



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools

45 West Gude Drive, Suite 4000

Rockville, MD 20850



Tuckerman Center
8224 Lochinver Lane
Potomac, MD 20854

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 #:

172559.25R000-229.354

DATE OF REPORT:

May 28, 2026

ON SITE DATE:

February 27, 2026

Bureau Veritas

TABLE OF CONTENTS

1. Executive Summary	1
Property Overview and Assessment Details	1
Campus Findings and Deficiencies	3
Facility Characteristic Survey	5
Facility Condition Index (FCI) Depleted Value	6
Immediate Needs.....	6
Key Findings	7
Plan Types.....	10
2. Building Information	11
3. Site Summary	14
4. ADA Accessibility	16
5. Purpose and Scope	18
6. Opinions of Probable Costs	20
Methodology	20
Definitions	21
7. Certification	22
8. Appendices	23



1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	High school campus
Number of Buildings	1
Main Address	8224 Lochinver Lane, Potomac, MD 20854
Site Developed	Built - 1968 Renovation of Original School -1991 New Gymnasium - 1995 Renovation and addition - 2000 2 nd Floor addition - 2018
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 27, 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)	Glen Pederson, Director of Facilities
Assessment & Report Prepared By	Edmund Gabay
Reviewed By	Daniel White, Technical Report Reviewer for Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com

General Information

AssetCalc Link

Full dataset for this assessment can be found at:

<https://www.assetcalc.net/>



Campus Findings and Deficiencies

Historical Summary

The Tuckerman Center was originally constructed in 1968. The school building currently functions as a high school and is currently leased to the McLean School of Potomac. The facility has had a number of additions and modifications over the years.

Architectural

The 1 and 2 -story structure with basement generally appears structurally sound. The structure is primarily open web steel joists supporting metal deck roof structure and all supported by CMU bearing walls with a variety of finishes including solid brick, brick veneer, metal and wood siding. The main roof is a PVC/TPO membrane roof while the older roof is covered with built up roofing. Near term lifecycle replacement of the built-up roof is anticipated.

Interior floor finishes are primarily VCT and generally good condition. Ceramic tile in the restrooms and carpet in the main office and library are not expected to require lifecycle replacement in the near term. Interior wall finishes are primarily painted CMU throughout. Ceiling finishes are primarily suspended acoustic tile systems and near-term lifecycle replacement is not anticipated since replacement was estimated to coincide with HVAC renovations in 2000. Walls are primarily painted CMU throughout the original building, and it is estimated that repainting was done in 2018.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating and cooling are provided by a central system of gas boilers and a roof mounted air-cooled chiller serving roof mounted packaged units and unit ventilators throughout the building. Most mechanical equipment was reportedly replaced in 2018.

Hot water for plumbing is provided by a gas fired condensing water heater which is in the main mechanical room. Water heater appears to be a relatively recent replacement and is in fair condition. The plumbing infrastructure is estimated to have been mostly replaced in the 2000 renovations.

The electrical service is controlled by switchboards and distribution panels in the main electrical room of the 1st floor. In addition, there are main distribution panels and subpanels in the common hallways closets throughout the building. A significant portion of the electrical wiring and equipment in conjunction with the year 2000 modifications and additions. The building is not equipped with an emergency generator with automatic transfer switch.

The building does not have a commercial kitchen.

A fully addressable fire alarm system is present with the main fire alarm panel in the Main Mechanical Room. The panel is estimated to be one year old and lifecycle replacement is not anticipated in the near-term. The building is also protected by an automatic fire suppression system, most of which appears to be about 25 years old.

Site

The asphalt parking lots, installed in 2000, exhibit widespread longitudinal and transverse cracking visible and lifecycle replacement is anticipated for the near term. Pavement striping is also in fair condition although some fading is visible. Visible concrete sidewalk pavement appears in fair condition.

Site lighting is with pole-mounted LED for some fixtures and wall packs. Playground equipment appeared in fair condition and near-term lifecycle replacement is anticipated.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

The facility characteristics of school and associated buildings are shown below.

Indoor air quality including temperature and relative humidity level are monitored centrally. Most instructional spaces are equipped with IAQ sensors. Each general and specialty classroom has a heating, ventilation, and air conditioning (HVAC) system capable of maintaining a temperature between 68°F and 75°F and a relative humidity between 30% and 60% at full occupancy. Each general, science, and fine-arts classroom had an HVAC system that continuously moves air and is capable of maintaining a carbon dioxide level of not more than 1,200 parts per million. The temperature, relative humidity and air quality were measured at a work surface in the approximate center of the classroom.

The acoustics with the exception of physical-education spaces, each general and specialty classroom are maintainable at a sustained background sound level of less than 55 decibels. The sound levels were measured at a work surface in the approximate center of the classroom.

Each general and specialty classroom had a lighting system capable of maintaining at least 50 foot-candles of well-distributed light. The school has appropriate task lighting in specialty classrooms where enhanced visibility is required. The light levels measured at a work surface located in the approximate center of the classroom, between clean light fixtures. The school makes efficient use of natural light for students, teachers, and energy 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 MDCl will be presented upon final of all assessments.

Facility Condition Index (FCI) Depleted Value

A School Facility's total FCI Depleted Value (below) and FCI Replacement Value (above) are the sum of all of its building assets and systems values. A School Facility with full estimated life of all systems (a brand new school) would have a 0 FCI. The FCIs cannot exceed 1.

The Facility Condition Index (FCI) Depleted Value quantifies the depleted life and value of a facility's primary building assets, systems and components such as roofs, windows, walls, and HVAC systems. FCI Depleted Value metrics are useful for estimating the levels of spending necessary to achieve and maintain a specific level of physical condition. Lower scores are better, as facilities with lower FCI scores have fewer building-system deficiencies, are more reliable, and will require less maintenance spending on systems replacement and mission-critical emergencies.

The FCI Depleted Value of this school is 0.511464.

Immediate Needs

There are no immediate needs to report.

Key Findings



Parking Lots in Poor condition.

Curb and Gutter, Concrete
Site Tuckerman Center Site Parking Areas

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

Priority Score: **86.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$81,000

\$\$\$\$

Cracking and surface degradation of gutters - AssetCALC ID: 10499450



Sidewalk in Poor condition.

Asphalt
Site Tuckerman Center Site Parking Areas

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

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,400

\$\$\$\$

Widespread cracking - AssetCALC ID: 10499447



Sidewalk in Poor condition.

Asphalt
Site Tuckerman Center Site Parking Areas

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

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,600

\$\$\$\$

Widespread cracking and surface degradation - AssetCALC ID: 10499462



Parking Lots in Poor condition.

Pavement, Asphalt
Site Tuckerman Center Site Parking Areas

Uniformat Code: G2020
Recommendation: **Cut and Patch in 2026**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$368,000

\$\$\$\$

Widespread alligator cracking - AssetCALC ID: 10499479



Landscaping in Poor condition.

Mature Trees, Removal or Heavy Trimming
Site Tuckerman Center Site

Uniformat Code: G2080
Recommendation: **Repair in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

\$\$\$\$

Tree branches close to roof and building structure - AssetCALC ID: 10499461



Split System in Poor condition.

Condensing Unit/Heat Pump
Tuckerman Center Tuckerman Center Roof

Uniformat Code: D3030
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,000

\$\$\$\$

Severely rusted unit - AssetCALC ID: 10493898



Dumpster Enclosure in Poor condition.

Wood/Vinyl Walls, 8' High (per LF)
Site Tuckerman Center Site General

Uniformat Code: G2060
Recommendation: **Replace/Install in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,500

\$\$\$\$

Walls are leaning - AssetCALC ID: 10499467



Signage in Poor condition.

Wall-Mounted, Room Identification
Tuckerman Center Tuckerman Center
Throughout Building

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,000

\$\$\$\$

Some of the interior room signage is missing or incorrect. - AssetCALC ID: 10493791



Dumpster Pad in Poor condition.

Concrete
Site Tuckerman Center Site General

Uniformat Code: G2060
Recommendation: **Replace/Install in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

\$\$\$\$

Large cracks present in concrete slab - AssetCALC ID: 10499473



ADA Kitchen and Laundry Areas

Sink/Counter/Maneuverability, Minor
Reconfiguration
Tuckerman Center Tuckerman Center
Breakroom

Uniformat Code: Y1060
Recommendation: **Modify in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$2,000

\$\$\$\$

Sink and counter not accessible - AssetCALC ID: 10601751



Playfield Surfaces

Rubber, Poured-in-Place
Site Tuckerman Center Site Playground Areas

Uniformat Code: G2050
Recommendation: **Replace in 2029**

Priority Score: **55.7**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$96,200

\$\$\$\$

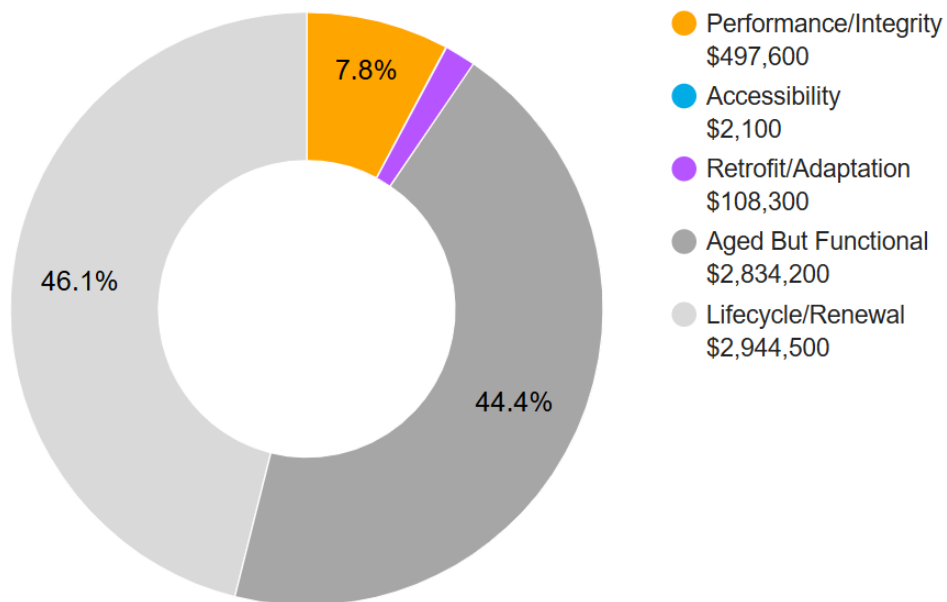
The play surface is currently wood chips, requiring frequent maintenance and creating an uneven surface that can be challenging to maneuver. - AssetCALC ID: 10499471

Plan Types

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

Plan Type Descriptions and Distribution

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



10-YEAR TOTAL: \$6,386,700



2. Building Information



Main Building: Systems Summary

Address	8224 Lochinver Lane, Potomac, MD 20854	
GPS Coordinates	39.039051, -77.1675556	
Constructed/Renovated	1968/2018	
Building Area	100,000 SF	
Number of Stories	1 to 2 story above grade with 1 below-grade basement level	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: EIFS, CMU, Metal siding, Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, wood paneling, ceramic tile Floors: Carpet, VCT, faux wood plank LVT, ceramic tile, sealed concrete Ceilings: Painted gypsum board and ACT, exposed	Fair
Elevators	Passenger: 1 hydraulic cars serving all 3 floors	Good

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast iron and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chiller feeding unit ventilator terminal units Non-Central System: Packaged units , split-system heat pumps ductless split-systems Supplemental components: Suspended unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers,	Fair
Electrical	Source & Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED, linear fluorescent, Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial 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	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	\$247,600	\$56,400	\$19,200	\$323,100
Roofing	-	-	\$580,500	-	\$620,300	\$1,200,800
Interiors	-	\$10,600	\$1,260,200	\$220,000	\$1,558,400	\$3,049,300
Conveying	-	-	\$86,800	\$12,100	-	\$98,900
Plumbing	-	-	\$171,900	\$10,600	\$1,599,000	\$1,781,500
HVAC	-	\$4,100	\$1,047,800	\$46,200	\$1,473,300	\$2,571,400
Fire Protection	-	-	\$12,200	-	\$182,200	\$194,300
Electrical	-	-	\$115,800	-	\$3,619,900	\$3,735,700
Fire Alarm & Electronic Systems	-	-	-	\$981,700	\$265,700	\$1,247,400
Equipment & Furnishings	-	-	\$664,600	\$21,300	\$138,900	\$824,700
Special Construction & Demo	-	-	-	-	\$17,500	\$17,500
Accessibility	-	\$2,100	-	-	-	\$2,100
TOTALS (3% inflation)	-	\$16,800	\$4,187,300	\$1,348,300	\$9,494,400	\$15,046,800

3. Site Summary



Site Information		
Site Area	8.78 acres (estimated)	
Parking Spaces	120 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link fencing; chain-link fence dumpster enclosures Playgrounds and sports fields and courts with bleachers, dugouts, Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Fair
Ancillary Structures	Storage sheds	Fair

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Equipment & Furnishings	-	-	-	-	\$20,400	\$20,400
Special Construction & Demo	-	-	\$13,500	\$40,300	\$9,000	\$62,900
Site Development	-	\$8,100	\$125,600	\$45,300	\$276,400	\$455,500
Site Pavement	-	\$474,800	\$60,300	\$39,300	\$98,300	\$672,600
Site Utilities	-	-	\$27,000	-	-	\$27,000
TOTALS (3% inflation)	-	\$482,900	\$226,400	\$124,900	\$404,200	\$1,238,400

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	1968/2018	No	No
Main Building	1968/2018	No	No

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Tuckerman Center, 8224 Lochinver Lane, Potomac, MD 20854, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

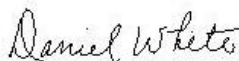
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

Prepared by: Edmund Gabay
Project Assessor

Reviewed by:



Daniel White
Technical Report Reviewer for
Bill Champion
Program Manager
800.733.0660 x7296234
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



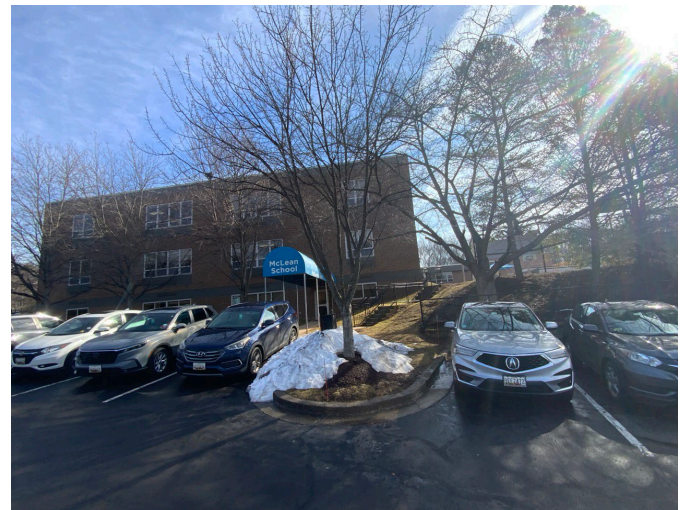
1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - BUILT UP ROOFING



6 - PVC/TPO MEMBRANE ROOFING

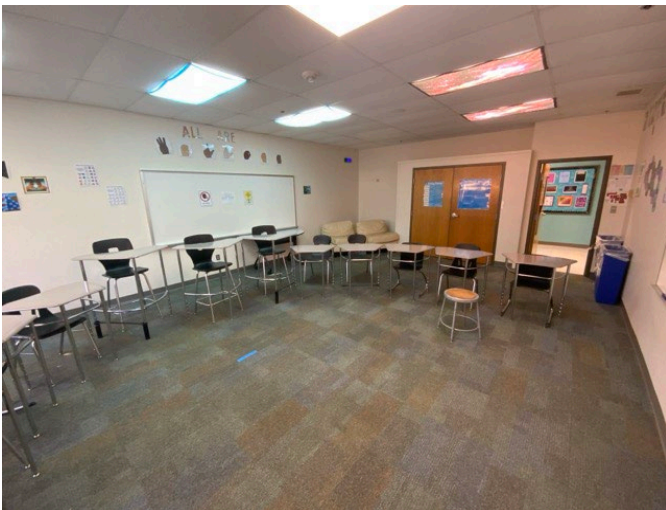
Photographic Overview



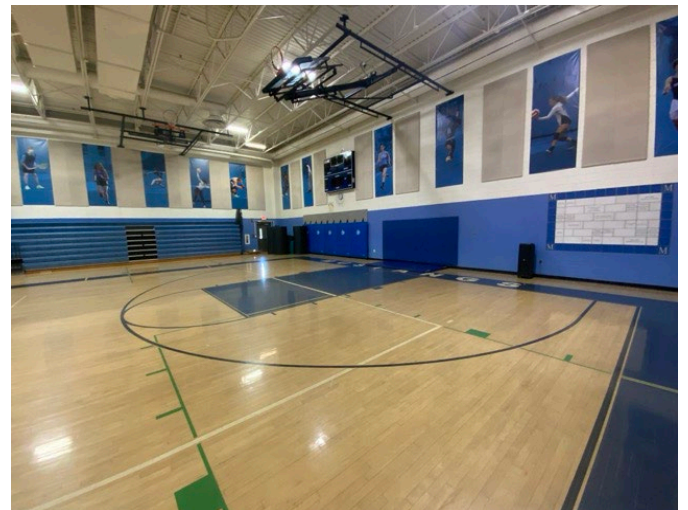
7 - HALLWAYS AND COMMON AREAS



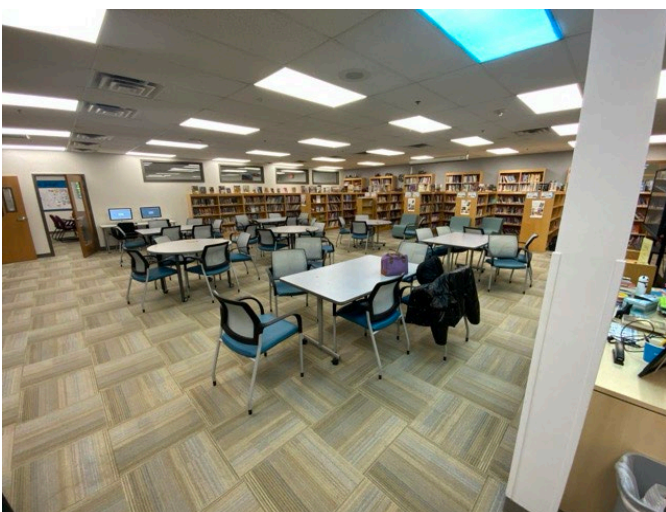
8 - OFFICE AREA



9 - GENERAL CLASSROOM



10 - GYMNASIUM



11 - LIBRARY



12 - CAFETERIA

Photographic Overview



13 - WATER HEATER



14 - PLUMBING SYSTEM PIPING



15 - GAS BOILER



16 - AIR COOLED CHILLER



17 - SPLIT SYSTEM CONDENSER



18 - DUCTLESS SPLIT SYSTEM COMPONENT

Photographic Overview



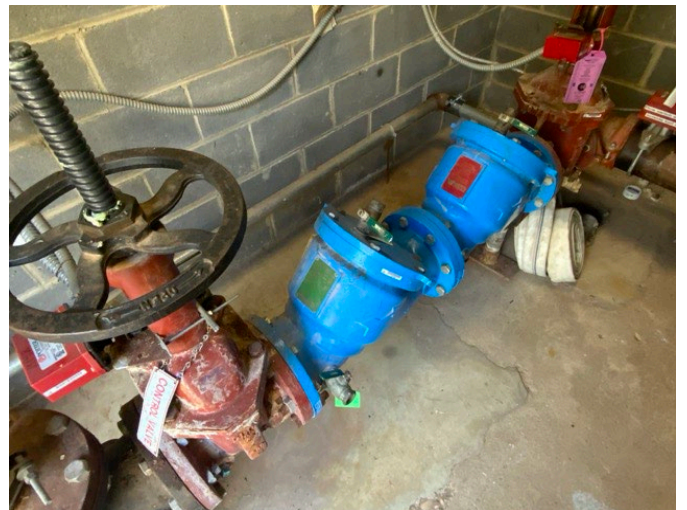
19 - HVAC PIPING SYSTEM



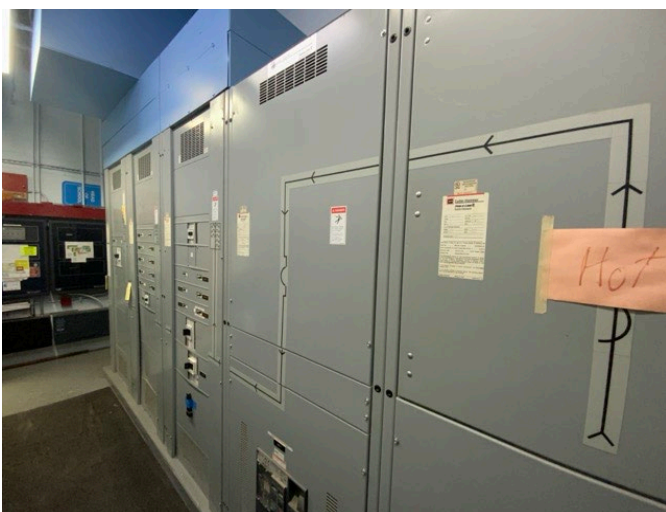
20 - ROOFTOP PACKAGED UNIT



21 - HVAC DUCTWORK



22 - BACKFLOW PREVENTER

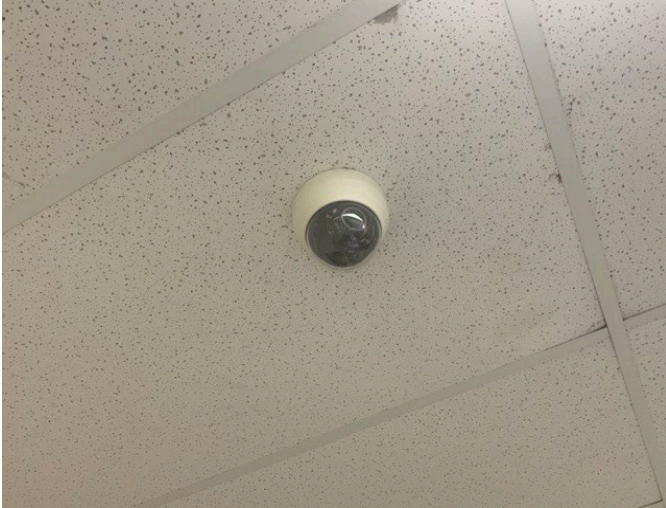


23 - ELECTRICAL SWITCHBOARD



24 - DISTRIBUTION PANEL

Photographic Overview



25 - SECURITY/SURVEILLANCE SYSTEM



26 - ASPHALT PARKING LOT



27 - CONCRETE SIDEWALK



28 - PICNIC TABLES



29 - RETENTION/DETENTION PONDS





30 - SPORTS FIELD OVERVIEW

Appendix B:

Site Plan(s)

Site Plan



 <p>BUREAU VERITAS</p>	Project Number	Project Name	 <p>N</p>
	172559.25R000-229.354	Tuckerman Center	
	Source	On-Site Date	
	Google	February 27, 2026	

Appendix C:

Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: McLean School of Maryland
 Name of person completing form: Glen Pedersen
 Title / Association with property: Director of Facilities
 Length of time associated w/ property: 34 YEARS
 Date Completed: Feb 23 2026
 Phone Number: 240-994-7465
 Method of Completion: Choose an item. Written

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 / renovated	Original 1968 - Renovated 1991 - 1995 - 2000 - 2018	
2	Building size in SF	100000 SQ FT	
3	Major Renovation/Rehabilitation		Additional Detail
		Façade	2000 1991-2018 Renovation 1991 ADDITION 2000 ADDITION 2018
		Roof	1991-2019 2021 EAST END 1991 GYM 1995 US ADDITION 2000 - US 2018
		Interiors	1991-2000 1995-2018 Renovation 1991 GYM 1995 US ADDITION 2000 - US 2018
		HVAC	1991 2000 2025
		Electrical	1991 2000 2018
		Site Pavement	2000
		Accessibility	YES

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	1991 - MAJOR RENOVATION 1995 - GYM completed 2000 - High School addition 2000 - Middle School Renovation and addition 2018 - UPPER School Second floor - NEW ENTRY
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	GYM interior face lift - Summer 2026 Server Room - HVAC unit EAST END Roof
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	We have the roof on the EAST SIDE of the building. That will be replaced Summer 2027 As well as the High School second floor roof in 2027

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?					
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.	X				2018 ADDITION ALL ADA Issues were part of the Project. In full, ALL ADA accessibility were addressed and were included to bring Campus up to code.
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?	X				
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Tuckerman Center

BV Project Number: 172559.25R000-229.354

Abbreviated Accessibility Checklist

Facility History & Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			
2	Have any ADA improvements been made to the property since original construction? Describe.	X			
3	Has building management reported any accessibility-based complaints or litigation?			X	

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✘			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✘			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✘			
4	Does parking signage include the International Symbol of Accessibility ?	✘			
5	Does each accessible space have an adjacent access aisle ?	✘			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✘			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



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 ?	✗			
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 ?	✗			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	✗			
4	Do curb ramps appear to have compliant slopes for all components ?			✗	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			✗	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			✗	

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



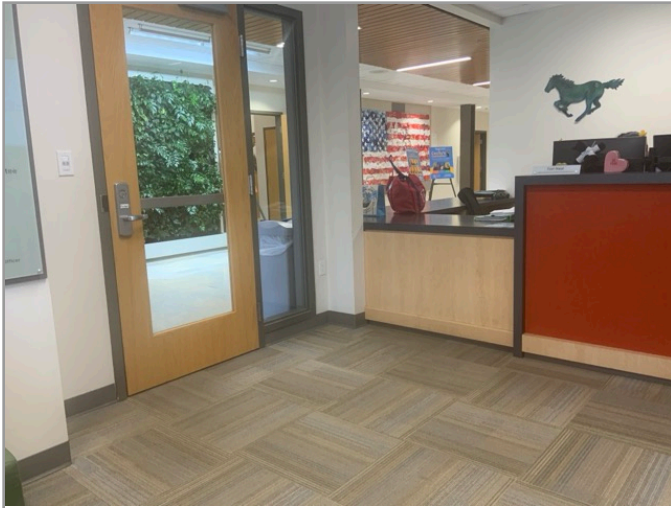
DOOR HARDWARE

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



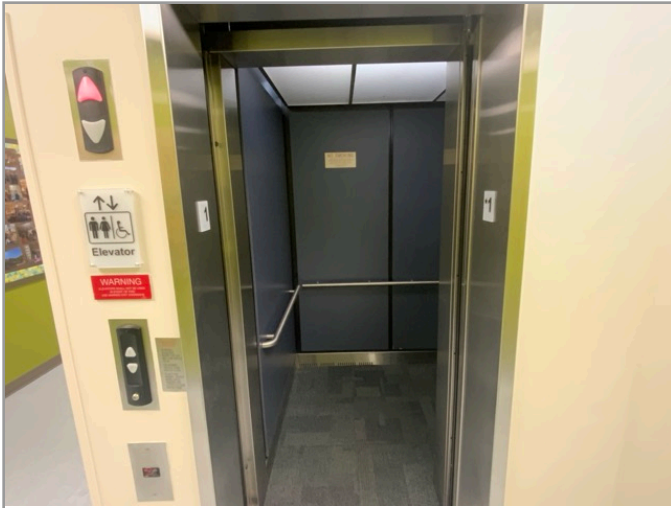
DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CAB



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	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

Kitchens/Kitchenettes



KITCHEN OVERVIEW



SINK CLEARANCE

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

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?			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?	✗			
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 | Tuckerman Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010	Throughout Building	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab, 3-5 Story Building, 3-5 Story Building	100,000 SF	50	10601752
B1010	Throughout Building	Good	Structural Framing, Masonry (CMU) Bearing Walls, 3+ Story Building, 3+ Story Building	100,000 SF	50	10601753
Facade						
B2010	Roof	Fair	Supplemental Screen Walls, Aluminum-Framed, HVAC Equipment	1,200 SF	15	10493850
B2010	Building Exterior	Good	Exterior Walls, Aluminum Siding	200 SF	33	10493788
B2010	Building Exterior	Good	Exterior Walls, Wood Siding	2,400 SF	23	10493782
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	4,100 SF	25	10601749
B2010	Building Exterior	Good	Exterior Walls, Wood Siding	1,200 SF	23	10493868
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	4,600 SF	4	10493823
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	500 SF	6	10493860
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	7,200 SF	4	10493854
B2020	Building Exterior	Fair	Glazing, any type by SF	3,600 SF	4	10493954
B2020	Building Exterior	Good	Storefront, Glazing & Framing	200 SF	23	10493881
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	10	10	10493910
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	14	23	10493912
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	36,299 SF	4	10493798
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	24,847 SF	13	10493855
B3060	Roof	Good	Roof Skylight, per unit, up to 20 SF	1	23	10493820
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	2	4	10493800
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	1,000 SF	4	10493817
Interiors						

Component Condition Report | Tuckerman Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C1010	Gymnasium	Fair	Movable Partition, Gym Divider, Deluxe/Operable	800 SF	4	10493905
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Commercial	150	6	10493930
C1030	Common Halls	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	10	33	10493883
C1030	Hallways & Common Areas	Good	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over	10	33	10493806
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	12	10	10493802
C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core Commercial	30	15	10493914
C1070	Throughout 2nd floor addition	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,700 SF	18	10601744
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	28,500 SF	4	10493787
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	39,000 SF	4	10493794
C1090	Boys Locker Rooms	Good	Lockers, Steel-Baked Enamel, 6' Height per LF	100 LF	13	10493808
C1090	Girls Locker Room	Good	Lockers, Steel-Baked Enamel, 6' Height per LF	100 LF	13	10493952
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	24	13	10493835
C1090	Hallways & Common Areas	Good	Lockers, Steel-Baked Enamel, 6' Height per LF	200 LF	13	10493936
C1090	Throughout Building	Poor	Signage, Wall-Mounted, Room Identification	100,000 SF	2	10493791
C2010	Gymnasium	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	2,000 SF	4	10493877
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	1,000 SF	8	10493944
C2010	Hallways & Common Areas	Good	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	10,000 SF	23	10493956
C2010	Girls Locker Room	Good	Wall Finishes, Ceramic Tile	10,000 SF	33	10493792
C2010	Multi-Purpose Room	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	1,000 SF	8	10493939
C2010	Boys Locker Rooms	Good	Wall Finishes, Ceramic Tile	10,000 SF	33	10493908
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	155,000 SF	4	10493892
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	10,000 SF	33	10493858
C2010	Multi-Purpose Room	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	1,000 SF	4	10493831
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	7,600 SF	3	10493894

Component Condition Report | Tuckerman Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	Multi-Purpose Room	Fair	Flooring, Wood, Strip	4,800 SF	5	10493921
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	26,600 SF	4	10493843
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	28,500 SF	3	10493851
C2030	Library	Fair	Flooring, Carpet, Commercial Tile	9,500 SF	4	10493812
C2030	Restrooms	Good	Flooring, Ceramic Tile	4,800 SF	33	10493889
C2030	Throughout 2nd floor addition	Fair	Flooring, Vinyl Tile (VCT)	6,700 SF	8	10601746
C2030	Office Areas	Fair	Flooring, Carpet, Commercial Tile	4,800 SF	3	10493937
C2030	Boys Locker Rooms	Good	Flooring, Ceramic Tile	4,800 SF	33	10493805
C2030	Girls Locker Room	Good	Flooring, Ceramic Tile	4,800 SF	33	10493934
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	9,500 SF	4	10493814
C2050	Multi-Purpose Room	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	11,400 SF	4	10493859
Conveying						
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	4	10493891
D1010	Elevator Shafts/Utility	Good	Elevator Cab Finishes, Standard	1	10	10493928
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Hydraulic, 3 Floors, 2000 LB, Renovate	1	5	10493852
Plumbing						
D2010	Girls Locker Room	Fair	Shower, Ceramic Tile	6	4	10493942
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	7	8	10493779
D2010	Restroom	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	11	4	10493819
D2010	Mechanical Room	Good	Water Heater, Gas, Commercial (125 MBH), 81 GAL	1	14	10493932
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,000 SF	33	10493776
D2010	Restrooms	Fair	Urinal, Standard	13	5	10493896
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	33	5	10493899
D2010	Gym	Fair	Toilet, Residential Water Closet	1	4	10493874

Component Condition Report | Tuckerman Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Boys Locker Rooms	Fair	Shower, Valves & Heads, Single Showerhead	6	4	10493841
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	12	5	10493830
D2010	Classrooms Science	Good	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1	15	10493825
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water, 1 IN	1	5	10493840
D2010	Girls Locker Room	Fair	Shower, Valves & Heads, Single Showerhead	6	4	10493950
D2010	Boys Locker Rooms	Fair	Shower, Ceramic Tile	6	4	10493949
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	92,000 SF	15	10601743
D2010	Classrooms Science	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	16	5	10493913
HVAC						
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank, 101 to 175 GAL, 125 GAL	1	24	10493946
D3020	Electrical Room	Fair	Unit Heater, Electric, 10 kW	1	4	10493933
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 2040 MBH [BOILER 2]	1	5	10493821
D3020	Sprinkler Room	Good	Unit Heater, Electric, 10 kW	1	13	10493925
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 2040 MBH [BOILER 1]	1	5	10493780
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	8	10493953
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM	30	13	10493863
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump, 3 TON	1	1	10493898
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 1 TON	1	4	10493809
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2.5 TON	1	8	10493940
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	4	10493842
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump, 3.5 TON	1	13	10493919
D3030	Roof	Fair	Chiller, Air-Cooled, 180 TON	1	4	10493849
D3030	Modular Office Building	Fair	Heat Pump, Packaged & Wall-Mounted, 2 TON	1	4	10493816
D3030	Modular Office Building	Fair	Heat Pump, Packaged & Wall-Mounted, 2 TON	1	4	10493907

Component Condition Report | Tuckerman Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON	1	4	10493795
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 3.5 TON	1	5	10493857
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 5 HP	1	4	10493844
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	8,000 SF	15	10493927
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON [RTU-17]	1	4	10493783
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU#9]	1	13	10493897
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 12.5 TON [RTU #3]	1	13	10493872
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	20	10493839
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 5 HP	1	18	10493887
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 5 HP	1	4	10493784
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	10	10493941
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU#14]	1	10	10493882
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON [RTU#2]	1	13	10493867
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	10	10493853
D3050	Throughout Building	Good	HVAC System, Ductwork w/ VAV/FCU, Medium Density	8,000 SF	23	10493945
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON [RTU#6*]	1	20	10493790
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	92,000 SF	15	10601748
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU#5]	1	20	10493901
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU#8]	1	13	10493813
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	10,000 SF	4	10601745
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON [RTU #1]	1	13	10493826
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 12 TON	1	4	10493870
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON [RTU-11]	1	4	10493785
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	4	10493935

Component Condition Report | Tuckerman Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU #4]	1	13	10493947
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	100,000 SF	5	10493848
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	20	10493777
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 250 CFM [FAI H00D]	1	15	10493880
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1257 CFM [EF3]	1	15	10493838
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM	1	15	10493836
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1075 CFM [BEF12]	1	15	10493955
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1725 CFM [EF-3]	1	15	10493869
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1179 CFM [EF-5]	1	4	10493862
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 527 CFM [EF-4]	1	15	10493923
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1725 CFM [EF-1]	1	15	10493856
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1800 CFM [EF-2]	1	4	10493873
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1361 CFM [EF-1]	1	15	10493861
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1075 CFM [EF13]	1	15	10493929
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1725 CFM [SF-17]	1	15	10493885
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1360 CFM [EF-1]	1	15	10493918
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1700 CFM [SF-16]	1	19	10493799
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1725 CFM	1	15	10493811
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM	1	15	10493866
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1525 CFM	1	4	10493801
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1500 CFM	1	4	10493890
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1075 CFM [EFL4]	1	15	10493833
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1075 CFM [EF-2]	1	15	10493920
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2500 CFM	1	4	10493789

Component Condition Report | Tuckerman Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Fire Protection						
D4010	Mechanical Room	Good	Supplemental Components, Fire Riser, Wet, 4 IN	1	33	10493926
D4010	Mechanical Room	Fair	Backflow Preventer, Fire Suppression, 6 IN	1	5	10493797
D4010	Mechanical Room	Good	Supplemental Components, Fire Riser, Wet, 4 IN	1	33	10493824
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	100,000 SF	18	10493903
Electrical						
D5020	Gymnasium Electrical Room	Fair	Distribution Panel, 120/208 V, 400 AMP	1	4	10493938
D5020	Electrical Room next to Classroom 403	Fair	Distribution Panel, 120/208 V, 400 AMP	1	5	10493837
D5020	Mechanical Room	Fair	Switchboard, 120/208 V, 2000 AMP	1	16	10493781
D5020	Electrical Room across from Room 606	Fair	Distribution Panel, 120/208 V, 400 AMP	1	5	10493815
D5020	Throughout Building	Good	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	92,000 SF	15	10493822
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,000 SF	33	10493845
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	12	4	10493865
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement, 100 WATT	15	13	10493917
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	92,000 SF	13	10601750
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	100,000 SF	3	10493832
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	8,000 SF	13	10493895
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	100,000 SF	13	10493922
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	100,000 SF	8	10493876
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	100,000 SF	8	10493810
D7050	Electrical Room	Good	Fire Alarm Panel, Fully Addressable	1	15	10493884
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	100,000 SF	8	10493834

Component Condition Report | Tuckerman Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 2-Bowl	1	5	10493909
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	10493846
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	4	10493793
E1030	Multi-Purpose Room	Fair	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF	10	4	10493886
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	9	10493804
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	10493931
E1040	Classrooms Art	Fair	Laboratory Equipment, Sink, 1-Bowl	2	5	10493906
E1040	Classrooms Science	Fair	Laboratory Equipment, Sink, 1-Bowl	6	5	10493871
E1040	Throughout Building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	3	5	10493829
E1040	Classrooms Science	Fair	Laboratory Equipment, Exhaust Hood, 4 LF	1	4	10493878
E1070	Multi-Purpose Room	Fair	Basketball Backboard, Wall-Mounted, Fixed	2	5	10493786
E1070	Multi-Purpose Room	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	500 SF	8	10493915
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable	6	4	10493900
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Standard	1	4	10493916
E2010	Library	Good	Library Shelving, Single-Faced, up to 90" Height	50 LF	13	10493827
E2010	Gymnasium	Fair	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat)	420	4	10493864
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	400 LF	4	10493818
E2010	Classrooms General	Good	Window Treatments, Operable Blinds, Fire-Resistant	3,000 SF	13	10493879
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	50 LF	13	10493904
E2010	Classrooms Science	Fair	Casework, Cabinetry, High-End or Laboratory	200 LF	4	10493911
E2010	Hallways & Common Areas	Good	Casework, Cabinetry, Standard	20 LF	13	10493828
E2010	Office Areas	Good	Casework, Cabinetry, Standard	20 LF	13	10493951
E2010	Classrooms Art	Fair	Casework, Cabinetry, Standard	50 LF	4	10493948

Component Condition Report | Tuckerman Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E2010	Library	Good	Casework, Cabinetry, Standard	20 LF	13	10493875
Special Construction & Demo						
F1020	Site Playground Areas	Good	Covered Play Structure, Wood-Framed	200 SF	19	10601747
Accessibility						
Y1060	Breakroom	NA	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Minor Reconfiguration, Modify	1	1	10601751

Component Condition Report | Tuckerman Center / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
B1080	Site Parking Areas	Fair	Stairs, Concrete, Exterior	400 SF	25	10499472
Equipment & Furnishings						
E2010	Site Sports Fields & Courts	Good	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	100	18	10499464
Special Construction & Demo						
F1020	Site General	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100 SF	23	10499482
F1020	Site General	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	200 SF	4	10499446
F1020	Site Playground Areas	Fair	Covered Play Structure, Wood-Framed	100 SF	20	10499470
F1020	Site General	Fair	Ancillary Building, Steel, Pre-Engineered	1,000 SF	10	10499458
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Poor	Parking Lots, Curb & Gutter, Concrete	2,700 LF	1	10499450
G2020	Site Parking Areas	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	66,900 SF	1	10499479
G2020	Site Parking Areas	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	66,900 SF	4	10499443
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	6,700 SF	4	10499466
G2030	Site Parking Areas	Good	Sidewalk, Concrete, Large Areas	6,400 SF	43	10499453
G2030	Site Parking Areas	Poor	Sidewalk, Asphalt, Overlay	1,700 SF	2	10499462

Component Condition Report | Tuckerman Center / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	6,300 SF	25	10499460
G2030	Site Parking Areas	Poor	Sidewalk, Asphalt	1,700 SF	1	10499447
Athletic, Recreational & Playfield Areas						
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	9	10499463
G2050	Site Sports Fields & Courts	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	6,600 SF	18	10499448
G2050	Site Playground Areas	NA	Playfield Surfaces, Rubber, Poured-in-Place	3,700 SF	4	10499471
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Scoreboard, Electronic Standard	2	18	10499483
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	9	10499477
G2050	Site Sports Fields & Courts	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	6,600 SF	4	10499452
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	4	8	10499445
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Soccer, Regulation Goal	2	13	10499454
G2050	Site Playground Areas	Fair	Play Structure, Climbing Wall, Exterior, by vertical surface area	100 SF	4	10499442
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Basketball, Backboard w/ Pole	2	18	10499481
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Baseball, Backstop Chain-Link	2	13	10499459
Sitework						
G2060	Site General	Good	Signage, Property, Monument, Replace/Install	1	13	10499457
G2060	Site	Fair	Flagpole, Metal	1	5	10499476
G2060	Site General	Good	Trash Receptacle, Medium-Duty Metal or Precast	4	13	10499475
G2060	Site Sports Fields & Courts	Good	Fences & Gates, Fence, Chain Link 6'	300 LF	33	10499444
G2060	Site General	Good	Retaining Wall, Concrete Cast-in-Place	300 SF	43	10499455
G2060	Site General	Good	Signage, Property, Building or Pole-Mounted, Replace/Install	25	13	10499468
G2060	Site Sports Fields & Courts	Good	Fences & Gates, Fence, Chain Link 8'	300 LF	33	10499456
G2060	Site General	Fair	Park Bench, Wood/Composite/Fiberglass	4	5	10499478
G2060	Site General	Fair	Retaining Wall, Brick/Stone	400 SF	15	10499480
G2060	Site General	Poor	Dumpster Pad, Concrete, Replace/Install	200 SF	2	10499473

Component Condition Report | Tuckerman Center / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2060	Site General	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	2	4	10499440
G2060	Site General	Good	Park Bench, Metal Powder-Coated	4	13	10499469
G2060	Site General	Poor	Dumpster Enclosure, Wood/Vinyl Walls, 8' High (per LF), Replace/Install	100 LF	2	10499467
G2080	Site	Poor	Landscaping, Mature Trees, Removal or Heavy Trimming, Repair	1	1	10499461
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	6	4	10499449
Utilities						
G3030	Site	Good	Retention/Detention Ponds, Grass Lined, Install	1,800 SF	33	10499465

Appendix F:

Replacement Reserves

Replacement Reserves Report



5/20/2026

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	
Tuckerman Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Tuckerman Center / Main Building	\$0	\$6,180	\$10,609	\$380,214	\$2,868,758	\$938,386	\$127,167	\$0	\$1,099,810	\$8,742	\$112,620	\$0	\$0	\$3,083,787	\$535,684	\$5,069,938	\$201,391	\$0	\$232,467	\$294,238	\$76,940		\$15,046,930
Tuckerman Center / Site	\$0	\$473,301	\$9,601	\$0	\$220,740	\$5,680	\$0	\$0	\$2,280	\$82,299	\$40,317	\$0	\$0	\$89,727	\$50,029	\$87,246	\$0	\$0	\$103,167	\$65,011	\$9,031		\$1,238,431
Grand Total	\$0	\$479,481	\$20,210	\$380,214	\$3,089,498	\$944,066	\$127,167	\$0	\$1,102,090	\$91,041	\$152,938	\$0	\$0	\$3,173,515	\$585,713	\$5,157,184	\$201,391	\$0	\$335,635	\$359,250	\$85,971		\$16,285,362

Tuckerman Center

Tuckerman Center / Main Building																														Deficiency Repair Estimate		
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	10493823	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	16	4	4600	SF	\$1.86	\$8,556					\$8,556																	\$8,556
B2010	Building Exterior	10493854	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	16	4	7200	SF	\$1.86	\$13,392					\$13,392																	\$13,392
B2010	Building Exterior	10493860	Exterior Walls, any painted surface, Prep & Paint	10	4	6	500	SF	\$3.00	\$1,500									\$1,500								\$1,500					\$3,000
B2010	Roof	10493850	Supplemental Screen Walls, Aluminum-Framed, HVAC Equipment, Replace	40	25	15	1200	SF	\$9.00	\$10,800															\$10,800							\$10,800
B2020	Building Exterior	10493954	Glazing, any type by SF, Replace	30	26	4	3600	SF	\$55.00	\$198,000					\$198,000																	\$198,000
B2050	Building Exterior	10493910	Exterior Door, Steel, Commercial, Replace	40	30	10	10	EA	\$4,060.00	\$40,600											\$40,600											\$40,600
B3010	Roof	10493798	Roofing, Built-Up, Replace	25	21	4	36299	SF	\$14.00	\$508,186					\$508,186																	\$508,186
B3010	Roof	10493855	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	7	13	24847	SF	\$17.00	\$422,399														\$422,399								\$422,399
B3060	Roof	10493800	Roof Skylight, per unit, up to 20 SF, Replace	30	26	4	2	EA	\$1,300.00	\$2,600					\$2,600																	\$2,600
B3080	Building Exterior	10493817	Soffit/Fascia, Metal, Replace	25	21	4	1000	SF	\$5.00	\$5,000					\$5,000																	\$5,000
C1010	Gymnasium	10493905	Movable Partition, Gym Divider, Deluxe/Operable, Replace	25	21	4	800	SF	\$22.30	\$17,840					\$17,840																	\$17,840
C1030	Throughout Building	10493930	Interior Door, Wood, Solid-Core Commercial, Replace	40	34	6	150	EA	\$700.00	\$105,000							\$105,000															\$105,000
C1030	Throughout Building	10493802	Interior Door, Steel, Standard, Replace	40	30	10	12	EA	\$600.00	\$7,200											\$7,200											\$7,200
C1030	Classrooms General	10493914	Interior Door, Wood, Solid-Core Commercial, Replace	40	25	15	30	EA	\$700.00	\$21,000															\$21,000							\$21,000
C1070	Classrooms General	10493787	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	28500	SF	\$3.50	\$99,750					\$99,750																	\$99,750
C1070	Throughout Building	10493794	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	39000	SF	\$3.50	\$136,500					\$136,500																	\$136,500
C1070	Throughout 2nd floor addition	10601744	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	7	18	6700	SF	\$3.50	\$23,450																	\$23,450					\$23,450
C1090	Restrooms	10493835	Toilet Partitions, Plastic/Laminate, Replace	20	7	13	24	EA	\$750.00	\$18,000														\$18,000								\$18,000
C1090	Boys Locker Rooms	10493808	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	7	13	100	LF	\$500.00	\$50,000														\$50,000								\$50,000
C1090	Girls Locker Room	10493952	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	7	13	100	LF	\$500.00	\$50,000														\$50,000								\$50,000
C1090	Hallways & Common Areas	10493936	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	7	13	200	LF	\$500.00	\$100,000													\$100,000									\$100,000
C1090	Throughout Building	10493791	Signage, Wall-Mounted, Room Identification, Replace	30	28	2	100000	SF	\$0.10	\$10,000		\$10,000																				\$10,000
C2010	Gymnasium	10493944	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	7	8	1000	SF	\$16.80	\$16,800									\$16,800													\$16,800
C2010	Multi-Purpose Room	10493939	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	7	8	1000	SF	\$16.80	\$16,800									\$16,800													\$16,800
C2010	Throughout Building	10493892	Wall Finishes, any surface, Prep & Paint	10	6	4	155000	SF	\$1.50	\$232,500					\$232,500										\$232,500							\$465,000
C2010	Gymnasium	10493877	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	21	4	2000	SF	\$14.00	\$28,000					\$28,000																	\$28,000
C2010	Multi-Purpose Room	10493831	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	21	4	1000	SF	\$14.00	\$14,000					\$14,000																	\$14,000
C2030	Multi-Purpose Room	10493921	Flooring, Wood, Strip, Replace	30	25	5	4800	SF	\$15.00	\$72,000					\$72,000																	\$72,000
C2030	Throughout Building	10493843	Flooring, Vinyl Tile (VCT), Replace	15	11	4	26600	SF	\$5.00	\$133,000					\$133,000													\$133,000				\$266,000
C2030	Throughout 2nd floor addition	10601746	Flooring, Vinyl Tile (VCT), Replace	15	7	8	6700	SF	\$5.00	\$33,500									\$33,500													\$33,500
C2030	Classrooms General	10493851	Flooring, Carpet, Commercial Standard, Replace	10	7	3	28500	SF	\$7.50	\$213,750														\$213,750								\$427,500
C2030	Office Areas	10493937	Flooring, Carpet, Commercial Tile, Replace	10	7	3	4800	SF	\$6.50	\$31,200				\$31,200										\$31,200								\$62,400
C2030	Library	10493812	Flooring, Carpet, Commercial Tile, Replace	10	6	4	9500	SF	\$6.50	\$61,750					\$61,750										\$61,750							\$123,500
C2030	Gymnasium	10493894	Flooring, Wood, Sports, Refinish	10	7	3	7600	SF	\$5.00	\$38,000				\$38,000										\$38,000								\$76,000
C2050	Throughout Building	10493814	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	9500	SF	\$2.00	\$19,000					\$19,000										\$19,000							\$38,000
C2050	Multi-Purpose Room	10493859	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4	11400	SF	\$2.50	\$28,500					\$28,500										\$28,500							\$57,000
D1010	Elevator Shafts/Utility	10493891	Elevator Controls, Automatic, 1 Car, Replace	20	16	4	1	EA	\$5,000.00	\$5,000					\$5,000																	\$5,000
D1010	Elevator Shafts/Utility	10493852	Passenger Elevator, Hydraulic, 3 Floors, Renovate	30	25	5	1	EA	\$70,000.00	\$70,000					\$70,000																	\$70,000
D1010	Elevator Shafts/Utility	10493928	Elevator Cab Finishes, Standard, Replace	15	5	10	1	EA	\$9,000.00	\$9,000											\$9,000											\$9,000
D2010	Mechanical Room	10493932	Water Heater, Gas, Commercial (125 MBH), Replace	20	6	14	1	EA	\$12,400.00	\$12,400															\$12,400							\$12,400
D2010	Mechanical Room	10493840	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	\$1,400.00	\$1,400					\$1,400																	\$1,400
D2010	Throughout Building	10601743	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	25	15	92000	SF	\$11.00	\$1,012,000															\$1,012,000							\$1,012,000
D2010	Girls Locker Room	10493942	Shower, Ceramic Tile, Replace	30	26	4	6	EA																								

Replacement Reserves Report



5/20/2026

Unitformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
D2010	Girls Locker Room	10493950	Shower, Valves & Heads, Single Showerhead, Replace	30	26	4	6	EA	\$800.00	\$4,800					\$4,800																	\$4,800	
D2010	Boys Locker Rooms	10493949	Shower, Ceramic Tile, Replace	30	26	4	6	EA	\$2,500.00	\$15,000					\$15,000																	\$15,000	
D2010	Restrooms	10493896	Urinal, Standard, Replace	30	25	5	13	EA	\$1,100.00	\$14,300						\$14,300																\$14,300	
D2010	Restrooms	10493899	Toilet, Commercial Water Closet, Replace	30	25	5	33	EA	\$1,300.00	\$42,900						\$42,900																\$42,900	
D2010	Restrooms	10493830	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	25	5	12	EA	\$1,100.00	\$13,200						\$13,200																\$13,200	
D2010	Classrooms Science	10493913	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	25	5	16	EA	\$1,200.00	\$19,200						\$19,200																\$19,200	
D2010	Throughout Building	10493779	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	7	EA	\$1,200.00	\$8,400									\$8,400													\$8,400	
D2010	Classrooms Science	10493825	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	5	15	1	EA	\$2,300.00	\$2,300																\$2,300						\$2,300	
D3020	Mechanical Room	10493821	Boiler, Gas, HVAC, Replace	30	25	5	1	EA	\$60,400.00	\$60,400						\$60,400																\$60,400	
D3020	Mechanical Room	10493780	Boiler, Gas, HVAC, Replace	30	25	5	1	EA	\$60,400.00	\$60,400						\$60,400																\$60,400	
D3020	Electrical Room	10493933	Unit Heater, Electric, Replace	20	16	4	1	EA	\$2,200.00	\$2,200						\$2,200																\$2,200	
D3020	Sprinkler Room	10493925	Unit Heater, Electric, Replace	20	7	13	1	EA	\$2,200.00	\$2,200													\$2,200									\$2,200	
D3030	Roof	10493849	Chiller, Air-Cooled, Replace	25	21	4	1	EA	\$240,000.00	\$240,000						\$240,000																\$240,000	
D3030	Roof	10493898	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	\$4,000.00	\$4,000		\$4,000																		\$4,000		\$8,000	
D3030	Roof	10493809	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$2,300.00	\$2,300						\$2,300													\$2,300			\$4,600	
D3030	Roof	10493842	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$4,000.00	\$4,000						\$4,000													\$4,000			\$8,000	
D3030	Modular Office Building	10493816	Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA	\$4,000.00	\$4,000						\$4,000																\$4,000	
D3030	Modular Office Building	10493907	Heat Pump, Packaged & Wall-Mounted, Replace	20	16	4	1	EA	\$4,000.00	\$4,000						\$4,000																\$4,000	
D3030	Roof	10493795	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	\$3,500.00	\$3,500						\$3,500													\$3,500			\$7,000	
D3030	Roof	10493857	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$4,600.00	\$4,600						\$4,600														\$4,600		\$9,200	
D3030	Roof	10493953	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	\$4,000.00	\$4,000									\$4,000													\$4,000	
D3030	Roof	10493940	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	\$3,800.00	\$3,800									\$3,800														\$3,800
D3030	Classrooms General	10493863	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM, Replace	20	7	13	30	EA	\$9,000.00	\$270,000														\$270,000								\$270,000	
D3030	Roof	10493919	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	\$4,600.00	\$4,600													\$4,600									\$4,600	
D3050	Mechanical Room	10493844	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	21	4	1	EA	\$6,100.00	\$6,100						\$6,100																\$6,100	
D3050	Mechanical Room	10493784	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	21	4	1	EA	\$6,100.00	\$6,100						\$6,100																\$6,100	
D3050	Throughout Building	10493927	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	25	15	8000	SF	\$5.00	\$40,000															\$40,000						\$40,000		
D3050	Throughout Building	10601748	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	25	15	92000	SF	\$5.00	\$460,000															\$460,000						\$460,000		
D3050	Mechanical Room	10493887	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	7	18	1	EA	\$6,100.00	\$6,100																		\$6,100				\$6,100	
D3050	Roof	10493783	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$20,000.00	\$20,000						\$20,000																\$20,000	
D3050	Throughout Building	10601745	HVAC System, Ductwork, Medium Density, Replace	30	26	4	10000	SF	\$4.00	\$40,000						\$40,000																\$40,000	
D3050	Roof	10493870	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$25,000.00	\$25,000						\$25,000																\$25,000	
D3050	Roof	10493785	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$11,000.00	\$11,000						\$11,000																\$11,000	
D3050	Roof	10493935	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$9,000.00	\$9,000						\$9,000																\$9,000	
D3050	Throughout Building	10493848	HVAC System, Ductwork, Medium Density, Replace	30	25	5	100000	SF	\$4.00	\$400,000						\$400,000																\$400,000	
D3050	Roof	10493941	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	\$9,000.00	\$9,000											\$9,000											\$9,000	
D3050	Roof	10493882	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	\$9,000.00	\$9,000											\$9,000											\$9,000	
D3050	Roof	10493853	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	\$9,000.00	\$9,000											\$9,000											\$9,000	
D3050	Roof	10493897	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$9,000.00	\$9,000														\$9,000								\$9,000	
D3050	Roof	10493872	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$25,000.00	\$25,000														\$25,000								\$25,000	
D3050	Roof	10493867	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$20,000.00	\$20,000														\$20,000								\$20,000	
D3050	Roof	10493813	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$9,000.00	\$9,000														\$9,000								\$9,000	
D3050	Roof	10493826	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$11,000.00	\$11,000														\$11,000								\$11,000	
D3050	Roof	10493947	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$9,000.00	\$9,000														\$9,000								\$9,000	
D3050	Roof	10493839	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	0	20	1	EA	\$9,000.00	\$9,000																				\$9,000	\$9,000		
D3050	Roof	10493790	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	0	20	1	EA	\$11,000.00	\$11,000																				\$11,000	\$11,000		
D3050	Roof	10493901	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	0	20	1	EA	\$9,000.00	\$9,000																				\$9,000	\$9,000		
D3050	Roof	10493777	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	0	20	1	EA	\$9,000.00	\$9,000																				\$9,000	\$9,000		
D3060	Roof	10493862	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	\$2,400.00	\$2,400						\$2,400																	

Replacement Reserves Report



5/20/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
Totals, Unescalated											\$0	\$6,000	\$10,000	\$347,950	\$2,548,854	\$809,460	\$106,500	\$0	\$868,200	\$6,700	\$83,800	\$0	\$0	\$2,099,909	\$354,150	\$3,254,200	\$125,500	\$0	\$136,550	\$167,800	\$42,600	\$10,968,173
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$6,180	\$10,609	\$380,214	\$2,868,758	\$938,386	\$127,167	\$0	\$1,099,810	\$8,742	\$112,620	\$0	\$0	\$3,083,787	\$535,684	\$5,069,938	\$201,391	\$0	\$232,467	\$294,238	\$76,940	\$15,046,930

Tuckerman Center / Site																																			
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate			
E2010	Site Sports Fields & Courts	10499464	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	7	18	100	EA	\$120.00	\$12,000																					\$12,000	\$12,000			
F1020	Site General	10499446	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	31	4	200	SF	\$60.00	\$12,000				\$12,000																		\$12,000			
F1020	Site General	10499458	Ancillary Building, Steel, Pre-Engineered, Replace	35	25	10	1000	SF	\$30.00	\$30,000										\$30,000												\$30,000			
F1020	Site Playground Areas	10499470	Covered Play Structure, Wood-Framed, Replace	30	10	20	100	SF	\$50.00	\$5,000																			\$5,000		\$5,000				
G2020	Site Parking Areas	10499479	Parking Lots, Pavement, Asphalt, Cut & Patch	0	-1	1	66900	SF	\$5.50	\$367,950	\$367,950																					\$367,950			
G2020	Site Parking Areas	10499443	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	66900	SF	\$0.45	\$30,105				\$30,105																		\$30,105	\$120,420		
G2020	Site Parking Areas	10499466	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	21	4	6700	SF	\$3.50	\$23,450				\$23,450																		\$23,450	\$23,450		
G2020	Site Parking Areas	10499450	Parking Lots, Curb & Gutter, Concrete, Replace	50	49	1	2700	LF	\$30.00	\$81,000	\$81,000																					\$81,000	\$81,000		
G2030	Site Parking Areas	10499447	Sidewalk, Asphalt, Replace	25	24	1	1700	SF	\$5.50	\$9,350	\$9,350																					\$9,350	\$9,350		
G2030	Site Parking Areas	10499462	Sidewalk, Asphalt, Overlay	25	23	2	1700	SF	\$1.50	\$2,550		\$2,550																				\$2,550	\$2,550		
G2050	Site Sports Fields & Courts	10499452	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	1	4	6600	SF	\$0.45	\$2,970				\$2,970																		\$2,970	\$11,880		
G2050	Site Sports Fields & Courts	10499445	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	7	8	4	EA	\$450.00	\$1,800																						\$1,800	\$1,800		
G2050	Site Sports Fields & Courts	10499454	Sports Apparatus, Soccer, Regulation Goal, Replace	20	7	13	2	EA	\$2,500.00	\$5,000																							\$5,000	\$5,000	
G2050	Site Sports Fields & Courts	10499459	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	7	13	2	EA	\$5,000.00	\$10,000																							\$10,000	\$10,000	
G2050	Site Sports Fields & Courts	10499448	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	7	18	6600	SF	\$3.50	\$23,100																							\$23,100	\$23,100	
G2050	Site Sports Fields & Courts	10499483	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	7	18	2	EA	\$8,000.00	\$16,000																							\$16,000	\$16,000	
G2050	Site Sports Fields & Courts	10499481	Sports Apparatus, Basketball, Backboard w/ Pole, Replace	25	7	18	2	EA	\$4,750.00	\$9,500																							\$9,500	\$9,500	
G2050	Site Playground Areas	10499471	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	16	4	3700	SF	\$26.00	\$96,200				\$96,200																			\$96,200	\$96,200	
G2050	Site Playground Areas	10499442	Play Structure, Climbing Wall, Exterior, by vertical surface area, Replace	15	11	4	100	SF	\$40.00	\$4,000				\$4,000																			\$4,000	\$8,000	
G2050	Site Playground Areas	10499463	Play Structure, Multipurpose, Medium, Replace	20	11	9	1	EA	\$20,000.00	\$20,000																							\$20,000	\$20,000	
G2050	Site Playground Areas	10499477	Play Structure, Multipurpose, Small, Replace	20	11	9	1	EA	\$10,000.00	\$10,000																							\$10,000	\$10,000	
G2060	Site General	10499478	Park Bench, Wood/Composite/Fiberglass, Replace	20	15	5	4	EA	\$600.00	\$2,400					\$2,400																		\$2,400	\$2,400	
G2060	Site General	10499475	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	7	13	4	EA	\$700.00	\$2,800																							\$2,800	\$2,800	
G2060	Site General	10499469	Park Bench, Metal Powder-Coated, Replace	20	7	13	4	EA	\$700.00	\$2,800																							\$2,800	\$2,800	
G2060	Site	10499476	Flagpole, Metal, Replace	30	25	5	1	EA	\$2,500.00	\$2,500					\$2,500																		\$2,500	\$2,500	
G2060	Site General	10499457	Signage, Property, Monument, Replace/Install	20	7	13	1	EA	\$3,000.00	\$3,000																							\$3,000	\$3,000	
G2060	Site General	10499468	Signage, Property, Building or Pole-Mounted, Replace/Install	20	7	13	25	EA	\$1,500.00	\$37,500																								\$37,500	\$37,500
G2060	Site General	10499480	Retaining Wall, Brick/Stone, Replace	40	25	15	400	SF	\$140.00	\$56,000																							\$56,000	\$56,000	
G2060	Site General	10499473	Dumpster Pad, Concrete, Replace/Install	50	48	2	200	SF	\$15.00	\$3,000			\$3,000																				\$3,000	\$3,000	
G2060	Site General	10499467	Dumpster Enclosure, Wood/Vinyl Walls, 8' High (per LF), Replace/Install	20	18	2	100	LF	\$35.00	\$3,500			\$3,500																				\$3,500	\$3,500	
G2060	Site General	10499440	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	16	4	2	EA	\$1,700.00	\$3,400				\$3,400																			\$3,400	\$3,400	
G2080	Site	10499461	Landscaping, Mature Trees, Removal or Heavy Trimming, Repair	0	-1	1	1	EA	\$1,216.00	\$1,216	\$1,216																							\$1,216	\$1,216
G4050	Site Parking Areas	10499449	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	16	4	6	EA	\$4,000.00	\$24,000				\$24,000																			\$24,000	\$24,000	
Totals, Unescalated											\$0	\$459,516	\$9,050	\$0	\$196,125	\$4,900	\$0	\$0	\$1,800	\$63,075	\$30,000	\$0	\$0	\$61,100	\$33,075	\$56,000	\$0	\$0	\$60,600	\$37,075	\$5,000	\$1,017,316			
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$473,301	\$9,601	\$0	\$220,740	\$5,680	\$0	\$0	\$2,280	\$82,299	\$40,317	\$0	\$0	\$89,727	\$50,029	\$87,246	\$0	\$0	\$103,167	\$65,011	\$9,031	\$1,238,431			

* Markup has been included in unit costs.

Appendix G:

Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D10 Conveying													
1	10493891	D1010	Elevator Controls	Automatic, 1 Car		Tuckerman Center / Main Building	Elevator Shafts/Utility	Schindler Elevator Corporation	2304	05675-01	2000		
2	10493852	D1010	Passenger Elevator	Hydraulic, 3 Floors	2000 LB	Tuckerman Center / Main Building	Elevator Shafts/Utility				2000		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10493932	D2010	Water Heater	Gas, Commercial (125 MBH)	81 GAL	Tuckerman Center / Main Building	Mechanical Room	A. O. Smith	BTR-199 118	1913114303825	2019		
2	10493840	D2010	Backflow Preventer	Domestic Water	1 IN	Tuckerman Center / Main Building	Mechanical Room	Watts	009M2QT	142536	2000		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10493780	D3020	Boiler [BOILER 1]	Gas, HVAC	2040 MBH	Tuckerman Center / Main Building	Mechanical Room	Bryan Boilers	HECL240-W-FDG	87183	2000		
2	10493821	D3020	Boiler [BOILER 2]	Gas, HVAC	2040 MBH	Tuckerman Center / Main Building	Mechanical Room	Bryan Boilers	HECL240-W-FDG	87193	2000		
3	10493933	D3020	Unit Heater	Electric	10 kW	Tuckerman Center / Main Building	Electrical Room	Inaccessible	Inaccessible	Inaccessible	2000		
4	10493925	D3020	Unit Heater	Electric	10 kW	Tuckerman Center / Main Building	Sprinkler Room	Dayton	Inaccessible	Inaccessible	2018		
5	10493946	D3020	Boiler Supplemental Components	Expansion Tank, 101 to 175 GAL	125 GAL	Tuckerman Center / Main Building	Mechanical Room	Wessels Company		L8140	2009		
6	10493849	D3030	Chiller	Air-Cooled	180 TON	Tuckerman Center / Main Building	Roof		STAA185CY701A3D089	J01D08034	2001		
7	10493816	D3030	Heat Pump	Packaged & Wall-Mounted	2 TON	Tuckerman Center / Main Building	Modular Office Building	Bard Manufacturing Company	Inaccessible	Inaccessible	2000		
8	10493907	D3030	Heat Pump	Packaged & Wall-Mounted	2 TON	Tuckerman Center / Main Building	Modular Office Building	Bard Manufacturing Company	Inaccessible	Inaccessible	2000		
9	10493953	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Tuckerman Center / Main Building	Roof	Trane	XE1200	No dataplate	2018		
10	10493898	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Tuckerman Center / Main Building	Roof	Carrier	38CK818310	3583E11558	1999		
11	10493809	D3030	Split System	Condensing Unit/Heat Pump	1 TON	Tuckerman Center / Main Building	Roof				2013		
12	10493940	D3030	Split System	Condensing Unit/Heat Pump	2.5 TON	Tuckerman Center / Main Building	Roof	Trane	2TTR3030A1000	6072N6W5F	2018		
13	10493842	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Tuckerman Center / Main Building	Roof	Trane	TTP036D100A0	Z1143GB3F	2001		
14	10493919	D3030	Split System	Condensing Unit/Heat Pump	3.5 TON	Tuckerman Center / Main Building	Roof	Trane	2TTA0042A3000AA L	2363A0W3F	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10493857	D3030	Split System	Condensing Unit/Heat Pump	3.5 TON	Tuckerman Center / Main Building	Roof	Trane	4TTR4018L1000AA	15164JC7AF	2015		
16	10493795	D3030	Split System Ductless	Single Zone	1 TON	Tuckerman Center / Main Building	Roof	Mitsubishi Electric	MU-A09WA	4001666 T	2014		
17	10493863	D3030	Unit Ventilator	approx/nominal 3 Ton, 751 to 1250 CFM		Tuckerman Center / Main Building	Classrooms General				2018		30
18	10493844	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	5 HP	Tuckerman Center / Main Building	Mechanical Room	U.S. Electrical Motors	T6448	D5E2H	2000		
19	10493887	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	5 HP	Tuckerman Center / Main Building	Mechanical Room	Baldor Reliance	EM3218T-8	F 1808211595	2018		
20	10493784	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	5 HP	Tuckerman Center / Main Building	Mechanical Room	U.S. Electrical Motors	T6448	D5E2H	2000		
21	10493839	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Tuckerman Center / Main Building	Roof	Carrier	48FEEM20J3A5A3W7A0	3025P21105	2025		
22	10493941	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Tuckerman Center / Main Building	Roof	Trane	YCD048C3HCBF	Z15102475D	2015		
23	10493853	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Tuckerman Center / Main Building	Roof	Trane	YCD048C3HCBF	Z15100849D	2015		
24	10493870	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	12 TON	Tuckerman Center / Main Building	Roof	Trane	No dataplate	No dataplate	1995		
25	10493935	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Tuckerman Center / Main Building	Roof				1995		
26	10493777	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Tuckerman Center / Main Building	Roof	Carrier	48FEEM14J3A5A3F7A0	2925P60214	2025		
27	10493826	D3050	Packaged Unit [RTU #1]	RTU, Pad or Roof-Mounted	5 TON	Tuckerman Center / Main Building	Roof	Trane	YHC060F3RHA1RM2B000060000B0000000000000000	183113620L	2018		
28	10493872	D3050	Packaged Unit [RTU #3]	RTU, Pad or Roof-Mounted	12.5 TON	Tuckerman Center / Main Building	Roof	Trane	YHH150G3RHB0F0EB0A1A600C00000000000000000000	1827 10223D	2018		
29	10493947	D3050	Packaged Unit [RTU #4]	RTU, Pad or Roof-Mounted	4 TON	Tuckerman Center / Main Building	Roof	Trane	A1RM2B000060000800000000000000	183113608L	2018		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
30	10493882	D3050	Packaged Unit [RTU#14]	RTU, Pad or Roof-Mounted	4 TON	Tuckerman Center / Main Building	Roof	Trane	YCD048C3HCBF	Z15100914D	2015		
31	10493867	D3050	Packaged Unit [RTU#2]	RTU, Pad or Roof-Mounted	10 TON	Tuckerman Center / Main Building	Roof	Trane	YHC120F3RHA0L0EB0A1A600C00000E0000000000	182712821L	2018		
32	10493901	D3050	Packaged Unit [RTU#5]	RTU, Pad or Roof-Mounted	4 TON	Tuckerman Center / Main Building	Roof	Trane	YSK048A3S0H0AH0E0000100000000000000000A0	252611881L	2025		
33	10493790	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Tuckerman Center / Main Building	Roof	Trane	YSK060A3S0H0AH0E0000100000000000000000A0	252612022L	2025		
34	10493813	D3050	Packaged Unit [RTU#8]	RTU, Pad or Roof-Mounted	4 TON	Tuckerman Center / Main Building	Roof	Trane	YHC048F3RHA1RD2B0A1A600C00000000000000000	183012128L	2018		
35	10493897	D3050	Packaged Unit [RTU#9]	RTU, Pad or Roof-Mounted	4 TON	Tuckerman Center / Main Building	Roof	Trane	Illegible	188113662L	2018		
36	10493785	D3050	Packaged Unit [RTU-11]	RTU, Pad or Roof-Mounted	5 TON	Tuckerman Center / Main Building	Roof	Trane	YCD060C3H0BF	Z06100751D	2006		
37	10493783	D3050	Packaged Unit [RTU-17]	RTU, Pad or Roof-Mounted	10 TON	Tuckerman Center / Main Building	Roof	Trane	No dataplate	No dataplate	1995		
38	10493866	D3060	Exhaust Fan	Roof or Wall- Mounted, 10" Damper	500 CFM	Tuckerman Center / Main Building	Roof	Loren Cook Company	24SEP33	Illegible	2020		
39	10493836	D3060	Exhaust Fan	Roof or Wall- Mounted, 16" Damper	1200 CFM	Tuckerman Center / Main Building	Roof	Loren Cook Company	150 ACE 150058	43SF96144-0070000701	2020		
40	10493811	D3060	Exhaust Fan	Roof or Wall- Mounted, 16" Damper	1725 CFM	Tuckerman Center / Main Building	Roof	Loren Cook Company	150C3B	14387140150000007021002	2020		
41	10493801	D3060	Exhaust Fan	Roof or Wall- Mounted, 16" Damper	1525 CFM	Tuckerman Center / Main Building	Roof	Loren Cook Company	150C8B		2005		
42	10493890	D3060	Exhaust Fan	Roof or Wall- Mounted, 16" Damper	1500 CFM	Tuckerman Center / Main Building	Roof	PVI INDUSTRIES	4H256	Illegible	2000		
43	10493789	D3060	Exhaust Fan	Roof or Wall- Mounted, 24" Damper	2500 CFM	Tuckerman Center / Main Building	Roof	Illegible	Illegible	Illegible	2000		
44	10493955	D3060	Exhaust Fan [BEF12]	Roof or Wall- Mounted, 16" Damper	1075 CFM	Tuckerman Center / Main Building	Roof	Loren Cook Company	135C10D	3455641397010001701040	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10493856	D3060	Exhaust Fan [EF-1]	Roof or Wall-Mounted, 16" Damper	1725 CFM	Tuckerman Center / Main Building	Roof	Loren Cook Company	15003B	14357140150000007010	2020		
46	10493861	D3060	Exhaust Fan [EF-1]	Roof or Wall-Mounted, 16" Damper	1361 CFM	Tuckerman Center / Main Building	Roof	Loren Cook Company	120C3B	34556549180100007010801	2020		
47	10493918	D3060	Exhaust Fan [EF-1]	Roof or Wall-Mounted, 16" Damper	1360 CFM	Tuckerman Center / Main Building	Roof	Loren Cook Company	120C2Bm	14536413970100007010401	2020		
48	10493929	D3060	Exhaust Fan [EF13]	Roof or Wall-Mounted, 16" Damper	1075 CFM	Tuckerman Center / Main Building	Roof	Loren Cook Company	135C10D	34556413970100017020401	2020		
49	10493873	D3060	Exhaust Fan [EF-2]	Roof or Wall-Mounted, 16" Damper	1800 CFM	Tuckerman Center / Main Building	Roof	Loren Cook Company	180 ACE 18003	43S824192-00/0001701	2005		
50	10493920	D3060	Exhaust Fan [EF-2]	Roof or Wall-Mounted, 16" Damper	1075 CFM	Tuckerman Center / Main Building	Roof	Loren Cook Company	120C10D	34556549180100017010801	2020		
51	10493838	D3060	Exhaust Fan [EF3]	Roof or Wall-Mounted, 16" Damper	1257 CFM	Tuckerman Center / Main Building	Roof	Loren Cook Company	54556-15970200007010502	100 CPV 50	2020		
52	10493869	D3060	Exhaust Fan [EF-3]	Roof or Wall-Mounted, 16" Damper	1725 CFM	Tuckerman Center / Main Building	Roof	Loren Cook Company	210C3B	143S7140150000018011002	2020		
53	10493923	D3060	Exhaust Fan [EF-4]	Roof or Wall-Mounted, 12" Damper	527 CFM	Tuckerman Center / Main Building	Roof	Loren Cook Company	245C5B	14387140150000027011002	2020		
54	10493862	D3060	Exhaust Fan [EF-5]	Roof or Wall-Mounted, 16" Damper	1179 CFM	Tuckerman Center / Main Building	Roof	Loren Cook Company	135053	345564139701000600101	2005		
55	10493833	D3060	Exhaust Fan [EFL4]	Roof or Wall-Mounted, 16" Damper	1075 CFM	Tuckerman Center / Main Building	Roof	Loren Cook Company	120C10D	3455641397010002701040	2020		
56	10493880	D3060	Exhaust Fan [FAI HOOD]	Roof or Wall-Mounted, 10" Damper	250 CFM	Tuckerman Center / Main Building	Roof	Loren Cook Company	12 PR	34536413970100080010401	2020		
57	10493799	D3060	Exhaust Fan [SF-16]	Roof or Wall-Mounted, 16" Damper	1700 CFM	Tuckerman Center / Main Building	Roof	Loren Cook Company	24SEP32	345564139701000037020	2024		
58	10493885	D3060	Exhaust Fan [SF-17]	Roof or Wall-Mounted, 16" Damper	1725 CFM	Tuckerman Center / Main Building	Roof	Loren Cook Company	30SEP6B	3458341337010307010402	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10493797	D4010	Backflow Preventer	Fire Suppression	6 IN	Tuckerman Center / Main Building	Mechanical Room	Watts Regulator	709	245173	2000		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10493781	D5020	Switchboard	120/208 V	2000 AMP	Tuckerman Center / Main Building	Mechanical Room	Cutler-Hammer	Pow r line	HL Y17775 01	2001		
2	10493938	D5020	Distribution Panel	120/208 V	400 AMP	Tuckerman Center / Main Building	Gymnasium Electrical Room				1995		
3	10493837	D5020	Distribution Panel	120/208 V	400 AMP	Tuckerman Center / Main Building	Electrical Room next to Classroom 403	Cutler-Hammer	PRL3A	HL Y17775 018	2000		
4	10493815	D5020	Distribution Panel	120/208 V	400 AMP	Tuckerman Center / Main Building	Electrical Room across from Room 606				2000		
5	10493865	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide, Gymnasium Lighting, 400 W		Tuckerman Center / Main Building	Gymnasium				2005		12

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10493884	D7050	Fire Alarm Panel	Fully Addressable		Tuckerman Center / Main Building	Electrical Room	Fire-Lite	No dataplate	No dataplate	2025		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10493909	E1030	Foodservice Equipment	Commercial Kitchen, 2-Bowl		Tuckerman Center / Main Building	Kitchen				2000		
2	10493846	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Tuckerman Center / Main Building	Kitchen				2018		
3	10493931	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Tuckerman Center / Main Building	Kitchen				2018		
4	10493804	E1030	Foodservice Equipment	Icemaker, Freestanding		Tuckerman Center / Main Building	Kitchen	Ice-O-Matic	MF10500A3	19051280011634	2019		
5	10493793	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Tuckerman Center / Main Building	Kitchen	Victory	RSA-20-87	D1192152	1992		
6	10493878	E1040	Laboratory Equipment	Exhaust Hood, 4 LF		Tuckerman Center / Main Building	Classrooms Science				2000		
7	10493829	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Tuckerman Center / Main Building	Throughout Building				2020		3