

FACILITY CONDITION ASSESSMENT



prepared for

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



Neelsville Middle School
11700 Neelsville Church Road
Germantown, MD 20876

PREPARED BY:

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BV PROJECT #:

172559.25R000-232.354

DATE OF REPORT:

July 14, 2026

ON SITE DATE:

June 16-17, 2026

Bureau Veritas

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TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

Campus Findings and Deficiencies

Facility Characteristic Survey

Facility Condition Index (FCI) Depleted Value

Immediate Needs

Key Findings

Plan Types

2. Building Information

3. Site Summary

4. ADA Accessibility

5. Purpose and Scope

6. Opinions of Probable Costs

Methodology

Definitions

7. Certification

8. Appendices

1

1

2

3

4

5

6

7

8

11

13

15

17

17

18

19

20



1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Middle school
Number of Buildings	1
Main Address	11700 Neelsville Church Road, Germantown, MD 20876
Site Developed	2024
Outside Occupants / Leased Spaces	Rented in summer for camps
Date(s) of Visit	June 16-17, 2026
Management Point of Contact	Montgomery County Public Schools Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Ty Otherwood Building Service Manager 301.957.0096
Assessment & Report Prepared By	William Hunt
Reviewed By	Daniel White, <i>Technical Report Reviewer for</i> , Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Neelsville Middle School construction began in 2022 and opened its doors for students in 2024. This replaces the former school originally constructed in the early 1980s.

Architectural

The facility appears structurally sound, with no areas of settlement or structural-related deficiencies reported or observed. The exterior envelope systems and components were observed to be performing well. Interior finishes are in good condition throughout.

Mechanical, Electrical, Plumbing and Fire (MEPF)

HVAC is provided by an advanced, energy efficient geothermal heating and cooling system that circulates conditioned water to heat pumps and VRV units throughout the building. The system utilizes a combination of boilers, a cooling tower, and a large air handler. These are assisted by mini-splits on the roof. The HVAC systems and BMS controls were reported to generally provide adequate heating, cooling, and ventilation throughout the facility.

Three commercial grade electric water heaters supply domestic hot water throughout the school. Plumbing appears adequate for the facility with no leaks or pressure issues reported.

A switchboard provides power throughout the building to scattered smaller panels and transformers. There is a generator onsite. No electrical issues were reported.

Fire alarm and suppression sprinkler systems are present throughout the facility.

Site

The site has a sports fields, basketball courts, and tennis courts. An asphalt parking lot is present with concrete sidewalks. Lamp poles provide lighting throughout. No issues with the site were observed.

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 temperature sensors. Some classrooms had a temperature reading of 76+ and a humidity reading of 62+, which are slightly below the expected ranges. 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.

Lighting levels were measured at significantly below 50 foot candles, although it is unclear if equipment malfunctioned during the visit. Lighting appeared visually adequate.

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 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 0.049032.

Immediate Needs

There are no immediate needs to report.

Key Findings

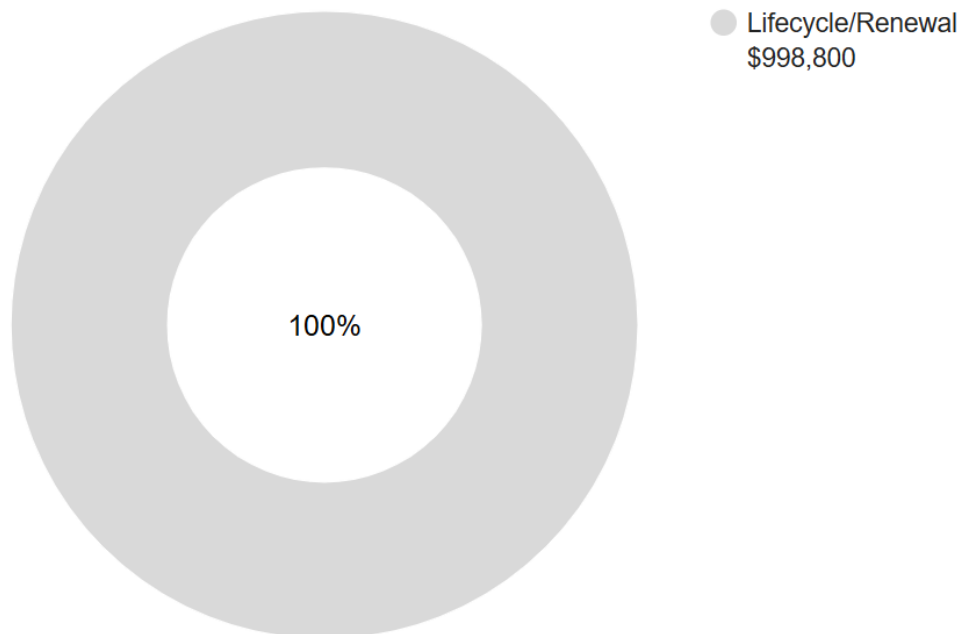
There are no key findings to report.

Plan Types

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

Plan Type Descriptions & Distribution

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



10-YEAR TOTAL: \$998,800

2. Building Information



Main Building: Systems Summary

Address	11700 Neelsville Church Road, Germantown, MD 20876	
GPS Coordinates	39°11'39.58"N ; 77°14'29.27"W	
Constructed/Renovated	2024	
Building Area	162,684 SF	
Number of Stories	3 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel columns and beams mainframe with masonry walls, and metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Wall Finish: Brick Windows: Aluminum	Good
Roof	Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted gypsum board, painted CMU, wood paneling, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, painted concrete Ceilings: Painted gypsum board and ACT	Good
Elevators	Passenger: 1 hydraulic car serving all 3 floors	Good

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Good
HVAC	Central System: Boilers, air handler, and cooling tower feeding ductwork Supplemental components: Ductless split-systems	Good
Fire Suppression	Sprinkler system and fire extinguishers	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Diesel generator with automatic transfer switch	Good
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Good
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 building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: ▪ Elevator interior/elevator room	

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

System Expenditure Forecast						
System	Immediate	Short Term	Near Term	Med Term	Long Term	TOTAL
		(1-2 yr)	(3-5 yr)	(6-10 yr)	(11-20 yr)	
Structure	-	-	-	-	-	-
Facade	-	-	-	-	-	-
Roofing	-	-	-	-	\$513,000	\$513,000
Interiors	-	-	-	\$471,000	\$1,870,200	\$2,341,200
Conveying	-	-	-	-	\$25,900	\$25,900
Plumbing	-	-	-	-	\$122,600	\$122,600
HVAC	-	-	-	-	\$1,649,900	\$1,649,900
Fire Protection	-	-	-	-	-	-
Electrical	-	-	-	-	\$1,983,800	\$1,983,800
Fire Alarm & Electronic Systems	-	-	-	-	\$2,433,800	\$2,433,800
Equipment & Furnishings	-	-	-	\$236,500	\$554,300	\$790,800
TOTALS (3% inflation)	-	-	-	\$707,500	\$9,153,500	\$9,861,000

3. Site Summary



Site Information		
Site Area	22 acres (estimated)	
Parking Spaces	136 total spaces all in open lots; 3 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with pavement and adjacent concrete sidewalks and curbs	Good
Site Development	Building-mounted signage; chain link Sports field, basketball courts, and tennis courts	Good
Landscaping & Topography	Limited landscaping features including lawns and trees Irrigation not present Low to moderate site slopes throughout, with a hill on the left side	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Good
Ancillary Structures	None	--
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 Information

Site Areas Observed	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Development	-	-	\$7,500	\$229,900	\$319,000	\$556,400
Site Pavement	-	-	\$24,900	\$28,900	\$72,400	\$126,300
Site Utilities	-	-	-	-	-	-
TOTALS (3% inflation)	-	-	\$32,400	\$258,800	\$391,400	\$682,600

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the material included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this assessment. A full measured ADA survey would be required to identify more specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

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

Accessibility Summary			
Facility	Year Built/ Renovated	Prior Study Provided?	Major/Moderate Issues Observed?
General Site	2024	No	No
Main Building	2024	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 Neelsville Middle School, 11700 Neelsville Church Road, Germantown, MD 20876, 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.

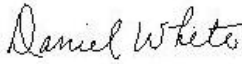
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews with available property management personnel and maintenance contractors familiar with the Property, appropriate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

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8. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



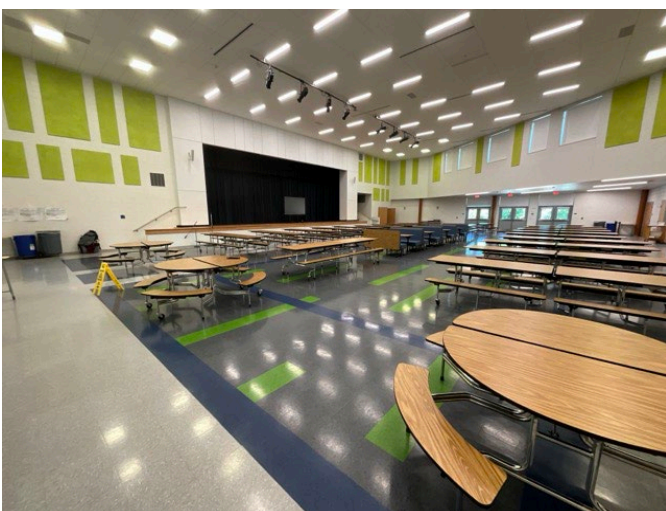
2 - LEFT ELEVATION



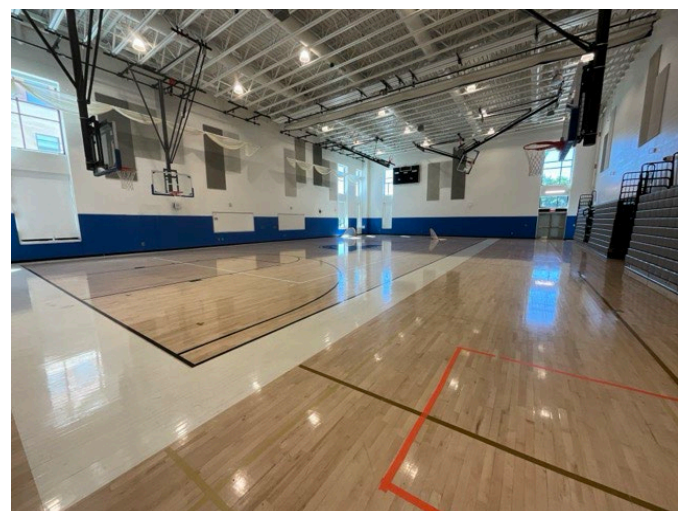
3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - CAFETERIA



6 - GYMNASIUM

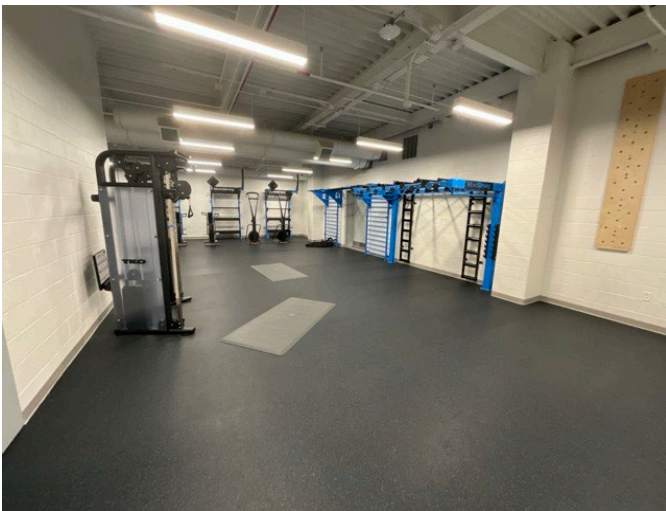
Photographic Overview



7 - LIBRARY



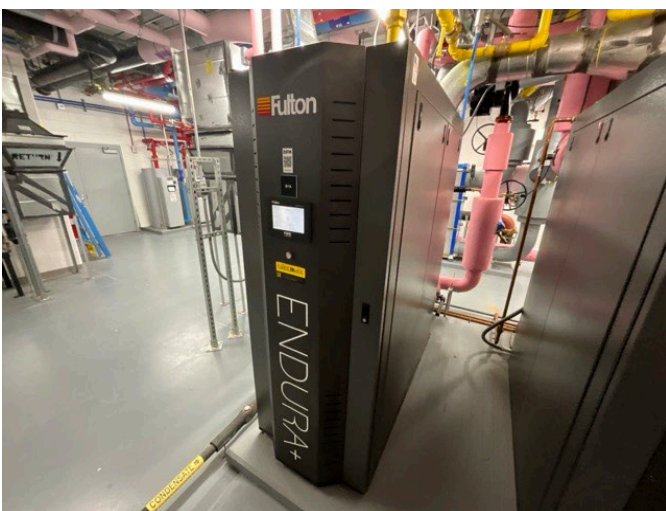
8 - SCIENCE CLASSROOM



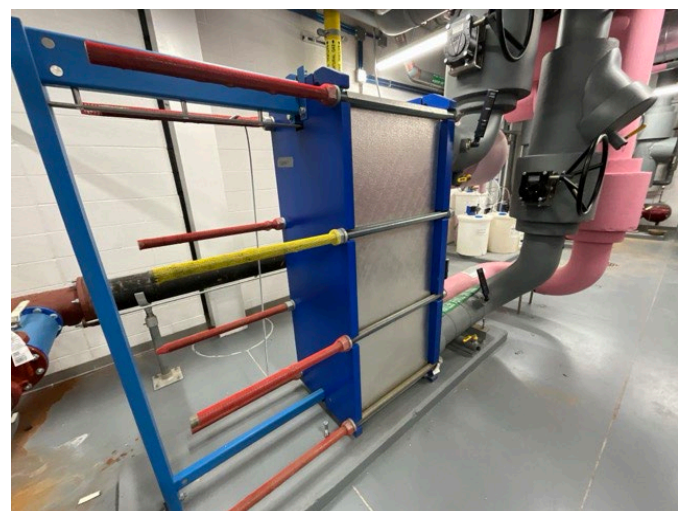
9 - FITNESS ROOM



10 - MECHANICAL ROOM



11 - BOILER

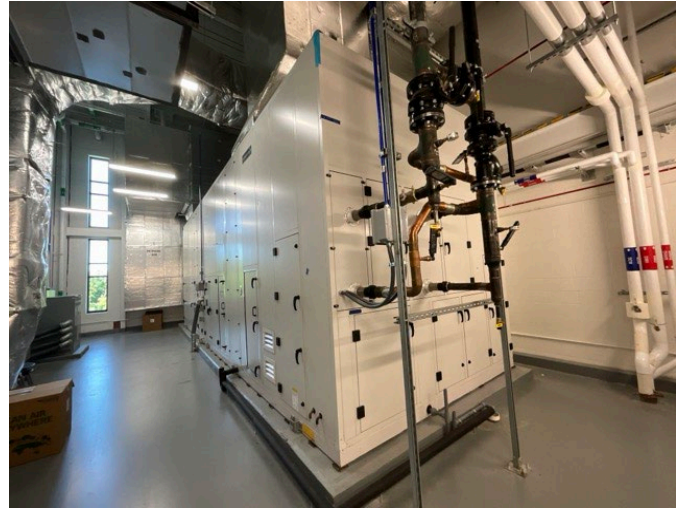


12 - HEAT EXCHANGER

Photographic Overview



13 - TYPICAL PUMP



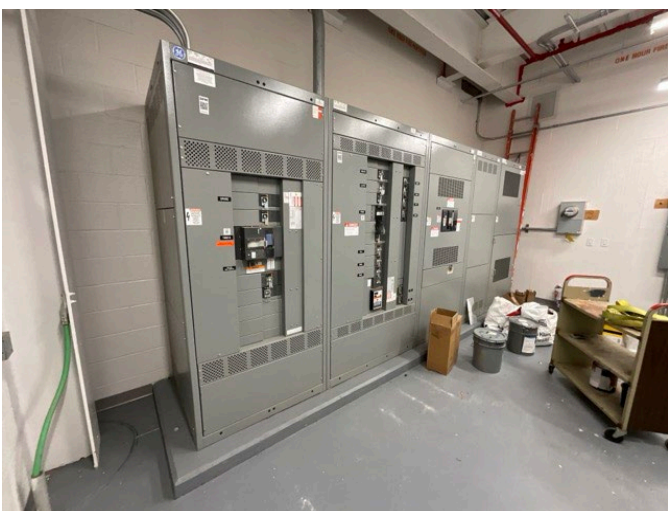
14 - AIR HANDLER



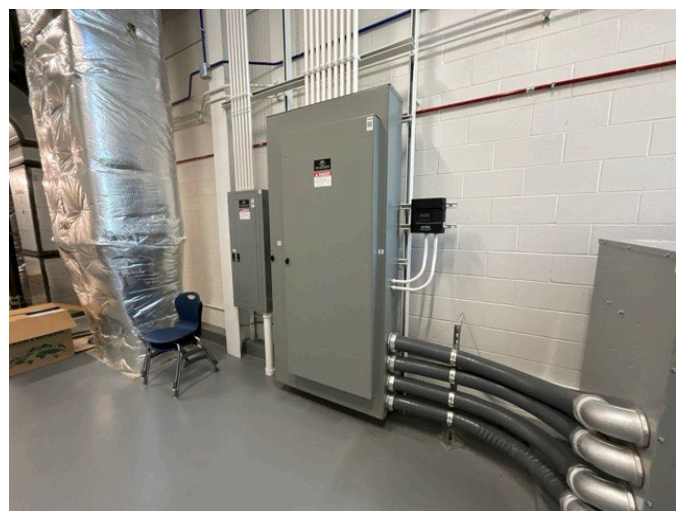
15 - TYPICAL HEAT PUMP



16 - WATER HEATERS



17 - SWITCHBOARD



18 - TYPICAL PANEL

Photographic Overview



19 - TYPICAL TRANSFORMER



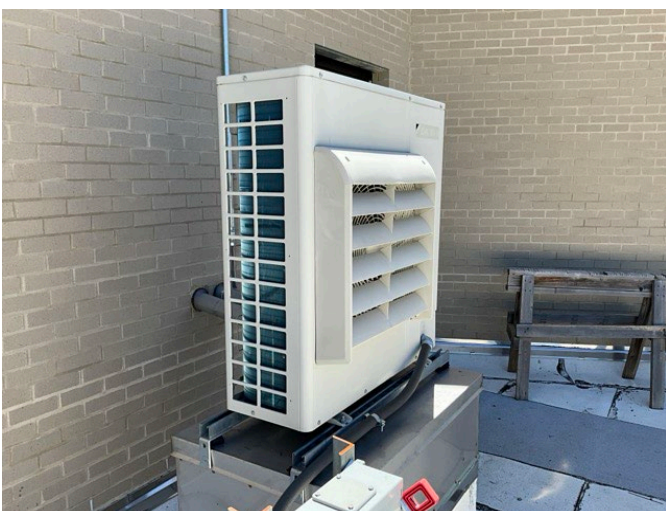
20 - COOLING TOWER



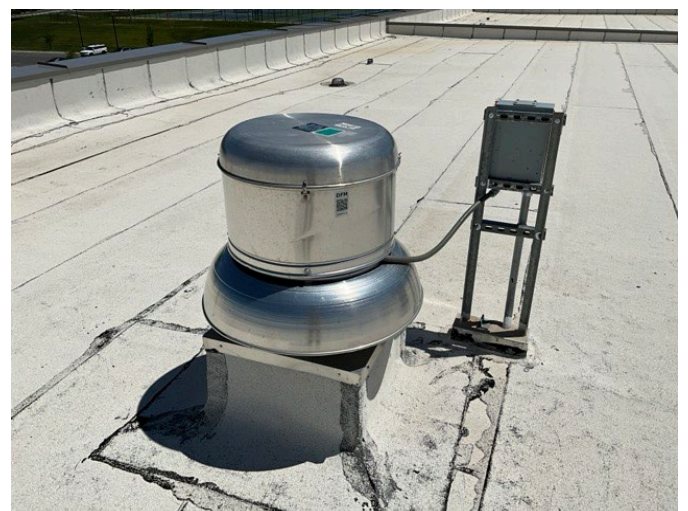
21 - GENERATOR



22 - ROOF OVERVIEW



23 - TYPICAL MINI-SPLIT UNIT



24 - EXHAUST FAN

Photographic Overview



25 - COURTYARD



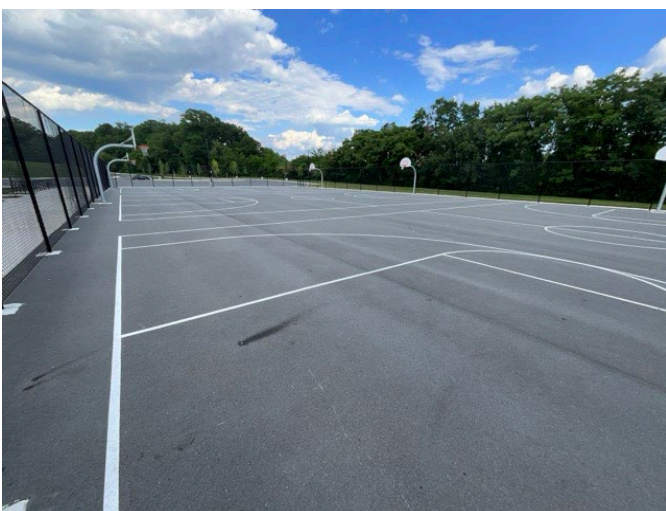
26 - CONCRETE EXTERIOR



27 - PARKING AREA OVERVIEW



28 - SPORTS FIELD



29 - BASKETBALL COURTS

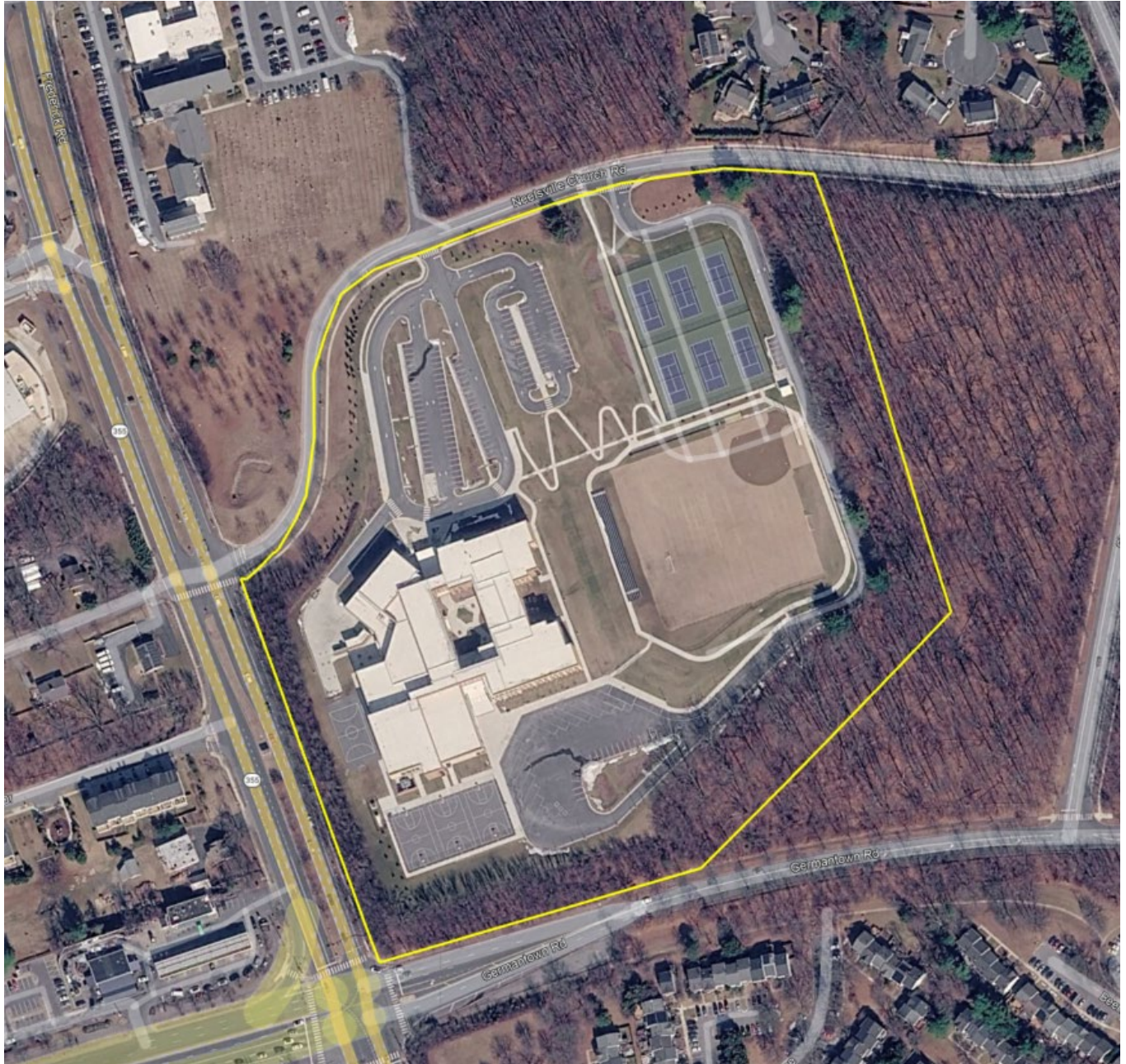


30 - TENNIS COURTS

Appendix B:

Site Plan(s)

Site Plan



**BUREAU
VERITAS**

Project Number

172559.25R000-232.354

Source

Google

Project Name

Neelsville Middle School

On-Site Date

June 16-17, 2026



Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Neelsville Middle School

Name of person completing form: Ty Otherwood

Title / Association w/ property: Building Service Manager

Length of time associated w/ property: 1 year

Date Completed: 6/16/2026

Phone Number: 3019570096

Method of Completion: INTERVIEW - verbally completed during interview

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

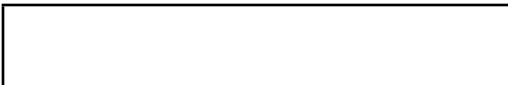
Data Overview		Response		
1	Year(s) constructed	Constructed 2024	Renovated	
2	Building size in SF	SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Sprinkler leaked twice in the main entrance, fixed. A lot of smells, from sinks in science room		

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?		✗			
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 complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?	✗				Elevators have frequent service calls, been good since last time
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		✗			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		✗			Cooling tower had problems but fixed now
14	Is the electrical service outdated, undersized, or problematic?	✗				Had some glitches but hasn't happened in a while
15	Are there any problems or inadequacies with exterior lighting?		✗			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✗			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?				✗	
18	ADA: Has an accessibility study been previously performed? If so, when?			✗		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			✗		
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?	✗				Some people rent space in summer for camps



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Neelsville Middle School

BV Project Number: 172559.25R000-232.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



ACCESSIBLE PARKING AREA



ACCESSIBLE PARKING AREA

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 ROUTE



ACCESSIBLE ROUTE

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



EXTERIOR 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



INTERIOR ROUTE



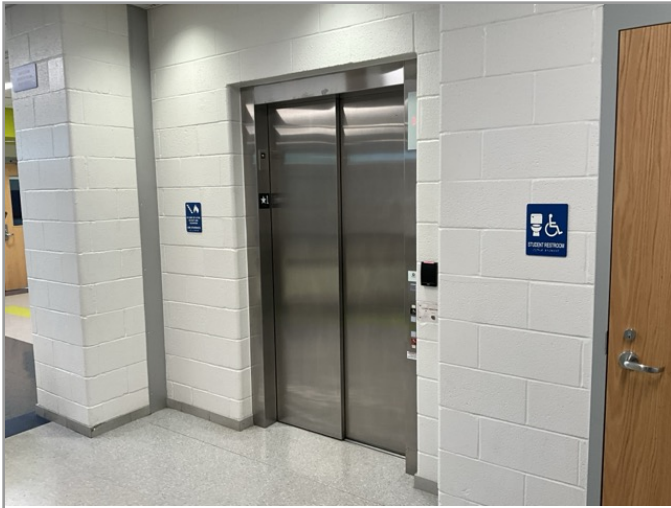
INTERIOR DOOR HARDWARE

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 ?			✗	

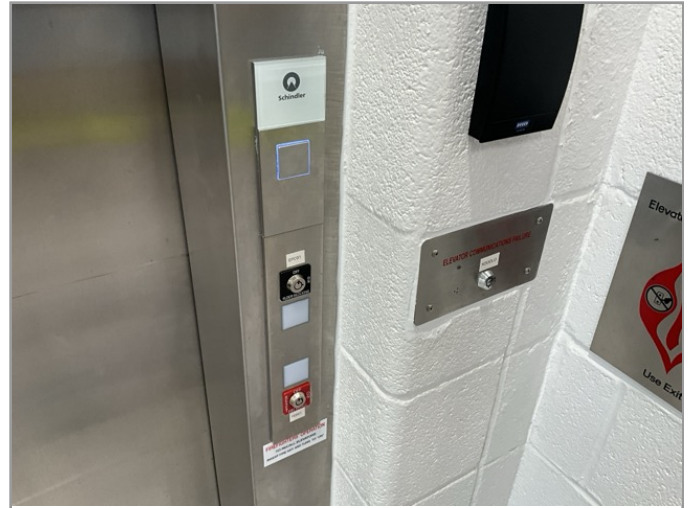
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	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



ELEVATOR LOBBY



EXTERIOR BUTTONS

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 ?	✗			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	✗			
3	Does the lavatory faucet have compliant handles ?	✗			
4	Is the plumbing piping under lavatories configured to protect against contact ?		✗		Not covered
5	Are grab bars provided at compliant locations around the toilet ?	✗			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	✗			

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

Appendix E:

Component Condition Report

Component Condition Report | Neelsville Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010	Throughout	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab	162,684 SF	71	11154050
B1010	Throughout	Good	Superstructure, Steel Columns & Beams, Replacer	162,684 SF	71	11154051
Facade						
B2020	Building Exterior	Good	Storefront, Glazing & Framing	2,000 SF	29	11133115
B2050	Building Exterior	Good	Exterior Door, Metal Commercial	20	39	11133011
Roofing						
B3010	Roof	Good	Roofing, Modified Bitumen	69,000 SF	19	11133000
Interiors						
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core Commercial	150	39	11133032
C1030	Throughout Building	Good	Interior Door, Steel, Standard	50	39	11132989
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	146,400 SF	24	11133021
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	1,500 SF	40	11143566
C2010	Throughout Building	Good	Wall Finishes, Any Surface, Prep & Paint	315,600 SF	9	11132957
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	146,400 SF	14	11133075
C2030	Restrooms	Good	Flooring, Ceramic Tile	1,000 SF	37	11143565
C2030	Fitness Room	Good	Flooring, Athletic Resilient Rolled Sheeting	2,000 SF	14	11132992
C2030	Commercial Kitchen	Good	Flooring, Quarry Tile	2,000 SF	49	11133044
C2030	Gymnasium	Good	Flooring, Wood, Sports	7,000 SF	29	11133068
C2030	Library	Good	Flooring, Carpet, Commercial Standard	4,000 SF	9	11132981
C2050	Throughout Building	Good	Ceiling Finishes, Exposed Irregular Elements, Prep & Paint	10,000 SF	9	11133073
Conveying						
D1010	Elevator	Good	Elevator Cab Finishes, Standard, 3000 - 4000	1	14	11132980
D1010	Elevator	Good	Elevator Controls, Automatic, 1 Car	1	19	11133089

Component Condition Report | Neelsville Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D1010	Elevator	Good	Passenger Elevator, Hydraulic, 3 Floors, 3000 - 4000 LB, Renovate	1	29	11132968
Plumbing						
D2010	Mechanical Room	Good	Water Heater, Electric, Commercial (36 kW), 81 to 130 GAL, 108 GAL [WH-3]	1	19	11133099
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung	50	29	11133027
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	162,684 SF	39	11133094
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Bi-Level	12	14	11133036
D2010	Restrooms	Good	Urinal, Standard	20	29	11132967
D2010	Utility Rooms/Areas	Good	Service Sink, Floor	15	34	11133098
D2010	Mechanical Room	Good	Backflow Preventer, Domestic Water, 6 INCH	1	29	11132945
D2010	Mechanical Room	Good	Water Heater, Electric, Commercial (36 kW), 81 to 130 GAL, 108 GAL [WH-1]	1	19	11133090
D2010	Mechanical Room	Good	Water Heater, Electric, Commercial (36 kW), 81 to 130 GAL, 108 GAL [WH-2]	1	19	11132950
D2010	Restrooms	Good	Toilet, Commercial Water Closet	50	29	11132991
HVAC						
D3020	Mechanical Room	Good	Boiler, Gas, HVAC, 3000 MBH	1	29	11133008
D3020	Mechanical Room	Good	Boiler, Gas, HVAC, 3000 MBH	1	29	11133007
D3020	Mechanical Room	Good	Expansion Tank, HVAC Heating, 16 - 30 GAL [ET-1]	1	39	11133081
D3020	Mechanical Room	Good	Heat Exchanger, Plate & Frame, HVAC, 100 - 200 GPM	1	34	11132944
D3030	159A	Good	Heat Pump, Water Source, Interior Unit, 3 TON [VHP-36 157]	1	19	11132953
D3030	127	Good	Heat Pump, Water Source, Interior Unit, 2.5 TON [VHP-30 125]	1	19	11133062
D3030	Mechanical Room	Good	Heat Pump, Water Source, Interior Unit, 10 TON [VHP-120 151]	1	19	11132999
D3030	122A	Good	Heat Pump, Water Source, Interior Unit, 2.5 TON [VHP-30 121]	1	19	11133015
D3030	112C	Good	Heat Pump, Water Source, Interior Unit, 0.5 TON [VHP-06 112B]	1	19	11133065
D3030	141A	Good	Heat Pump, Water Source, Interior Unit, 2 TON [VHP-36 142]	1	19	11133077
D3030	316A	Good	Heat Pump, Water Source, Interior Unit, 2 TON [VHP-24 316]	1	19	11132943
D3030	117A	Good	Heat Pump, Water Source, Interior Unit, 2 TON [VHP-24 115]	1	19	11132986

Component Condition Report | Neelsville Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Roof	Good	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON	1	14	11133017
D3030	Mechanical Room	Good	Heat Pump, Water Source, Interior Unit, 10 TON [VHP-120 KITCHEN]	1	19	11133019
D3030	Utility Rooms/Areas	Good	Heat Pump, Packaged & Wall-Mounted, Exterior Unit, 1 TON	1	19	11133102
D3030	217A	Good	Heat Pump, Water Source, Interior Unit, 2.5 TON [VHP-30 217]	1	19	11132982
D3030	137A	Good	Heat Pump, Water Source, Interior Unit, 2 TON [VHP-24 135]	1	19	11133063
D3030	Mechanical Room	Good	Heat Pump, Water Source, Interior Unit, 1 TON [VHP-06 166]	1	19	11133092
D3030	136A	Good	Heat Pump, Water Source, Interior Unit, 2 TON [VHP-24 136]	1	19	11132976
D3030	Roof	Good	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 1.5 TON	1	14	11133054
D3030	303	Good	Heat Pump, Water Source, Interior Unit, 2.5 TON [VHP-30 301]	1	19	11133033
D3030	159A	Good	Heat Pump, Water Source, Interior Unit, 5 TON [VHP-60 159]	1	19	11132974
D3030	Roof	Good	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 1.5 TON	1	14	11133023
D3030	Mechanical Room	Good	Variable Refrigerant Volume (VRV), Heat Pump, Exterior Unit, 12 TON [CU-1]	1	14	11133005
D3030	Mechanical Room	Good	Heat Pump, Water Source, Interior Unit, 1 TON [VHP-24 165]	1	19	11133001
D3030	237A	Good	Heat Pump, Water Source, Interior Unit, 2 TON [VHP-24 135]	1	19	11132987
D3030	237A	Good	Heat Pump, Water Source, Interior Unit, 2.5 TON [VHP-30 237]	1	19	11133091
D3030	127	Good	Heat Pump, Water Source, Interior Unit, 0.75 TON [VHP-09 130, 132]	1	19	11132972
D3030	Roof	Good	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 1.5 TON	1	14	11132965
D3030	306	Good	Heat Pump, Water Source, Interior Unit, 0.75 TON [VHP-09 312A, B]	1	19	11133047
D3030	337A	Good	Heat Pump, Water Source, Interior Unit, 2 TON [VHP-24 335]	1	19	11132978
D3030	327	Good	Heat Pump, Water Source, Interior Unit, 5 TON [VHP-60 323, 325]	1	19	11133109
D3030	113A	Good	Heat Pump, Water Source, Interior Unit, 4 TON [VHP-48 111, 113]	1	19	11132964
D3030	Utility Rooms/Areas	Good	Heat Pump, Water Source, Interior Unit, 5 TON [VHP-12 202, 204]	1	19	11132959
D3030	327	Good	Heat Pump, Water Source, Interior Unit, 0.5 TON [VHP-06 334A, B]	1	19	11133056
D3030	Mechanical Room	Good	Heat Pump, Water Source, Interior Unit, 1 TON [VHP-12 167]	1	19	11133002
D3030	371A	Good	Heat Pump, Water Source, Interior Unit, 4 TON [VHP-48 371, 373]	1	19	11133039

Component Condition Report | Neelsville Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	233A	Good	Heat Pump, Water Source, Interior Unit, 4 TON [VHP-48 231, 233]	1	19	11133118
D3030	336A	Good	Heat Pump, Water Source, Interior Unit, 2 TON [VHP-24 336]	1	19	11133060
D3030	137A	Good	Heat Pump, Water Source, Interior Unit, 2.5 TON [VHP-30 137]	1	19	11133035
D3030	156A	Good	Heat Pump, Water Source, Interior Unit, 0.5 TON [VHP-06 154,144]	1	19	11133003
D3030	216A	Good	Heat Pump, Water Source, Interior Unit, 2 TON [VHP-24 216]	1	19	11133016
D3030	306	Good	Heat Pump, Water Source, Interior Unit, 1 TON [VHP-12 308]	1	19	11132942
D3030	303	Good	Heat Pump, Water Source, Interior Unit, 0.5 TON [VHP-06 311A]	1	19	11132962
D3030	117A	Good	Heat Pump, Water Source, Interior Unit, 2 TON [VHP-24 215]	1	19	11133076
D3030	Mechanical Room	Good	Heat Pump, Water Source, Interior Unit, 1 TON [VHP-06 162, 164]	1	19	11132994
D3030	313A	Good	Heat Pump, Water Source, Interior Unit, 4 TON [VHP-48 311, 313]	1	19	11133086
D3030	127	Good	Heat Pump, Water Source, Interior Unit, 0.5 TON [VHP-06 134A, B]	1	19	11133082
D3030	Roof	Good	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 1.5 TON	1	14	11132996
D3030	333A	Good	Heat Pump, Water Source, Interior Unit, 4 TON [VHP-48 331, 334]	1	19	11133053
D3030	Roof	Good	Condensing Unit/Heat Pump, Split System, Exterior, 1.5 TON	1	14	11133110
D3030	237A	Good	Heat Pump, Water Source, Interior Unit, 2.5 TON [VHP-30 337]	1	19	11133120
D3030	Roof	Good	Condensing Unit/Heat Pump, Split System, Exterior, 1.5 TON	1	14	11133085
D3030	Mechanical Room	Good	Variable Refrigerant Volume (VRV), Heat Pump, Exterior Unit, 12 TON [CU-2]	1	14	11133010
D3030	Mechanical Room	Good	Heat Pump, Water Source, Interior Unit, 1 TON [VHP-24 167A]	1	19	11133042
D3030	133A	Good	Heat Pump, Water Source, Interior Unit, 4 TON [VHP-48 131, 133]	1	19	11133101
D3030	112C	Good	Heat Pump, Water Source, Interior Unit, 0.75 TON [VHP-09 112A, B]	1	19	11132990
D3030	317A	Good	Heat Pump, Water Source, Interior Unit, 2.5 TON [VHP-30 315]	1	19	11133070
D3030	181B	Good	Heat Pump, Water Source, Interior Unit, 2.5 TON [VHP-30 C100]	1	19	11132960
D3030	122A	Good	Heat Pump, Water Source, Interior Unit, 2.5 TON [VHP-30 123]	1	19	11133034
D3030	127	Good	Heat Pump, Water Source, Interior Unit, 0.5 TON [VHP-06 234B]	1	19	11132983
D3030	213A	Good	Heat Pump, Water Source, Interior Unit, 2 TON [VHP-48 211, 213]	1	19	11133071

Component Condition Report | Neelsville Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Mechanical Room	Good	Heat Pump, Water Source, Interior Unit, 10 TON [VHP-120 151]	1	19	11132969
D3030	227	Good	Heat Pump, Water Source, Interior Unit, 2.5 TON [VHP-30 225]	1	19	11132979
D3030	373A	Good	Heat Pump, Water Source, Interior Unit, 3 TON [VHP-36 375]	1	19	11133009
D3030	236A	Good	Heat Pump, Water Source, Interior Unit, 2 TON [VHP-24 236]	1	19	11132973
D3030	Mechanical Room	Good	Heat Pump, Water Source, Interior Unit, 1 TON [VHP-24 161]	1	19	11133088
D3030	327	Good	Heat Pump, Water Source, Interior Unit, 0.75 TON [VHP-09 330, 332]	1	19	11132958
D3030	117A	Good	Heat Pump, Water Source, Interior Unit, 2.5 TON [VHP-30 117]	1	19	11132948
D3030	227	Good	Heat Pump, Water Source, Interior Unit, 0.75 TON [VHP-09 230, 232]	1	19	11133025
D3030	317A	Good	Heat Pump, Water Source, Interior Unit, 2.5 TON [VHP-30 317]	1	19	11133111
D3030	116A	Good	Heat Pump, Water Source, Interior Unit, 2 TON [VHP-24 116]	1	19	11133006
D3030	Roof	Good	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 1.5 TON	1	14	11133038
D3030	Building Exterior	Fair	Cooling Tower, (Typical) Open Circuit, 329 TON	1	24	11132966
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Heating Water, 30 [P-3A]	1	24	11133084
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Heating Water, 25 HP [P-3B]	1	24	11132993
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Heating Water, 30 [P-3B]	1	24	11133029
D3050	AHU Room	Good	Air Handler, Interior AHU, Packaged, 25001 - 30000 CFM	1	29	11132985
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 4-Pipe	162,684	SF 39	11133046
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Heating Water, 25 HP [P-3A]	1	24	11133069
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	162,684	SF 29	11133080
D3060	Roof	Good	Exhaust Fan, Exterior, 24" Diameter, 2001 - 5000 CFM	1	19	11133122
D3060	Roof	Good	Exhaust Fan, Exterior, 24" Diameter, 2001 - 5000 CFM	1	19	11133037
D3060	Roof	Good	Exhaust Fan, Exterior, 16" Diameter, 1001 - 2000 CFM	1	19	11133013
D3060	Commercial Kitchen	Good	Air Curtain, Heated, 5' Wide	1	19	11133116
D3060	Roof	Good	Exhaust Fan, Exterior, 24" Diameter, 2001 - 5000 CFM	1	19	11133095
D3060	Commercial Kitchen	Good	Air Curtain, Heated, 5' Wide	1	19	11133018

Component Condition Report | Neelsville Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Fire Protection						
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	162,684 SF	24	11133040
D4010	Mechanical Room	Good	Backflow Preventer, Fire Suppression, 6 INCH	1	29	11132947
Electrical						
D5010	Electrical Room 167B	Good	Automatic Transfer Switch, ATS, 125 AMP [SB ATS]	1	24	11133020
D5010	Site General	Good	Generator, Diesel, 150 kW	1	24	11132977
D5020	AHU Room	Good	Secondary Transformer, Dry, Stepdown, 300 kVA	1	29	11133107
D5020	AHU Room	Good	Distribution Panel, 120/208 V, 1200 AMP	1	29	11133022
D5020	Electrical Room 167B	Good	Distribution Panel, 277/480 V, 400 AMP [1NM1A]	1	29	11133105
D5020	Electrical Room 167B	Good	Secondary Transformer, Dry, Stepdown, 112.5 kVA [XFMR 1TMPDP]	1	29	11133055
D5020	Electrical Room 167A	Good	Distribution Panel, 120/208 V, 400 AMP	1	29	11132995
D5020	Electrical Room 167B	Good	Secondary Transformer, Dry, Stepdown, 75 kVA [XFMR1SBDP]	1	31	11132952
D5020	Electrical Room 167A	Good	Switchboard, 277/480 V, 2000 AMP	1	41	11133114
D5020	Mechanical Room	Good	Distribution Panel, 277/480 V, 400 AMP	1	29	11133043
D5030	Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 25 HP, Replace/Install [VFD-P-3B]	1	19	11133083
D5030	Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 30 HP, Replace/Install [VFD-P-1A]	1	19	11133097
D5030	Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 25 HP, Replace/Install [VFD-P-3A]	1	19	11133103
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	162,684 SF	39	11133078
D5030	Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 30 HP, Replace/Install [VFD-P-1B]	1	19	11132963
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	162,684 SF	19	11133121
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	162,684 SF	19	11133012
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	162,684 SF	14	11133045
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	162,684 SF	19	11133123
D8010	Throughout Building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	162,684 SF	14	11133004

Component Condition Report | Neelsville Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Equipment & Furnishings						
E1030	193D	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	14	11132951
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	9	11133061
E1030	Commercial Kitchen	Good	Foodservice Equipment, Sink, 3-Bowl	1	29	11132956
E1030	Commercial Kitchen	Good	Foodservice Equipment, Sink, 1-Bowl	1	29	11133066
E1030	Commercial Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	9	11133087
E1030	Commercial Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	9	11133072
E1030	Commercial Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	14	11132997
E1030	Commercial Kitchen	Good	Foodservice Equipment, Ice maker, Tabletop	1	9	11133119
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	9	11133117
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	9	11133041
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	14	11133100
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	9	11132949
E1030	Commercial Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	9	11132988
E1030	Commercial Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	14	11132984
E1030	Commercial Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	14	11132961
E1030	193C	Good	Foodservice Equipment, Walk-In, Refrigerator [COOLER]	1	19	11133096
E1030	193D	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	14	11133079
E1030	Commercial Kitchen	Good	Foodservice Equipment, Freezer, 1-Door Reach-In	1	14	11133049
E1030	Commercial Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	14	11132954
E1030	Commercial Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	14	11133074
E1030	Commercial Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	14	11133064
E1030	Commercial Kitchen	Good	Foodservice Equipment, Sink, 1-Bowl	4	29	11133113
E1030	Commercial Kitchen	Good	Foodservice Equipment, Freezer, 1-Door Reach-In	1	14	11133026
E1030	Commercial Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	14	11132971

Component Condition Report | Neelsville Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Commercial Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	9	11133112
E1030	Commercial Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	14	11133050
E1030	Commercial Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	14	11133093
E1030	Commercial Kitchen	Good	Foodservice Equipment, Freezer, 1-Door Reach-In	1	14	11133057
E1030	Commercial Kitchen	Good	Foodservice Equipment, Steamer, Freestanding	1	9	11133051
E1030	193D	Good	Foodservice Equipment, Walk-In, Refrigerator [FREEZER]	1	19	11133052
E1030	Commercial Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	14	11133014
E1030	Commercial Kitchen	Good	Foodservice Equipment, Freezer, 1-Door Reach-In	1	14	11133104
E1030	Commercial Kitchen	Good	Foodservice Equipment, Freezer, 1-Door Reach-In	1	14	11133031
E1030	Commercial Kitchen	Good	Foodservice Equipment, Sink, 2-Bowl	1	29	11133028
E1030	Commercial Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1	14	11132998
E1030	Commercial Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	14	11133048
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	14	11132970

Component Condition Report | Neelsville Middle School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	50,000 SF	4	11133030
G2020	Site Parking Areas	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	50,000 SF	24	11133058
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Fields & Courts	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	15,000 SF	24	11133024
G2050	Site Sports Fields & Courts	Good	Athletic Surfaces & Courts, Track Surface, Rubber	2,000 SF	9	11132941
G2050	Site Sports Fields & Courts	Good	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	12,000 SF	9	11132975
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Basketball, Outside Backboard/Rim/Pole	6	24	11133108
G2050	Site Sports Fields & Courts	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	15,000 SF	4	11132946

Component Condition Report | Neelsville Middle School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2050	Site Sports Fields & Courts	Good	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	12,000 SF	9	11133106
Sitework						
G2060	Site Sports Fields & Courts	Good	Fences & Gates, Fence, Chain Link 8'	200 LF	39	11132955
G2060	Site General	Good	Flagpole, Metal	1	29	11133067
G4050	Site General	Good	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install	30	39	11133059

Appendix F:

Replacement Reserves

Replacement Reserves Report



7/8/2026

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
Neelsville Middle School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Neelsville Middle School / Main Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$707,504	\$0	\$0	\$0	\$0	\$2,739,947	\$0	\$0	\$0	\$0	\$6,413,625	\$0	\$9,861,076
Neelsville Middle School / Site	\$0	\$0	\$0	\$0	\$32,431	\$0	\$0	\$0	\$0	\$258,842	\$0	\$0	\$0	\$0	\$43,585	\$0	\$0	\$0	\$0	\$347,862	\$0	\$682,719
Grand Total	\$0	\$0	\$0	\$0	\$32,431	\$0	\$0	\$0	\$0	\$966,346	\$0	\$0	\$0	\$0	\$2,783,532	\$0	\$0	\$0	\$0	\$6,761,487	\$0	\$10,543,795

Neelsville Middle School

Neelsville Middle School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B3010	Roof	11133000	Roofing, Modified Bitumen, Replace	20	1	19	69000	SF	\$4.24	\$292,560																				\$292,560		\$292,560
C2010	Throughout Building	11132957	Wall Finishes, Any Surface, Prep & Paint	10	1	9	315600	SF	\$1.01	\$318,756										\$318,756										\$318,756		\$637,512
C2030	Throughout Building	11133075	Flooring, Vinyl Tile (VCT), Replace	15	1	14	146400	SF	\$5.47	\$800,808																\$800,808						\$800,808
C2030	Fitness Room	11132992	Flooring, Athletic Resilient Rolled Sheetting, Replace	15	1	14	2000	SF	\$8.59	\$17,180																\$17,180						\$17,180
C2030	Library	11132981	Flooring, Carpet, Commercial Standard, Replace	10	1	9	4000	SF	\$7.55	\$30,200										\$30,200										\$30,200		\$60,400
C2050	Throughout Building	11133073	Ceiling Finishes, Exposed Irregular Elements, Prep & Paint	10	1	9	10000	SF	\$1.20	\$12,000										\$12,000										\$12,000		\$24,000
D1010	Elevator	11132980	Elevator Cab Finishes, Standard, Replace	15	1	14	1	EA	\$10,505.00	\$10,505																\$10,505						\$10,505
D1010	Elevator	11133089	Elevator Controls, Automatic, 1 Car, Replace	20	1	19	1	EA	\$5,700.00	\$5,700																				\$5,700		\$5,700
D2010	Mechanical Room	11133099	Water Heater, Electric, Commercial (36 kW), 81 to 130 GAL, Replace	20	1	19	1	EA	\$14,425.00	\$14,425																				\$14,425		\$14,425
D2010	Mechanical Room	11133090	Water Heater, Electric, Commercial (36 kW), 81 to 130 GAL, Replace	20	1	19	1	EA	\$14,425.00	\$14,425																				\$14,425		\$14,425
D2010	Mechanical Room	11132950	Water Heater, Electric, Commercial (36 kW), 81 to 130 GAL, Replace	20	1	19	1	EA	\$14,425.00	\$14,425																				\$14,425		\$14,425
D2010	Hallways & Common Areas	11133036	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	1	14	12	EA	\$2,572.00	\$30,864																\$30,864						\$30,864
D3030	Roof	11133017	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, Replace	15	1	14	1	EA	\$2,415.00	\$2,415																	\$2,415					\$2,415
D3030	Roof	11133054	Ductless Mini-Split, Single Zone, Condenser & Evaporator, Replace	15	1	14	1	EA	\$2,415.00	\$2,415																	\$2,415					\$2,415
D3030	Roof	11133023	Ductless Mini-Split, Single Zone, Condenser & Evaporator, Replace	15	1	14	1	EA	\$2,415.00	\$2,415																	\$2,415					\$2,415
D3030	Mechanical Room	11133005	Variable Refrigerant Volume (VRV), Heat Pump, Exterior Unit, Replace	15	1	14	1	EA	\$49,450.00	\$49,450																\$49,450						\$49,450
D3030	Roof	11132965	Ductless Mini-Split, Single Zone, Condenser & Evaporator, Replace	15	1	14	1	EA	\$2,415.00	\$2,415																\$2,415						\$2,415
D3030	Roof	11132996	Ductless Mini-Split, Single Zone, Condenser & Evaporator, Replace	15	1	14	1	EA	\$2,415.00	\$2,415																\$2,415						\$2,415
D3030	Roof	11133110	Condensing Unit/Heat Pump, Split System, Exterior, Replace	15	1	14	1	EA	\$2,070.00	\$2,070																\$2,070						\$2,070
D3030	Roof	11133085	Condensing Unit/Heat Pump, Split System, Exterior, Replace	15	1	14	1	EA	\$2,070.00	\$2,070																\$2,070						\$2,070
D3030	Mechanical Room	11133010	Variable Refrigerant Volume (VRV), Heat Pump, Exterior Unit, Replace	15	1	14	1	EA	\$49,450.00	\$49,450																\$49,450						\$49,450
D3030	Roof	11133038	Ductless Mini-Split, Single Zone, Condenser & Evaporator, Replace	15	1	14	1	EA	\$2,415.00	\$2,415																\$2,415						\$2,415
D3030	159A	11132953	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	127	11133062	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	Mechanical Room	11132999	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$17,675.00	\$17,675																				\$17,675		\$17,675
D3030	122A	11133015	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	112C	11133065	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	141A	11133077	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	316A	11132943	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	117A	11132986	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	Mechanical Room	11133019	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$17,675.00	\$17,675																				\$17,675		\$17,675
D3030	Utility Rooms/Areas	11133102	Heat Pump, Packaged & Wall-Mounted, Exterior Unit, Replace	20	1	19	1	EA	\$4,765.00	\$4,765																				\$4,765		\$4,765
D3030	217A	11132982	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	137A	11133063	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	Mechanical Room	11133092	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	136A	11132976	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	303	11133033	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	159A	11132974	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	Mechanical Room	11133001	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	237A	11132987	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	237A	11133091	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	127	11132972	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875

Replacement Reserves Report



7/8/2026

Format Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3030	306	11133047	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	337A	11132978	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	327	11133109	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	113A	11132964	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	Utility Rooms/Areas	11132959	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	327	11133056	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	Mechanical Room	11133002	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	371A	11133039	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	233A	11133118	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	336A	11133060	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	137A	11133035	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	156A	11133003	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	216A	11133016	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	306	11132942	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	303	11132962	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	117A	11133076	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	Mechanical Room	11132994	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	313A	11133086	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	127	11133082	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	333A	11133053	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	237A	11133120	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	Mechanical Room	11133042	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	133A	11133101	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	112C	11132990	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	317A	11133070	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	181B	11132960	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	122A	11133034	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	127	11132983	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	213A	11133071	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	Mechanical Room	11132969	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$17,675.00	\$17,675																				\$17,675		\$17,675
D3030	227	11132979	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	373A	11133009	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	236A	11132973	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	Mechanical Room	11133088	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	327	11132958	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	117A	11132948	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	227	11133025	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	317A	11133111	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																				\$13,875		\$13,875
D3030	116A	11133006	Heat Pump, Water Source, Interior Unit, Replace	20	1	19	1	EA	\$13,875.00	\$13,875																						

Replacement Reserves Report



7/8/2026

Unifomat 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
D7030	Throughout Building	11133045	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	1	14	162684	SF	\$2.00	\$325,368															\$325,368							\$325,368
D7050	Throughout Building	11133123	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	1	19	162684	SF	\$3.00	\$488,052																			\$488,052			\$488,052
D8010	Throughout Building	11133004	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	1	14	162684	SF	\$2.50	\$406,710															\$406,710							\$406,710
E1030	Commercial Kitchen	11133061	Foodservice Equipment, Convection Oven, Double, Replace	10	1	9	1	EA	\$9,437.00	\$9,437										\$9,437									\$9,437			\$18,874
E1030	Commercial Kitchen	11133087	Foodservice Equipment, Steamer, Freestanding, Replace	10	1	9	1	EA	\$28,150.00	\$28,150										\$28,150									\$28,150			\$56,300
E1030	Commercial Kitchen	11133072	Foodservice Equipment, Steamer, Freestanding, Replace	10	1	9	1	EA	\$28,150.00	\$28,150										\$28,150									\$28,150			\$56,300
E1030	Commercial Kitchen	11133119	Foodservice Equipment, Icemaker, Tabletop, Replace	10	1	9	1	EA	\$2,789.00	\$2,789										\$2,789									\$2,789			\$5,578
E1030	Commercial Kitchen	11133117	Foodservice Equipment, Convection Oven, Double, Replace	10	1	9	1	EA	\$9,437.00	\$9,437										\$9,437									\$9,437			\$18,874
E1030	Commercial Kitchen	11133041	Foodservice Equipment, Convection Oven, Double, Replace	10	1	9	1	EA	\$9,437.00	\$9,437										\$9,437									\$9,437			\$18,874
E1030	Commercial Kitchen	11132949	Foodservice Equipment, Convection Oven, Double, Replace	10	1	9	1	EA	\$9,437.00	\$9,437										\$9,437									\$9,437			\$18,874
E1030	Commercial Kitchen	11132988	Foodservice Equipment, Steamer, Freestanding, Replace	10	1	9	1	EA	\$28,150.00	\$28,150										\$28,150									\$28,150			\$56,300
E1030	Commercial Kitchen	11133112	Foodservice Equipment, Steamer, Freestanding, Replace	10	1	9	1	EA	\$28,150.00	\$28,150										\$28,150									\$28,150			\$56,300
E1030	Commercial Kitchen	11133051	Foodservice Equipment, Steamer, Freestanding, Replace	10	1	9	1	EA	\$28,150.00	\$28,150										\$28,150									\$28,150			\$56,300
E1030	193D	11132951	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	1	14	1	EA	\$3,730.00	\$3,730															\$3,730							\$3,730
E1030	Commercial Kitchen	11132997	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	1	14	1	EA	\$4,934.00	\$4,934															\$4,934							\$4,934
E1030	Roof	11133100	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	1	14	1	EA	\$5,030.00	\$5,030															\$5,030							\$5,030
E1030	Commercial Kitchen	11132984	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	1	14	1	EA	\$8,250.00	\$8,250															\$8,250							\$8,250
E1030	Commercial Kitchen	11132961	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	1	14	1	EA	\$5,560.00	\$5,560															\$5,560							\$5,560
E1030	193D	11133079	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	1	14	1	EA	\$3,730.00	\$3,730															\$3,730							\$3,730
E1030	Commercial Kitchen	11133049	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	1	14	1	EA	\$3,825.00	\$3,825															\$3,825							\$3,825
E1030	Commercial Kitchen	11132954	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	1	14	1	EA	\$5,560.00	\$5,560															\$5,560							\$5,560
E1030	Commercial Kitchen	11133074	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	1	14	1	EA	\$4,934.00	\$4,934															\$4,934							\$4,934
E1030	Commercial Kitchen	11133064	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	1	14	1	EA	\$5,560.00	\$5,560															\$5,560							\$5,560
E1030	Commercial Kitchen	11133026	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	1	14	1	EA	\$3,825.00	\$3,825															\$3,825							\$3,825
E1030	Commercial Kitchen	11132971	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	1	14	1	EA	\$4,934.00	\$4,934															\$4,934							\$4,934
E1030	Commercial Kitchen	11133050	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	1	14	1	EA	\$4,934.00	\$4,934															\$4,934							\$4,934
E1030	Commercial Kitchen	11133093	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	1	14	1	EA	\$4,934.00	\$4,934															\$4,934							\$4,934
E1030	Commercial Kitchen	11133057	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	1	14	1	EA	\$3,825.00	\$3,825															\$3,825							\$3,825
E1030	Commercial Kitchen	11133014	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	1	14	1	EA	\$5,560.00	\$5,560															\$5,560							\$5,560
E1030	Commercial Kitchen	11133104	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	1	14	1	EA	\$3,825.00	\$3,825															\$3,825							\$3,825
E1030	Commercial Kitchen	11133031	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	1	14	1	EA	\$3,825.00	\$3,825															\$3,825							\$3,825
E1030	Commercial Kitchen	11132998	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	1	14	1	EA	\$7,108.00	\$7,108															\$7,108							\$7,108
E1030	Commercial Kitchen	11133048	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	1	14	1	EA	\$3,550.00	\$3,550															\$3,550							\$3,550
E1030	Roof	11132970	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	1	14	1	EA	\$5,030.00	\$5,030															\$5,030							\$5,030
E1030	193C	11133096	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	1	19	1	EA	\$23,225.00	\$23,225																			\$23,225			\$23,225
E1030	193D	11133052	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	1	19	1	EA	\$23,225.00	\$23,225																			\$23,225			\$23,225
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$542,243	\$0	\$0	\$0	\$0	\$1,811,428	\$0	\$0	\$0	\$0	\$3,657,601	\$0	\$6,011,272
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$707,504	\$0	\$0	\$0	\$0	\$2,739,947	\$0	\$0	\$0	\$0	\$6,413,625	\$0	\$9,861,076

Neelsville Middle School / Site

Unifomat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2020	Site Parking Areas	11133030	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	50000	SF	\$0.44	\$22,165					\$22,165					\$22,165					\$22,165					\$22,165		\$88,660
G2050	Site Sports Fields & Courts	11132946	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	1	4	15000	SF	\$0.44	\$6,650					\$6,650					\$6,650					\$6,650					\$6,650		\$26,598
G2050	Site Sports Fields & Courts	11132941	Athletic Surfaces & Courts, Track Surface, Rubber, Replace	10	1	9	2000	SF	\$9.88	\$19,767										\$19,767									\$19,767			\$39,533
G2050	Site Sports Fields & Courts	11132975	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	1	9	12000	SF	\$1.68	\$20,147										\$20,147									\$20,147			\$40,294
G2050	Site Sports Fields & Courts	11133106	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	10	1	9	12000	SF	\$10.80	\$129,653										\$129,653									\$129,653			\$259,306
Totals, Unescalated											\$0	\$0	\$0	\$0	\$28,815	\$0	\$0	\$0	\$0	\$198,381	\$0	\$0	\$0	\$0	\$28,815	\$0	\$0	\$0	\$0	\$198,381	\$0	\$454,390
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$32,431	\$0	\$0	\$0	\$0	\$258,842	\$0	\$0	\$0	\$0	\$43,585	\$0	\$0	\$0	\$0	\$347,862	\$0	\$682,719

* 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	11133089	D1010	Elevator Controls	Automatic, 1 Car		Neelsville Middle School / Main Building	Elevator	Inaccessible	Inaccessible	Inaccessible	2024		
2	11132968	D1010	Passenger Elevator	Hydraulic, 3 Floors	3000 - 4000 LB	Neelsville Middle School / Main Building	Elevator	Schindler Elevator Corporation	NA	NA	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	11133090	D2010	Water Heater [WH-1]	Electric, Commercial (36 kW), 81 to 130 GAL	108 GAL	Neelsville Middle School / Main Building	Mechanical Room	Lochinvar	100360129	133227038	2024		
2	11132950	D2010	Water Heater [WH-2]	Electric, Commercial (36 kW), 81 to 130 GAL	108 GAL	Neelsville Middle School / Main Building	Mechanical Room	Lochinvar	100360129	133227037	2024		
3	11133099	D2010	Water Heater [WH-3]	Electric, Commercial (36 kW), 81 to 130 GAL	108 GAL	Neelsville Middle School / Main Building	Mechanical Room	Lochinvar	100360129	133227039	2024		
4	11132945	D2010	Backflow Preventer	Domestic Water	6 INCH	Neelsville Middle School / Main Building	Mechanical Room	Watts	NA	YG-2090	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	11133008	D3020	Boiler	Gas, HVAC	3000 MBH	Neelsville Middle School / Main Building	Mechanical Room	Fulton	EDR+3000	23120	2024		
2	11133007	D3020	Boiler	Gas, HVAC	3000 MBH	Neelsville Middle School / Main Building	Mechanical Room	Fulton	EDR+3000	23121	2024		
3	11132944	D3020	Heat Exchanger	Plate & Frame, HVAC	100 - 200 GPM	Neelsville Middle School / Main Building	Mechanical Room	Wessels	207031	207031-01	2024		
4	11133081	D3020	Expansion Tank [ET-1]	HVAC Heating	16 - 30 GAL	Neelsville Middle School / Main Building	Mechanical Room	Wessels	NA	NA	2024		
5	11132966	D3030	Cooling Tower	(Typical) Open Circuit	329 TON	Neelsville Middle School / Main Building	Building Exterior	Evapco	AT19-4J14	22P124418	2024		
6	11133110	D3030	Condensing Unit/Heat Pump	Split System, Exterior	1.5 TON	Neelsville Middle School / Main Building	Roof	Daikin Industries	RZR18TBVJUA	E000263	2024		
7	11133085	D3030	Condensing Unit/Heat Pump	Split System, Exterior	1.5 TON	Neelsville Middle School / Main Building	Roof	Daikin Industries	RZR18TBVJUA	E000260	2024		
8	11133054	D3030	Ductless Mini-Split	Single Zone, Condenser & Evaporator	1.5 TON	Neelsville Middle School / Main Building	Roof	Daikin Industries	RZR18TBVJUA	E000249	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
9	11133023	D3030	Ductless Mini-Split	Single Zone, Condenser & Evaporator	1.5 TON	Neelsville Middle School / Main Building	Roof	Daikin Industries	RZR18TBVJUA	E000237	2024		
10	11132965	D3030	Ductless Mini-Split	Single Zone, Condenser & Evaporator	1.5 TON	Neelsville Middle School / Main Building	Roof	Daikin Industries	RZR18TBVJUA	E000236	2024		
11	11132996	D3030	Ductless Mini-Split	Single Zone, Condenser & Evaporator	1.5 TON	Neelsville Middle School / Main Building	Roof	Daikin Industries	RZR18TBVJUA	E000264	2024		
12	11133038	D3030	Ductless Mini-Split	Single Zone, Condenser & Evaporator	1.5 TON	Neelsville Middle School / Main Building	Roof	Daikin Industries	RZR18TBVJUA	E000235	2024		
13	11133017	D3030	Ductless Mini-Split	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	Neelsville Middle School / Main Building	Roof	Daikin Industries	RZR18TBVJUA	E000247	2024		
14	11133102	D3030	Heat Pump	Packaged & Wall-Mounted, Exterior Unit	1 TON	Neelsville Middle School / Main Building	Utility Rooms/Areas	Daikin Industries	W.GS.V.012.B.1.J.GL.R.T.5.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
15	11133065	D3030	Heat Pump [VHP-06 112B]	Water Source, Interior Unit	0.5 TON	Neelsville Middle School / Main Building	112C	Daikin Industries	W.GS.V.007.B.1.J.GL.R.T.5.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
16	11133082	D3030	Heat Pump [VHP-06 134A, B]	Water Source, Interior Unit	0.5 TON	Neelsville Middle School / Main Building	127	Daikin Industries	W.GS.V.007.B.1.J.GL.L.T.5.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
17	11133003	D3030	Heat Pump [VHP-06 154,144]	Water Source, Interior Unit	0.5 TON	Neelsville Middle School / Main Building	156A	Daikin Industries	W.GS.V.007.B.1.J.GL.L.T.5.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
18	11132994	D3030	Heat Pump [VHP-06 162, 164]	Water Source, Interior Unit	1 TON	Neelsville Middle School / Main Building	Mechanical Room	Daikin Industries	W.GS.V.007.B.1.J.GL.R.T.5.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
19	11133092	D3030	Heat Pump [VHP-06 166]	Water Source, Interior Unit	1 TON	Neelsville Middle School / Main Building	Mechanical Room	Daikin Industries	W.GS.V.007.B.1.J.GL.R.T.5.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
20	11132983	D3030	Heat Pump [VHP-06 234B]	Water Source, Interior Unit	0.5 TON	Neelsville Middle School / Main Building	127	Daikin Industries	W.GS.V.007.B.1.J.GL.L.T.5.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
21	11132962	D3030	Heat Pump [VHP-06 311A]	Water Source, Interior Unit	0.5 TON	Neelsville Middle School / Main Building	303	Daikin Industries	W.GS.V.007.B.1.J.GL.R.T.5.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
22	11133056	D3030	Heat Pump [VHP-06 334A, B]	Water Source, Interior Unit	0.5 TON	Neelsville Middle School / Main Building	327	Daikin Industries	W.GS.V.007.B.1.J.GL.L.T.5.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
23	11132990	D3030	Heat Pump [VHP-09 112A, B]	Water Source, Interior Unit	0.75 TON	Neelsville Middle School / Main Building	112C	Daikin Industries	W.GS.V.009.B.1.J.GL.R.T.5.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
24	11132972	D3030	Heat Pump [VHP-09 130, 132]	Water Source, Interior Unit	0.75 TON	Neelsville Middle School / Main Building	127	Daikin Industries	W.GS.V.009.B.1.J.GL.R.T.5.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
25	11133025	D3030	Heat Pump [VHP-09 230, 232]	Water Source, Interior Unit	0.75 TON	Neelsville Middle School / Main Building	227	Daikin Industries	W.GS.V.009.B.1.J.GL.R.T.5.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
26	11133047	D3030	Heat Pump [VHP-09 312A, B]	Water Source, Interior Unit	0.75 TON	Neelsville Middle School / Main Building	306	Daikin Industries	W.GS.V.009.B.1.J.GL.R.T.5.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
27	11132958	D3030	Heat Pump [VHP-09 330, 332]	Water Source, Interior Unit	0.75 TON	Neelsville Middle School / Main Building	327	Daikin Industries	W.GS.V.009.B.1.J.GL.R.T.5.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
28	11133002	D3030	Heat Pump [VHP-12 167]	Water Source, Interior Unit	1 TON	Neelsville Middle School / Main Building	Mechanical Room	Daikin Industries	W.GS.V.012.B.1.J.GL.L.T.5.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
29	11132959	D3030	Heat Pump [VHP-12 202, 204]	Water Source, Interior Unit	5 TON	Neelsville Middle School / Main Building	Utility Rooms/Areas	Daikin Industries	W.GS.V.012.B.1.J.GL.R.T.5.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
30	11132942	D3030	Heat Pump [VHP-12 308]	Water Source, Interior Unit	1 TON	Neelsville Middle School / Main Building	306	Daikin Industries	W.GS.V.012.B.1.J.GL.L.T.5.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
31	11132999	D3030	Heat Pump [VHP-120 151]	Water Source, Interior Unit	10 TON	Neelsville Middle School / Main Building	Mechanical Room	Daikin Industries	No dataplate	No dataplate	2024		
32	11132969	D3030	Heat Pump [VHP-120 151]	Water Source, Interior Unit	10 TON	Neelsville Middle School / Main Building	Mechanical Room	Daikin Industries	No dataplate	No dataplate	2024		
33	11133019	D3030	Heat Pump [VHP-120 KITCHEN]	Water Source, Interior Unit	10 TON	Neelsville Middle School / Main Building	Mechanical Room	Daikin Industries	No dataplate	No dataplate	2024		
34	11132986	D3030	Heat Pump [VHP-24 115]	Water Source, Interior Unit	2 TON	Neelsville Middle School / Main Building	117A	Daikin Industries	W.GT.V.026.B.1.J.GL.R.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
35	11133006	D3030	Heat Pump [VHP-24 116]	Water Source, Interior Unit	2 TON	Neelsville Middle School / Main Building	116A	Daikin Industries	W.GT.V.026.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
36	11133063	D3030	Heat Pump [VHP-24 135]	Water Source, Interior Unit	2 TON	Neelsville Middle School / Main Building	137A	Daikin Industries	W.GT.V.026.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
37	11132987	D3030	Heat Pump [VHP-24 135]	Water Source, Interior Unit	2 TON	Neelsville Middle School / Main Building	237A	Daikin Industries	W.GT.V.026.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
38	11132976	D3030	Heat Pump [VHP-24 136]	Water Source, Interior Unit	2 TON	Neelsville Middle School / Main Building	136A	Daikin Industries	W.GT.V.026.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
39	11133088	D3030	Heat Pump [VHP-24 161]	Water Source, Interior Unit	1 TON	Neelsville Middle School / Main Building	Mechanical Room	Daikin Industries	W.GT.V.026.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
40	11133001	D3030	Heat Pump [VHP-24 165]	Water Source, Interior Unit	1 TON	Neelsville Middle School / Main Building	Mechanical Room	Daikin Industries	W.GT.V.026.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
41	11133042	D3030	Heat Pump [VHP-24 167A]	Water Source, Interior Unit	1 TON	Neelsville Middle School / Main Building	Mechanical Room	Daikin Industries	W.GT.V.026.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
42	11133076	D3030	Heat Pump [VHP-24 215]	Water Source, Interior Unit	2 TON	Neelsville Middle School / Main Building	117A	Daikin Industries	W.GT.V.026.B.1.J.GL.R.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
43	11133016	D3030	Heat Pump [VHP-24 216]	Water Source, Interior Unit	2 TON	Neelsville Middle School / Main Building	216A	Daikin Industries	W.GT.V.026.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
44	11132973	D3030	Heat Pump [VHP-24 236]	Water Source, Interior Unit	2 TON	Neelsville Middle School / Main Building	236A	Daikin Industries	W.GT.V.026.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	11132943	D3030	Heat Pump [VHP-24 316]	Water Source, Interior Unit	2 TON	Neelsville Middle School / Main Building	316A	Daikin Industries	W.GT.V.026.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
46	11132978	D3030	Heat Pump [VHP-24 335]	Water Source, Interior Unit	2 TON	Neelsville Middle School / Main Building	337A	Daikin Industries	W.GT.V.026.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
47	11133060	D3030	Heat Pump [VHP-24 336]	Water Source, Interior Unit	2 TON	Neelsville Middle School / Main Building	336A	Daikin Industries	W.GT.V.026.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
48	11132948	D3030	Heat Pump [VHP-30 117]	Water Source, Interior Unit	2.5 TON	Neelsville Middle School / Main Building	117A	Daikin Industries	W.GT.V.032.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
49	11133015	D3030	Heat Pump [VHP-30 121]	Water Source, Interior Unit	2.5 TON	Neelsville Middle School / Main Building	122A	Daikin Industries	W.GT.V.032.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
50	11133034	D3030	Heat Pump [VHP-30 123]	Water Source, Interior Unit	2.5 TON	Neelsville Middle School / Main Building	122A	Daikin Industries	W.GT.V.032.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
51	11133062	D3030	Heat Pump [VHP-30 125]	Water Source, Interior Unit	2.5 TON	Neelsville Middle School / Main Building	127	Daikin Industries	W.GT.V.032.B.1.J.GL.R.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
52	11133035	D3030	Heat Pump [VHP-30 137]	Water Source, Interior Unit	2.5 TON	Neelsville Middle School / Main Building	137A	Daikin Industries	W.GT.V.032.B.1.J.GL.R.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
53	11132982	D3030	Heat Pump [VHP-30 217]	Water Source, Interior Unit	2.5 TON	Neelsville Middle School / Main Building	217A	Daikin Industries	W.GT.V.032.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
54	11132979	D3030	Heat Pump [VHP-30 225]	Water Source, Interior Unit	2.5 TON	Neelsville Middle School / Main Building	227	Daikin Industries	W.GT.V.032.B.1.J.GL.R.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
55	11133091	D3030	Heat Pump [VHP-30 237]	Water Source, Interior Unit	2.5 TON	Neelsville Middle School / Main Building	237A	Daikin Industries	W.GT.V.032.B.1.J.GL.R.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
56	11133033	D3030	Heat Pump [VHP-30 301]	Water Source, Interior Unit	2.5 TON	Neelsville Middle School / Main Building	303	Daikin Industries	W.GT.V.032.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
57	11133070	D3030	Heat Pump [VHP-30 315]	Water Source, Interior Unit	2.5 TON	Neelsville Middle School / Main Building	317A	Daikin Industries	W.GT.V.032.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
58	11133111	D3030	Heat Pump [VHP-30 317]	Water Source, Interior Unit	2.5 TON	Neelsville Middle School / Main Building	317A	Daikin Industries	W.GT.V.032.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
59	11133120	D3030	Heat Pump [VHP-30 337]	Water Source, Interior Unit	2.5 TON	Neelsville Middle School / Main Building	237A	Daikin Industries	W.GT.V.032.B.1.J.GL.R.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
60	11132960	D3030	Heat Pump [VHP-30 C100]	Water Source, Interior Unit	2.5 TON	Neelsville Middle School / Main Building	181B	Daikin Industries	W.GT.V.032.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
61	11133077	D3030	Heat Pump [VHP-36 142]	Water Source, Interior Unit	2 TON	Neelsville Middle School / Main Building	141A	Daikin Industries	W.GT.V.038.B.1.K.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
62	11132953	D3030	Heat Pump [VHP-36 157]	Water Source, Interior Unit	3 TON	Neelsville Middle School / Main Building	159A	Daikin Industries	W.GT.V.038.B.1.K.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
63	11133009	D3030	Heat Pump [VHP-36 375]	Water Source, Interior Unit	3 TON	Neelsville Middle School / Main Building	373A	Daikin Industries	W.GT.V.038.B.1.K.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
64	11132964	D3030	Heat Pump [VHP-48 111, 113]	Water Source, Interior Unit	4 TON	Neelsville Middle School / Main Building	113A	Daikin Industries	W.GT.V.049.B.1.K.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
65	11133101	D3030	Heat Pump [VHP-48 131, 133]	Water Source, Interior Unit	4 TON	Neelsville Middle School / Main Building	133A	Daikin Industries	W.GT.V.049.B.1.K.GL.R.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
66	11133071	D3030	Heat Pump [VHP-48 211, 213]	Water Source, Interior Unit	2 TON	Neelsville Middle School / Main Building	213A	Daikin Industries	W.GT.V.026.B.1.J.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
67	11133118	D3030	Heat Pump [VHP-48 231, 233]	Water Source, Interior Unit	4 TON	Neelsville Middle School / Main Building	233A	Daikin Industries	W.GT.V.049.B.1.K.GL.R.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
68	11133086	D3030	Heat Pump [VHP-48 311, 313]	Water Source, Interior Unit	4 TON	Neelsville Middle School / Main Building	313A	Daikin Industries	W.GT.V.049.B.1.K.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
69	11133053	D3030	Heat Pump [VHP-48 331, 334]	Water Source, Interior Unit	4 TON	Neelsville Middle School / Main Building	333A	Daikin Industries	W.GT.V.049.B.1.K.GL.R.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
70	11133039	D3030	Heat Pump [VHP-48 371, 373]	Water Source, Interior Unit	4 TON	Neelsville Middle School / Main Building	371A	Daikin Industries	W.GT.V.049.B.1.K.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
71	11132974	D3030	Heat Pump [VHP-60 159]	Water Source, Interior Unit	5 TON	Neelsville Middle School / Main Building	159A	Daikin Industries	W.GT.V.064.B.1.K.GL.L.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
72	11133109	D3030	Heat Pump [VHP-60 323, 325]	Water Source, Interior Unit	5 TON	Neelsville Middle School / Main Building	327	Daikin Industries	W.GT.V.064.B.1.K.GL.R.T.4.Y.Y.Y.C.S.YY.Y.Y.Y.Y.Y.Y.Y.Y	NA	2024		
73	11133005	D3030	Variable Refrigerant Volume (VRV) [CU-1]	Heat Pump, Exterior Unit	12 TON	Neelsville Middle School / Main Building	Mechanical Room	Daikin Industries	RWEQ144TAYDA	NA	2024		
74	11133010	D3030	Variable Refrigerant Volume (VRV) [CU-2]	Heat Pump, Exterior Unit	12 TON	Neelsville Middle School / Main Building	Mechanical Room	Daikin Industries	RWEQ144TAYDA	NA	2024		
75	11133084	D3050	Pump [P-3A]	Distribution, HVAC Heating Water	30	Neelsville Middle School / Main Building	Mechanical Room	Baldor	NA	NA	2024		
76	11133069	D3050	Pump [P-3A]	Distribution, HVAC Heating Water	25 HP	Neelsville Middle School / Main Building	Mechanical Room	Baldor	NA	NA	2024		
77	11132993	D3050	Pump [P-3B]	Distribution, HVAC Heating Water	25 HP	Neelsville Middle School / Main Building	Mechanical Room	Baldor	NA	NA	2024		
78	11133029	D3050	Pump [P-3B]	Distribution, HVAC Heating Water	30	Neelsville Middle School / Main Building	Mechanical Room	Baldor	NA	NA	2024		
79	11132985	D3050	Air Handler	Interior AHU, Packaged	25001 - 30000 CFM	Neelsville Middle School / Main Building	AHU Room	ANNEXAIR	ERP-4-30-EW25-D-SS-WZP70	3790-01-0723	2024		
80	11133013	D3060	Exhaust Fan	Exterior, 16" Diameter	1001 - 2000 CFM	Neelsville Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
81	11133122	D3060	Exhaust Fan	Exterior, 24" Diameter	2001 - 5000 CFM	Neelsville Middle School / Main Building	Roof	Cook	165C7B 165 ACE	143 SK82658-00/0000701	2024		
82	11133037	D3060	Exhaust Fan	Exterior, 24" Diameter	2001 - 5000 CFM	Neelsville Middle School / Main Building	Roof	Cook	180VX7B 180 VCRX	143SK64018-01/0002601	2024		
83	11133095	D3060	Exhaust Fan	Exterior, 24" Diameter	2001 - 5000 CFM	Neelsville Middle School / Main Building	Roof	Cook	135 R5B 135 ACRU	143SK64018-01/0005101	2024		
84	11133116	D3060	Air Curtain	Heated, 5' Wide		Neelsville Middle School / Main Building	Commercial Kitchen	Berner	No dataplate	No dataplate	2024		
85	11133018	D3060	Air Curtain	Heated, 5' Wide		Neelsville Middle School / Main Building	Commercial Kitchen	Berner	No dataplate	No dataplate	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	11132947	D4010	Backflow Preventer	Fire Suppression	6 INCH	Neelsville Middle School / Main Building	Mechanical Room	Watts	NA	YA-1773	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model		Serial	Dataplate Yr	Barcode	Qty
D50 Electrical														
1	11132977	D5010	Generator	Diesel	150 kW	Neelsville Middle School / Main Building	Site General	Kohler	Inaccessible		Inaccessible	2024		
2	11133020	D5010	Automatic Transfer Switch [SB ATS]	ATS	125 AMP	Neelsville Middle School / Main Building	Electrical Room 167B	Kohler	Inaccessible		Inaccessible	2024		
3	11133107	D5020	Secondary Transformer	Dry, Stepdown	300 kVA	Neelsville Middle School / Main Building	AHU Room	GE	NA		NA	2024		
4	11133055	D5020	Secondary Transformer [XFMR 1TMPDP]	Dry, Stepdown	112.5 kVA	Neelsville Middle School / Main Building	Electrical Room 167B	Ge	NA		NA	2024		
5	11132952	D5020	Secondary Transformer [XFMR1SBDP]	Dry, Stepdown	75 kVA	Neelsville Middle School / Main Building	Electrical Room 167B	Ge	NA		NA	2024		
6	11133114	D5020	Switchboard	277/480 V	2000 AMP	Neelsville Middle School / Main Building	Electrical Room 167A	ABB	NA		NA	2024		
7	11133022	D5020	Distribution Panel	120/208 V	1200 AMP	Neelsville Middle School / Main Building	AHU Room	ABB	NA		NA	2024		
8	11132995	D5020	Distribution Panel	120/208 V	400 AMP	Neelsville Middle School / Main Building	Electrical Room 167A	ABB	NA		NA	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
9	11133043	D5020	Distribution Panel	277/480 V	400 AMP	Neelsville Middle School / Main Building	Mechanical Room	GE	NA	NA	2024		
10	11133105	D5020	Distribution Panel [1NM1A]	277/480 V	400 AMP	Neelsville Middle School / Main Building	Electrical Room 167B	GE	NA	NA	2024		
11	11133097	D5030	Variable Frequency Drive [VFD-P-1A]	VFD, by HP of Motor	30 HP	Neelsville Middle School / Main Building	Mechanical Room	Eaton	Inaccessible	Inaccessible	2024		
12	11132963	D5030	Variable Frequency Drive [VFD-P-1B]	VFD, by HP of Motor	30 HP	Neelsville Middle School / Main Building	Mechanical Room	Eaton	Inaccessible	Inaccessible	2024		
13	11133103	D5030	Variable Frequency Drive [VFD-P-3A]	VFD, by HP of Motor	25 HP	Neelsville Middle School / Main Building	Mechanical Room	Eaton	Inaccessible	Inaccessible*	2024		
14	11133083	D5030	Variable Frequency Drive [VFD-P-3B]	VFD, by HP of Motor	25 HP	Neelsville Middle School / Main Building	Mechanical Room	Eaton	Inaccessible	Inaccessible	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	11133061	E1030	Foodservice Equipment	Convection Oven, Double		Neelsville Middle School / Main Building	Commercial Kitchen	Rational	LM100CE.AXXXXX	E62SJ24013109994	2024		
2	11133117	E1030	Foodservice Equipment	Convection Oven, Double		Neelsville Middle School / Main Building	Commercial Kitchen	Rational	LM100CE.AXXXXX	E62SJ24013109281	2024		
3	11133041	E1030	Foodservice Equipment	Convection Oven, Double		Neelsville Middle School / Main Building	Commercial Kitchen	Rational	LMZ100CE.DZB	ET2PA23115069011	2024		
4	11132949	E1030	Foodservice Equipment	Convection Oven, Double		Neelsville Middle School / Main Building	Commercial Kitchen	Rational	LM100CE.AXXXXX	E62SJ24013109762	2024		
5	11132997	E1030	Foodservice Equipment	Dairy Cooler/Wells		Neelsville Middle School / Main Building	Commercial Kitchen	Delfield	SCSC-60-BP	2305820100925	2024		
6	11133074	E1030	Foodservice Equipment	Dairy Cooler/Wells		Neelsville Middle School / Main Building	Commercial Kitchen	Continental Refrigerator	MCSNSSS	163B5785	2024		
7	11132971	E1030	Foodservice Equipment	Dairy Cooler/Wells		Neelsville Middle School / Main Building	Commercial Kitchen	Continental Refrigerator	MCSNSSS	163B5783	2024		
8	11133050	E1030	Foodservice Equipment	Dairy Cooler/Wells		Neelsville Middle School / Main Building	Commercial Kitchen	Continental Refrigerator	MC5NSSD	163C7854	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
9	11133093	E1030	Foodservice Equipment	Dairy Cooler/Wells		Neelsville Middle School / Main Building	Commercial Kitchen	Delfield	SCSC-60-BP	2305820100924	2024		
10	11132984	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Neelsville Middle School / Main Building	Commercial Kitchen	CaptiveAire Systems	5430 ND-2	NA	2024		
11	11133048	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Neelsville Middle School / Main Building	Commercial Kitchen	IriNOX	MF NEXT LL A STD FRZ	240400358M	2024		
12	11133049	E1030	Foodservice Equipment	Freezer, 1-Door Reach-In		Neelsville Middle School / Main Building	Commercial Kitchen	Delfield	GAHPT1-S-M47	2307820101537	2024		
13	11133026	E1030	Foodservice Equipment	Freezer, 1-Door Reach-In		Neelsville Middle School / Main Building	Commercial Kitchen	Delfield	GAHPT1-S-M48	2308820100851	2024		
14	11133057	E1030	Foodservice Equipment	Freezer, 1-Door Reach-In		Neelsville Middle School / Main Building	Commercial Kitchen	Delfield	GAHPT1-S-M48	2308820100850	2024		
15	11133104	E1030	Foodservice Equipment	Freezer, 1-Door Reach-In		Neelsville Middle School / Main Building	Commercial Kitchen	Delfield	GARPT2P-S-M43	2308820100849	2024		
16	11133031	E1030	Foodservice Equipment	Freezer, 1-Door Reach-In		Neelsville Middle School / Main Building	Commercial Kitchen	Delfield	GAHPT1-S-M47	2307820101607	2024		
17	11132998	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Neelsville Middle School / Main Building	Commercial Kitchen	Delfield	GARPT2P-S-M43	2308820100848	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
18	11133119	E1030	Foodservice Equipment	Icemaker, Tabletop		Neelsville Middle School / Main Building	Commercial Kitchen	Scotsman	No dataplate	No dataplate	2024		
19	11132961	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Neelsville Middle School / Main Building	Commercial Kitchen	Delfield	SFTS2-64-NUP	2305820100921	2024		
20	11132954	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Neelsville Middle School / Main Building	Commercial Kitchen	Delfield	SFTS2-64-NUP	2305820100917	2024		
21	11133064	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Neelsville Middle School / Main Building	Commercial Kitchen	Delfield	SFTS2-64-NUP	2305820100920	2024		
22	11133014	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Neelsville Middle School / Main Building	Commercial Kitchen	No dataplate	No dataplate	No dataplate	2024		
23	11133066	E1030	Foodservice Equipment	Sink, 1-Bowl		Neelsville Middle School / Main Building	Commercial Kitchen				2024		
24	11133113	E1030	Foodservice Equipment	Sink, 1-Bowl		Neelsville Middle School / Main Building	Commercial Kitchen				2024		4
25	11133028	E1030	Foodservice Equipment	Sink, 2-Bowl		Neelsville Middle School / Main Building	Commercial Kitchen				2024		
26	11132956	E1030	Foodservice Equipment	Sink, 3-Bowl		Neelsville Middle School / Main Building	Commercial Kitchen				2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
27	11133087	E1030	Foodservice Equipment	Steamer, Freestanding		Neelsville Middle School / Main Building	Commercial Kitchen	Delfield	SFW-4-NU	2305820100923	2024		
28	11133072	E1030	Foodservice Equipment	Steamer, Freestanding		Neelsville Middle School / Main Building	Commercial Kitchen	Rational	Inaccessible	Inaccessible	2024		
29	11132988	E1030	Foodservice Equipment	Steamer, Freestanding		Neelsville Middle School / Main Building	Commercial Kitchen	Delfield	SFW-4-NU	2305820100922	2024		
30	11133112	E1030	Foodservice Equipment	Steamer, Freestanding		Neelsville Middle School / Main Building	Commercial Kitchen	No dataplate	No dataplate	No dataplate	2024		
31	11133051	E1030	Foodservice Equipment	Steamer, Freestanding		Neelsville Middle School / Main Building	Commercial Kitchen	No dataplate	SFW-4-NU	2305820100914	2024		
32	11133100	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Neelsville Middle School / Main Building	Roof	Heatcraft	BCH0010MCACZX2930	T23E05210	2024		
33	11132970	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Neelsville Middle School / Main Building	Roof	Heatcraft	BCH0045LCBCZX2930	T23E06347	2024		
34	11132951	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Neelsville Middle School / Main Building	193D	Inaccessible	Inaccessible	Inaccessible	2024		
35	11133079	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Neelsville Middle School / Main Building	193D	Inaccessible	Inaccessible	Inaccessible	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
36	11133096	E1030	Foodservice Equipment [COOLER]	Walk-In, Refrigerator		Neelsville Middle School / Main Building	193C	Bally	NA	NA	2024		
37	11133052	E1030	Foodservice Equipment [FREEZER]	Walk-In, Refrigerator		Neelsville Middle School / Main Building	193D	Bally	NA	NA	2024		