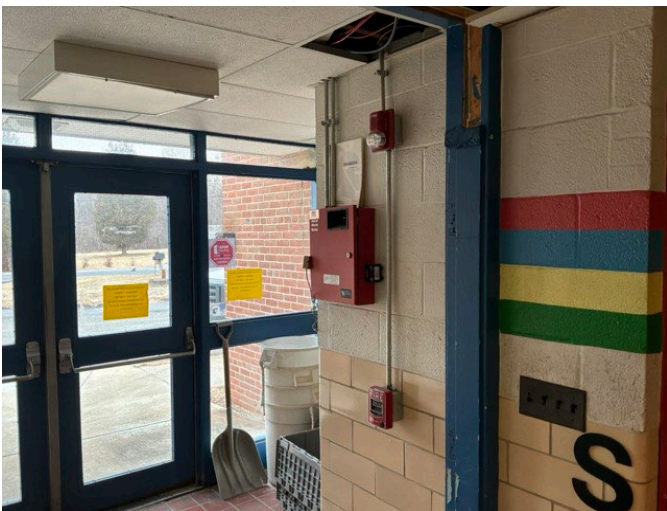
20 - AIR CONDITIONER



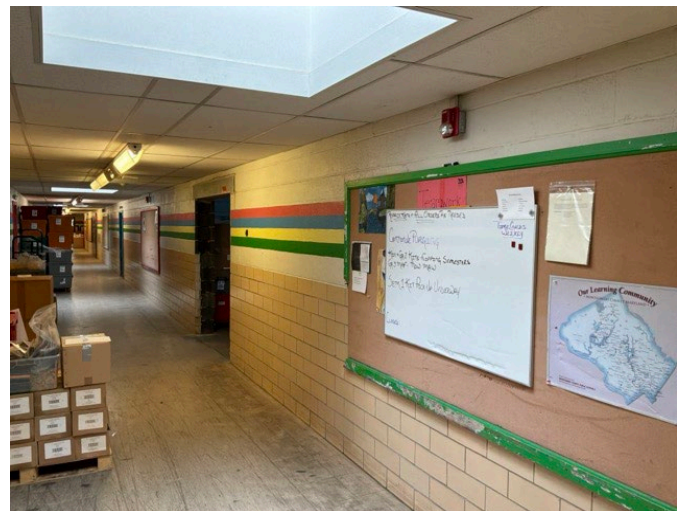
21 - ELECTRICAL DISTRIBUTION PANELS



22 - ELECTRICAL SYSTEM SHUT OFFS



23 - FIRE ALARM CONTROL PANEL



24 - FIRE ALARM SYSTEM DEVICES

Photographic Overview



25 - STORAGE SHEDS



26 - CONCESSION STAND



27 - STORAGE SHED



28 - PAVILION



29 - DUGOUT SHADE STRUCTURE



30 - MAIN PARKING AREA

Photographic Overview



31 - ADDITIONAL PARKING AREA



32 - BASKETBALL COURT



33 - BASEBALL FIELD



34 - PLAYGROUND OVERVIEW



35 - ADDITIONAL FIELDS





36 - SITE PROPERTY SIGNAGE

Appendix B:

Site Plan(s)

Site Plan



 BUREAU VERITAS	Project Number	Site Name	
	172559.25R000-228.354	Edward U. Taylor Center	
	Source	On-Site Date	
	Google	March 2, 2026	

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Edward U. Taylor Center

Name of person completing form: Tammy Acton

Title / Association w/ property: Operations Supervisor/Building Services Manager

Length of time associated w/ property: 27-28 years

Date Completed: 3/2/2026

Phone Number: 240-740-3870

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 1952	Renovated 1969	Built in phases between 1952 and 1969
2	Building size in SF	20,827 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		None
		Roof		None
		Interiors		Most classrooms doors widened to allow pallet jacks to go through building
		HVAC		None
		Electrical		None
		Site Pavement		None
		Accessibility		None
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Structural cracks from earthquake in 2011, roof leaks, roof skylights broken but sealed and covered		

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				Structural cracks from earthquake
8	Are there any wall, window, basement or roof leaks?	X				Roof leaks
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			Likely somewhere, but has not been observed
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			Water is run on well
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			Old building with only air conditioning window units and a split system unit
14	Is the electrical service outdated, undersized, or problematic?		X			Old lighting
15	Are there any problems or inadequacies with exterior lighting?	X				Could use more exterior lighting
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	X				Some ponding with heavy rains
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				UMAC leases baseball fields on site



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Edward U. Taylor Center

BV Project Number: 172559.25R000-228.354

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



ACCESSIBLE SIGNAGE

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 ?		✗		No van accessible spaces
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



CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



DOOR HARDWARE

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



DOOR HARDWARE

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

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?		X		Knob hardware throughout
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 ?		✗		Restrooms are not accessible
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 ?		✗		No pipe wraps
5	Are grab bars provided at compliant locations around the toilet ?		✗		No grab bars
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			

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Question		Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?		✘		No handrails on route, playground surface is not compliant
2	Has the play area been reviewed for accessibility ?		✘		
3	Are publicly accessible swimming pools equipped with an entrance lift ?			✘	

Appendix E:

Component Condition Report

Component Condition Report | Edward U. Taylor Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4010	Substructure	Fair	Foundation, Concrete, Standard w/ Integral Perimeter Footings, w/ Integral Perimeter Footings	20,827 SF	26	10440475
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	20,827 SF	26	10440417
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	1,000 SF	2	10440436
B2010	Building Exterior	Fair	Exterior Walls, Metal Siding	3,200 SF	21	10440416
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	1,000 SF	6	10440461
B2010	Building Exterior	Poor	Exterior Walls, Brick or Brick Veneer, 1-2 Story Building, Repair/Repaint	30 SF	1	10440433
B2010	Building Exterior	Poor	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	3,900 SF	2	10440465
B2020	Building Exterior	Poor	Glazing, any type by SF	3,900 SF	2	10440418
B2050	Building Exterior	Poor	Exterior Door, Steel, Commercial	3	2	10440406
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	13	36	10440447
B2050	Building Exterior	Poor	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	2	10440480
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	6	10440413
Roofing						
B3010	Roof	Poor	Roofing, Built-Up	20,200 SF	2	10440473
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	800 LF	11	10440427
B3060	Roof	Poor	Roof Skylight, per unit, up to 20 SF	3	2	10440407
B3080	Roof	Fair	Soffit/Fascia, Metal	3,200 SF	11	10440445
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	20	4	10440478
C1070	Throughout Building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	18,000 SF	2	10440476
C2010	Restrooms	Poor	Wall Finishes, Ceramic Tile	300 SF	2	10440429
C2010	Hallways & Common Areas	Poor	Wall Finishes, Ceramic Tile	5,000 SF	2	10440471

Component Condition Report | Edward U. Taylor Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2010	Throughout Building	Poor	Wall Finishes, any surface, Prep & Paint	35,000 SF	2	10440470
C2030	Throughout Building	Poor	Flooring, Carpet, Commercial Standard	3,600 SF	2	10440409
C2030	Restrooms	Poor	Flooring, Ceramic Tile	600 SF	2	10440479
C2030	Office Areas	Fair	Flooring, Vinyl Tile (VCT)	400 SF	6	10440421
C2030	Throughout Building	Poor	Flooring, Vinyl Tile (VCT)	12,100 SF	2	10440454
C2030	Main Entrance	Fair	Flooring, Quarry Tile	100 SF	11	10440455
C2030	Throughout Building	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	2,000 SF	2	10440428
C2050	Throughout Building	Poor	Ceiling Finishes, any flat surface, Prep & Paint	2,000 SF	2	10440403
Plumbing						
D2010	Restrooms	Fair	Toilet, Residential Water Closet	1	16	10440425
D2010	Boiler Room	Fair	Storage Tank, Domestic Water, 250 GAL	1	3	10440481
D2010	Kitchen	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	3	10440485
D2010	Kitchen	Fair	Toilet, Commercial Water Closet	1	3	10440469
D2010	Boiler Room	Good	Water Heater, Electric, Residential, 50 GAL	1	13	10440440
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	20,827 SF	4	10440426
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Laundry	1	3	10440483
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	16	10440412
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	3	16	10440464
HVAC						
D3020	Boiler Room	Poor	Boiler Supplemental Components, Expansion Tank, 15 GAL	1	2	10440404
D3020	Throughout Building	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	16	3	10440435
D3020	Boiler Room	Fair	Boiler, Gas, HVAC, 1761 MBH	1	16	10440446
D3020	Boiler Room	Good	Boiler Supplemental Components, Expansion Tank, 33.4 GAL	1	34	10440410
D3030	Throughout Building	Fair	Packaged Terminal Air Conditioner, PTAC, 1 TON	1	6	10440430
D3030	Building Exterior	Fair	Air Conditioner, Window/Thru-Wall, Residential	9	4	10440467

Component Condition Report | Edward U. Taylor Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Building Exterior	Fair	Split System, Interior & Exterior Component Pairing, 2.5 TON	1	3	10440462
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	20,827 SF	4	10440453
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 2 HP	1	7	10440452
D3050	Throughout Building	NA	HVAC System, Full System Renovation/Upgrade, Medium Complexity	20,827 SF	4	10440474
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 2 HP	1	7	10440457
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	20,827 SF	5	10440456
Electrical						
D5020	Closet Opposite Main Office	Fair	Distribution Panel, 120/208 V, 200 AMP	1	4	10440411
D5020	Closet Opposite Main Office	Fair	Distribution Panel, 120/208 V, 200 AMP	1	4	10440459
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	20,827 SF	4	10440486
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement, 400 WATT	4	19	10440443
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	1	4	10440420
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement, 100 WATT	5	15	10440419
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	20,827 SF	3	10440438
Fire Alarm & Electronic Systems						
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20,827 SF	4	10440401
D7050	Main Entrance	Fair	Fire Alarm Panel, Multiplex	1	4	10440458
Equipment & Furnishings						
E1030	Kitchen	Failed	Foodservice Equipment, Commercial Kitchen, 2-Bowl	1	1	10440442
E1060	Main Entrance	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	6	10440437
Follow-up Studies						
P2030	Throughout Building	NA	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	1	1	10440444
P2030	Throughout Building	Poor	Engineering Study, Civil, General Design, Design	1	1	10440441
Accessibility						

Component Condition Report | Edward U. Taylor Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Y1030	Throughout Building	NA	ADA Entrances & Doors, Hardware, Lever Handle, Install	20	1	10442073
Y1050	Restrooms	NA	ADA Restrooms, Restroom Layout, Full Reconfiguration, Renovate	2	1	10440451

Component Condition Report | Edward U. Taylor Center / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
B1080	Site General	Poor	Stair/Ramp Rails, Metal, Refinish	50 LF	2	10440472
Equipment & Furnishings						
E2010	Site Sports Fields & Courts	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	240	11	10440431
Special Construction & Demo						
F1020	Site Sports Fields & Courts	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	8 SF	11	10440424
F1020	Site General	Fair	Ancillary Building, Wood-Framed or CMU, Standard	150 SF	11	10440463
F1020	Site General	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	800 SF	11	10440477
F1020	Site General	Poor	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	1,000 SF	2	10440468
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	41,600 SF	2	10440466
G2030	Site General	Poor	Sidewalk, Concrete, Large Areas	1,500 SF	2	10440434
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Fields & Courts	Poor	Playfield Surfaces, Sand, 6" Depth	8,800 SF	2	10440439
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Scoreboard, Electronic Standard	2	11	10440432
G2050	Site Playground Areas	Poor	Playground Surfaces, Chips Wood, 6" Depth	1,700 SF	2	10440484
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	8	6	10440400
G2050	Site Sports Fields & Courts	Poor	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	2	10440405
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Foul Pole	8	6	10440402
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	4	11	10440450

Component Condition Report | Edward U. Taylor Center / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Batting Cage	2	8	10440448
G2050	Site Sports Fields & Courts	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	4,400 SF	2	10440408
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	11	10440414
Sitework						
G2060	Site General	Fair	Picnic Table, Wood/Composite/Fiberglass	8	11	10440415
G2060	Site Sports Fields & Courts	Fair	Fences & Gates, Fence, Chain Link 6'	3,600 LF	16	10440482
G2060	Site General	Fair	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	1	11	10440449
G2060	Site General	Fair	Retaining Wall, Treated Timber	25 SF	11	10440460
Accessibility						
Y1010	Site Parking Areas	NA	ADA Parking, Signage, Pole-Mounted, Install	1	1	10440423
Y1020	Site Playground Areas	NA	ADA Paths of Travel, Ramp/Stair Handrails, Full Rail Modifications, Modify	50 LF	1	10442072
Y1080	Site Playground Areas	NA	ADA Site & Recreational, Playing Surface, to Compliant, Replace/Install	1,700 SF	1	10442074

Appendix F:

Replacement Reserves

Replacement Reserves Report



5/13/2026

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	
Edward U. Taylor Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Edward U. Taylor Center / Main Building	\$0	\$52,623	\$909,843	\$129,982	\$792,108	\$338,019	\$21,493	\$12,545	\$0	\$0	\$0	\$35,713	\$123,328	\$1,322	\$6,807	\$3,116	\$94,999	\$126,443	\$9,414	\$12,625	\$0		\$2,670,378
Edward U. Taylor Center / Site	\$0	\$40,119	\$280,879	\$0	\$0	\$0	\$18,627	\$4,182	\$3,800	\$0	\$0	\$160,294	\$4,955	\$0	\$0	\$0	\$121,316	\$5,620	\$0	\$0	\$0		\$639,790
Grand Total	\$0	\$92,741	\$1,190,721	\$129,982	\$792,108	\$338,019	\$40,120	\$16,726	\$3,800	\$0	\$0	\$196,008	\$128,283	\$1,322	\$6,807	\$3,116	\$216,314	\$132,063	\$9,414	\$12,625	\$0		\$3,310,169

Edward U. Taylor Center

Edward U. Taylor Center / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency	Repair Estimate
B2010	Building Exterior	10440433	Exterior Walls, Brick or Brick Veneer, 1-2 Story Building, Repair/Repoint	0	-1	1	30	SF	\$33.00	\$990		\$990																				\$990	
B2010	Building Exterior	10440436	Exterior Walls, any painted surface, Prep & Paint	10	8	2	1000	SF	\$3.00	\$3,000			\$3,000													\$3,000							\$6,000
B2010	Building Exterior	10440465	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	18	2	3900	SF	\$1.86	\$7,254			\$7,254																				\$7,254
B2010	Building Exterior	10440461	Exterior Walls, Wood Siding, Replace	30	24	6	1000	SF	\$10.00	\$10,000							\$10,000																\$10,000
B2020	Building Exterior	10440418	Glazing, any type by SF, Replace	30	28	2	3900	SF	\$55.00	\$214,500			\$214,500																				\$214,500
B2050	Building Exterior	10440406	Exterior Door, Steel, Commercial, Replace	40	38	2	3	EA	\$4,060.00	\$12,180			\$12,180																				\$12,180
B2050	Building Exterior	10440480	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	28	2	2	EA	\$1,300.00	\$2,600			\$2,600																				\$2,600
B2050	Building Exterior	10440413	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	24	6	2	EA	\$1,300.00	\$2,600							\$2,600																\$2,600
B3010	Roof	10440473	Roofing, Built-Up, Replace	25	23	2	20200	SF	\$14.00	\$282,800			\$282,800																				\$282,800
B3020	Roof	10440427	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	9	11	800	LF	\$9.00	\$7,200																\$7,200							\$7,200
B3060	Roof	10440407	Roof Skylight, per unit, up to 20 SF, Replace	30	28	2	3	EA	\$1,300.00	\$3,900			\$3,900																				\$3,900
B3080	Roof	10440445	Soffit/Fascia, Metal, Replace	25	14	11	3200	SF	\$5.00	\$16,000																\$16,000							\$16,000
C1030	Throughout Building	10440478	Interior Door, Wood, Solid-Core, Replace	40	36	4	20	EA	\$700.00	\$14,000					\$14,000																		\$14,000
C1070	Throughout Building	10440476	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	18000	SF	\$3.50	\$63,000			\$63,000																				\$63,000
C2010	Restrooms	10440429	Wall Finishes, Ceramic Tile, Replace	40	38	2	300	SF	\$18.00	\$5,400			\$5,400																				\$5,400
C2010	Hallways & Common Areas	10440471	Wall Finishes, Ceramic Tile, Replace	40	38	2	5000	SF	\$18.00	\$90,000			\$90,000																				\$90,000
C2010	Throughout Building	10440470	Wall Finishes, any surface, Prep & Paint	10	8	2	35000	SF	\$1.50	\$52,500			\$52,500													\$52,500							\$105,000
C2030	Restrooms	10440479	Flooring, Ceramic Tile, Replace	40	38	2	600	SF	\$18.00	\$10,800			\$10,800																				\$10,800
C2030	Main Entrance	10440455	Flooring, Quarry Tile, Replace	50	39	11	100	SF	\$26.00	\$2,600																\$2,600							\$2,600
C2030	Throughout Building	10440454	Flooring, Vinyl Tile (VCT), Replace	15	13	2	12100	SF	\$5.00	\$60,500			\$60,500																\$60,500				\$121,000
C2030	Throughout Building	10440428	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	13	2	2000	SF	\$8.00	\$16,000			\$16,000															\$16,000					\$32,000
C2030	Office Areas	10440421	Flooring, Vinyl Tile (VCT), Replace	15	9	6	400	SF	\$5.00	\$2,000							\$2,000																\$2,000
C2030	Throughout Building	10440409	Flooring, Carpet, Commercial Standard, Replace	10	8	2	3600	SF	\$7.50	\$27,000			\$27,000													\$27,000							\$54,000
C2050	Throughout Building	10440403	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	2000	SF	\$2.00	\$4,000			\$4,000													\$4,000							\$8,000
D2010	Boiler Room	10440481	Storage Tank, Domestic Water, Replace	30	27	3	1	EA	\$3,000.00	\$3,000					\$3,000																		\$3,000
D2010	Boiler Room	10440440	Water Heater, Electric, Residential, Replace	15	2	13	1	EA	\$900.00	\$900																\$900							\$900
D2010	Throughout Building	10440426	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	36	4	20827	SF	\$1.00	\$20,827					\$20,827																		\$20,827
D2010	Kitchen	10440485	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	27	3	1	EA	\$1,700.00	\$1,700				\$1,700																			\$1,700
D2010	Kitchen	10440469	Toilet, Commercial Water Closet, Replace	30	27	3	1	EA	\$1,300.00	\$1,300				\$1,300																			\$1,300
D2010	Utility Rooms/Areas	10440483	Sink/Lavatory, Service Sink, Laundry, Replace	30	27	3	1	EA	\$900.00	\$900				\$900																			\$900
D2010	Restrooms	10440425	Toilet, Residential Water Closet, Replace	30	14	16	1	EA	\$700.00	\$700																		\$700					\$700
D2010	Restrooms	10440464	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	14	16	3	EA	\$1,700.00	\$5,100																		\$5,100					\$5,100
D2010	Restrooms	10440412	Toilet, Commercial Water Closet, Replace	30	14	16	2	EA	\$1,300.00	\$2,600																		\$2,600					\$2,600
D3020	Boiler Room	10440446	Boiler, Gas, HVAC, Replace	30	14	16	1	EA	\$50,800.00	\$50,800																	\$50,800						\$50,800
D3020	Throughout Building	10440435	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	27	3	16	EA	\$800.00	\$12,800				\$12,800																			\$12,800
D3020	Boiler Room	10440404	Boiler Supplemental Components, Expansion Tank, Replace	40	38	2	1	EA	\$2,180.00	\$2,180			\$2,180																				\$2,180
D3030	Building Exterior	10440462	Split System, Interior & Exterior Component Pairing, Replace	15	12	3	1	EA	\$5,530.00	\$5,530					\$5,530														\$5,530				\$11,060
D3030	Building Exterior	10440467	Air Conditioner, Window/Thru-Wall, Residential, Replace	10	6	4	9	EA	\$500.00	\$4,500					\$4,500												\$4,500						\$9,000
D3030	Throughout Building	10440430	Packaged Terminal Air Conditioner, PTAC, Replace	15	9	6	1	EA	\$2,800.00	\$2,800							\$2,800																\$2,800
D3050	Throughout Building	10440453	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	36	4	20827	SF	\$5.00	\$104,135					\$104,135																		\$104,135
D3050	Boiler Room	10440452	Pump, Distribution, HVAC Heating Water, Replace	15	8	7	1	EA	\$5,100.00	\$5,100								\$5,100															\$5,100
D3050	Boiler Room	10440457	Pump, Distribution, HVAC Heating Water, Replace	15	8	7	1	EA	\$5,100.00	\$5,100								\$5,100															\$5,100
D3050	Throughout Building	10440474	HVAC System, Full System Renovation/Upgrade, Medium Complexity, Replace	40	36	4	20827	SF																									

Replacement Reserves Report



5/13/2026

Unifmat 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
D5040	Throughout Building	10440438	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	20827	SF	\$4.50	\$93,722				\$93,722																		\$93,722
D5040	Building Exterior	10440420	Exterior Light, any type, w/ LED Replacement, Replace	20	16	4	1	EA	\$400.00	\$400					\$400																	\$400
D5040	Building Exterior	10440419	Exterior Light, any type, w/ LED Replacement, Replace	20	5	15	5	EA	\$400.00	\$2,000															\$2,000							\$2,000
D5040	Building Exterior	10440443	Exterior Light, any type, w/ LED Replacement, Replace	20	1	19	4	EA	\$800.00	\$3,200																			\$3,200			\$3,200
D7050	Main Entrance	10440458	Fire Alarm Panel, Multiplex, Replace	15	11	4	1	EA	\$4,000.00	\$4,000					\$4,000														\$4,000			\$8,000
D7050	Throughout Building	10440401	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	20827	SF	\$3.00	\$62,481					\$62,481																	\$62,481
E1030	Kitchen	10440442	Foodservice Equipment, Commercial Kitchen, 2-Bowl, Replace	30	29	1	1	EA	\$2,100.00	\$2,100		\$2,100																				\$2,100
E1060	Main Entrance	10440437	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	9	6	1	EA	\$600.00	\$600							\$600															\$600
P2030	Throughout Building	10440444	Engineering Study, Environmental, Asbestos (ACM) & Lead Base Paint (LBP), Evaluate/Report	0	-1	1	1	EA	\$5,000.00	\$5,000		\$5,000																				\$5,000
P2030	Throughout Building	10440441	Engineering Study, Civil, General Design, Design	0	-1	1	1	EA	\$7,000.00	\$7,000		\$7,000																				\$7,000
Y1030	Throughout Building	10442073	ADA Entrances & Doors, Hardware, Lever Handle, Install	0	-1	1	20	EA	\$300.00	\$6,000		\$6,000																				\$6,000
Y1050	Restrooms	10440451	ADA Restrooms, Restroom Layout, Full Reconfiguration, Renovate	0	-1	1	2	EA	\$15,000.00	\$30,000		\$30,000																				\$30,000
Totals, Unescalated											\$0	\$51,090	\$857,614	\$118,952	\$703,778	\$291,578	\$18,000	\$10,200	\$0	\$0	\$0	\$25,800	\$86,500	\$900	\$4,500	\$2,000	\$59,200	\$76,500	\$5,530	\$7,200	\$0	\$2,319,341
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$52,623	\$909,843	\$129,982	\$792,108	\$338,019	\$21,493	\$12,545	\$0	\$0	\$0	\$35,713	\$123,328	\$1,322	\$6,807	\$3,116	\$94,999	\$126,443	\$9,414	\$12,625	\$0	\$2,670,378

Edward U. Taylor Center / Site																																
Unifmat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B1080	Site General	10440472	Stair/Ramp Rails, Metal, Refinish	10	8	2	50	LF	\$1.50	\$75			\$75																			\$75
E2010	Site Sports Fields & Courts	10440431	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	14	11	240	EA	\$120.00	\$28,800												\$28,800										\$28,800
F1020	Site General	10440468	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	28	2	1000	SF	\$50.00	\$50,000		\$50,000																				\$50,000
F1020	Site Sports Fields & Courts	10440424	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	19	11	8	SF	\$25.00	\$200												\$200										\$200
F1020	Site General	10440477	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	19	11	800	SF	\$25.00	\$20,000												\$20,000										\$20,000
F1020	Site General	10440463	Ancillary Building, Wood-Framed or CMU, Standard, Replace	35	24	11	150	SF	\$100.00	\$15,000												\$15,000										\$15,000
G2020	Site Parking Areas	10440466	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	41600	SF	\$3.50	\$145,600		\$145,600																				\$145,600
G2030	Site General	10440434	Sidewalk, Concrete, Large Areas, Replace	50	48	2	1500	SF	\$9.00	\$13,500		\$13,500																				\$13,500
G2050	Site Sports Fields & Courts	10440405	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	23	2	2	EA	\$4,750.00	\$9,500		\$9,500																				\$9,500
G2050	Site Sports Fields & Courts	10440408	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	23	2	4400	SF	\$6.50	\$28,600		\$28,600																				\$28,600
G2050	Site Sports Fields & Courts	10440400	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	9	6	8	EA	\$450.00	\$3,600					\$3,600																	\$3,600
G2050	Site Sports Fields & Courts	10440402	Sports Apparatus, Baseball, Foul Pole, Replace	25	19	6	8	EA	\$1,500.00	\$12,000					\$12,000																	\$12,000
G2050	Site Sports Fields & Courts	10440448	Sports Apparatus, Baseball, Batting Cage, Replace	15	7	8	2	EA	\$1,500.00	\$3,000							\$3,000															\$3,000
G2050	Site Sports Fields & Courts	10440450	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	9	11	4	EA	\$5,000.00	\$20,000												\$20,000										\$20,000
G2050	Site Sports Fields & Courts	10440432	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	14	11	2	EA	\$8,000.00	\$16,000												\$16,000										\$16,000
G2050	Site Playground Areas	10440484	Playground Surfaces, Chips Wood, 6" Depth, Replace	5	3	2	1700	SF	\$2.00	\$3,400		\$3,400				\$3,400						\$3,400										\$3,400
G2050	Site Sports Fields & Courts	10440439	Playfield Surfaces, Sand, 6" Depth, Replace	20	18	2	8800	SF	\$1.60	\$14,080		\$14,080																				\$14,080
G2050	Site Playground Areas	10440414	Play Structure, Multipurpose, Small, Replace	20	9	11	1	EA	\$10,000.00	\$10,000												\$10,000										\$10,000
G2060	Site General	10440415	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	8	EA	\$600.00	\$4,800												\$4,800										\$4,800
G2060	Site Sports Fields & Courts	10440482	Fences & Gates, Fence, Chain Link 6', Replace	40	24	16	3600	LF	\$21.00	\$75,600																\$75,600						\$75,600
G2060	Site General	10440449	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	20	9	11	1	EA	\$500.00	\$500												\$500										\$500
G2060	Site General	10440460	Retaining Wall, Treated Timber, Replace	25	14	11	25	SF	\$20.00	\$500												\$500										\$500
Y1010	Site Parking Areas	10440423	ADA Parking, Signage, Pole-Mounted, Install	0	-1	1	1	EA	\$500.00	\$500		\$500																				\$500
Y1020	Site Playground Areas	10442072	ADA Paths of Travel, Ramp/Stair Handrails, Full Rail Modifications, Modify	0	-1	1	50	LF	\$55.00	\$2,750		\$2,750																				\$2,750
Y1080	Site Playground Areas	10442074	ADA Site & Recreational, Playing Surface, to Compliant, Replace/Install	0	-1	1	1700	SF	\$21.00	\$35,700		\$35,700																				\$35,700
Totals, Unescalated											\$0	\$38,950	\$264,755	\$0	\$0	\$0	\$15,600	\$3,400	\$3,000	\$0	\$0	\$115,800	\$3,475	\$0	\$0	\$0	\$75,600	\$3,400	\$0	\$0	\$0	\$523,980
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$40,119	\$280,879	\$0	\$0	\$0	\$18,627	\$4,182	\$3,800	\$0	\$0	\$160,294	\$4,955	\$0	\$0	\$0	\$121,316	\$5,620	\$0	\$0	\$0	\$639,790

* 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	10440481	D2010	Storage Tank	Domestic Water	250 GAL	Edward U. Taylor Center / Main Building	Boiler Room	Illegible	Illegible	7770-62	1962		
2	10440440	D2010	Water Heater	Electric, Residential	50 GAL	Edward U. Taylor Center / Main Building	Boiler Room	State Industries, Inc.	EN6-50-DORT 130	2312133446011	2023		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10440446	D3020	Boiler	Gas, HVAC	1761 MBH	Edward U. Taylor Center / Main Building	Boiler Room	Smith Cast Iron Boilers	19HE-10	19HE-10-130178			
2	10440435	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		Edward U. Taylor Center / Main Building	Throughout Building						16
3	10440404	D3020	Boiler Supplemental Components	Expansion Tank	15 GAL	Edward U. Taylor Center / Main Building	Boiler Room	Bell & Gossett	R-4	112069	1980		
4	10440410	D3020	Boiler Supplemental Components	Expansion Tank	33.4 GAL	Edward U. Taylor Center / Main Building	Boiler Room	ProFlo	PFX33S	PFX33S05557	2019		
5	10440467	D3030	Air Conditioner	Window/Thru-Wall, Residential		Edward U. Taylor Center / Main Building	Building Exterior						9
6	10440430	D3030	Packaged Terminal Air Conditioner	PTAC	1 TON	Edward U. Taylor Center / Main Building	Throughout Building						
7	10440462	D3030	Split System	Interior & Exterior Component Pairing	2.5 TON	Edward U. Taylor Center / Main Building	Building Exterior	Inter-City Products	CA0030VKD1	L960521369	1996		
8	10440452	D3050	Pump	Distribution, HVAC Heating Water	2 HP	Edward U. Taylor Center / Main Building	Boiler Room	Bell & Gossett	1510	1018883	2017		
9	10440457	D3050	Pump	Distribution, HVAC Heating Water	2 HP	Edward U. Taylor Center / Main Building	Boiler Room	Bell & Gossett	1510	1018884	2017		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10440411	D5020	Distribution Panel	120/208 V	200 AMP	Edward U. Taylor Center / Main Building	Closet Opposite Main Office	Shullco	NLAB	NA			
2	10440459	D5020	Distribution Panel	120/208 V	200 AMP	Edward U. Taylor Center / Main Building	Closet Opposite Main Office	Shullco	NLAB	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10440458	D7050	Fire Alarm Panel	Multiplex		Edward U. Taylor Center / Main Building	Main Entrance	Silent Knight	SK-4224	NA	1998		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10440442	E1030	Foodservice Equipment	Commercial Kitchen, 2-Bowl		Edward U. Taylor Center / Main Building	Kitchen						