

FACILITY CONDITION ASSESSMENT



prepared for

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



South Lake Elementary School
18201 Contour Road
Gaithersburg, MD 20877

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	2
Main Address	18201 Contour Road, Gaithersburg, MD 20877
Site Developed	1972 Renovated 2023
Outside Occupants / Leased Spaces	None
Date(s) of Visit	June 15-16, 2026
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The original school building was constructed circa 1972. A significant addition and renovation was completed around 2005 and the most recent addition dates from 2023. The 2023 renovation included construction of a significant building addition and it also involved partial demolition of the older structure.

Architectural

The building was constructed (c.1972) as a two-story, brick structure with a flat roof. The latest (2023) addition was constructed as a three-story brick and metal siding structure with a flat roof surface. The older and newer structures have been integrated into a single structure. There is a small, detached brick building adjacent to the 2022/2023 addition which functions as a shelter for the trash compactor and the lawn mowers, etc.

The building structure and envelope of the older building appeared to be in mostly fair condition. The older section roof appeared to be perhaps from the 2005 addition/renovation. The new (2023) building structure and envelope appeared to be in good condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building has two separate HVAC systems. The older (1972/2005) building is heated and cooled by a combination of boilers, rooftop unit, cooling tower and water-source heat pumps. The newer (2023) building is heated and cooled by a combination of rooftop units and a Variable-Refrigerant Flow (VRF) system. Domestic hot water is provided by gas-fired domestic boilers. Emergency power is provided by a gas-fired generator.

The older (1972/2005) part of the building is provided with a conventional hydraulic passenger/freight elevator and the newer (2023) part of the building is furnished with a machine room-less passenger/freight elevator.

The building is provided with a comprehensive fire alarm system and a complete wet-pipe sprinkler system.

The older HVAC system was installed as part of the 2004/2005 renovation. Most of the equipment dates from 2004/2005 and replacement may be required within the near term. The 2023 building equipment appeared to be in good condition but some problems were reported. In particular, one of the rooftop units is not controlled by the Building Automation System (BAS). This problem has yet to be overcome. Most of the electrical components appear to have been installed or replaced as part of the 2023 renovation project. At the time of the site visit, both elevators were not serviceable.

Site

The site is occupied by the school building, playgrounds and parking lots. The playgrounds include a basketball court and pre-school play structures. Some of the concrete sidewalks appear older but most of them appear to have been constructed in 2023.

The older pavements appeared to be in fair condition and the newer pavements appeared to be in good condition. The concrete retaining wall at the north side of the property appears to have developed a large crack at the bottom. This crack should be patched and the structure should be kept under observation. The pole lights appeared to have been installed in 2023 and they appeared to be in good condition.

Recommended Additional Studies

No additional studies are recommended at this time. With respect to accessibility, no study is recommended. However, this assessment assumes that there is elevator access to all three levels which was not the case at the time of the site visit.

Facility Characteristic Survey

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

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

The acoustics with the exception of physical-education spaces, each general and specialty classroom are maintainable at a sustained background sound level of less than 62 decibels. The sound levels were measured at a work surface in the approximate center of the classroom.

Each general and specialty classroom had a lighting system capable of maintaining at least 40 foot-candles of well-distributed light. The school has appropriate task lighting in specialty classrooms where enhanced visibility is required. The light levels measured at a work surface located in the approximate center of the classroom, between clean light fixtures. The school makes efficient use of natural light for students, teachers, and energy conversation.

Classroom spaces, including those for physical education, were sufficient for educational programs that are appropriate for the class-level needs. With the exception of physical-education spaces, each general and specialty classroom contained a work surface and seat for each student in the classroom. The work surface and seat were appropriate for the normal activity of the class conducted in the room.

Each general and specialty classroom had an erasable surface and a surface suitable for projection purposes, appropriate for group classroom instruction, and a display surface. Each general and specialty classroom had storage for classroom materials or access to conveniently located storage.

With the exception of physical-education spaces and music-education spaces, each general and specialty classroom had a work surface and seat for the teacher and for any aide assigned to the classroom. The classroom had secure storage for student records that is located in the classroom or is conveniently accessible to the classroom.

The school was constructed with sustainable design practices. The schools use durable, timeless, low-maintenance exterior materials. The school's materials (particularly shell) should withstand time as well as potential impacts related to structural, site and climate changes.

The school is functionally equitable. All students in this school have access to safe, well-maintained, and appropriately equipped learning environments as students in other MCPS schools. As part of the evaluation factor, the MDCI will be presented upon final of all assessments.

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.145687.

Immediate Needs

There are no immediate needs to report.

Key Findings

**Pump in Poor condition.**

Distribution, HVAC Heating Water
South Lake Elementary School Boiler Room

Uniformat Code: D3050
Recommendation: **Replace in 2027**

Priority Score: **86.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,300

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The pump appeared to be leaking. - AssetCALC ID: 11126371

**Passenger Elevator in Failed condition.**

Hydraulic, 3 Floors
South Lake Elementary School Elevator 1

Uniformat Code: D1010
Recommendation: **Renovate in 2026**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$79,000

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The elevator is not serviceable. - AssetCALC ID: 11129737

**Passenger Elevator in Failed condition.**

Hydraulic, 3 Floors
South Lake Elementary School Elevator
Equipment Room

Uniformat Code: D1010
Recommendation: **Renovate in 2027**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$79,000

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The elevator is not in service. - AssetCALC ID: 11129756

**Urinal in Failed condition.**

Standard
South Lake Elementary School Restrooms

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

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$800

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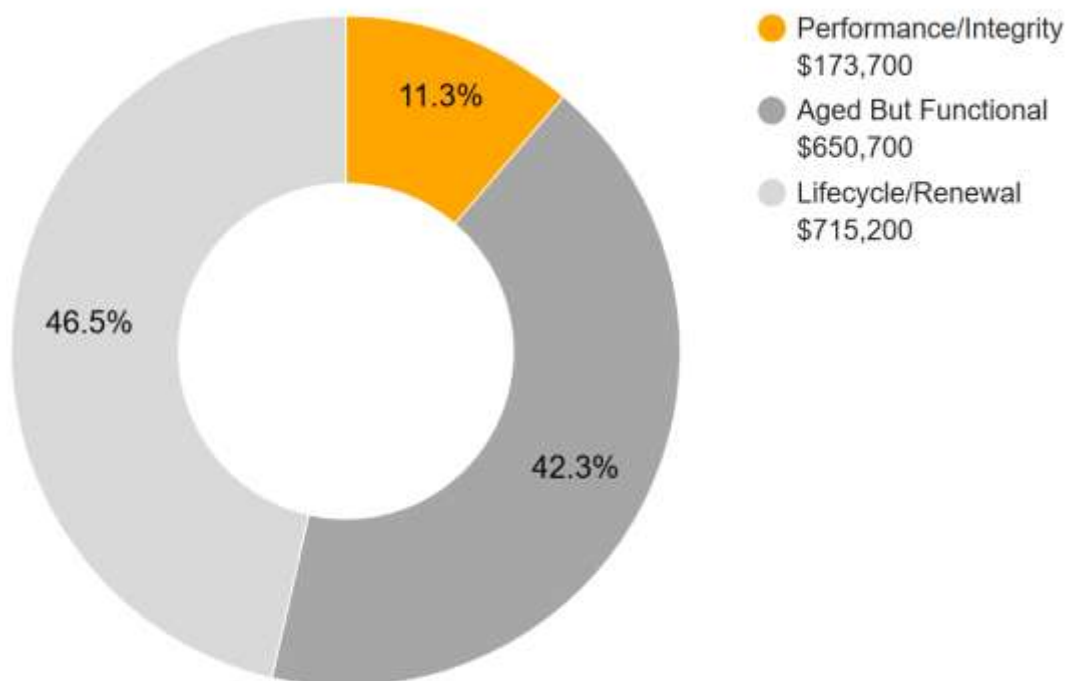
The unit is not in service. - AssetCALC ID: 11129586

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 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: \$1,539,600

2. Building Information



Main Building: Systems Summary

Address	18201 Contour Road, Gaithersburg, MD 20877	
GPS Coordinates	39-09-20.61N, 77-11-49.46W	
Constructed/Renovated	1972, renovated 2005, 2023	
Building Area	113,549 SF	
Number of Stories	3 above-grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel columns and beams and masonry bearing walls with metal roof deck supported by open-web steel joists or trusses and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal Siding Windows: Aluminum	Fair
Roof	Primary: Flat roofing with modified-bituminous membrane Secondary: Flat roofing with (Ballasted) Modified-bituminous membrane.	Fair
Interiors	Walls: Painted gypsum board or CMU Floors: Carpet, VCT, ceramic tile, unfinished Ceilings: Painted gypsum board, ACT, exposed	Good

Main Building: Systems Summary		
Elevators	Passenger/Freight: One hydraulic unit (not in service) Passenger/Freight: One machine room-less unit (not in service)	Poor
Plumbing	Distribution: Copper supply and cast iron DWV Hot Water: Gas-fired domestic boilers Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Central System: Gas-fired hot water boilers, cooling tower, water-source heat pumps Non-Central System: Packaged units, Split-system heat pumps, VRF heat pump systems Supplemental components: Ductless split-systems, Suspended electric unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas were accessed and observed. Not all classrooms were observed due to the fact that school was in session and many classrooms were in use.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	\$59,600	-	\$17,700	\$77,400
Roofing	-	-	\$100,800	-	\$301,000	\$401,800
Interiors	-	-	\$20,800	\$349,100	\$2,208,100	\$2,578,000
Conveying	-	\$165,200	-	\$7,700	-	\$172,800
Plumbing	-	\$900	\$2,000	\$20,600	\$97,900	\$121,300
HVAC	-	\$7,700	\$317,000	\$18,800	\$2,406,200	\$2,749,700
Fire Protection	-	-	-	\$3,400	\$4,600	\$8,000
Electrical	-	-	\$9,400	\$120,600	\$1,468,600	\$1,598,600
Fire Alarm & Electronic Systems	-	-	\$90,500	-	\$1,820,200	\$1,910,700
Equipment & Furnishings	-	-	\$3,000	\$15,800	\$816,900	\$835,600
TOTALS (3% inflation)	-	\$173,700	\$603,000	\$536,000	\$9,141,200	\$10,453,900

3. Site Summary



Site Information		
Site Area	10.2 acres	
Parking Spaces	101 total spaces, all in open lots; 6 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps	Fair
Site Development	Property entrance signage; chain link fencing Playgrounds, basketball court, play structures Limited, park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Site slopes downward towards rear of property	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Fair
Ancillary Structures	Utility Building	--

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$7,700	-	-	\$7,700
Electrical	-	-	-	-	-	-
Site Development	-	-	\$66,700	\$5,600	\$331,300	\$403,700
Site Pavement	-	-	\$101,900	\$45,000	\$112,500	\$259,400
Site Utilities	-	-	-	-	\$344,500	\$344,500
TOTALS (3% inflation)	-	-	\$176,300	\$50,600	\$788,400	\$1,015,300

4. ADA Accessibility

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

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

However, this does not:

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

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

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

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are 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	1972/2023	No	No
Main Building	2023	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 South Lake Elementary School, 18201 Contour Road, Gaithersburg, Maryland 20877, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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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 - RIGHT ELEVATION (UTILITY BUILDING ON LEFT)



4 - REAR ELEVATION



5 - REAR ELEVATION



6 - UTILITY BUILDING

Photographic Overview



7 - ROOF (NEW ADDITION)



8 - ROOF (OLD BUILDING)



9 - FACADE



10 - BUILDING ENTRANCE



11 - MAIN ENTRANCE



12 - PLAYGROUND ENTRANCE

Photographic Overview



13 - LOBBY



14 - CORRIDOR



15 - LIBRARY



16 - CLASSROOM



17 - MULTIPURPOSE ROOM



18 - GYMNASIUM

Photographic Overview



19 - KITCHEN



20 - RESTROOM



21 - RESTROOM



22 - BOILER ROOM



23 - BOILER



24 - WATER SOURCE HEAT PUMP

Photographic Overview



25 - D30 HVAC PLACEHOLDER



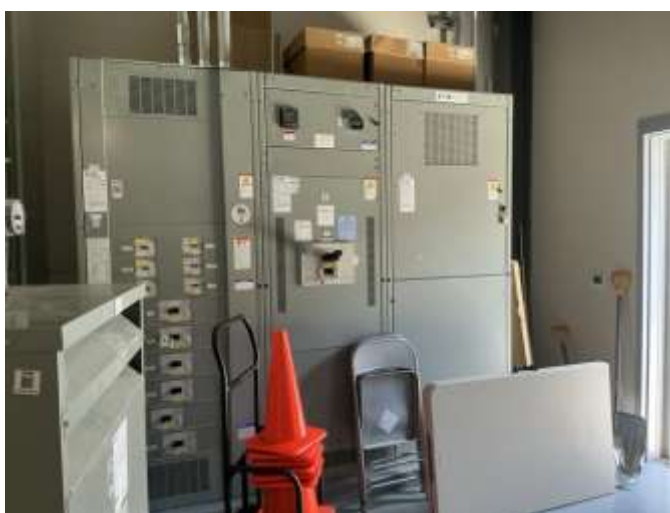
26 - VRF SYSTEM INVERTER



27 - ROOFTOP UNIT



28 - VRF SYSTEM CASSETTE



29 - ELECTRIC SWITCHBOARD



30 - EMERGENCY GENERATOR

Photographic Overview



31 - ELEVATOR EQUIPMENT



32 - SPRINKLER SYSTEM



33 - PARKING LOT



34 - STAFF PARKING (UTILITY BUILDING IN FOREGROUND)



35 - PLAYGROUND



36 - RETAINING WALL (CRACKED)

Appendix B:

Site Plan(s)

Site Plan



BUREAU
VERITAS

Project Number

172559.25R000-234.354

Source

Google

Project Name

South Lake Elementary School

On-Site Date

June 29-30, 2026

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: South Lake Elementary School

Name of person completing form: Michael Yon

Title / Association w/ property: 10.2 acres

Length of time associated w/ property: 1

Date Completed: June 15, 2026

Phone Number:

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 1972	Renovated 2023	
2	Building size in SF	113,549	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2023	
		Roof	2023	
		Interiors	2023	
		HVAC	2023	
		Electrical	2023	
		Site Pavement	2023	
		Accessibility	2023	
4	List other significant capital improvements (focus on recent years; provide approximate date).	New addition, 2023		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Elevators are not in service.		

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?	X				Neither unit is in working order
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	X				The older elevator is not functioning. May be a construction-related problem
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				Parking, restrooms, ramps, etc.
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor

Signature of POC

Appendix D: **Accessibility Review and Photos**

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: South Lake Elementary School

BV Project Number: 172559.25R000-234.354

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

South Lake Elementary School: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators				X
Public Restrooms				X
Breakroom / Kitchen				X
Playgrounds & Swimming Pools				X
Other				X

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

South Lake Elementary School: Photographic Overview



ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE ROUTE



CURB CUT

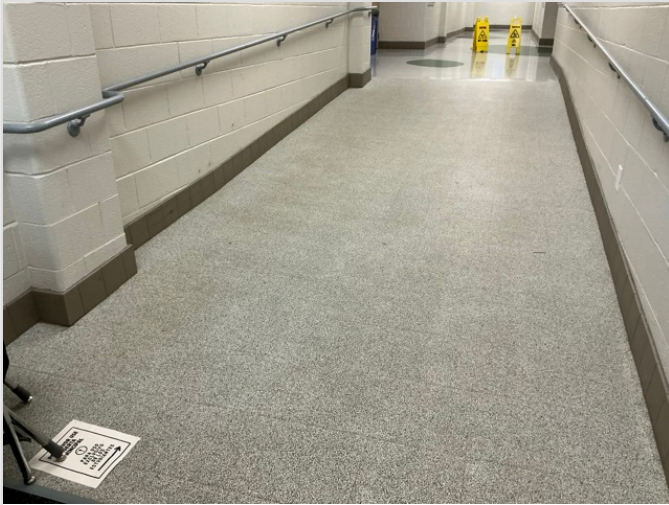


MAIN ENTRANCE



AUTOMATIC DOOR OPENER

South Lake Elementary School: Photographic Overview



INTERIOR RAMP



INTERIOR DOOR HARDWARE



ELEVATOR LOBBY



ELEVATOR LOBBY



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

South Lake Elementary School: Photographic Overview



ROUTE TO PLAYGROUND



PLAYGROUND AREA

Appendix E:

Component Condition Report

Component Condition Report | South Lake Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010	2023 Building	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab	41,717 SF	74	11178147
A1010	Original Building	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab	20,517 SF	23	11178146
B1010	Original Building	Fair	Superstructure, Masonry (CMU) Bearing Walls	31,222 SF	23	11178150
B1010	2023 Building	Good	Superstructure, Steel Columns & Beams	82,327 SF	74	11178151
B1080	Building exterior	Good	Stairs, Concrete, Exterior	50 SF	48	11129760
B1080	Playground	Good	Stairs, Concrete, Exterior	100 SF	48	11129697
Facade						
B2010	Playground	Good	Exterior Walls, Brick/Masonry/Stone, Cleaning & Sealing, Maintain	100 SF	5	11129604
B2010	Building Exterior	Good	Exterior Walls, Metal Siding	3,000 SF	38	11126217
B2010	Building Exterior	Good	Exterior Walls, Brick/Masonry/Stone, Cleaning & Sealing, Maintain	500 SF	18	11126165
B2020	Building Exterior	Good	Exterior Glazing, Any Type by SF	2 SF	28	11129762
B2020	Building Exterior	Good	Exterior Glazing, Any Type by SF	2,000 SF	28	11126267
B2020	Old Structure	Good	Exterior Glazing, Any Type by SF	300 SF	11	11129764
B2050	Building Exterior	Good	Exterior Door, Metal Commercial	6	38	11126184
B2050	Utility Rooms/Areas	Good	Overhead/Dock Door, Residential Garage, 7' by 8' (56 SF)	2	28	11129730
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	28	11126167
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	28	11126307
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	28	11129621
B2050	Building Exterior	Fair	Exterior Door, Metal Commercial	14	5	11129637
Roofing						
B3010	New Structure	Good	Roofing, Modified Bitumen	41,700 SF	18	11126345
B3010	Old Structure	Fair	Roofing, Modified Bitumen	20,500 SF	5	11126265
Interiors						

Component Condition Report | South Lake Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C1030	Throughout Building	Good	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over	21	39	11129711
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	19	39	11129781
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core Commercial	111	38	11126183
C1030	Throughout Building	Good	Door Hardware, School, per Door	121	28	11129779
C1030	Throughout Building	Good	Door Hardware, School, per Door	124	29	11171809
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	105,000 SF	26	11126205
C1090	Hallways and Corridors	Good	Lockers, Steel-Baked Enamel, 6' Height per LF	446 LF	19	11129601
C1090	Restrooms	Fair	Toilet Partitions, Metal	5	5	11129681
C1090	Commercial Kitchen	Good	Lockers, Steel-Baked Enamel, 6' Height per LF	3 LF	18	11129674
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	40	19	11129595
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	5	5	11126367
C1090	Restrooms	Good	Toilet Partitions, Metal	4	18	11129570
C1090	Restrooms	Fair	Toilet Partitions, Metal	5	5	11129577
C2010	Throughout Building	Good	Wall Finishes, Any Surface, Prep & Paint	175,000 SF	8	11126304
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	2,000 SF	39	11126246
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	900 SF	39	11129645
C2010	Commercial Kitchen	Good	Wall Finishes, Laminated Paneling (FRP)	1,500 SF	29	11129685
C2030	Throughout Building	Good	Flooring, Carpet, Commercial Standard	7,200 SF	9	11129744
C2030	Gymnasium	Good	Flooring, Wood, Sports, Refinish	4,300 SF	8	11126233
C2030	C005	Good	Flooring, Vinyl Tile (VCT)	82,327 SF	14	11129747
C2030	Gymnasium	Good	Flooring, Wood, Sports	4,300 SF	28	11126275
C2030	Commercial Kitchen	Good	Flooring, Any Surface, w/ Epoxy Coating, Prep & Paint	2,100 SF	9	11129702
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	98,000 SF	13	11126221
C2030	Restrooms	Good	Flooring, Quarry Tile	2,000 SF	49	11129654
C2030	Restrooms	Fair	Flooring, Ceramic Tile	400 SF	21	11126247

Component Condition Report | South Lake Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2050	Throughout Building	Good	Ceiling Finishes, Any Flat Surface, Prep & Paint	2,000 SF	9	11126159
Conveying						
D1010	Elevator 1	Failed	Passenger Elevator, Hydraulic, 3 Floors, 2500 LB, Renovate	1	1	11129737
D1010	Elevator Equipment Room	Failed	Passenger Elevator, Hydraulic, 3 Floors, 2500 LB, Renovate [ELEVATOR 1]	1	2	11129756
D1010	E001.A	Fair	Elevator Controls, Automatic, 1 Car [1]	1	10	11129636
Plumbing						
D2010	Mechanical Room	Fair	Pump, Circulation, Domestic Water, 0.5 HP	1	4	11126263
D2010	Utility Rooms/Areas	Fair	Service Sink, Floor	1	33	11129625
D2010	Commercial Kitchen	Fair	Service Sink, Floor	1	34	11129558
D2010	Restrooms	Failed	Urinal, Standard	1	1	11129586
D2010	Restrooms	Good	Sink/Lavatory, Trough Style	8	28	11129656
D2010	1st Floor	Good	Drinking Fountain, Wall-Mounted, Bi-Level	1	13	11129669
D2010	Commercial Kitchen	Fair	Service Sink, Floor	1	33	11129707
D2010	Mechanical Room	Good	Water Heater, Gas, Commercial (200 MBH), 100 GAL, 250 MBH [#2]	1	18	11126200
D2010	Restrooms	Fair	Urinal, Standard	1	10	11126166
D2010	Restrooms	Fair	Toilet, Child-Sized	5	11	11126203
D2010	Utility Rooms/Areas	Good	Service Sink, Floor	1	33	11126365
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Bi-Level	1	13	11129600
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	41	28	11129780
D2010	Staff Lounge	Good	Sink/Lavatory, Drop-In Style, Stainless Steel	1	28	11129679
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	10	11126249
D2010	C005	Good	Sink/Lavatory, Drop-In Style, Stainless Steel	50	28	11129728
D2010	Mechanical Room	Good	Water Heater, Gas, Commercial (400 MBH), 100 GAL, 250 MBH [#1]	1	18	11126332
D2010	Commercial Kitchen	Good	Sink/Lavatory, Drop-In Style, Stainless Steel	1	28	11129682
D2010	Restrooms	Good	Toilet, Commercial Water Closet	1	28	11129646

Component Condition Report | South Lake Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	7	10	11126366
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung	1	28	11129713
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	13	11126260
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water, 4 IN, 4 inch	1	11	11126317
D2010	B110	Good	Service Sink, Floor	1	33	11129623
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	113,549 SF	38	11126242
D2010	D002	Fair	Service Sink, Floor	1	15	11129658
D2010	Mechanical Room	Fair	Pump, Circulation, Domestic Water, 0.5 HP	1	6	11126154
D2030	Utility Rooms/Areas	Good	Pump, Sump, 3 HP	1	14	11129759
HVAC						
D3020	Electrical Room	Good	Unit Heater, Electric, 3.7 KW, 3.7 kW	1	20	11126180
D3020	Boiler Room	Fair	Heat Exchanger, Plate & Frame, HVAC, 150 GPM, 150 GPM	1	16	11126347
D3020	Stairwells	Good	Unit Heater, Electric, 10 kW [CUH-1]	1	18	11129650
D3020	Boiler Room	Fair	Boiler, Gas, HVAC, 750 MBH	1	20	11126368
D3020	Mechanical Room	Fair	Expansion Tank, HVAC Heating, 15 GAL	1	19	11126237
D3020	D006	Fair	Unit Heater, Electric, 3.7 kW	1	19	11129633
D3020	Boiler Room	Fair	Expansion Tank, HVAC Heating, 60 GAL	1	19	11126236
D3020	Boiler Room	Fair	Chemical Treatment Feed, HVAC Heating	1	5	11126294
D3020	Boiler Room	Fair	Boiler, Gas, HVAC, 500 MBH	1	20	11126227
D3030	B114	Good	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, 3 - 4 TON	1	13	11129662
D3030	Office Areas	Good	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, 1 TON	1	14	11126271
D3030	2nd Floor	Good	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, 3 - 4 TON	1	13	11129705
D3030	Roof	Good	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 2 TON [CU-0-3]	1	13	11126276
D3030	C113	Good	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, 3 - 4 TON	1	13	11129562
D3030	D110	Fair	Heat Pump, Water Source, Interior Unit, 1.5 TON [HP-13]	1	6	11129717

Component Condition Report | South Lake Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	C006	Good	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, 3.5 TON	1	13	11129589
D3030	Roof	Good	Variable Refrigerant Volume (VRV), Heat Pump, Exterior Unit, 20 TON [VRF-C0]	1	13	11126158
D3030	C107	Good	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, 3 - 4 TON	1	13	11129745
D3030	Roof	Good	Variable Refrigerant Volume (VRV), Heat Pump, Exterior Unit, 6 TON [VRF-A1A]	1	13	11126321
D3030	Roof	Good	Variable Refrigerant Volume (VRV), Heat Pump, Exterior Unit, 20 TON [VRF-C1]	1	13	11126323
D3030	Lobby	Good	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, 3 - 4 TON	1	13	11129696
D3030	Roof	Good	Variable Refrigerant Volume (VRV), Heat Pump, Exterior Unit, 20 TON [VRF-B2E]	1	13	11126225
D3030	Roof	Good	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 1.5 TON [CU-1-2]	1	13	11126220
D3030	Roof	Good	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 2 TON [CU-2-2]	1	13	11126226
D3030	C112	Good	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, 3 - 4 TON	1	13	11129677
D3030	Roof	Good	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 2 TON [CU-2-3]	1	13	11126157
D3030	Office	Good	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, 1 - 2 TON	1	13	11126274
D3030	C111	Good	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, 3 - 4 TON	1	13	11129678
D3030	D002	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [HP-20]	1	4	11129632
D3030	C007	Good	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, 3.5 TON	1	13	11129689
D3030	C104	Good	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, 3 TON	1	13	11129714
D3030	Roof	Good	Variable Refrigerant Volume (VRV), Heat Pump, Exterior Unit, 20 TON [VRF-A1B]	1	13	11126259
D3030	Playground	Good	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 1 TON	1	9	11129587
D3030	Roof	Good	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 2 TON [CU-1-7]	1	13	11126261
D3030	2nd Floor	Good	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, 3 - 4 TON	1	13	11129598
D3030	D002	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [HP-19]	1	5	11129734
D3030	D006	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [HP-18]	1	5	11129607
D3030	Roof	Good	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 1.5 TON [CU-1-3]	1	13	11126340
D3030	D006	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [HP-17]	1	5	11129753
D3030	Lobby	Good	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, 3 TON	1	13	11129720

Component Condition Report | South Lake Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	D115	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [HP-10]	1	5	11129763
D3030	D123	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [HP-6]	1	4	11129778
D3030	C008	Good	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, 3.5 TON	1	13	11129581
D3030	Roof	Good	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 2 TON [CU-0-2]	1	13	11126354
D3030	Roof	Good	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 2 TON [CU-2-1]	1	13	11126289
D3030	C114	Good	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, 3 - 4 TON	1	13	11129772
D3030	Roof	Good	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 2 TON [CU-1-5]	1	13	11126315
D3030	D115	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [HP-11]	1	12	11129576
D3030	D120	Fair	Heat Pump, Water Source, Interior Unit, 3 TON [HP-8]	1	4	11129771
D3030	C011	Good	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, 3.5 TON	1	13	11129559
D3030	Roof	Good	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 2 TON [CU-0-1]	1	13	11126189
D3030	Roof	Good	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 2 TON [CU-1-4]	1	13	11126153
D3030	D110	Fair	Heat Pump, Water Source, Interior Unit, 5 TON [HP-14]	1	5	11129664
D3030	Roof	Good	Variable Refrigerant Volume (VRV), Heat Pump, Exterior Unit, 20 TON [VRF-B1]	1	13	11126202
D3030	C005	Good	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, 3 - 4 TON	1	13	11129643
D3030	Roof	Fair	Condensing Unit/Heat Pump, Split System, Exterior, 25 TON [ACCU-1]	1	13	11126292
D3030	D108	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [HP-16]	1	12	11129735
D3030	Roof	Good	Variable Refrigerant Volume (VRV), Heat Pump, Exterior Unit, 20 TON [VRF-C1]	1	13	11126223
D3030	Roof	Good	Variable Refrigerant Volume (VRV), Heat Pump, Exterior Unit, 20 TON [VRF-B1]	1	13	11126182
D3030	Roof	Good	Variable Refrigerant Volume (VRV), Heat Pump, Exterior Unit, 20 TON [VRF-B2E]	1	13	11126152
D3030	Roof	Good	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 2 TON [CU-0-4]	1	13	11126295
D3030	Roof	Good	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 2 TON [CU-1-1]	1	13	11126298
D3030	B118	Good	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, 4 TON	1	13	11129683
D3030	D112	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [HP-12]	1	4	11129661
D3030	Roof	Fair	Cooling Tower, (Typical) Open Circuit, 92 TON	1	5	11126353

Component Condition Report | South Lake Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Roof	Good	Variable Refrigerant Volume (VRV), Heat Pump, Exterior Unit, 20 TON [VRFB2W]	1	13	11126168
D3030	Lobby	Good	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, 3 TON	1	13	11129666
D3030	Roof	Good	Variable Refrigerant Volume (VRV), Heat Pump, Exterior Unit, 20 TON [VRF-C0]	1	13	11126266
D3030	D120	Fair	Heat Pump, Water Source, Interior Unit, 5 TON [HP-9]	1	4	11129774
D3030	Roof	Good	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 1.5 TON [CU-1-6]	1	13	11126216
D3030	D108	Fair	Heat Pump, Water Source, Interior Unit, 1.5 TON [HP-15]	1	4	11129638
D3030	Roof	Good	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 2 TON [CU-0-5]	1	13	11126324
D3030	C105	Good	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, 3 - 4 TON	1	13	11129742
D3030	D123	Fair	Heat Pump, Water Source, Interior Unit, 2.5 TON [HP-7]	1	4	11129603
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted Multi-Zone, 51 to 60 TON, 60 tons [DOAS-C]	1	18	11126288
D3050	1972 Building	Fair	HVAC System, Hydronic Piping, 4-Pipe	31,222 SF	19	11126231
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 7.5 HP	1	4	11126250
D3050	Boiler Room	Fair	Air Separator, Hydronic System, HVAC, 7.5 INCH	1	5	11126207
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted, 6.5 TON, 6.5 ton [DOAS-B]	1	18	11126218
D3050	Throughout Building	Good	HVAC System, Ductwork, High Density	82,327 SF	29	11126255
D3050	Boiler Room	Poor	Pump, Distribution, HVAC Heating Water, 7.5 HP [Pump #3]	1	2	11126371
D3050	Utility Rooms/Areas	Good	Air Handler, Exterior AHU, Packaged, 1000 to 2400 CFM	1	18	11126277
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted, 7 TON, 7 ton [DOAS-A]	1	18	11126199
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 7.5 HP [Pump 1]	1	15	11126369
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted, 15 TON, 15 ton	1	5	11126349
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted, 8 to 10 TON, 9 ton [RTU-1]	1	18	11126346
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted, 30 TON, 30 ton [RTU-0]	1	18	11126192
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 7.5 HP [Pump#4]	1	4	11126270
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	20,517 SF	28	11126235
D3060	Roof	Fair	Exhaust Fan, Exterior, 12" Diameter, 968 CFM	1	5	11126222

Component Condition Report | South Lake Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Exterior, 12" Diameter, 968 CFM	1	5	11126334
D3060	Roof	Good	Exhaust Fan, Exterior, 24" Diameter, 3134 CFM [EF-1]	1	18	11126328
D3060	Roof	Fair	Exhaust Fan, Exterior, 16" Diameter, 1001 - 2000 CFM	1	5	11126186
D3060	Roof	Fair	Exhaust Fan, Exterior, 12" Diameter, 968 CFM	1	5	11126280
D3060	Roof	Good	Exhaust Fan, Exterior, 12" Diameter, 903 CFM, 903 CFM [EF-2]	1	19	11126327
D3060	Roof	Fair	Exhaust Fan, Exterior, 12" Diameter, 968 CFM	1	5	11126284
D3060	Roof	Fair	Exhaust Fan, Exterior, 12" Diameter, 5953 CFM	1	5	11126169
D3060	Roof	Fair	Exhaust Fan, Exterior, 28" Diameter, 5953 CFM, 5953 CFM	1	5	11126333
D3060	Roof	Fair	Exhaust Fan, Exterior, 12" Diameter, 968 CFM	1	5	11126240
D3060	Roof	Fair	Exhaust Fan, Exterior, 12" Diameter, 968 CFM	1	5	11126251
D3060	Roof	Fair	Exhaust Fan, Exterior, 16" Diameter, 1001 - 2000 CFM	1	5	11126320
Fire Protection						
D4010	Mechanical Room	Good	Backflow Preventer, Fire Suppression, 4 INCH	1	28	11126360
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	113,549 SF	23	11126309
D4010	Stairwells	Good	Fire Riser, Wet Standpipe, 6 INCH	1	38	11126337
D4030	Throughout Building	Good	Fire Extinguisher, Type ABC, up to 20 LB	20	8	11126234
Electrical						
D5010	Electrical Room	Good	Automatic Transfer Switch, ATS, 400 AMP	1	23	11126359
D5010	Site General	Good	Generator, Natural Gas or Gasoline, 40 - 80 kW	1	23	11126303
D5010	Electrical Room	Good	Automatic Transfer Switch, ATS, 400 AMP	1	23	11126293
D5020	Electrical Room	Good	Distribution Panel, 277/480 V, 400 AMP	1	28	11126322
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown, 300 kVA [T4]	1	28	11126175
D5020	Electrical Room	Good	Switchboard, 277/480 V, 2000 AMP, 2000 amp	1	38	11126283
D5020	D011	Fair	Distribution Panel, 120/208 V, 400 AMP [NC]	1	10	11129723
D5020	Boiler Room	Good	Secondary Transformer, Dry, Stepdown, 30 kVA	1	28	11126262

Component Condition Report | South Lake Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	Electrical Room	Good	Distribution Panel, 120/208 V, 800 AMP	1	28	11126230
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V, 400 AMP	1	10	11126215
D5020	Electrical Room	Good	Primary Transformer, Dry, Property-Owned, 300 kVA [T3]	1	27	11126174
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown, 45 kVA	1	28	11126285
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown, 45 kVA	1	28	11126177
D5020	Electrical Room	Good	Distribution Panel, 277/480 V, 400 AMP	1	28	11126214
D5020	Electrical Room	Good	Distribution Panel, 277/480 V, 400 AMP	1	28	11126229
D5020	Electrical Room	Good	Distribution Panel, 277/480 V, 400 AMP	1	28	11126170
D5020	Boiler Room	Good	Distribution Panel, 120/208 V, 400 AMP	1	28	11126301
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace/Install	1	5	11126352
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace/Install	1	5	11126208
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, High Density/Complexity	113,549 SF	38	11126209
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace/Install [Tower Fan]	1	18	11126305
D5040	Playground	Good	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, 100 WATT	2	18	11129733
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, 100 WATT	2	4	11129588
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	113,549 SF	18	11126257
D5040	Building Exterior	Good	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, 100 WATT	3	18	11126357
D5040	2nd Floor	Good	Emergency & Exit Lighting, Exit Sign, LED	60	9	11129641
D5040	Building Exterior	Good	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas, 400 WATT	2	18	11126198
D5040	Building Exterior	Good	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas, 100 WATT	1	18	11126302
D5040	Throughout Building	Good	Emergency & Exit Lighting System, Full Interior Upgrade, LED	113,549 SF	8	11126313
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	113,549 SF	13	11126350
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	113,549 SF	19	11126370
D7050	Electrical Room	Good	Fire Alarm Panel, Fully Addressable	1	13	11126326

Component Condition Report | South Lake Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D7050	Lobby	Good	Fire Alarm Panel, Annunciator	1	13	11126238
D8010	Throughout Building	Good	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	82,327 SF	13	11129755
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	31,222 SF	5	11126343
Equipment & Furnishings						
E1030	Commercial Kitchen	Good	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height	6 LF	18	11129585
E1030	Commercial Kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	13	11129693
E1030	Commercial Kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	13	11129569
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	8	11129672
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	18	11129611
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	13	11129695
E1030	Commercial Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	13	11129721
E1030	Commercial Kitchen	Good	Foodservice Equipment, Exhaust Hood, 6 LF	1	13	11129708
E1030	Commercial Kitchen	Good	Foodservice Equipment, Sink, 3-Bowl	1	28	11129722
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	21	11129736
E1030	Commercial Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	12	11129640
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	13	11126299
E1030	Commercial Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	13	11129738
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	13	11129757
E1030	Commercial Kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	13	11129563
E1030	Commercial Kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	13	11129715
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	8	11129694
E1030	Commercial Kitchen	Good	Foodservice Equipment, Sink, 3-Bowl	1	28	11129743
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	8	11129651
E1030	Commercial Kitchen	Good	Foodservice Equipment, Refrigerator, Undercounter 1-Door	1	13	11129776
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	5	11129639

Component Condition Report | South Lake Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	13	11126161
E1030	Commercial Kitchen	Good	Foodservice Equipment, Sink, 1-Bowl	1	28	11129653
E1030	Commercial Kitchen	Good	Foodservice Equipment, Sink, 1-Bowl	1	28	11129719
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Freezer, Chest	1	7	11129659
E1030	Commercial Kitchen	Excellent	Foodservice Equipment, Freezer, Chest	1	14	11129619
E1040	Hallways & Common Areas	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	11	11126356
E1040	Hallways & Common Areas	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	8	11126297
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Fixed, Fixed	1	28	11126197
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Fixed, Fixed	1	28	11126172
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Fixed, Fixed	1	28	11126187
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Fixed, Fixed	1	28	11126287
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Fixed, Fixed	1	28	11126171
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Fixed, Fixed	1	28	11126314
E1090	South	Good	Waste Handling Equipment, Trash Compactor, 2 to 6 CY	1	13	11129593
E2010	B118	Good	Library Shelving, Single-Faced, Up to 90" Height	60 LF	18	11129754
E2010	C007	Good	Casework, Cabinetry, Standard Classroom	900 LF	19	11129615
E2010	Throughout Building	Good	Casework, Countertop, Plastic Laminate	300 LF	13	11129688
E2010	C005	Good	Casework, Cabinetry, Standard Classroom	20 LF	19	11129606
E2010	Staff Lounge	Good	Casework, Cabinetry, Economy Residential	24 LF	18	11129561
E2010	B118	Good	Library Shelving, Double-Faced, Up to 90" Height	90 LF	18	11129761

Component Condition Report | South Lake Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
B1080	Site General	Good	Stairs, Concrete, Exterior	20 SF	48	11129647

Component Condition Report | South Lake Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
B1080	Site General	Fair	Stairs, Concrete, Exterior	100 SF	5	11126361
Electrical						
D5020	Site General	Good	Primary Transformer, Dry, Property-Owned, 1000 kVA	1	28	11129616
Pedestrian Plazas & Walkways						
G2020	North lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	19,000 SF	5	11129775
G2020	Site Parking Areas	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	60,500 SF	23	11126362
G2020	Site Parking Areas	Good	Parking Lots, Pavement, Concrete	4,200 SF	48	11126348
G2020	Site Parking Areas	Good	Parking Lots, Curb & Gutter, Concrete	1,100 LF	48	11129583
G2020	Site Parking Areas	Good	Parking Lots, Curb & Gutter, Concrete	2,000 LF	48	11126339
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	60,500 SF	3	11126245
G2020	North lot	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	19,000 SF	4	11129571
G2030	Playground	Good	Sidewalk, Concrete, Large Areas	500 SF	48	11129620
G2030	Playground	Good	Sidewalk, Concrete, Large Areas	500 SF	48	11129629
G2030	Building Exterior	Fair	Sidewalk, Concrete, Large Areas	400 SF	5	11129766
G2030	Site General	Fair	Sidewalk, Concrete, Large Areas	200 SF	5	11126193
G2030	Sidewalks	Good	Sidewalk, Concrete, Large Areas	20,000 SF	49	11129777
G2030	Site General	Good	Sidewalk, Concrete, Large Areas	750 SF	48	11129726
G2030	Playground	Good	Sidewalk, Concrete, Large Areas	600 SF	48	11129724
Athletic, Recreational & Playfield Areas						
G2050	Playground	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	10,000 SF	24	11129706
G2050	Playground	Good	Play Structure, Multipurpose, Small	1	18	11129673
G2050	Playground	Good	Play Structure, Multipurpose, Small	1	18	11129634
G2050	Courtyard	Good	Play Structure, Multipurpose, Medium	1	18	11126269
G2050	Playground	Good	Play Structure, Multipurpose, Large	1	18	11129642
G2050	Playground	Good	Play Structure, Multipurpose, Medium	1	18	11129684

Component Condition Report | South Lake Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2050	Playground	Good	Playground Surfaces, Rubber, Chips 6" Depth	3,000 SF	13	11129709
G2050	Playground	Good	Play Structure, Multipurpose, Very Small	1	18	11129768
G2050	Playground	Good	Sports Apparatus, Basketball, Outside Backboard/Rim/Pole	1	23	11129741
G2050	Playground	Good	Play Structure, Multipurpose, Small	1	18	11129630
G2050	Courtyard	Good	Play Structure, Multipurpose, Very Small	1	18	11126194
G2050	Playground	Good	Play Structure, Multipurpose, Very Small	1	18	11129567
G2050	Playground	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	10,000 SF	3	11129578
G2050	Playground	Good	Play Structure, Multipurpose, Small	1	18	11129644
G2050	Playground	Good	Sports Apparatus, Basketball, Outside Backboard/Rim/Pole	1	23	11129675
G2050	Courtyard	Good	Play Structure, Multipurpose, Small	1	18	11126201
G2050	Playground	Good	Play Structure, Multipurpose, Medium	1	18	11129740
G2050	Playground	Good	Play Structure, Multipurpose, Very Small	1	18	11129613
Sitework						
G2060	Site General	Good	Bollard, Concrete or Metal	19	28	11126278
G2060	Playground	Good	Park Bench, Metal Powder-Coated	1	18	11129648
G2060	Playground	Good	Retaining Wall, Concrete Cast-in-Place	400 SF	5	11129564
G2060	Site General	Good	Fences & Gates, Fence, Chain Link 4'	2,200 LF	4	11126219
G2060	Site General	Good	Flagpole, Metal	3	28	11126163
G2060	Playground	Good	Fences & Gates, Fence, Chain Link 8'	400 LF	38	11129699
G2060	Playground	Good	Retaining Wall, Concrete Masonry Unit (CMU)	700 SF	38	11129582
G2060	Site General	Good	Retaining Wall, Concrete Cast-in-Place	1,200 SF	48	11129671
G2060	Courtyard	Good	Park Bench, Metal Powder-Coated	2	18	11126291
G2060	Courtyard	Good	Picnic Table, Metal Powder-Coated	2	18	11129608
G2060	Site General	Good	Signage, Property, Monument, Replace/Install	1	18	11126308
G2060	Site General	Good	Fences & Gates, Fence, Chain Link 4'	125 LF	39	11126331

Component Condition Report | South Lake Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2060	Site General	Good	Bike Rack, Fixed Single Loop	22	18	11129652
G2060	Playground	Good	Fences & Gates, Fence, Chain Link 4'	200 LF	38	11129727
G2060	Playground	Good	Park Bench, Metal Powder-Coated	1	18	11129622
G2060	Playground	Good	Park Bench, Metal Powder-Coated	1	18	11129597
G2060	Site General	Good	Fences & Gates, Fence, Metal Tube 4'	100 LF	38	11126306
G2060	Playground	Good	Retaining Wall, Concrete Masonry Unit (CMU)	200 SF	38	11129698
G2060	Site General	Good	Retaining Wall, Concrete Masonry Unit (CMU)	500 SF	38	11126204
G4050	Site	Good	Pole Light Fixture w/ Lamps, Any Type 20' High, w/ LED Replacement, 0 , Replace/Install	9	18	11129605
G4050	Site Parking Areas	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	26	18	11126264
G4050	North lot	Good	Pole Light Fixture w/ Lamps, Any Type 20' High, w/ LED Replacement, 0 , Replace/Install	24	18	11129773

Appendix F:

Replacement Reserves

Replacement Reserves Report



7/14/2026

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
South Lake Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
South Lake Elementary School / Main Building	\$0	\$82,230	\$91,513	\$0	\$128,544	\$474,496	\$18,659	\$3,467	\$352,117	\$122,608	\$39,182	\$36,464	\$44,626	\$3,225,554	\$702,050	\$17,426	\$50,548	\$0	\$2,827,950	\$1,989,036	\$247,649	\$10,454,119
South Lake Elementary School / Site	\$0	\$0	\$0	\$34,151	\$43,081	\$99,100	\$0	\$0	\$39,590	\$10,990	\$0	\$0	\$0	\$67,924	\$12,740	\$0	\$0	\$0	\$692,945	\$14,769	\$0	\$1,015,289
Grand Total	\$0	\$82,230	\$91,513	\$34,151	\$171,625	\$573,595	\$18,659	\$3,467	\$391,707	\$133,598	\$39,182	\$36,464	\$44,626	\$3,293,477	\$714,790	\$17,426	\$50,548	\$0	\$3,520,895	\$2,003,805	\$247,649	\$11,469,408

South Lake Elementary School

South Lake Elementary School / Main Building

Information Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	QuantityUnit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Playground	11129604	Exterior Walls, Brick/Masonry/Stone, Cleaning & Sealing, Maintain	20	15	5	100	SF	\$1.28	\$128					\$128																\$128
B2010	Building Exterior	11126165	Exterior Walls, Brick/Masonry/Stone, Cleaning & Sealing, Maintain	20	2	18	500	SF	\$1.28	\$640																		\$640			\$640
B2020	Old Structure	11129764	Exterior Glazing, Any Type by SF, Replace	30	19	11	300	SF	\$40.10	\$12,030											\$12,030										\$12,030
B2050	Building Exterior	11129637	Exterior Door, Metal Commercial, Replace	40	35	5	14	EA	\$3,665.00	\$51,310					\$51,310																\$51,310
B3010	Old Structure	11126265	Roofing, Modified Bitumen, Replace	20	15	5	20500	SF	\$4.24	\$86,920					\$86,920																\$86,920
B3010	New Structure	11126345	Roofing, Modified Bitumen, Replace	20	2	18	41700	SF	\$4.24	\$176,808																	\$176,808				\$176,808
C1090	Restrooms	11129681	Toilet Partitions, Metal, Replace	20	15	5	5	EA	\$1,282.00	\$6,410					\$6,410																\$6,410
C1090	Restrooms	11126367	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	5	EA	\$1,022.00	\$5,110					\$5,110																\$5,110
C1090	Restrooms	11129577	Toilet Partitions, Metal, Replace	20	15	5	5	EA	\$1,282.00	\$6,410					\$6,410																\$6,410
C1090	Restrooms	11129570	Toilet Partitions, Metal, Replace	20	2	18	4	EA	\$1,282.00	\$5,128																	\$5,128				\$5,128
C1090	Restrooms	11129595	Toilet Partitions, Plastic/Laminate, Replace	20	1	19	40	EA	\$1,022.00	\$40,880																		\$40,880			\$40,880
C1090	Commercial Kitchen	11129674	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	2	18	3	LF	\$241.50	\$725																	\$725				\$725
C1090	Hallways and Corridors	11129601	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	1	19	446	LF	\$241.50	\$107,709																		\$107,709			\$107,709
C2010	Throughout Building	11126304	Wall Finishes, Any Surface, Prep & Paint	10	2	8	175000	SF	\$1.01	\$176,750							\$176,750										\$176,750				\$353,500
C2030	Commercial Kitchen	11129702	Flooring, Any Surface, w/ Epoxy Coating, Prep & Paint	10	1	9	2100	SF	\$11.94	\$25,074								\$25,074										\$25,074			\$50,148
C2030	Throughout Building	11126221	Flooring, Vinyl Tile (VCT), Replace	15	2	13	98000	SF	\$5.47	\$536,060												\$536,060									\$536,060
C2030	C005	11129747	Flooring, Vinyl Tile (VCT), Replace	15	1	14	82327	SF	\$5.47	\$450,329													\$450,329								\$450,329
C2030	Throughout Building	11129744	Flooring, Carpet, Commercial Standard, Replace	10	1	9	7200	SF	\$7.55	\$54,360								\$54,360									\$54,360				\$108,720
C2030	Gymnasium	11126233	Flooring, Wood, Sports, Refinish	10	2	8	4300	SF	\$3.48	\$14,964							\$14,964									\$14,964					\$29,928
C2050	Throughout Building	11126159	Ceiling Finishes, Any Flat Surface, Prep & Paint	10	1	9	2000	SF	\$1.01	\$2,020								\$2,020										\$2,020			\$4,040
D1010	Elevator 1	11129737	Passenger Elevator, Hydraulic, 3 Floors, Renovate	30	29	1	1	EA	\$79,000.00	\$79,000		\$79,000																			\$79,000
D1010	Elevator Equipment Room	11129756	Passenger Elevator, Hydraulic, 3 Floors, Renovate	30	28	2	1	EA	\$79,000.00	\$79,000			\$79,000																		\$79,000
D1010	E001.A	11129636	Elevator Controls, Automatic, 1 Car, Replace	20	10	10	1	EA	\$5,700.00	\$5,700									\$5,700												\$5,700
D2010	Mechanical Room	11126263	Pump, Circulation, Domestic Water, 0.5 HP, Replace	15	11	4	1	EA	\$1,752.00	\$1,752				\$1,752														\$1,752			\$3,504
D2010	Mechanical Room	11126154	Pump, Circulation, Domestic Water, 0.5 HP, Replace	15	9	6	1	EA	\$1,752.00	\$1,752					\$1,752																\$1,752
D2010	Mechanical Room	11126200	Water Heater, Gas, Commercial (200 MBH), 100 GAL, Replace	20	2	18	1	EA	\$16,325.00	\$16,325																	\$16,325				\$16,325
D2010	Mechanical Room	11126332	Water Heater, Gas, Commercial (400 MBH), 100 GAL, Replace	20	2	18	1	EA	\$16,325.00	\$16,325																	\$16,325				\$16,325
D2010	Mechanical Room	11126317	Backflow Preventer, Domestic Water, 4 IN, Replace	30	19	11	1	EA	\$7,580.00	\$7,580											\$7,580										\$7,580
D2010	Restrooms	11129586	Urinal, Standard, Replace	30	29	1	1	EA	\$835.00	\$835		\$835																			\$835
D2010	Restrooms	11126166	Urinal, Standard, Replace	30	20	10	1	EA	\$835.00	\$835								\$835													\$835
D2010	Restrooms	11126249	Toilet, Commercial Water Closet, Replace	30	20	10	6	EA	\$1,296.00	\$7,776								\$7,776													\$7,776
D2010	Restrooms	11126366	Sink/Lavatory, Wall-Hung, Replace	30	20	10	7	EA	\$742.00	\$5,194									\$5,194												\$5,194
D2010	Restrooms	11126203	Toilet, Child-Sized, Replace	30	19	11	5	EA	\$938.00	\$4,690										\$4,690											\$4,690
D2010	1st Floor	11129669	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	2	13	1	EA	\$2,572.00	\$2,572												\$2,572									\$2,572
D2010	Hallways & Common Areas	11129600	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	2	13	1	EA	\$2,572.00	\$2,572												\$2,572									\$2,572
D2010	Hallways & Common Areas	11126260	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	2	13	1	EA	\$1,258.00	\$1,258													\$1,258								\$1,258
D2010	D002	11129658	Service Sink, Floor, Replace	35	20	15	1	EA	\$1,358.00	\$1,358															\$1,358						\$1,358
D2030	Utility Rooms/Areas	11129759	Pump, Sump, Replace	15	1	14	1	EA	\$7,075.00	\$7,075														\$7,075							\$7,075
D3020	Boiler Room	11126347	Heat Exchanger, Plate & Frame, HVAC, 150 GPM, Replace	35	19	16	1	EA	\$31,500.00	\$31,500																\$31,500					\$31,500
D3020	Boiler Room	11126368	Boiler, Gas, HVAC, Replace	30	10	20	1	EA	\$21,100.00	\$21,100																			\$21,100		\$21,100
D3020	Boiler Room	11126227	Boiler, Gas, HVAC, Replace	30	10	20	1	EA	\$21,100.00	\$21,100																				\$21,100	\$21,100
D3020	Stairwells	11129650	Unit Heater, Electric, Replace	20	2	18	1	EA	\$1,279.00	\$1,279																	\$1,279				\$1,279
D3020	D006	11129633	Unit Heater, Electric, Replace	20	1	19	1	EA	\$952.00	\$952																			\$952		\$952

Replacement Reserves Report



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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	Roof	11126153	Ductless Mini-Split, Single Zone, Condenser & Evaporator, Replace	15	2	13	1	EA	\$2,415.00	\$2,415														\$2,415								\$2,415	
D3030	Roof	11126202	Variable Refrigerant Volume (VRV), Heat Pump, Exterior Unit, Replace	15	2	13	1	EA	\$61,812.50	\$61,813														\$61,813								\$61,813	
D3030	C005	11129643	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, Replace	15	2	13	1	EA	\$4,525.00	\$4,525														\$4,525								\$4,525	
D3030	Roof	11126292	Condensing Unit/Heat Pump, Split System, Exterior, Replace	15	2	13	1	EA	\$24,350.00	\$24,350														\$24,350								\$24,350	
D3030	Roof	11126223	Variable Refrigerant Volume (VRV), Heat Pump, Exterior Unit, Replace	15	2	13	1	EA	\$61,812.50	\$61,813														\$61,813								\$61,813	
D3030	Roof	11126182	Variable Refrigerant Volume (VRV), Heat Pump, Exterior Unit, Replace	15	2	13	1	EA	\$61,812.50	\$61,813														\$61,813								\$61,813	
D3030	Roof	11126152	Variable Refrigerant Volume (VRV), Heat Pump, Exterior Unit, Replace	15	2	13	1	EA	\$61,812.50	\$61,813														\$61,813								\$61,813	
D3030	Roof	11126295	Ductless Mini-Split, Single Zone, Condenser & Evaporator, Replace	15	2	13	1	EA	\$2,415.00	\$2,415														\$2,415								\$2,415	
D3030	Roof	11126298	Ductless Mini-Split, Single Zone, Condenser & Evaporator, Replace	15	2	13	1	EA	\$2,415.00	\$2,415														\$2,415								\$2,415	
D3030	B118	11129683	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, Replace	15	2	13	1	EA	\$4,525.00	\$4,525														\$4,525								\$4,525	
D3030	Roof	11126168	Variable Refrigerant Volume (VRV), Heat Pump, Exterior Unit, Replace	15	2	13	1	EA	\$61,812.50	\$61,813														\$61,813								\$61,813	
D3030	Lobby	11129666	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, Replace	15	2	13	1	EA	\$4,525.00	\$4,525														\$4,525								\$4,525	
D3030	Roof	11126266	Variable Refrigerant Volume (VRV), Heat Pump, Exterior Unit, Replace	15	2	13	1	EA	\$61,812.50	\$61,813														\$61,813								\$61,813	
D3030	Roof	11126216	Ductless Mini-Split, Single Zone, Condenser & Evaporator, Replace	15	2	13	1	EA	\$2,415.00	\$2,415														\$2,415								\$2,415	
D3030	Roof	11126324	Ductless Mini-Split, Single Zone, Condenser & Evaporator, Replace	15	2	13	1	EA	\$2,415.00	\$2,415														\$2,415								\$2,415	
D3030	C105	11129742	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, Replace	15	2	13	1	EA	\$4,525.00	\$4,525														\$4,525								\$4,525	
D3030	Office Areas	11126271	Variable Refrigerant Volume (VRV), Fan Coil Cassette, Interior Unit, 1 TON, Replace	15	1	14	1	EA	\$3,915.00	\$3,915															\$3,915								\$3,915
D3050	Boiler Room	11126371	Pump, Distribution, HVAC Heating Water, Replace	25	23	2	1	EA	\$7,260.00	\$7,260			\$7,260																				\$7,260
D3050	Boiler Room	11126250	Pump, Distribution, HVAC Heating Water, Replace	25	21	4	1	EA	\$7,260.00	\$7,260					\$7,260																		\$7,260
D3050	Boiler Room	11126270	Pump, Distribution, HVAC Heating Water, Replace	25	21	4	1	EA	\$7,260.00	\$7,260					\$7,260																		\$7,260
D3050	Boiler Room	11126207	Air Separator, Hydronic System, HVAC, Replace	15	10	5	1	EA	\$5,910.00	\$5,910						\$5,910															\$5,910		\$11,820
D3050	Boiler Room	11126369	Pump, Distribution, HVAC Heating Water, Replace	25	10	15	1	EA	\$7,260.00	\$7,260																\$7,260							\$7,260
D3050	1972 Building	11126231	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	21	19	31222	SF	\$9.00	\$280,998																				\$280,998			\$280,998
D3050	Roof	11126349	Packaged Unit, RTU, Roof-Mounted, 15 TON, Replace	20	15	5	1	EA	\$17,000.00	\$17,000						\$17,000																	\$17,000
D3050	Roof	11126288	Packaged Unit, RTU, Roof-Mounted Multi-Zone, 51 to 60 TON, Replace	20	2	18	1	EA	\$182,000.00	\$182,000																			\$182,000				\$182,000
D3050	Roof	11126218	Packaged Unit, RTU, Roof-Mounted, 6.5 TON, Replace	20	2	18	1	EA	\$9,900.00	\$9,900																			\$9,900				\$9,900
D3050	Utility Rooms/Areas	11126277	Air Handler, Exterior AHU, Packaged, 1000 to 2400 CFM, Replace	20	2	18	1	EA	\$30,975.00	\$30,975																			\$30,975				\$30,975
D3050	Roof	11126199	Packaged Unit, RTU, Roof-Mounted, 7 TON, Replace	20	2	18	1	EA	\$9,900.00	\$9,900																			\$9,900				\$9,900
D3050	Roof	11126346	Packaged Unit, RTU, Roof-Mounted, 8 to 10 TON, Replace	20	2	18	1	EA	\$11,900.00	\$11,900																			\$11,900				\$11,900
D3050	Roof	11126192	Packaged Unit, RTU, Roof-Mounted, 30 TON, Replace	20	2	18	1	EA	\$46,400.00	\$46,400																			\$46,400				\$46,400
D3060	Roof	11126222	Exhaust Fan, Exterior, 12" Diameter, Replace	20	15	5	1	EA	\$1,482.00	\$1,482						\$1,482																	\$1,482
D3060	Roof	11126334	Exhaust Fan, Exterior, 12" Diameter, Replace	20	15	5	1	EA	\$1,482.00	\$1,482						\$1,482																	\$1,482
D3060	Roof	11126186	Exhaust Fan, Exterior, 16" Diameter, Replace	20	15	5	1	EA	\$2,625.00	\$2,625						\$2,625																	\$2,625
D3060	Roof	11126280	Exhaust Fan, Exterior, 12" Diameter, Replace	20	15	5	1	EA	\$1,482.00	\$1,482						\$1,482																	\$1,482
D3060	Roof	11126284	Exhaust Fan, Exterior, 12" Diameter, Replace	20	15	5	1	EA	\$1,482.00	\$1,482						\$1,482																	\$1,482
D3060	Roof	11126169	Exhaust Fan, Exterior, 12" Diameter, Replace	20	15	5	1	EA	\$1,482.00	\$1,482						\$1,482																	\$1,482
D3060	Roof	11126333	Exhaust Fan, Exterior, 28" Diameter, 5953 CFM, Replace	20	15																												

Replacement Reserves Report



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Mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate		
D5040	Throughout Building	11126257	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	2	18	113549	SF	\$6.75	\$766,456																			\$766,456			\$766,456		
D5040	Building Exterior	11126357	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	2	18	3	EA	\$406.50	\$1,220																			\$1,220			\$1,220		
D5040	Building Exterior	11126198	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas, Replace	20	2	18	2	EA	\$1,327.00	\$2,654																			\$2,654			\$2,654		
D5040	Building Exterior	11126302	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas, Replace	20	2	18	1	EA	\$1,327.00	\$1,327																			\$1,327			\$1,327		
D7030	Throughout Building	11126350	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	2	13	113549	SF	\$2.00	\$227,098													\$227,098									\$227,098		
D7050	Electrical Room	11126326	Fire Alarm Panel, Fully Addressable, Replace	15	2	13	1	EA	\$14,600.00	\$14,600													\$14,600									\$14,600		
D7050	Lobby	11126238	Fire Alarm Panel, Annunciator, Replace	15	2	13	1	EA	\$1,060.00	\$1,060													\$1,060									\$1,060		
D7050	Throughout Building	11126370	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	1	19	113549	SF	\$3.00	\$340,647																			\$340,647			\$340,647		
D8010	Throughout Building	11126343	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	10	5	31222	SF	\$2.50	\$78,055						\$78,055															\$78,055	\$156,110		
D8010	Throughout Building	11129755	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	2	13	82327	SF	\$6.00	\$493,962													\$493,962									\$493,962		
E1030	Commercial Kitchen	11129639	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	\$2,567.00	\$2,567						\$2,567										\$2,567						\$5,134		
E1030	Commercial Kitchen	11129659	Foodservice Equipment, Freezer, Chest, Replace	15	8	7	1	EA	\$2,819.00	\$2,819								\$2,819														\$2,819		
E1030	Commercial Kitchen	11129672	Foodservice Equipment, Convection Oven, Single, Replace	10	2	8	1	EA	\$2,567.00	\$2,567									\$2,567										\$2,567			\$5,134		
E1030	Commercial Kitchen	11129694	Foodservice Equipment, Convection Oven, Single, Replace	10	2	8	1	EA	\$2,567.00	\$2,567									\$2,567										\$2,567			\$5,134		
E1030	Commercial Kitchen	11129651	Foodservice Equipment, Convection Oven, Single, Replace	10	2	8	1	EA	\$2,567.00	\$2,567									\$2,567										\$2,567			\$5,134		
E1030	Commercial Kitchen	11129640	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	3	12	1	EA	\$3,550.00	\$3,550													\$3,550									\$3,550		
E1030	Commercial Kitchen	11129693	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	2	13	1	EA	\$7,390.00	\$7,390														\$7,390								\$7,390		
E1030	Commercial Kitchen	11129569	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	2	13	1	EA	\$7,390.00	\$7,390														\$7,390								\$7,390		
E1030	Commercial Kitchen	11129695	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	2	13	1	EA	\$3,730.00	\$3,730														\$3,730								\$3,730		
E1030	Commercial Kitchen	11129721	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	2	13	1	EA	\$7,108.00	\$7,108														\$7,108								\$7,108		
E1030	Commercial Kitchen	11129708	Foodservice Equipment, Exhaust Hood, 6 LF, Replace	15	2	13	1	EA	\$6,050.00	\$6,050														\$6,050								\$6,050		
E1030	Roof	11126299	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	2	13	1	EA	\$5,030.00	\$5,030														\$5,030								\$5,030		
E1030	Commercial Kitchen	11129738	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	2	13	1	EA	\$3,550.00	\$3,550														\$3,550								\$3,550		
E1030	Commercial Kitchen	11129757	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	2	13	1	EA	\$3,730.00	\$3,730														\$3,730								\$3,730		
E1030	Commercial Kitchen	11129563	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	2	13	1	EA	\$7,390.00	\$7,390														\$7,390								\$7,390		
E1030	Commercial Kitchen	11129715	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	2	13	1	EA	\$7,390.00	\$7,390														\$7,390								\$7,390		
E1030	Commercial Kitchen	11129776	Foodservice Equipment, Refrigerator, Undercounter 1-Door, Replace	15	2	13	1	EA	\$3,825.00	\$3,825														\$3,825								\$3,825		
E1030	Roof	11126161	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	2	13	1	EA	\$5,030.00	\$5,030														\$5,030								\$5,030		
E1030	Commercial Kitchen	11129619	Foodservice Equipment, Freezer, Chest, Replace	15	1	14	1	EA	\$2,819.00	\$2,819															\$2,819							\$2,819		
E1030	Commercial Kitchen	11129585	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height, Replace	20	2	18	6	LF	\$1,500.00	\$9,000																			\$9,000			\$9,000		
E1030	Commercial Kitchen	11129611	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	2	18	1	EA	\$23,225.00	\$23,225																			\$23,225			\$23,225		
E1040	Hallways & Common Areas	11126297	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	2	8	1	EA	\$2,042.25	\$2,042									\$2,042										\$2,042			\$4,085		
E1040	Hallways & Common Areas	11126356	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	-1	11	1	EA	\$2,042.25	\$2,042												\$2,042										\$2,042		
E1090	South	11129593	Waste Handling Equipment, Trash Compactor, 2 to 6 CY, Replace	15	2	13	1	EA	\$25,175.00	\$25,175														\$25,175								\$25,175		
E2010	Throughout Building	11129688	Casework, Countertop, Plastic Laminate, Replace	15	2	13	300	LF	\$61.00	\$18,300														\$18,300								\$18,300		
E2010	B118	11129754	Library Shelving, Single-Faced, Up to 90" Height, Replace	20	2	18	60	LF	\$336.00	\$20,160																			\$20,160			\$20,160		
E2010	Staff Lounge	11129561	Casework, Cabinetry, Economy Residential, Replace	20	2	18	24	LF	\$187.50	\$4,500																			\$4,500			\$4,500		
E2010	B118	11129761	Library Shelving, Double-Faced, Up to 90" Height, Replace	20	2	18	90	LF	\$415.00	\$37,350																			\$37,350			\$37,350		
E2010	C007	11129615	Casework, Cabinetry, Standard Classroom, Replace	20	1	19	900	LF	\$285.50	\$256,950																				\$256,950			\$256,950	
E2010	C005	11129606	Casework, Cabinetry, Standard Classroom, Replace	20	1	19	20	LF	\$285.50	\$5,710																				\$5,710			\$5,710	
Totals, Unescalated											\$0	\$79,835	\$86,260		\$0	\$114,210	\$409,304	\$15,627	\$2,819	\$277,964	\$93,969	\$29,155	\$26,342	\$31,300	\$2,196,445	\$464,138	\$11,185	\$31,500	\$0	\$1,661,123	\$1,134,320	\$137,117	\$6,802,612	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$82,230	\$91,513		\$0	\$128,544	\$474,496	\$18,659	\$3,467	\$352,117	\$122,608	\$39,182	\$36,464	\$44,626	\$3,225,554	\$702,050	\$17,426	\$50,548	\$0	\$2,827,950	\$1,989,036	\$247,649		\$10,454,119

South Lake Elementary School / Site

Unifor	mat	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
B1080			Site General		11126361	Stairs, Concrete, Exterior, Replace	50	45	5	100	SF	\$66.80	\$6,680						\$6,680																\$6,680	
G2020			Site Parking Areas		11126245	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	60500	SF	\$0.44	\$26,820				\$26,820					\$26,820					\$26,820					\$26,820				\$107,279
G2020			North lot		11129571	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	19000	SF	\$0.44	\$8,423					\$8,423					\$8,423					\$8,423					\$8,423			\$33,691
G2020			North lot		11129775	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	19000	SF	\$2.60	\$49,400						\$49,400																	\$49,400
G2030			Building Exterior		11129766	Sidewalk, Concrete, Large Areas, Replace	50	45	5	400	SF	\$8.34	\$3,336						\$3,336																	\$3,336
G2030			Site General		11126193	Sidewalk, Concrete, Large Areas, Replace	50	45	5	200	SF	\$8.34	\$1,668						\$1,668																	\$1,668
G2050			Playground		11129578	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	10000	SF	\$0.44	\$4,433				\$4,433					\$4,433					\$4,433					\$4,433				\$17,732

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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
G2050	Playground	11129709	Playground Surfaces, Rubber, Chips 6" Depth, Replace	15	2	13	3000	SF	\$5.00	\$15,000														\$15,000								\$15,000
G2050	Playground	11129673	Play Structure, Multipurpose, Small, Replace	20	2	18	1	EA	\$9,673.00	\$9,673																			\$9,673			\$9,673
G2050	Playground	11129634	Play Structure, Multipurpose, Small, Replace	20	2	18	1	EA	\$9,673.00	\$9,673																			\$9,673			\$9,673
G2050	Courtyard	11126269	Play Structure, Multipurpose, Medium, Replace	20	2	18	1	EA	\$19,400.00	\$19,400																			\$19,400			\$19,400
G2050	Playground	11129642	Play Structure, Multipurpose, Large, Replace	20	2	18	1	EA	\$29,000.00	\$29,000																			\$29,000			\$29,000
G2050	Playground	11129684	Play Structure, Multipurpose, Medium, Replace	20	2	18	1	EA	\$19,400.00	\$19,400																			\$19,400			\$19,400
G2050	Playground	11129768	Play Structure, Multipurpose, Very Small, Replace	20	2	18	1	EA	\$5,085.00	\$5,085																			\$5,085			\$5,085
G2050	Playground	11129630	Play Structure, Multipurpose, Small, Replace	20	2	18	1	EA	\$9,673.00	\$9,673																			\$9,673			\$9,673
G2050	Courtyard	11126194	Play Structure, Multipurpose, Very Small, Replace	20	2	18	1	EA	\$5,085.00	\$5,085																			\$5,085			\$5,085
G2050	Playground	11129567	Play Structure, Multipurpose, Very Small, Replace	20	2	18	1	EA	\$5,085.00	\$5,085																			\$5,085			\$5,085
G2050	Playground	11129644	Play Structure, Multipurpose, Small, Replace	20	2	18	1	EA	\$9,673.00	\$9,673																			\$9,673			\$9,673
G2050	Courtyard	11126201	Play Structure, Multipurpose, Small, Replace	20	2	18	1	EA	\$9,673.00	\$9,673																			\$9,673			\$9,673
G2050	Playground	11129740	Play Structure, Multipurpose, Medium, Replace	20	2	18	1	EA	\$19,400.00	\$19,400																			\$19,400			\$19,400
G2050	Playground	11129613	Play Structure, Multipurpose, Very Small, Replace	20	2	18	1	EA	\$5,085.00	\$5,085																			\$5,085			\$5,085
G2060	Site General	11126219	Fences & Gates, Fence, Chain Link 4', Replace	40	36	4	2200	LF	\$13.57	\$29,854					\$29,854																	\$29,854
G2060	Playground	11129648	Park Bench, Metal Powder-Coated, Replace	20	2	18	1	EA	\$1,452.00	\$1,452																			\$1,452			\$1,452
G2060	Courtyard	11126291	Park Bench, Metal Powder-Coated, Replace	20	2	18	2	EA	\$1,452.00	\$2,904																			\$2,904			\$2,904
G2060	Courtyard	11129608	Picnic Table, Metal Powder-Coated, Replace	20	2	18	2	EA	\$700.00	\$1,400																			\$1,400			\$1,400
G2060	Site General	11129652	Bike Rack, Fixed Single Loop, Replace	20	2	18	22	EA	\$300.00	\$6,600																			\$6,600			\$6,600
G2060	Playground	11129622	Park Bench, Metal Powder-Coated, Replace	20	2	18	1	EA	\$1,452.00	\$1,452																			\$1,452			\$1,452
G2060	Playground	11129597	Park Bench, Metal Powder-Coated, Replace	20	2	18	1	EA	\$1,452.00	\$1,452																			\$1,452			\$1,452
G2060	Site General	11126308	Signage, Property, Monument, Replace/Install	20	2	18	1	EA	\$2,274.50	\$2,275																			\$2,275			\$2,275
G2060	Playground	11129564	Retaining Wall, Concrete Cast-in-Place, Replace	50	45	5	400	SF	\$61.00	\$24,400						\$24,400																\$24,400
G4050	Site	11129605	Pole Light Fixture w/ Lamps, Any Type 20' High, w/ LED Replacement, Replace/Install	20	2	18	9	EA	\$2,980.00	\$26,820																			\$26,820			\$26,820
G4050	Site Parking Areas	11126264	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	2	18	26	EA	\$4,000.00	\$104,000																			\$104,000			\$104,000
G4050	North lot	11129773	Pole Light Fixture w/ Lamps, Any Type 20' High, w/ LED Replacement, Replace/Install	20	2	18	24	EA	\$2,980.00	\$71,520																			\$71,520			\$71,520
Totals, Unescalated											\$0	\$0	\$0	\$31,253	\$38,277	\$85,484	\$0	\$0	\$31,253	\$8,423	\$0	\$0	\$0	\$46,253	\$8,423	\$0	\$0	\$0	\$407,032	\$8,423	\$0	\$664,819
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$34,151	\$43,081	\$99,100	\$0	\$0	\$39,590	\$10,990	\$0	\$0	\$0	\$67,924	\$12,740	\$0	\$0	\$0	\$692,945	\$14,769	\$0	\$1,015,289

* 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	11129636	D1010	Elevator Controls [1]	Automatic, 1 Car		South Lake Elementary School / Main Building	E001.A	ThyssenKrupp	No dataplate	No dataplate	2015		
2	11129737	D1010	Passenger Elevator	Hydraulic, 3 Floors	2500 LB	South Lake Elementary School / Main Building	Elevator 1				1972		
3	11129756	D1010	Passenger Elevator [ELEVATOR 1]	Hydraulic, 3 Floors	2500 LB	South Lake Elementary School / Main Building	Elevator Equipment Room	ThyssenKrupp	EP08020		2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	11126263	D2010	Pump	Circulation, Domestic Water, 0.5 HP		South Lake Elementary School / Main Building	Mechanical Room	Bell & Gossett	PL-36B	1BL003LF	2005		
2	11126154	D2010	Pump	Circulation, Domestic Water, 0.5 HP		South Lake Elementary School / Main Building	Mechanical Room	Bell & Gossett	XL N 95-160	No dataplate	2005		
3	11126332	D2010	Water Heater [#1]	Gas, Commercial (400 MBH), 100 GAL	250 MBH	South Lake Elementary School / Main Building	Mechanical Room		BTH-250A 300	2312133376681	2023		
4	11126200	D2010	Water Heater [#2]	Gas, Commercial (200 MBH), 100 GAL	250 MBH	South Lake Elementary School / Main Building	Mechanical Room	A.O. SMITH	BTH-250A 300	2312133376683	2023		
5	11126317	D2010	Backflow Preventer	Domestic Water, 4 IN	4 inch	South Lake Elementary School / Main Building	Mechanical Room	Watts	LF709	002637	2005		
6	11129759	D2030	Pump	Sump	3 HP	South Lake Elementary School / Main Building	Utility Rooms/Areas				2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	11126368	D3020	Boiler	Gas, HVAC	750 MBH	South Lake Elementary School / Main Building	Boiler Room	Fulton	EDR-750	118936	2015		
2	11126227	D3020	Boiler	Gas, HVAC	500 MBH	South Lake Elementary School / Main Building	Boiler Room	Fulton	PHW-500	NA	2015		
3	11126347	D3020	Heat Exchanger	Plate & Frame, HVAC, 150 GPM	150 GPM	South Lake Elementary School / Main Building	Boiler Room	Superchanger	GXD-026-M-5-KP-47	SJ888	2005		
4	11129633	D3020	Unit Heater	Electric	3.7 kW	South Lake Elementary School / Main Building	D006	Trane	Inaccessible	Inaccessible	2023		
5	11126180	D3020	Unit Heater	Electric, 3.7 KW	3.7 kW	South Lake Elementary School / Main Building	Electrical Room	Indeeco	240-U1037U-A7D	No dataplate	2024		
6	11129650	D3020	Unit Heater [CUH-1]	Electric	10 kW	South Lake Elementary School / Main Building	Stairwells	Inaccessible	Inaccessible	Inaccessible	2023		
7	11126294	D3020	Chemical Treatment Feed	HVAC Heating		South Lake Elementary School / Main Building	Boiler Room				2015		
8	11126237	D3020	Expansion Tank	HVAC Heating	15 GAL	South Lake Elementary School / Main Building	Mechanical Room	Wessels	TTA-42	No dataplate	2022		
9	11126236	D3020	Expansion Tank	HVAC Heating	60 GAL	South Lake Elementary School / Main Building	Boiler Room	Inaccessible	Inaccessible	Inaccessible	2004		
10	11126353	D3030	Cooling Tower	(Typical) Open Circuit	92 TON	South Lake Elementary School / Main Building	Roof	Baltimore Aircoil Company	VTL 092	U0418	2005		
11	11126292	D3030	Condensing Unit/Heat Pump [ACCU-1]	Split System, Exterior	25 TON	South Lake Elementary School / Main Building	Roof	Trane	RAUJC254BF13A0000002	C22C02269	2022		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	11129587	D3030	Ductless Mini-Split	Single Zone, Condenser & Evaporator	1 TON	South Lake Elementary School / Main Building	Playground	Mitsubishi Electric	MUY-GE12NA	Illegible	2019		
13	11126189	D3030	Ductless Mini-Split [CU-0-1]	Single Zone, Condenser & Evaporator	2 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TRUYA0241HAZ0NA	1ZU017627H1B30	2023		
14	11126354	D3030	Ductless Mini-Split [CU-0-2]	Single Zone, Condenser & Evaporator	2 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TRUYA0241HAZ0NA	1ZU017747H1B30	2023		
15	11126276	D3030	Ductless Mini-Split [CU-0-3]	Single Zone, Condenser & Evaporator	2 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TRUYA0241HAZ0NA	13U023967H1C28	2023		
16	11126295	D3030	Ductless Mini-Split [CU-0-4]	Single Zone, Condenser & Evaporator	2 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TRUYA0241HAZ0NA	13U026717H1C28	2023		
17	11126324	D3030	Ductless Mini-Split [CU-0-5]	Single Zone, Condenser & Evaporator	2 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TRUYA0241HAZ0NA	1ZU017657H1B30	2023		
18	11126298	D3030	Ductless Mini-Split [CU-1-1]	Single Zone, Condenser & Evaporator	2 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TRUYA0241HAZ0NA	1ZU017607H1B30	2023		
19	11126220	D3030	Ductless Mini-Split [CU-1-2]	Single Zone, Condenser & Evaporator	1.5 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TRUYA0181KA70NA	28U028897H1B30	2023		
20	11126340	D3030	Ductless Mini-Split [CU-1-3]	Single Zone, Condenser & Evaporator	1.5 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TRUYA0181KA70NA	28U028887H1B30	2023		
21	11126153	D3030	Ductless Mini-Split [CU-1-4]	Single Zone, Condenser & Evaporator	2 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TRUYA0241HAZ0NA	13U023517H1C28	2023		
22	11126315	D3030	Ductless Mini-Split [CU-1-5]	Single Zone, Condenser & Evaporator	2 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TRUYA0241HAZ0NA	13U023467H1C28	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	11126216	D3030	Ductless Mini-Split [CU-1-6]	Single Zone, Condenser & Evaporator	1.5 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TRUYA0181KA70NA	1ZU017957H1B30	2023		
24	11126261	D3030	Ductless Mini-Split [CU-1-7]	Single Zone, Condenser & Evaporator	2 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TRUYA0241HAZ0NA	1ZU017767H1B30	2023		
25	11126289	D3030	Ductless Mini-Split [CU-2-1]	Single Zone, Condenser & Evaporator	2 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TRUYA0241HAZ0NA	13U023477H1C28	2023		
26	11126226	D3030	Ductless Mini-Split [CU-2-2]	Single Zone, Condenser & Evaporator	2 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TRUYA0241HAZ0NA	13U026667H1C28	2023		
27	11126157	D3030	Ductless Mini-Split [CU-2-3]	Single Zone, Condenser & Evaporator	2 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TRUYA0241HAZ0NA	25U29178C	2023		
28	11129763	D3030	Heat Pump [HP-10]	Water Source, Interior Unit	2.5 TON	South Lake Elementary School / Main Building	D115	Trane	GEVB03031L0210TL0000000100001000000	W05B06866	2005		
29	11129576	D3030	Heat Pump [HP-11]	Water Source, Interior Unit	2.5 TON	South Lake Elementary School / Main Building	D115	Trane	GEVB03031L021	W05B06874	2005		
30	11129661	D3030	Heat Pump [HP-12]	Water Source, Interior Unit	2.5 TON	South Lake Elementary School / Main Building	D112	Trane	GEVB03031L021	W05B06868	2005		
31	11129717	D3030	Heat Pump [HP-13]	Water Source, Interior Unit	1.5 TON	South Lake Elementary School / Main Building	D110	Trane	GEVB01811L0110TL0000000100001000000	W05B06880	2005		
32	11129664	D3030	Heat Pump [HP-14]	Water Source, Interior Unit	5 TON	South Lake Elementary School / Main Building	D110	Trane	GEVB018L011	W05B06879	2005		
33	11129638	D3030	Heat Pump [HP-15]	Water Source, Interior Unit	1.5 TON	South Lake Elementary School / Main Building	D108	Daikin	V.VFW.1.019.B.E.Y.L	No dataplate	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	11129735	D3030	Heat Pump [HP-16]	Water Source, Interior Unit	2.5 TON	South Lake Elementary School / Main Building	D108	Trane	GEVB018L011	W05B06878	2005		
35	11129753	D3030	Heat Pump [HP-17]	Water Source, Interior Unit	2.5 TON	South Lake Elementary School / Main Building	D006	Trane	GEVB03031L021	W05B06872	2005		
36	11129607	D3030	Heat Pump [HP-18]	Water Source, Interior Unit	2.5 TON	South Lake Elementary School / Main Building	D006	Trane	GEVB030	W05806870	2005		
37	11129734	D3030	Heat Pump [HP-19]	Water Source, Interior Unit	2.5 TON	South Lake Elementary School / Main Building	D002	Trane	GEVB03031 L0210TL0000000100001000000	W05B06873	2005		
38	11129632	D3030	Heat Pump [HP-20]	Water Source, Interior Unit	2.5 TON	South Lake Elementary School / Main Building	D002	Trane	GEVB0303L0210TL0000000100001000000	W05B06869	2005		
39	11129778	D3030	Heat Pump [HP-6]	Water Source, Interior Unit	2.5 TON	South Lake Elementary School / Main Building	D123	Trane	GEVB03031L0210TL0000000100001000000	W05B06871	2005		
40	11129603	D3030	Heat Pump [HP-7]	Water Source, Interior Unit	2.5 TON	South Lake Elementary School / Main Building	D123	Trane	GEVB03031L0210	W05B06876	2005		
41	11129771	D3030	Heat Pump [HP-8]	Water Source, Interior Unit	3 TON	South Lake Elementary School / Main Building	D120	Trane	GEVB03631L0110TL0000000100001000000	W05B06865	2005		
42	11129774	D3030	Heat Pump [HP-9]	Water Source, Interior Unit	5 TON	South Lake Elementary School / Main Building	D120	Trane	GEVB03031L0210TL0000000100001000000	W05B06875	2005		
43	11129662	D3030	Variable Refrigerant Volume (VRV)	Fan Coil Cassette, Interior Unit	3 - 4 TON	South Lake Elementary School / Main Building	B114	No dataplate			2023		
44	11129705	D3030	Variable Refrigerant Volume (VRV)	Fan Coil Cassette, Interior Unit	3 - 4 TON	South Lake Elementary School / Main Building	2nd Floor	Mitsubishi Electric			2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	11129562	D3030	Variable Refrigerant Volume (VRV)	Fan Coil Cassette, Interior Unit	3 - 4 TON	South Lake Elementary School / Main Building	C113	Mitsubishi Electric			2023		
46	11129589	D3030	Variable Refrigerant Volume (VRV)	Fan Coil Cassette, Interior Unit	3.5 TON	South Lake Elementary School / Main Building	C006	Mitsubishi Electric			2023		
47	11129745	D3030	Variable Refrigerant Volume (VRV)	Fan Coil Cassette, Interior Unit	3 - 4 TON	South Lake Elementary School / Main Building	C107	No dataplate			2023		
48	11129696	D3030	Variable Refrigerant Volume (VRV)	Fan Coil Cassette, Interior Unit	3 - 4 TON	South Lake Elementary School / Main Building	Lobby	No dataplate			2023		
49	11129677	D3030	Variable Refrigerant Volume (VRV)	Fan Coil Cassette, Interior Unit	3 - 4 TON	South Lake Elementary School / Main Building	C112	Mitsubishi Electric			2023		
50	11126274	D3030	Variable Refrigerant Volume (VRV)	Fan Coil Cassette, Interior Unit	1 - 2 TON	South Lake Elementary School / Main Building	Office	Mitsubishi Electric			2023		
51	11129678	D3030	Variable Refrigerant Volume (VRV)	Fan Coil Cassette, Interior Unit	3 - 4 TON	South Lake Elementary School / Main Building	C111	No dataplate			2023		
52	11129689	D3030	Variable Refrigerant Volume (VRV)	Fan Coil Cassette, Interior Unit	3.5 TON	South Lake Elementary School / Main Building	C007	Mitsubishi Electric			2023		
53	11129714	D3030	Variable Refrigerant Volume (VRV)	Fan Coil Cassette, Interior Unit	3 TON	South Lake Elementary School / Main Building	C104	No dataplate			2023		
54	11129598	D3030	Variable Refrigerant Volume (VRV)	Fan Coil Cassette, Interior Unit	3 - 4 TON	South Lake Elementary School / Main Building	2nd Floor	Mitsubishi Electric			2023		
55	11129720	D3030	Variable Refrigerant Volume (VRV)	Fan Coil Cassette, Interior Unit	3 TON	South Lake Elementary School / Main Building	Lobby	No dataplate			2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
56	11129581	D3030	Variable Refrigerant Volume (VRV)	Fan Coil Cassette, Interior Unit	3.5 TON	South Lake Elementary School / Main Building	C008	Mitsubishi Electric			2023		
57	11129772	D3030	Variable Refrigerant Volume (VRV)	Fan Coil Cassette, Interior Unit	3 - 4 TON	South Lake Elementary School / Main Building	C114				2023		
58	11129559	D3030	Variable Refrigerant Volume (VRV)	Fan Coil Cassette, Interior Unit	3.5 TON	South Lake Elementary School / Main Building	C011				2023		
59	11129643	D3030	Variable Refrigerant Volume (VRV)	Fan Coil Cassette, Interior Unit	3 - 4 TON	South Lake Elementary School / Main Building	C005				2023		
60	11129683	D3030	Variable Refrigerant Volume (VRV)	Fan Coil Cassette, Interior Unit	4 TON	South Lake Elementary School / Main Building	B118	No dataplate			2023		
61	11129666	D3030	Variable Refrigerant Volume (VRV)	Fan Coil Cassette, Interior Unit	3 TON	South Lake Elementary School / Main Building	Lobby				2023		
62	11129742	D3030	Variable Refrigerant Volume (VRV)	Fan Coil Cassette, Interior Unit	3 - 4 TON	South Lake Elementary School / Main Building	C105				2023		
63	11126271	D3030	Variable Refrigerant Volume (VRV)	Fan Coil Cassette, Interior Unit, 1 TON		South Lake Elementary School / Main Building	Office Areas	No dataplate			2023		
64	11126321	D3030	Variable Refrigerant Volume (VRV) [VRF-A1A]	Heat Pump, Exterior Unit	6 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TURYE0724AN40AN <H>	13W000307GFHA7	2023		
65	11126259	D3030	Variable Refrigerant Volume (VRV) [VRF-A1B]	Heat Pump, Exterior Unit	20 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TURYE2404AN40AN <H>	05W000077GFHE8	2023		
66	11126202	D3030	Variable Refrigerant Volume (VRV) [VRF-B1]	Heat Pump, Exterior Unit	20 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TURYE2404AN40AN <H>	28W001397GFHH7	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
67	11126182	D3030	Variable Refrigerant Volume (VRV) [VRF-B1]	Heat Pump, Exterior Unit	20 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TURYE2404AN40AN <H>	29W001457GFHH7	2023		
68	11126225	D3030	Variable Refrigerant Volume (VRV) [VRF-B2E]	Heat Pump, Exterior Unit	20 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TURYE2404AN40AN <H>	No dataplate	2023		
69	11126152	D3030	Variable Refrigerant Volume (VRV) [VRF-B2E]	Heat Pump, Exterior Unit	20 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TURYE2404AN40AN <H>	26W000807GFHG7	2023		
70	11126168	D3030	Variable Refrigerant Volume (VRV) [VRFB2W]	Heat Pump, Exterior Unit	20 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TURYE2404AN40AN <H>	13W000307GFHJ7	2023		
71	11126158	D3030	Variable Refrigerant Volume (VRV) [VRF-C0]	Heat Pump, Exterior Unit	20 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TURYE2404AN40AN <H>	29W001497GFHH7	2023		
72	11126266	D3030	Variable Refrigerant Volume (VRV) [VRF-C0]	Heat Pump, Exterior Unit	20 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TURYE2404AN40AN <H>	No dataplate	2023		
73	11126323	D3030	Variable Refrigerant Volume (VRV) [VRF-C1]	Heat Pump, Exterior Unit	20 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TURYE2404AN40AN <H>	1XW002987GFHE7	2023		
74	11126223	D3030	Variable Refrigerant Volume (VRV) [VRF-C1]	Heat Pump, Exterior Unit	20 TON	South Lake Elementary School / Main Building	Roof	Mitsubishi Electric	TURYE2404AN40AN <H>	18W002847GFHE7	2023		
75	11126250	D3050	Pump	Distribution, HVAC Heating Water	7.5 HP	South Lake Elementary School / Main Building	Boiler Room	Taco	FI2511D2FA	No dataplate	2004		
76	11126371	D3050	Pump [Pump #3]	Distribution, HVAC Heating Water	7.5 HP	South Lake Elementary School / Main Building	Boiler Room	Taco			2005		
77	11126369	D3050	Pump [Pump 1]	Distribution, HVAC Heating Water	7.5 HP	South Lake Elementary School / Main Building	Boiler Room	Taco	F12511D2FAJ1LAA	No dataplate	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
78	11126270	D3050	Pump [Pump#4]	Distribution, HVAC Heating Water	7.5 HP	South Lake Elementary School / Main Building	Boiler Room	Taco	Illegible	Illegible	2004		
79	11126277	D3050	Air Handler	Exterior AHU, Packaged, 1000 to 2400 CFM		South Lake Elementary School / Main Building	Utility Rooms/Areas	Inaccessible	Inaccessible	Inaccessible	2023		
80	11126349	D3050	Packaged Unit	RTU, Roof-Mounted, 15 TON	15 ton	South Lake Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2005		
81	11126199	D3050	Packaged Unit [DOAS-A]	RTU, Roof-Mounted, 7 TON	7 ton	South Lake Elementary School / Main Building	Roof	Trane	OABD084A4	OA325995 3 1	2022		
82	11126218	D3050	Packaged Unit [DOAS-B]	RTU, Roof-Mounted, 6.5 TON	6.5 ton	South Lake Elementary School / Main Building	Roof	Trane	OANG080C3DAC	0A325995 4-1	2023		
83	11126288	D3050	Packaged Unit [DOAS-C]	RTU, Roof-Mounted Multi-Zone, 51 to 60 TON	60 tons	South Lake Elementary School / Main Building	Roof	Trane	OAND720A4	OA325995-5-1	2022		
84	11126192	D3050	Packaged Unit [RTU-0]	RTU, Roof-Mounted, 30 TON	30 ton	South Lake Elementary School / Main Building	Roof	Trane	OAKD360A4	OA325995-1-1	2022		
85	11126346	D3050	Packaged Unit [RTU-1]	RTU, Roof-Mounted, 8 to 10 TON	9 ton	South Lake Elementary School / Main Building	Roof	Trane	0ABD 108A4-C1B400AD-A1C00AP8AD2D15E0N5C0	0A325995-2-1	2022		
86	11126333	D3060	Exhaust Fan	Exterior, 28" Diameter, 5953 CFM	5953 CFM	South Lake Elementary School / Main Building	Roof	Carnes	VEBK08L	882981.005	2005		
87	11126222	D3060	Exhaust Fan	Exterior, 12" Diameter	968 CFM	South Lake Elementary School / Main Building	Roof	Carnes	VEBK06L	88298100	2005		
88	11126334	D3060	Exhaust Fan	Exterior, 12" Diameter	968 CFM	South Lake Elementary School / Main Building	Roof	Carnes	VEBK06L	882981.003	2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
89	11126280	D3060	Exhaust Fan	Exterior, 12" Diameter	968 CFM	South Lake Elementary School / Main Building	Roof	Carnes	Illegible	Illegible	2005		
90	11126284	D3060	Exhaust Fan	Exterior, 12" Diameter	968 CFM	South Lake Elementary School / Main Building	Roof	Carnes	VEBK10L	882981.008	2005		
91	11126169	D3060	Exhaust Fan	Exterior, 12" Diameter	5953 CFM	South Lake Elementary School / Main Building	Roof	Carnes	VEBK18R	Illegible	2005		
92	11126240	D3060	Exhaust Fan	Exterior, 12" Diameter	968 CFM	South Lake Elementary School / Main Building	Roof	Carnes	VEBK10L	882981.007	2005		
93	11126251	D3060	Exhaust Fan	Exterior, 12" Diameter	968 CFM	South Lake Elementary School / Main Building	Roof	Carnes	VEBK06L	882981.002	2005		
94	11126186	D3060	Exhaust Fan	Exterior, 16" Diameter	1001 - 2000 CFM	South Lake Elementary School / Main Building	Roof	Carnes	VEBK18R	Illegible	2005		
95	11126320	D3060	Exhaust Fan	Exterior, 16" Diameter	1001 - 2000 CFM	South Lake Elementary School / Main Building	Roof	Carnes	VEBK18R	882981.009	2005		
96	11126328	D3060	Exhaust Fan [EF-1]	Exterior, 24" Diameter	3134 CFM	South Lake Elementary School / Main Building	Roof	Geenheck.	CUBE-140-7-1-22-6	21799538	2023		
97	11126327	D3060	Exhaust Fan [EF-2]	Exterior, 12" Diameter, 903 CFM	903 CFM	South Lake Elementary School / Main Building	Roof	Greenheck	CUE-090-YC-1-19-X	21799	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	11126360	D4010	Backflow Preventer	Fire Suppression	4 INCH	South Lake Elementary School / Main Building	Mechanical Room				2023		
2	11126234	D4030	Fire Extinguisher	Type ABC, up to 20 LB		South Lake Elementary School / Main Building	Throughout Building				2023		20

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	11126303	D5010	Generator	Natural Gas or Gasoline	40 - 80 kW	South Lake Elementary School / Main Building	Site General	Generac	SG0080KG264.5S18TPSYA	3013224000	2023		
2	11126359	D5010	Automatic Transfer Switch	ATS	400 AMP	South Lake Elementary School / Main Building	Electrical Room	Generac	No dataplate	No dataplate	2023		
3	11126293	D5010	Automatic Transfer Switch	ATS	400 AMP	South Lake Elementary School / Main Building	Electrical Room	Generac	No dataplate	No dataplate	2023		
4	11129616	D5020	Primary Transformer	Dry, Property-Owned	1000 kVA	South Lake Elementary School / Site	Site General	Ermco	1375GY/7940	82212854734	2023		
5	11126174	D5020	Primary Transformer [T3]	Dry, Property-Owned	300 kVA	South Lake Elementary School / Main Building	Electrical Room	Eaton	V48M28T3316	NA	2022		
6	11126262	D5020	Secondary Transformer	Dry, Stepdown	30 kVA	South Lake Elementary School / Main Building	Boiler Room	Federal Pacific Electric	36K	204584	2023		
7	11126285	D5020	Secondary Transformer	Dry, Stepdown	45 kVA	South Lake Elementary School / Main Building	Electrical Room	Eaton	V48M28T1516	NA	2023		
8	11126177	D5020	Secondary Transformer	Dry, Stepdown	45 kVA	South Lake Elementary School / Main Building	Electrical Room	Eaton	V48M28T4516	NA	2023		
9	11126175	D5020	Secondary Transformer [T4]	Dry, Stepdown	300 kVA	South Lake Elementary School / Main Building	Electrical Room	Eaton	V48M28T4910	NA	2023		
10	11126283	D5020	Switchboard	277/480 V, 2000 AMP	2000 amp	South Lake Elementary School / Main Building	Electrical Room	Eaton	PRLX	NA	2022		
11	11126230	D5020	Distribution Panel	120/208 V	800 AMP	South Lake Elementary School / Main Building	Electrical Room	Eaton	PRL4X	NA	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	11126215	D5020	Distribution Panel	120/208 V	400 AMP	South Lake Elementary School / Main Building	Boiler Room	Siemens	P2	NA	2005		
13	11126301	D5020	Distribution Panel	120/208 V	400 AMP	South Lake Elementary School / Main Building	Boiler Room	Siemens	P2	NA	2023		
14	11126322	D5020	Distribution Panel	277/480 V	400 AMP	South Lake Elementary School / Main Building	Electrical Room	Eaton	PRL4X	NA	2023		
15	11126214	D5020	Distribution Panel	277/480 V	400 AMP	South Lake Elementary School / Main Building	Electrical Room	Eaton	PRL3X	NA	2023		
16	11126229	D5020	Distribution Panel	277/480 V	400 AMP	South Lake Elementary School / Main Building	Electrical Room	Eaton	No dataplate	No dataplate	2023		
17	11126170	D5020	Distribution Panel	277/480 V	400 AMP	South Lake Elementary School / Main Building	Electrical Room	Eaton	PRL3X	NA	2023		
18	11129723	D5020	Distribution Panel [NC]	120/208 V	400 AMP	South Lake Elementary School / Main Building	D011	Siemens	P2	NA	2005		
19	11126352	D5030	Variable Frequency Drive	VFD, by HP of Motor	7.5 HP	South Lake Elementary School / Main Building	Boiler Room			001423H453	2004		
20	11126208	D5030	Variable Frequency Drive	VFD, by HP of Motor	7.5 HP	South Lake Elementary School / Main Building	Boiler Room	Trane	R178B5530		2004		
21	11126305	D5030	Variable Frequency Drive [Tower Fan]	VFD, by HP of Motor	15 HP	South Lake Elementary School / Main Building	Boiler Room	ABB	No dataplate	No dataplate	2023		
22	11129641	D5040	Emergency & Exit Lighting	Exit Sign, LED		South Lake Elementary School / Main Building	2nd Floor				2023		60

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	11126326	D7050	Fire Alarm Panel	Fully Addressable		South Lake Elementary School / Main Building	Electrical Room				2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	11129672	E1030	Foodservice Equipment	Convection Oven, Single		South Lake Elementary School / Main Building	Commercial Kitchen	Blodgett	Zephaire-200-E	100722CPT-	2023		
2	11129694	E1030	Foodservice Equipment	Convection Oven, Single		South Lake Elementary School / Main Building	Commercial Kitchen	Blodgett	Zephaire-200-E	100722CPT	2023		
3	11129651	E1030	Foodservice Equipment	Convection Oven, Single		South Lake Elementary School / Main Building	Commercial Kitchen	Blodgett	Inaccessible	Inaccessible	2023		
4	11129639	E1030	Foodservice Equipment	Convection Oven, Single		South Lake Elementary School / Main Building	Commercial Kitchen	Blodgett		100722CPB-00000000000000000012	2007		
5	11129708	E1030	Foodservice Equipment	Exhaust Hood, 6 LF		South Lake Elementary School / Main Building	Commercial Kitchen		XD1-92.00-S	22186357	2023		
6	11129640	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		South Lake Elementary School / Main Building	Commercial Kitchen	Metro		C5HME046302	2022		
7	11129738	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		South Lake Elementary School / Main Building	Commercial Kitchen	Continental		C5HME046305	2023		
8	11129693	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		South Lake Elementary School / Main Building	Commercial Kitchen	Continental		2306-00000000000000000000112	2023		
9	11129569	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		South Lake Elementary School / Main Building	Commercial Kitchen	Continental	CH2M-CPA	2303-	2023		
10	11129563	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		South Lake Elementary School / Main Building	Commercial Kitchen	LTI	SPC-FT-MF-25-46-SFT46-50	2303-00000000000000000091	2023		
11	11129715	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		South Lake Elementary School / Main Building	Commercial Kitchen		CH2M-CPA	2303-	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	11129659	E1030	Foodservice Equipment	Freezer, Chest		South Lake Elementary School / Main Building	Commercial Kitchen	Continental	MC3NSSD	16262047	2016		
13	11129619	E1030	Foodservice Equipment	Freezer, Chest		South Lake Elementary School / Main Building	Commercial Kitchen	Continental	MC3NSSD	16262046	2023		
14	11129721	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		South Lake Elementary School / Main Building	Commercial Kitchen	Continental	D2RNSSHD	16264070	2023		
15	11129776	E1030	Foodservice Equipment	Refrigerator, Undercounter 1-Door		South Lake Elementary School / Main Building	Commercial Kitchen		SPC-FT-MF-25-46-SFT46-50	2303-00000000000000092	2023		
16	11129653	E1030	Foodservice Equipment	Sink, 1-Bowl		South Lake Elementary School / Main Building	Commercial Kitchen	Continental			2023		
17	11129719	E1030	Foodservice Equipment	Sink, 1-Bowl		South Lake Elementary School / Main Building	Commercial Kitchen	Advance Tabco			2023		
18	11129722	E1030	Foodservice Equipment	Sink, 3-Bowl		South Lake Elementary School / Main Building	Commercial Kitchen				2023		
19	11129743	E1030	Foodservice Equipment	Sink, 3-Bowl		South Lake Elementary School / Main Building	Commercial Kitchen				2023		
20	11126299	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		South Lake Elementary School / Main Building	Roof	Bohn	BCH0045LCACZX2930	T22D23305	2023		
21	11126161	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		South Lake Elementary School / Main Building	Roof	Heatcraft	BCH0010MCACZX2930	T22D23304	2023		
22	11129695	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		South Lake Elementary School / Main Building	Commercial Kitchen	Bohn	Inaccessible	Inaccessible	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	11129757	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		South Lake Elementary School / Main Building	Commercial Kitchen	Boho	Inaccessible	Inaccessible	2023		
24	11129736	E1030	Foodservice Equipment	Walk-In, Freezer		South Lake Elementary School / Main Building	Commercial Kitchen						
25	11129611	E1030	Foodservice Equipment	Walk-In, Refrigerator		South Lake Elementary School / Main Building	Commercial Kitchen				2023		
26	11126356	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		South Lake Elementary School / Main Building	Hallways & Common Areas						
27	11126297	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		South Lake Elementary School / Main Building	Hallways & Common Areas				2023		
28	11129593	E1090	Waste Handling Equipment	Trash Compactor, 2 to 6 CY		South Lake Elementary School / Main Building	South				2023		