

FACILITY CONDITION ASSESSMENT



prepared for

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



Carver Educational Services Center
850 Hungerford Drive
Rockville, MD 20850

PREPARED BY:

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

BV CONTACT:

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

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August 11, 2025

ON SITE DATE:

July 24, 2025

Bureau Veritas

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

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Educational Services Center
Number of Buildings	One
Main Address	850 Hungerford Drive, Rockville, MD 20850
Site Developed	1951
Outside Occupants / Leased Spaces	None
Date(s) of Visit	July 24, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Mr. Edward Philips Building Service Manager 301.279.3498
Assessment and Report Prepared By	Kai Hollman
Reviewed By	Daniel White, Technical Report Reviewer for, Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Carver Educational Service Center, located at 850 Hungerford Drive, MD 20850, was established in 1951. The building was originally a school for African American students; however, has since been converted to be Montgomery County Administration Building.

Architectural

The brick façade was observed to be in fair condition. No major signs of deferred maintenance were observed or reported during our assessment. However, exterior brick/masonry, cleaning and sealing are required in the short-term. The roof built-up membrane shows signs of significant wear with evidence of leakage throughout the top floor and will requires replacement. Additionally, about 40% of the windows have been replaced thus far, the remaining 60% will need replacement during the evaluation period. The interior finishes have been regularly replaced on an as-needed basis and are in fair condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes a central heating and cooling system that serves most spaces. The system consists of two cooling towers that supply condenser water to two air-cooled chillers. Heating is provided by three gas-fired boilers, which distribute hot water to radiators, unit ventilators, fan coil units, and air handlers located in the mechanical rooms throughout the facility. Moreover, supplemental heating and cooling is provided by split system ductless units serving offices, data rooms, and other small or isolated areas. The heating and cooling system was observed to be in fair and poor condition, with some systems that have already exceeded their estimated useful life (EUL). Exhaust ventilation is provided by roof mounted exhaust fans that will require lifecycle replacement within the study period. Hot water is provided by a gas-fired water heater located in the boiler room. The plumbing fixtures were observed to be in fair condition and are currently in the middle of their useful life. The electrical system is composed of main switchboards, panel boards and transformers. The electrical branch wiring and components are approaching their useful life and will require replacement. The lighting system currently utilizes linear fluorescent fixtures. The fire alarm system is currently in a fair condition and operating sufficiently. The building utilizes a partial fire suppression system that was observed to be in fair condition. The commercial kitchen equipment is generally in fair condition and will require replacement within the study period. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The parking lots and sidewalks have been periodically repaved and sectionally replaced as needed over the years. The concrete walkways pavement show alligator cracking, wear, and separation and will require immediate repairs. Recommendations include mill and overlay, and seal and striping during the evaluation period.

Facility Characteristic Survey

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

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

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

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

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

Each general and specialty classroom had an erasable surface and a surface suitable for projection purposes, appropriate for group classroom instruction, and a display surface.

Each general and specialty classroom had storage for classroom materials or access to conveniently located storage.

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

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

The school is functionally equitable. All students in this school have access to safe, well-maintained, and appropriately equipped learning environments as students in other MCPS schools.

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 0.507874.

Immediate Needs

Facility/Building	Total Items	Total Cost
Carver Educational Services Center / Carver Educational Services Center	2	\$9,600
Total	2	\$9,600

Carver Educational Services Center

<u>ID</u>	<u>Location</u> <u>Description</u>	<u>UF</u> <u>Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
9568893	Mechanical Room 62	D3030	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, Replace	Poor	Performance/Integrity	\$4,800
9568964	Building Exterior	D3030	Split System, Interior & Exterior Component Pairing, 2 TON, Replace	Poor	Performance/Integrity	\$4,800
Total (2 items)						\$9,600

Key Findings



Glazing in Poor condition.

any type by SF
Carver Educational Services Center
Educational Services Center Building Exterior

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

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$346,500

\$\$\$\$

Windows exhibit cracked glazing, rotted frames, and peeling paint. The presence of lead-based paint is suspected. - AssetCALC ID: 9568824



Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Site Carver Educational Services Center Site
Parking Areas

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

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,000

\$\$\$\$

The concrete walkways showed visible signs of separation, cracking, and damage. - AssetCALC ID: 9568800



Exhaust Fan in Poor condition.

Centrifugal, 16" Damper
Carver Educational Services Center
Roof

Uniformat Code: D3060
Recommendation: **Replace in 2026**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

\$\$\$\$

Exhaust fan was visibly rusted, weathered, and corroded. - AssetCALC ID: 9569004



Concrete Curb or Berm (Per LF) in Poor condition.

any pavement type, Sectional Repairs per
Man-Day
Site Carver Educational Services Center Site
Parking Areas

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

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,000

\$\$\$\$

The curb is cracked and crumbling. - AssetCALC ID: 9568789



Split System in Poor condition.

Interior and Exterior Component Pairing, 2 TON
Carver Educational Services Center
Exterior

Uniformat Code: D3030
Recommendation: **Replace in 2025**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,800

\$\$\$\$

Condenser is corroded and exceedingly aged far beyond useful life. - AssetCALC ID: 9568964



Split System Ductless in Poor condition.

Single Zone, Condenser and Evaporator, 1.5 to 2 TON
Carver Educational Services Center
Mechanical Room 62

Uniformat Code: D3030
Recommendation: **Replace in 2025**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,800

\$\$\$\$

Unit does not cool. - AssetCALC ID: 9568893



Split System in Poor condition.

Condensing Unit/Heat Pump
Carver Educational Services Center
Building Exterior

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,000

\$\$\$\$

The condenser unit exhibits significant deterioration, including rusted cabinets panels, bent or damaged coil fins, and excessive dirt and debris buildup. - AssetCALC ID: 9568847



Air Handler in Poor condition.

Interior AHU, Easy/Moderate Access
Carver Educational Services Center
Mechanical Room 136C

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$15,000

\$\$\$\$

Air handler has far exceeded its estimated useful life (EUL). - AssetCALC ID: 9569001



Split System in Poor condition.

Condensing Unit/Heat Pump
Carver Educational Services Center
Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,800

\$\$\$\$

The condenser unit is visibly aged, with significant signs of rusting, cracking, and weathering. - AssetCALC ID: 9568986



Split System in Poor condition.

Condensing Unit/Heat Pump
Carver Educational Services Center
Building Exterior

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,800

\$\$\$\$

The outdoor condenser is severely aged and rust corroded. - AssetCALC ID: 9568814



Split System in Poor condition.

Condensing Unit/Heat Pump
Carver Educational Services Center Building
Exterior

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,800

\$\$\$\$

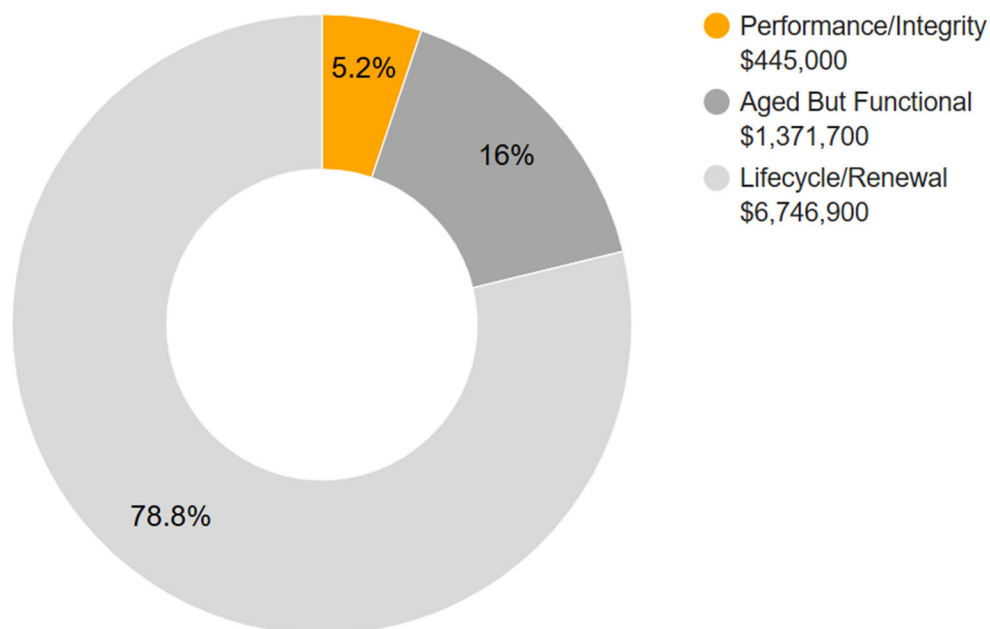
The condensing unit is severely aged, exhibiting extensive surface corrosion, worn fan components, and degraded coil fins. - AssetCALC ID: 9568821

Plan Types

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

Plan Type Descriptions and Distribution

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



10-YEAR TOTAL: \$8,563,600

2. Educational Services Center Building



Educational Services Center Building: Systems Summary

Address	850 Hungerford Road, Rockville, MD 20850	
GPS Coordinates	39.08048, -76.94190	
Constructed/Renovated	1951	
Building Area	101,400 SF	
Number of Stories	3 above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Modified bitumen	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, sealed concrete Ceilings: Painted gypsum board, ACT	Fair
Elevators	Passenger: 2 hydraulic and 1 traction cars serving all 3 floors, ground and B floors Freight: 2 wheelchair lifts	Fair

Educational Services Center Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron, PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, cooling towers, air-cooled chillers, air handlers, feeding fan coil units, unit ventilators, and radiators. Non-Central System: Split-system condensing units	Poor
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard panel, transformers with copper Interior Lighting: linear fluorescent, CFL Exterior Building-Mounted Lighting: LED Emergency Power: Two Natural gas generators with automatic transfer switches	Fair
Fire Alarm	Alarm panel with smoke 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	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$367,600	\$21,900	\$81,100	\$34,900	\$505,500
Roofing	-	-	\$1,055,600	-	\$145,400	\$1,201,000
Interiors	-	-	-	\$890,000	\$3,304,900	\$4,194,900
Conveying	-	\$15,900	-	\$29,200	\$543,500	\$588,600
Plumbing	-	\$63,500	\$8,400	\$19,900	\$1,102,300	\$1,194,200
HVAC	\$9,600	\$236,500	\$241,200	\$2,774,500	\$897,800	\$4,159,700
Fire Protection	-	-	-	-	\$177,400	\$177,400
Electrical	-	\$11,200	\$173,900	\$241,500	\$1,654,100	\$2,080,700
Fire Alarm & Electronic Systems	-	-	-	\$19,600	\$754,700	\$774,200
Equipment & Furnishings	-	-	\$13,000	\$39,500	\$136,500	\$189,000
Site Utilities	-	-	-	-	\$7,300	\$7,300
TOTALS (3% inflation)	\$9,600	\$694,800	\$1,514,000	\$4,095,100	\$8,758,800	\$15,072,300

3. Site Summary



Site Information		
Site Area	10.78 acres (estimated)	
Parking Spaces	625 total spaces all in open lots; 19 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, and stairs	Fair
Site Development	Property entrance signage; wood fencing Site lights Limited park benches and tables	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation is not present Brick retaining walls Low to moderate site slopes throughout east boundary	Good
Utilities	Municipal water and sewer	Good
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Good
Ancillary Structures	None	--

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	-	-	-	-	\$17,400	\$17,400
Site Development	-	-	-	\$7,900	\$27,900	\$35,900
Site Pavement	-	\$6,200	\$107,600	\$1,094,600	\$312,100	\$1,520,500
Site Utilities	-	-	-	\$4,800	\$89,900	\$94,800
TOTALS (3% inflation)	-	\$6,200	\$107,600	\$1,107,300	\$447,400	\$1,668,500

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1951	No	No
Main	1951	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 Carver Educational Services Center, 850 Hungerford Drive, Rockville, MD 20850, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

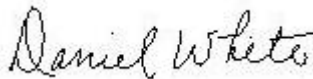
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

Prepared by: Kai Hollman
Project Assessor

Reviewed by:



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

8. Appendices

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

Appendix A: **Photographic Record**

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - PRIMARY ROOF OVERVIEW



6 - SECONDARY ROOF OVERVIEW

Photographic Overview



7 - CAFETERIA



8 - BOARDROOM



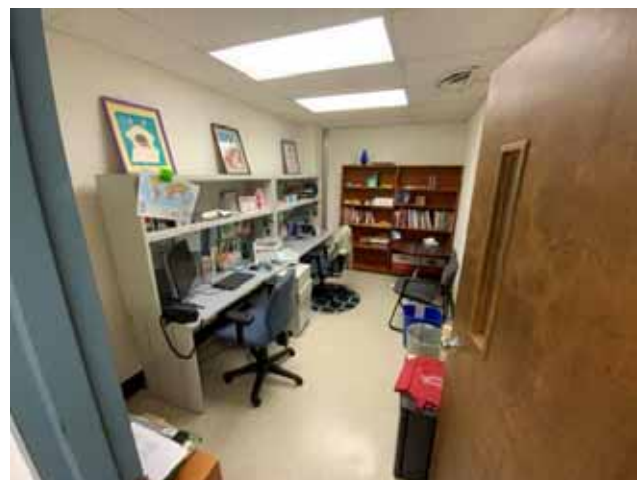
9 - CONFERENCE ROOM



10 - COMMERCIAL KITCHEN



11 - ELEVATOR CAB FINISHES



12 - OFFICE

Photographic Overview



13 – MULTIPURPOSE ROOM



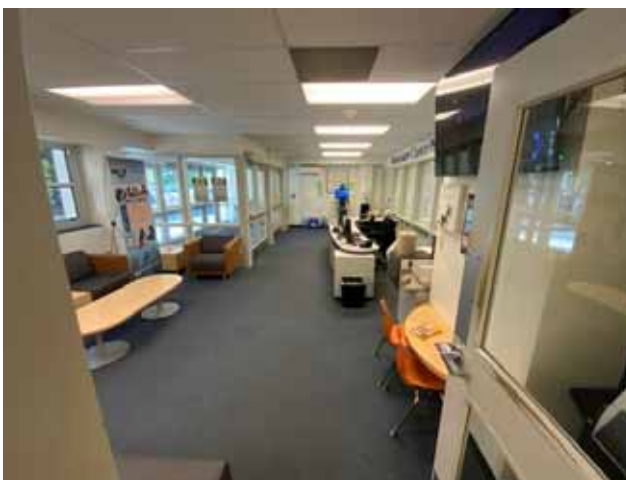
14 - TV ROOM



15 - LOUNGE



16 - RESTROOM OVERVIEW



17 - MAIN ENTRANCE



18 - UTILITY ROOM

Photographic Overview



19 – GENERAL HALLWAY



20 - BOILER ROOM



21 - MECHANICAL ROOM



22 - CHILLER ROOM



23 - WATER HEATER



24 - BOILER

Photographic Overview



25 - ELEVATOR ROOM



26 - SPLIT SYSTEM



27 - SPLIT SYSTEM



28 - AIR HANDLER



29 - AIR HANDLER



30 - CHILLER

Photographic Overview



31 - HEAT EXCHANGER



32 - COOLING TOWER



33 - EXHAUST FAN



34 - BASEBOARD HEATER



35 - PACKAGED UNIT



36 - SECONDARY TRANSFORMER

Photographic Overview



37 - SWITCHBOARD



38 - GENERATOR



39 - FIRE ALARM PANEL



40 - BACKFLOW PREVENTER



41 - COURTYARD



42 - PARKING LOT

Appendix B:

Site Plan(s)

Site Plan



	Project Number	Project Name	
	172559.25R000-216.354	Carver Educational Services Center	
	Source	On-Site Date	
	Google	July 24, 2025	

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Carver Educational Services Center

Name of person completing form: Edward Phillips

Title / Association w/ property: Building Service Manager

Length of time associated w/ property: 27 years

Date Completed: 7/20/2025

Phone Number: 301-279-3498

Method of Completion: DURING - verbally completed during assessment

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.

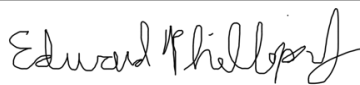
Data Overview		Response		
1	Year(s) constructed	Constructed 1951	Renovated	
2	Building size in SF	101,400	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		Unknown
		Roof		Unknown
		Interiors	2024	
		HVAC	2019	Some HVAC systems were replaced around this time.
		Electrical		Unknown
		Site Pavement	2023	Resurfaced
		Accessibility		Unknown
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
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.	POC stated there are number issues with this building: Various roof leaks throughout the building, asbestos, lead paint, and poorly insulated areas.		

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?			✗		
8	Are there any wall, window, basement or roof leaks?	✗				
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	✗				
10	Are your elevators unreliable, with frequent service calls?		✗			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		✗			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	✗				
14	Is the electrical service outdated, undersized, or problematic?		✗			
15	Are there any problems or inadequacies with exterior lighting?		✗			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✗			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✗			
18	ADA: Has an accessibility study been previously performed? If so, when?				✗	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	✗				Parking and ramps.
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?		✗			



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Carver Educational Services Center

BV Project Number: 172559.25R000-216.354

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE RAMP



CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN PATH OF TRAVEL



SINK CLEARANCE

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

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?	X			
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Appendix E:

Component Condition Report

Component Condition Report | Carver Educational Services Center / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Substructure	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	79,000 SF	50	9568904
B1010	Superstructure	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	79,000 SF	50	9568876
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,300 SF	5	9569040
B2010	Building Exterior	Good	Exterior Walls, Metal/Insulated Sandwich Panels	9,300 SF	30	9569036
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	34,400 SF	8	9569023
B2020	Building Exterior	Poor	Glazing, any type by SF	6,300 SF	2	9568824
B2020	Building Exterior	Good	Glazing, any type by SF	6,300 SF	23	9568871
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	21	9568927
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	14	9568866
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	69,000 SF	3	9568822
B3010	Roof	Fair	Roofing, Modified Bitumen	10,200 SF	12	9569018
Interiors						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	21	15	9568862
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core Commercial	32	28	9568806
C1030	Throughout Building	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	6	31	9569022
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	71,000 SF	18	9568955
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	50,700 SF	15	9568809
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	152,100 SF	6	9569039
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	55,800 SF	9	9568803
C2030	Restrooms	Fair	Flooring, Ceramic Tile	25,400 SF	16	9568984
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	20,200 SF	6	9568845

Component Condition Report | Carver Educational Services Center / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	30,400 SF	6	9568912
Conveying						
D1010	Throughout Building	Good	Elevator Cab Finishes, Standard	1	12	9569027
D1010	Throughout Building	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	10	9568949
D1010	Elevator Room	Fair	Elevator Controls, Automatic, 1 Car	1	11	9569009
D1010	Throughout Building	Good	Elevator Cab Finishes, Standard	1	12	9568857
D1010	Elevator Room	Fair	Elevator Controls, Automatic, 1 Car	1	8	9568908
D1010	Elevator Room	Good	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	22	9568939
D1010	Elevator Room	Fair	Passenger Elevator, Overhead Traction, 2-5 Floors, Renovate	1	18	9568896
D1010	Throughout Building	Good	Elevator Cab Finishes, Standard	1	12	9568932
D1010	Elevator Room	Fair	Passenger Elevator, Overhead Traction, 2-5 Floors, Renovate	1	20	9568979
D1010	Elevator Room	Fair	Elevator Controls, Automatic, 1 Car	1	11	9569037
D1010	Southeast entrance	Fair	Stair Climber Inclined Lift, Wheelchair, per Story, Replace/Install	1	2	9568956
Plumbing						
D2010	Boiler Room	Good	Water Heater, Gas, Commercial (125 MBH)	1	18	9568915
D2010	Boiler Room	Fair	Boiler, Gas, Domestic [Boiler - 2]	1	2	9568988
D2010	Mechanical Room 108	Fair	Water Heater, Electric, Commercial (36 kW)	1	11	9569020
D2010	Mechanical Room 60	Fair	Water Heater, Electric, Commercial (12 kW)	1	2	9568919
D2010	Restrooms	Good	Urinal, Standard	12	25	9568992
D2010	Boiler Room	Fair	Boiler, Gas, Domestic [Boiler - 1]	1	17	9568933
D2010	Mechanical Room 13	Good	Pump, Circulation, Domestic Water	1	10	9568970
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	10	9568844
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	101,400 SF	20	9568928
D2010	Restrooms	Good	Toilet, Commercial Water Closet	32	25	9568941
D2010	Mechanical Room	Good	Pump, Circulation, Domestic Water	1	12	9568816

Component Condition Report | Carver Educational Services Center / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	3	9568994
D2010	Boiler Room	Fair	Pump, Circulation, Domestic Water	1	8	9568835
D2010	Boiler Room	Fair	Pump, Circulation/Booster, Domestic Water	1	7	9569024
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	30	24	9568983
D2010	Boiler Room	Good	Pump, Circulation/Booster, Domestic Water	1	13	9568977
D2030	Boiler Room	Fair	Pump, Sump	1	5	9569000
D2060	Chiller Room	Fair	Air Compressor, Tank-Style	1	13	9568808
D2060	Chiller Room	Good	Air Compressor, Tank-Style	1	14	9568936
HVAC						
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	14	9568869
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	20	9569017
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	20	9569035
D3020	Chiller Room	Fair	Heat Exchanger, Shell & Tube, HVAC	1	20	9568938
D3020	Chiller Room	Fair	Heat Exchanger, Shell & Tube, HVAC	1	20	9568916
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	20	9568924
D3020	Boiler Room	Fair	Boiler, Gas, HVAC [Boiler - 4]	1	20	9568910
D3020	Boiler Room	Fair	Boiler, Gas, HVAC [Boiler - 3]	1	20	9569021
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	20	9568944
D3020	Throughout Building	Fair	Baseboard Heater, Electric, 3 LF	6	10	9568937
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	9568817
D3030	Building Exterior	Fair	Split System Ductless, Single Zone	1	3	9568889
D3030	Data Room	Fair	Split System, Fan Coil Unit, DX	1	9	9568819
D3030	Mechanical Room 62	Fair	Split System, Fan Coil Unit, DX	1	7	9568885
D3030	Building Exterior	Fair	Split System Ductless, Single Zone	1	8	9568914
D3030	Office Areas 137A	Fair	Split System, Fan Coil Unit, DX	1	6	9568909

Component Condition Report | Carver Educational Services Center / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	9569011
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	9568827
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	10	9568918
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	7	9568804
D3030	Building Exterior	Fair	Chiller, Air-Cooled	1	2	9569032
D3030	Building Exterior	Fair	Split System Ductless, Single Zone	1	12	9568855
D3030	Office area 142	Good	Split System, Fan Coil Unit, DX	1	11	9568911
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	2	9568815
D3030	Office area 142	Good	Split System, Fan Coil Unit, DX	1	11	9568879
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	4	9568829
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	9568963
D3030	Building Exterior	Fair	Split System Ductless, Single Zone	1	3	9568999
D3030	Building Exterior	Fair	Split System Ductless, Single Zone	1	2	9568965
D3030	Boardroom	Fair	Split System, Fan Coil Unit, DX	1	2	9568993
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	9568878
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	2	9569029
D3030	Building Exterior	Fair	Chiller, Air-Cooled	1	10	9568976
D3030	Roof	Fair	Cooling Tower, (Typical) Open Circuit	1	2	9569005
D3030	Building Exterior	Fair	Split System Ductless, Single Zone, Condenser & Evaporator	1	2	9568905
D3030	Building Exterior	Fair	Split System Ductless, Single Zone	1	8	9568897
D3030	Building Exterior	Poor	Split System, Condensing Unit/Heat Pump	1	1	9568821
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	5	9568813
D3030	Building Exterior	Fair	Split System Ductless, Single Zone	1	6	9568974
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 3 Ton	53	8	9568973
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	6	9568957

Component Condition Report | Carver Educational Services Center / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Mechanical Room 62	Poor	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1	0	9568893
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	7	9568839
D3030	Boiler Room	Fair	Split System Ductless, Single Zone	1	9	9569008
D3030	Mechanical Room 62	Fair	Split System, Fan Coil Unit, DX	1	7	9568926
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	2	9568995
D3030	Building Exterior	Fair	Split System Ductless, Single Zone	1	2	9568830
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	9568981
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	5	9568884
D3030	Building Exterior	Fair	Split System Ductless, Single Zone	1	2	9568888
D3030	Mechanical Room 62	Fair	Split System, Fan Coil Unit, DX	1	8	9568846
D3030	Building Exterior	Poor	Split System, Condensing Unit/Heat Pump	1	1	9568814
D3030	Building Exterior	Fair	Split System Ductless, Single Zone	1	2	9568887
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	10	9568952
D3030	Building Exterior	Poor	Split System, Interior & Exterior Component Pairing, 2 TON	1	0	9568964
D3030	Building Exterior	Fair	Split System Ductless, Single Zone	1	6	9568906
D3030	Building Exterior	Fair	Split System Ductless, Single Zone	1	2	9568825
D3030	Building Exterior	Fair	Split System Ductless, Single Zone	1	7	9569044
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	1	9568986
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	6	9569042
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	9569007
D3030	Roof	Fair	Split System Ductless, Single Zone	1	2	9568810
D3030	Main Entrance	Fair	Split System, Fan Coil Unit, DX	1	9	9569043
D3030	Building Exterior	Fair	Split System Ductless, Single Zone	1	3	9568867
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	9	9568945
D3030	Building Exterior	Fair	Split System Ductless, Single Zone	1	9	9568934

Component Condition Report | Carver Educational Services Center / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	11	9568858
D3030	Elevator Room	Fair	Split System Ductless, Single Zone	1	7	9568967
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump	1	12	9568958
D3030	Main Entrance	Fair	Split System, Fan Coil Unit, DX	1	3	9568985
D3030	Offices	Fair	Split System, Fan Coil Unit, DX	1	8	9568811
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	7	9568907
D3030	Building Exterior	Fair	Split System Ductless, Single Zone, Condenser & Evaporator	1	7	9568900
D3030	Building Exterior	Poor	Split System, Condensing Unit/Heat Pump	1	1	9568847
D3030	Roof	Fair	Cooling Tower, (Typical) Open Circuit	1	8	9568882
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	9	9568842
D3050	Chiller Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	10	9568894
D3050	Chiller Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	6	9568925
D3050	Mechanical Room 13	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	15	9568826
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 4-Pipe	101,400 SF	7	9569033
D3050	Mechanical Room 143A	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	19	9569026
D3050	TV Studio	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	22	9568961
D3050	Mechanical Room 11	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	7	9568990
D3050	Mechanical Room 27	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	10	9568947
D3050	Mechanical Room 239	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	9568903
D3050	Mechanical Room 60	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	5	9568881
D3050	Chiller Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	10	9568959
D3050	Mechanical Room 60	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	5	9568935
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	17	9569015
D3050	Mechanical Room 108	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	10	9568966
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	10	9568872

Component Condition Report | Carver Educational Services Center / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Mechanical Room 156	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	12	9568833
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	16	9568987
D3050	Office 41	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	14	9568820
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	101,400 SF	10	9568849
D3050	Chiller Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	9	9568877
D3050	Boiler Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-5]	1	8	9568902
D3050	Boiler Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-6]	1	8	9568818
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal	35	7	9568962
D3050	Mechanical Room 108	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	13	9568951
D3050	Chiller Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	3	9568969
D3050	Mechanical Room 28A	Fair	Fan Coil Unit, Hydronic Terminal	1	2	9569006
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	15	9568950
D3050	Mechanical Room 234A	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	8	9568917
D3050	Chiller Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	10	9569014
D3050	Mechanical Room 42	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	5	9568931
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	15	9569038
D3050	Mechanical Room 143	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	9568929
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	9568852
D3050	Mechanical Room 2	Fair	Fan Coil Unit, Hydronic Terminal	1	2	9568853
D3050	Office area 142	Fair	Fan Coil Unit, Hydronic Terminal	1	3	9569019
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	8	9568850
D3050	Mechanical Room 13	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	7	9568841
D3050	Mechanical Room 60	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	5	9568930
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	9569013
D3050	Mechanical Room 27	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	10	9568901

Component Condition Report | Carver Educational Services Center / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	15	9568960
D3050	Telephone Room 23	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	12	9568948
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	9568873
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	12	9568832
D3050	Mechanical Room 207	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	11	9568972
D3050	Mechanical Room 62	Fair	Fan Coil Unit, Hydronic Terminal	1	7	9568895
D3050	Mechanical Room 150	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	14	9569003
D3050	Mechanical Room 136C	Poor	Air Handler, Interior AHU, Easy/Moderate Access	1	1	9569001
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	12	9568975
D3050	Mechanical Room 60	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	19	9569016
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	7	9568997
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	7	9568989
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	8	9568812
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	8	9568837
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	8	9568996
D3060	Roof	Poor	Exhaust Fan, Centrifugal, 16" Damper	1	1	9569004
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	10	9568843
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	11	9568859
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	9	9568802
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	8	9568865
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	14	9568899
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	9568834
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	9568991
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	8	9568943
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	12	9568883

Component Condition Report | Carver Educational Services Center / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Throughout Building	Fair	Supplemental Components, Fire Riser, Wet	1	20	9568920
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	101,400 SF	13	9569012
Electrical						
D5010	Boiler Room	Fair	Automatic Transfer Switch, ATS	1	15	9569031
D5010	Building Exterior	Fair	Generator, Diesel	1	5	9568828
D5010	Boiler Room	Fair	Automatic Transfer Switch, ATS	1	14	9568942
D5010	Building Exterior	Fair	Generator, Diesel	1	8	9568898
D5020	Boiler Room	Fair	Distribution Panel, 120/240 V	1	18	9568921
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown	1	15	9568922
D5020	Mechanical Room 108	Good	Switchboard, 277/480 V	1	28	9569002
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown	1	15	9568978
D5020	TV Studio	Fair	Secondary Transformer, Dry, Stepdown	1	13	9569028
D5020	Mechanical Room 108	Fair	Secondary Transformer, Dry, Stepdown	1	18	9569025
D5020	Mechanical Room 60	Fair	Secondary Transformer, Dry, Stepdown	1	7	9568953
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V	1	15	9569034
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V	1	2	9569030
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown	1	15	9568923
D5020	Mechanical Room 108	Fair	Secondary Transformer, Dry, Stepdown	1	16	9568836
D5020	Mechanical Room 136C	Fair	Secondary Transformer, Dry, Stepdown	1	20	9568863
D5020	Boiler Room	Good	Secondary Transformer, Dry, Stepdown	1	24	9568940
D5020	Office area 142	Good	Secondary Transformer, Dry, Stepdown	1	22	9568886
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown	1	19	9568980
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown	1	10	9568831
D5020	Mechanical Room 11	Fair	Secondary Transformer, Dry, Stepdown	1	2	9568968

Component Condition Report | Carver Educational Services Center / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Mechanical Room 108	Fair	Distribution Panel, 277/480 V	1	21	9568854
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown	1	18	9568880
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	101,400 SF	20	9568913
D5040	Throughout Building	Good	Emergency & Exit Lighting System, Full Interior Upgrade, LED	101,400 SF	7	9568807
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	101,400 SF	15	9568874
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	101,400 SF	11	9568860
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	101,400 SF	15	9568851
D7050	Mechanical Room 108	Fair	Fire Alarm Panel, Fully Addressable	1	9	9568856
Equipment & Furnishings						
E1030	Cafeteria	Fair	Commercial Kitchen Line, Serving/Warming Equipment	3 LF	10	9568875
E1030	Commercial Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	11	9568864
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Deep Fryer	1	8	9568838
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	9568848
E1030	Cafeteria	Fair	Commercial Kitchen Line, Serving/Warming Equipment	4 LF	12	9568868
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	9568946
E1030	Commercial Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	10	9568998
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	9568861
E1030	Commercial Kitchen	Good	Foodservice Equipment, Ice maker, Freestanding	1	11	9568840
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	9568971
E1030	Commercial Kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	11	9568890
E1030	Cafeteria	Fair	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height	1 LF	12	9568891
E1030	Cafeteria	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	8	9568892
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	21	9569010
E1030	Cafeteria	Fair	Commercial Kitchen Line, Serving/Warming Equipment	4 LF	13	9568870

Component Condition Report | Carver Educational Services Center / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	9568982
E1030	Commercial Kitchen	Good	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	12	9568823
E2010	Boardroom	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	150	11	9569041
Sitework						
G4050	Building Exterior	Good	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	6	14	9568954

Component Condition Report | Carver Educational Services Center / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Building Exterior	Fair	Covered Walkway, Metal-Framed, Light/Medium Gauge	400 SF	15	9568799
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	218,750 SF	3	9568795
G2020	Parking area	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	218,750 SF	8	9578470
G2030	Site Parking Areas	Poor	Concrete Curb or Berm (Per LF), any pavement type, Sectional Repairs per Man-Day, Repair	1	0	9568789
G2030	Site Parking Areas	Poor	Sidewalk, Concrete, Small Areas/Sections	250 SF	1	9568800
Sitework						
G2060	Site General	Fair	Park Bench, Wood/Composite/Fiberglass	4	10	9568790
G2060	Site General	Fair	Picnic Table, Wood/Composite/Fiberglass	4	9	9568792
G2060	Site General	Fair	Retaining Wall, Brick/Stone	75 SF	20	9568796
G2060	Main Entrance	Fair	Signage, Exterior/Site, Guide & Directional Pole-Mounted	1	10	9568797
G2060	Building Exterior	Good	Signage, Property, Building-Mounted Individual Letters, Replace/Install	18	17	9568801
G2060	Site General	Fair	Fences & Gates, Fence, Wood Board 6'	25 LF	8	9568794
G2060	Site General	Good	Flagpole, Metal	1	20	9568798
G4050	Site General	Fair	Walkway Lighting, Bollard Style, Metal/Resin, Replace/Install	4	10	9568793
G4050	Site General	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	8	17	9568791

Component Condition Report | Carver Educational Services Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Parking area	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	218,750 SF	10	9578469

Appendix F:

Replacement Reserves

Replacement Reserves Report



7/31/2025

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
D3050	Roof	9568873	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$7,500.00	\$7,500			\$7,500																		\$7,500	
D3050	Mechanical Room 239	9568903	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	\$31,000.00	\$31,000				\$31,000																	\$31,000	
D3050	Mechanical Room 143	9568929	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	\$31,000.00	\$31,000				\$31,000																	\$31,000	
D3050	Office area 142	9569019	Fan Coil Unit, Hydronic Terminal, Replace	20	17	3	1	EA	\$3,840.00	\$3,840				\$3,840																	\$3,840	
D3050	Mechanical Room 60	9568881	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	25	5	1	EA	\$31,000.00	\$31,000						\$31,000															\$31,000	
D3050	Mechanical Room 60	9568935	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	20	5	1	EA	\$22,000.00	\$22,000						\$22,000															\$22,000	
D3050	Mechanical Room 42	9568931	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	25	5	1	EA	\$31,000.00	\$31,000						\$31,000															\$31,000	
D3050	Mechanical Room 60	9568930	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	20	5	1	EA	\$15,000.00	\$15,000						\$15,000															\$15,000	
D3050	Mechanical Room 11	9568990	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	23	7	1	EA	\$40,000.00	\$40,000								\$40,000													\$40,000	
D3050	Throughout Building	9568962	Fan Coil Unit, Hydronic Terminal, Replace	20	13	7	35	EA	\$1,670.00	\$58,450								\$58,450													\$58,450	
D3050	Mechanical Room 13	9568841	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	23	7	1	EA	\$40,000.00	\$40,000								\$40,000													\$40,000	
D3050	Mechanical Room 62	9568895	Fan Coil Unit, Hydronic Terminal, Replace	20	13	7	1	EA	\$3,840.00	\$3,840								\$3,840													\$3,840	
D3050	Boiler Room	9568902	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$9,200.00	\$9,200									\$9,200												\$9,200	
D3050	Boiler Room	9568818	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$9,200.00	\$9,200									\$9,200												\$9,200	
D3050	Mechanical Room 234A	9568917	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	17	8	1	EA	\$22,000.00	\$22,000									\$22,000												\$22,000	
D3050	Mechanical Room 27	9568947	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	20	10	1	EA	\$31,000.00	\$31,000											\$31,000										\$31,000	
D3050	Throughout Building	9568849	HVAC System, Ductwork, Medium Density, Replace	30	20	10	101400	SF	\$4.00	\$405,600											\$405,600										\$405,600	
D3050	Mechanical Room 207	9568972	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	14	11	1	EA	\$15,000.00	\$15,000											\$15,000										\$15,000	
D3050	Mechanical Room 156	9568833	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	13	12	1	EA	\$22,000.00	\$22,000												\$22,000									\$22,000	
D3050	Telephone Room 23	9568948	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	13	12	1	EA	\$6,200.00	\$6,200												\$6,200									\$6,200	
D3050	Office 41	9568820	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	11	14	1	EA	\$9,200.00	\$9,200															\$9,200						\$9,200	
D3050	Roof	9568852	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$20,000.00	\$20,000															\$20,000						\$20,000	
D3050	Roof	9569013	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$11,000.00	\$11,000															\$11,000						\$11,000	
D3050	Mechanical Room 150	9569003	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	11	14	1	EA	\$9,200.00	\$9,200															\$9,200						\$9,200	
D3050	Mechanical Room 143A	9569026	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	6	19	1	EA	\$15,000.00	\$15,000																				\$15,000	\$15,000	
D3060	Roof	9569004	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	24	1	1	EA	\$2,400.00	\$2,400		\$2,400																			\$2,400	
D3060	Roof	9568997	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	13	7	1	EA	\$2,400.00	\$2,400								\$2,400													\$2,400	
D3060	Roof	9568989	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	13	7	1	EA	\$2,400.00	\$2,400								\$2,400													\$2,400	
D3060	Roof	9568812	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	12	8	1	EA	\$1,400.00	\$1,400									\$1,400												\$1,400	
D3060	Roof	9568837	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	17	8	1	EA	\$3,000.00	\$3,000									\$3,000												\$3,000	
D3060	Roof	9568996	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	12	8	1	EA	\$2,400.00	\$2,400									\$2,400												\$2,400	
D3060	Roof	9568865	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	12	8	1	EA	\$2,400.00	\$2,400									\$2,400												\$2,400	
D3060	Roof	9568943	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	12	8	1	EA	\$1,400.00	\$1,400									\$1,400												\$1,400	
D3060	Roof	9568802	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	11	9	1	EA	\$1,400.00	\$1,400										\$1,400											\$1,400	
D3060	Roof	9568843	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	10	10	1	EA	\$1,400.00	\$1,400											\$1,400										\$1,400	
D3060	Roof	9568834	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	\$2,400.00	\$2,400											\$2,400										\$2,400	
D3060	Roof	9568991	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	\$2,400.00	\$2,400											\$2,400										\$2,400	
D3060	Roof	9568859	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	9	11	1	EA	\$1,400.00	\$1,400												\$1,400									\$1,400	
D3060	Roof	9568883	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	8	12	1	EA	\$1,400.00	\$1,400													\$1,400								\$1,400	
D3060	Roof	9568899	Exhaust Fan, Roof or Wall-Mounted,																													

Replacement Reserves Report



7/31/2025

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
D5020	Boiler Room	9568978	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$16,000.00	\$16,000																\$16,000						\$16,000
D5020	Boiler Room	9568923	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$6,700.00	\$6,700																\$6,700						\$6,700
D5020	Mechanical Room 108	9568836	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	\$38,000.00	\$38,000																	\$38,000					\$38,000
D5020	Mechanical Room 108	9569025	Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA	\$6,700.00	\$6,700																			\$6,700			\$6,700
D5020	Boiler Room	9568880	Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA	\$10,000.00	\$10,000																		\$10,000				\$10,000
D5020	Boiler Room	9568980	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	\$10,000.00	\$10,000																			\$10,000			\$10,000
D5020	Mechanical Room 136C	9568863	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	\$16,000.00	\$16,000																				\$16,000		\$16,000
D5020	Boiler Room	9569030	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	\$3,000.00	\$3,000			\$3,000																			\$3,000
D5020	Boiler Room	9569034	Distribution Panel, 277/480 V, Replace	30	15	15	1	EA	\$10,000.00	\$10,000																\$10,000						\$10,000
D5020	Boiler Room	9568921	Distribution Panel, 120/240 V, Replace	30	12	18	1	EA	\$5,500.00	\$5,500																			\$5,500			\$5,500
D5030	Throughout Building	9568913	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	101400	SF	\$2.50	\$253,500																					\$253,500	\$253,500
D5040	Throughout Building	9568807	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	3	7	101400	SF	\$0.65	\$65,910							\$65,910											\$65,910				\$131,820
D5040	Throughout Building	9568874	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	5	15	101400	SF	\$5.00	\$507,000																\$507,000						\$507,000
D7030	Throughout Building	9568860	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	4	11	101400	SF	\$2.00	\$202,800												\$202,800										\$202,800
D7050	Mechanical Room 108	9568856	Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	\$15,000.00	\$15,000									\$15,000													\$15,000
D7050	Throughout Building	9568851	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	101400	SF	\$3.00	\$304,200																\$304,200						\$304,200
E1030	Commercial Kitchen	9568848	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	\$5,600.00	\$5,600						\$5,600										\$5,600						\$11,200
E1030	Commercial Kitchen	9568971	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	\$5,600.00	\$5,600						\$5,600										\$5,600						\$11,200
E1030	Commercial Kitchen	9568861	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	\$4,600.00	\$4,600							\$4,600															\$4,600
E1030	Commercial Kitchen	9568982	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	\$4,600.00	\$4,600							\$4,600															\$4,600
E1030	Commercial Kitchen	9568838	Foodservice Equipment, Deep Fryer, Replace	15	7	8	1	EA	\$7,000.00	\$7,000								\$7,000														\$7,000
E1030	Commercial Kitchen	9568946	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	\$4,600.00	\$4,600								\$4,600														\$4,600
E1030	Cafeteria	9568892	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	7	8	1	EA	\$2,700.00	\$2,700								\$2,700														\$2,700
E1030	Cafeteria	9568875	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	10	10	3	LF	\$1,000.00	\$3,000											\$3,000											\$3,000
E1030	Commercial Kitchen	9568998	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	5	10	1	EA	\$4,500.00	\$4,500											\$4,500											\$4,500
E1030	Commercial Kitchen	9568864	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	4	11	1	EA	\$4,600.00	\$4,600												\$4,600										\$4,600
E1030	Commercial Kitchen	9568840	Foodservice Equipment, Ice maker, Freestanding, Replace	15	4	11	1	EA	\$6,700.00	\$6,700												\$6,700										\$6,700
E1030	Commercial Kitchen	9568890	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	4	11	1	EA	\$5,700.00	\$5,700												\$5,700										\$5,700
E1030	Cafeteria	9568868	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	8	12	4	LF	\$1,000.00	\$4,000													\$4,000									\$4,000
E1030	Cafeteria	9568891	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height, Replace	20	8	12	1	LF	\$1,500.00	\$1,500													\$1,500									\$1,500
E1030	Commercial Kitchen	9568823	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	3	12	1	EA	\$6,400.00	\$6,400													\$6,400									\$6,400
E1030	Cafeteria	9568870	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	7	13	4	LF	\$1,000.00	\$4,000														\$4,000								\$4,000
E2010	Boardroom	9569041	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	9	11	150	EA	\$350.00	\$52,500												\$52,500										\$52,500
G4050	Building Exterior	9568954	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	6	14	6	EA	\$800.00	\$4,800															\$4,800							\$4,800
Totals, Unescalated											\$9,630	\$59,800	\$596,880	\$1,067,440	\$7,500	\$292,570	\$464,350	\$1,097,800	\$776,084	\$326,300	\$581,640	\$328,400	\$198,700	\$159,998	\$97,800	\$1,870,930	\$984,150	\$183,510	\$448,700	\$38,600	\$1,112,370	\$10,703,152
Totals, Escalated (3.0% inflation, compounded annually)											\$9,630	\$61,594	\$633,230	\$1,166,421	\$8,441	\$339,169	\$554,458	\$1,350,156	\$983,120	\$425,747	\$781,676	\$454,582	\$283,299	\$234,962	\$147,931	\$2,914,848	\$1,579,272	\$303,314	\$763,882	\$67,685	\$2,009,064	\$15,072,481

Carver Educational Services Center / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
F1020	Building Exterior	9568799	Covered Walkway, Metal-Framed, Light/Medium Gauge, Replace	30		15	15	400	SF	\$28.00	\$11,200															\$11,200						\$11,200
G2020	Site Parking Areas	9568795	Parking Lots, Pavement, Asphalt, Seal & Stripe	5		2	3	218750	SF	\$0.45	\$98,438				\$98,438				\$98,438										\$98,438			\$393,750
G2020	Parking area	9578470	Parking Lots, Pavement, Asphalt, Mill & Overlay	25		17	8	218750	SF	\$3.50	\$765,625								\$765,625													\$765,625
G2030	Site Parking Areas	9568789	Concrete Curb or Berm (Per LF), any pavement type, Sectional Repairs per Man-Day, Repair	0		49	* 0	1	EA	\$1,000.00	\$1,000		\$1,000																			\$1,000
G2030	Site Parking Areas	9568800	Sidewalk, Concrete, Small Areas/Sections, Replace	50		49	1	250	SF	\$20.00	\$5,000		\$5,000																			\$5,000
G2060	Site General	9568794	Fences & Gates, Fence, Wood Board 6", Replace	20		12	8	25	LF	\$28.00	\$700							\$700														\$700
G2060	Site General	9568792	Picnic Table, Wood/Composite/Fiberglass, Replace	20		11	9	4	EA	\$600.00	\$2,400									\$2,400												\$2,400
G2060	Site General	9568790	Park Bench, Wood/Composite/Fiberglass, Replace	20		10	10	4	EA	\$600.00	\$2,400										\$2,400											\$2,400
G2060	Main Entrance	9568797	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace	20		10	10	1	EA	\$500.00	\$500										\$500											\$500
G2060	Building Exterior	9568801	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20		3	17	18	EA	\$150.00	\$2,700																\$2,700					\$2,700
G2060	Site General	9568798	Flagpole, Metal, Replace	30		10	20	1	EA	\$2,500.00	\$2,500																			\$2,500		\$2,500



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Uniform 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				
G2060	Site General	9568796	Retaining Wall, Brick/Stone, Replace	40	20	20	75	SF	\$140.00	\$10,500																					\$10,500	\$10,500				
G4050	Site General	9568793	Walkway Lighting, Bollard Style, Metal/Resin, Replace/Install	20	10	10	4	EA	\$900.00	\$3,600											\$3,600											\$3,600				
G4050	Site General	9568791	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	3	17	8	EA	\$6,800.00	\$54,400																			\$54,400			\$54,400				
Totals, Unescalated											\$0	\$6,000	\$0	\$98,438	\$0	\$0	\$0	\$0	\$864,763	\$2,400	\$6,500	\$0	\$0	\$98,438	\$0	\$11,200	\$0	\$57,100	\$98,438	\$0	\$13,000			\$1,256,275		
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$6,180	\$0	\$107,565	\$0	\$0	\$0	\$0	\$1,095,455	\$3,131	\$8,735	\$0	\$0	\$144,559	\$0	\$17,449	\$0	\$94,378	\$167,583	\$0	\$23,479					\$1,668,516

* 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	9569009	D1010	Elevator Controls	Automatic, 1 Car		Carver Educational Services Center / Main Building	Elevator Room	ELC	NA	NA	2016		
2	9568908	D1010	Elevator Controls	Automatic, 1 Car		Carver Educational Services Center / Main Building	Elevator Room	EIC	NA	NA	2013		
3	9569037	D1010	Elevator Controls	Automatic, 1 Car		Carver Educational Services Center / Main Building	Elevator Room	ELC	NA	NA	2016		
4	9568939	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	Carver Educational Services Center / Main Building	Elevator Room	Nidec Motor Corporation	Illegible	Illegible	2017		
5	9568896	D1010	Passenger Elevator	Overhead Traction, 2-5 Floors	2500 LB	Carver Educational Services Center / Main Building	Elevator Room	NA	53BS	NA			
6	9568979	D1010	Passenger Elevator	Overhead Traction, 2-5 Floors	2500 LB	Carver Educational Services Center / Main Building	Elevator Room	NA	53BS	NA			
7	9568956	D1010	Stair Climber Inclined Lift	Wheelchair, per Story		Carver Educational Services Center / Main Building	Southeast entrance	American Stair-Glide Corp.	NA	5N H1292 AL 750 113	1992		
8	9568949	D1010	Vertical Lift	Wheelchair, 5' Rise		Carver Educational Services Center / Main Building	Throughout Building	Savaria	NA	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9568933	D2010	Boiler [Boiler - 1]	Gas, Domestic	1000 MBH	Carver Educational Services Center / Main Building	Boiler Room	Lochinvar	PBN1002	1735107346990	2017		
2	9568988	D2010	Boiler [Boiler - 2]	Gas, Domestic	1000 MBH	Carver Educational Services Center / Main Building	Boiler Room	Lochinvar	PBN1000	H968830	1996		
3	9568970	D2010	Pump	Circulation, Domestic Water	.5 HP	Carver Educational Services Center / Main Building	Mechanical Room 13	Bell & Gossett	Illegible	Illegible			
4	9568816	D2010	Pump	Circulation, Domestic Water	2 HP	Carver Educational Services Center / Main Building	Mechanical Room	Bell & Gossett	NA	NA			
5	9568835	D2010	Pump	Circulation, Domestic Water	2 HP	Carver Educational Services Center / Main Building	Boiler Room	GMC	NA	H-66			
6	9569024	D2010	Pump	Circulation/Booster, Domestic Water	3 HP	Carver Educational Services Center / Main Building	Boiler Room	Bell & Gossett	NA	NA			
7	9568977	D2010	Pump	Circulation/Booster, Domestic Water	3 HP	Carver Educational Services Center / Main Building	Boiler Room	Bell & Gossett	NA	NA			
8	9568919	D2010	Water Heater	Electric, Commercial (12 kW)	80 GAL	Carver Educational Services Center / Main Building	Mechanical Room 60	A. O. Smith	EES80917	MKOO-0014487-519	2000		
9	9569020	D2010	Water Heater	Electric, Commercial (36 kW)	119 GAL	Carver Educational Services Center / Main Building	Mechanical Room 108	State	CSB12018SFEX 100	1616M002243	2016		
10	9568915	D2010	Water Heater	Gas, Commercial (125 MBH)	81 GAL	Carver Educational Services Center / Main Building	Boiler Room	State	SBD-81-199NE 118	2329134950769	2023		
11	9568844	D2010	Backflow Preventer	Domestic Water	2 IN	Carver Educational Services Center / Main Building	Boiler Room	Illegible	Illegible	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9568994	D2010	Backflow Preventer	Domestic Water	2 IN	Carver Educational Services Center / Main Building	Boiler Room	Illegible	Illegible	Illegible			
13	9569000	D2030	Pump	Sump	3 HP	Carver Educational Services Center / Main Building	Boiler Room	Inaccessible	Inaccessible	Inaccessible			
14	9568808	D2060	Air Compressor	Tank-Style	5 HP	Carver Educational Services Center / Main Building	Chiller Room	WORTHINGTON	NA	NA			
15	9568936	D2060	Air Compressor	Tank-Style	10 HP	Carver Educational Services Center / Main Building	Chiller Room	Quincy Compressor	216	20030819-0253			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9569021	D3020	Boiler [Boiler - 3]	Gas, HVAC	1000 MBH	Carver Educational Services Center / Main Building	Boiler Room	Lochinvar	PBN1002	3815102023202	2015		
2	9568910	D3020	Boiler [Boiler - 4]	Gas, HVAC	1000 MBH	Carver Educational Services Center / Main Building	Boiler Room	Lochinvar	PBN1002	3815102023201	2015		
3	9568938	D3020	Heat Exchanger	Shell & Tube, HVAC	600 GPM	Carver Educational Services Center / Main Building	Chiller Room	Swep	NA	310107433*	2010		
4	9568916	D3020	Heat Exchanger	Shell & Tube, HVAC	600 GPM	Carver Educational Services Center / Main Building	Chiller Room	Swep	NA	310107433	2010		
5	9568937	D3020	Baseboard Heater	Electric, 3 LF	.75 KW	Carver Educational Services Center / Main Building	Throughout Building						6
6	9568869	D3020	Boiler Supplemental Components	Expansion Tank	60 GAL	Carver Educational Services Center / Main Building	Boiler Room	Inaccessible	Inaccessible	Inaccessible			
7	9569017	D3020	Boiler Supplemental Components	Expansion Tank	200 GAL	Carver Educational Services Center / Main Building	Boiler Room	Inaccessible	Inaccessible	Inaccessible*			
8	9569035	D3020	Boiler Supplemental Components	Expansion Tank	200 GAL	Carver Educational Services Center / Main Building	Boiler Room	Inaccessible	Inaccessible	Inaccessible*			
9	9568924	D3020	Boiler Supplemental Components	Expansion Tank	200 GAL	Carver Educational Services Center / Main Building	Boiler Room	Inaccessible	Inaccessible	Inaccessible*			
10	9568944	D3020	Boiler Supplemental Components	Expansion Tank	200 GAL	Carver Educational Services Center / Main Building	Boiler Room	Inaccessible	Inaccessible	Inaccessible			
11	9569032	D3030	Chiller	Air-Cooled	30 TON	Carver Educational Services Center / Main Building	Building Exterior	Trane	CGAFC304AGA10000	CO2G06280	2002		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9568976	D3030	Chiller	Air-Cooled	26 TON	Carver Educational Services Center / Main Building	Building Exterior	Mitsubishi Electric	CGAMP26A2B02AXD2	U10B14397	2010		
13	9569005	D3030	Cooling Tower	(Typical) Open Circuit	125 TON	Carver Educational Services Center / Main Building	Roof	Marley	NA	8808 6-1255-84	1984		
14	9568882	D3030	Cooling Tower	(Typical) Open Circuit	250 TON	Carver Educational Services Center / Main Building	Roof	BAC	No dataplate	No dataplate			
15	9568817	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Carver Educational Services Center / Main Building	Building Exterior	Carrier	24AB8348A510	124E14309	2013		
16	9569011	D3030	Split System	Condensing Unit/Heat Pump	2.5 TON	Carver Educational Services Center / Main Building	Roof	Weather King	13AJA18A01	7652N380900087	2009		
17	9568827	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Carver Educational Services Center / Main Building	Building Exterior	Lennox	ACC050HAA	L0028 77599	2000		
18	9568918	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Carver Educational Services Center / Main Building	Building Exterior	Daikin Industries	RXYMQ36PVJU	E001654	2020		
19	9568804	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Carver Educational Services Center / Main Building	Building Exterior	Mitsubishi	PUMY-P48NKMU1	78U02729D	2017		
20	9568815	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Carver Educational Services Center / Main Building	Building Exterior	ComfortMaker	CA5524UKC1	.L952583257	1995		
21	9568829	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Carver Educational Services Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
22	9568878	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Carver Educational Services Center / Main Building	Roof	Weather King	13AJA18A01	7652N380900123	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	9569029	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Carver Educational Services Center / Main Building	Building Exterior	Mitsubishi Electric	4TTA3048A4000AA	8461U4K2F	2008		
24	9568821	D3030	Split System	Condensing Unit/Heat Pump	7.5 TON	Carver Educational Services Center / Main Building	Building Exterior	Illegible	Illegible	Illegible			
25	9568813	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Carver Educational Services Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
26	9568957	D3030	Split System	Condensing Unit/Heat Pump	2.5 TON	Carver Educational Services Center / Main Building	Roof	Mitsubishi Electric	MXZ-3C30NA2	6XU05702A			
27	9568839	D3030	Split System	Condensing Unit/Heat Pump	5 TON	Carver Educational Services Center / Main Building	Roof	Bryant	114CNA060	3317E25993	2017		
28	9568995	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Carver Educational Services Center / Main Building	Building Exterior	Trane	4TT A3048A4000AA	8461U312F	2008		
29	9568981	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Carver Educational Services Center / Main Building	Roof	Trane	TTB036C100A1	P5115NSBF	1999		
30	9568884	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Carver Educational Services Center / Main Building	Roof	Bryant	No dataplate	No dataplate			
31	9568814	D3030	Split System	Condensing Unit/Heat Pump	6 TON	Carver Educational Services Center / Main Building	Building Exterior	Illegible	Illegible	Illegible			
32	9568952	D3030	Split System	Condensing Unit/Heat Pump	2.5 TON	Carver Educational Services Center / Main Building	Building Exterior	Daikin Industries	4MXS32GVJU	E005121	2020		
33	9568986	D3030	Split System	Condensing Unit/Heat Pump	6 TON	Carver Educational Services Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	9569042	D3030	Split System	Condensing Unit/Heat Pump	3.5 TON	Carver Educational Services Center / Main Building	Roof	Mitsubishi Electric	MXZ-5C42NA2	74P00959			
35	9569007	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Carver Educational Services Center / Main Building	Roof	AAON, Inc.	Illegible	200910CDCF 01039	2009		
36	9568945	D3030	Split System	Condensing Unit/Heat Pump	2.5 TON	Carver Educational Services Center / Main Building	Roof	York	RCS06G079D	W041935377	2019		
37	9568858	D3030	Split System	Condensing Unit/Heat Pump	4 TON	Carver Educational Services Center / Main Building	Roof	Mitsubishi Electric	NTXMMX48A182BA	14U0034477RP12	2021		
38	9568958	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Carver Educational Services Center / Main Building	Building Exterior	ComfortMaker	N4A348GHB200	E224300736	2022		
39	9568907	D3030	Split System	Condensing Unit/Heat Pump	5 TON	Carver Educational Services Center / Main Building	Roof	Mitsubishi Electric	PUMY-P60NKMU1	79U03009D	2017		
40	9568847	D3030	Split System	Condensing Unit/Heat Pump	3 TON	Carver Educational Services Center / Main Building	Building Exterior	No dataplate	No dataplate	No dataplate			
41	9568819	D3030	Split System	Fan Coil Unit, DX	1.5 TON	Carver Educational Services Center / Main Building	Data Room	Mitsubishi Electric	PKA-A18HA7	2YA20684A	2019		
42	9568885	D3030	Split System	Fan Coil Unit, DX	1.5 TON	Carver Educational Services Center / Main Building	Mechanical Room 62	Mitsubishi Electric	MSZ-GL18NA	8905034			
43	9568909	D3030	Split System	Fan Coil Unit, DX	1.5 TON	Carver Educational Services Center / Main Building	Office Areas 137A	Mitsubishi Electric	PKA-A18HA7	6ZA01683A	2016		
44	9568911	D3030	Split System	Fan Coil Unit, DX	2 TON	Carver Educational Services Center / Main Building	Office area 142	Mitsubishi Electric	NTXWST24A112AA	1005397200305	2021		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	9568879	D3030	Split System	Fan Coil Unit, DX	2 TON	Carver Educational Services Center / Main Building	Office area 142	Mitsubishi Electric	NTXWST24A112AA	1000540T20U80S	2021		
46	9568993	D3030	Split System	Fan Coil Unit, DX	1.5 TON	Carver Educational Services Center / Main Building	Boardroom	Mitsubishi Electric	MW18C30	JJJT01292			
47	9568926	D3030	Split System	Fan Coil Unit, DX	1.5 TON	Carver Educational Services Center / Main Building	Mechanical Room 62	Mitsubishi	No dataplate	No dataplate			
48	9568846	D3030	Split System	Fan Coil Unit, DX	1.5 TON	Carver Educational Services Center / Main Building	Mechanical Room 62	Daikin Industries	No dataplate	No dataplate			
49	9569043	D3030	Split System	Fan Coil Unit, DX	1 TON	Carver Educational Services Center / Main Building	Main Entrance	Mitsubishi Electric	MSZ-GL12NA	73E52350			
50	9568985	D3030	Split System	Fan Coil Unit, DX	1 TON	Carver Educational Services Center / Main Building	Main Entrance	Mitsubishi Electric	MSZ-GL12NA	73E53445			
51	9568811	D3030	Split System	Fan Coil Unit, DX	1 TON	Carver Educational Services Center / Main Building	Offices	Mitsubishi Electric	MSY-GLO9NA	61E00728			
52	9568964	D3030	Split System	Interior & Exterior Component Pairing, 2 TON	2.5 TON	Carver Educational Services Center / Main Building	Building Exterior	Carrier	38EHU303400L	3787E13732	1987		
53	9568889	D3030	Split System Ductless	Single Zone	1 TON	Carver Educational Services Center / Main Building	Building Exterior	Mitsubishi Electric	RKN12KEVJU	C003854	2013		
54	9568914	D3030	Split System Ductless	Single Zone	2 TON	Carver Educational Services Center / Main Building	Building Exterior	Daikin Industries	RZQ24PVJU	Illegible			
55	9568855	D3030	Split System Ductless	Single Zone	1.5 TON	Carver Educational Services Center / Main Building	Building Exterior	Mitsubishi Electric	PUY-A18NHA4	2ZU00893A	2022		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
56	9568963	D3030	Split System Ductless	Single Zone	.75 TON	Carver Educational Services Center / Main Building	Roof	Daikin Industries	RKN09KEVJU5	GQ01163	2014		
57	9568999	D3030	Split System Ductless	Single Zone	2 TON	Carver Educational Services Center / Main Building	Building Exterior	Mitsubishi Electric	RER24PVJU	Illegible	2013		
58	9568965	D3030	Split System Ductless	Single Zone	2 TON	Carver Educational Services Center / Main Building	Building Exterior	Sanyo	CL2432	0069013	2000		
59	9568897	D3030	Split System Ductless	Single Zone	1.5 TON	Carver Educational Services Center / Main Building	Building Exterior	Mitsubishi Electric	MUZ-GL18NA	8 001259 T	2018		
60	9568974	D3030	Split System Ductless	Single Zone	1.5 TON	Carver Educational Services Center / Main Building	Building Exterior	Mitsubishi Electric	MUY-GL18NA	6001219T	2016		
61	9569008	D3030	Split System Ductless	Single Zone	1.5 TON	Carver Educational Services Center / Main Building	Boiler Room	Mitsubishi Electric	PUY-A18NKA7	9ZU15717A	2019		
62	9568830	D3030	Split System Ductless	Single Zone	1.5 TON	Carver Educational Services Center / Main Building	Building Exterior	Mitsubishi Electric	MUY-GE15NA	2001422T	2012		
63	9568888	D3030	Split System Ductless	Single Zone	0.75 TON	Carver Educational Services Center / Main Building	Building Exterior	Mitsubishi Electric	No dataplate	No dataplate	2000		
64	9568887	D3030	Split System Ductless	Single Zone	2 TON	Carver Educational Services Center / Main Building	Building Exterior	Sanyo	CL2432	0057313	2000		
65	9568906	D3030	Split System Ductless	Single Zone	0.75 TON	Carver Educational Services Center / Main Building	Building Exterior	Mitsubishi Electric	MUY-GL09NA	69C04940	2016		
66	9568825	D3030	Split System Ductless	Single Zone	1.5 TON	Carver Educational Services Center / Main Building	Building Exterior	Mitsubishi Electric	2MXS18GVJU	E 004788	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
67	9569044	D3030	Split System Ductless	Single Zone	1.5 TON	Carver Educational Services Center / Main Building	Building Exterior	Mitsubishi	PUZ-A18NKA7	62U01911B	2017		
68	9568810	D3030	Split System Ductless	Single Zone	.75 TON	Carver Educational Services Center / Main Building	Roof	Mitsubishi Electric	MUY-GL09NA	Illegible	2009		
69	9568867	D3030	Split System Ductless	Single Zone	2 TON	Carver Educational Services Center / Main Building	Building Exterior	Mitsubishi Electric	MXZ3B24NA	36U01943C	2013		
70	9568934	D3030	Split System Ductless	Single Zone	1.5 TON	Carver Educational Services Center / Main Building	Building Exterior	Daikin Industries	PUY-A18NKA7	9YU15136A	2019		
71	9568967	D3030	Split System Ductless	Single Zone	1.5 TON	Carver Educational Services Center / Main Building	Elevator Room	Daikin Industries	FAQ18PVJU	E004253	2017		
72	9568905	D3030	Split System Ductless	Single Zone, Condenser & Evaporator	3 TON	Carver Educational Services Center / Main Building	Building Exterior	Daikin Industries	RXYMG48MVJU	E002493	2009		
73	9568900	D3030	Split System Ductless	Single Zone, Condenser & Evaporator	3 TON	Carver Educational Services Center / Main Building	Building Exterior	Mitsubishi	PUMY-P36NKMU1	61U02478B	2017		
74	9568893	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	Carver Educational Services Center / Main Building	Mechanical Room 62	Mitsubishi Electric	MSI7NN	9000164	2009		
75	9568973	D3030	Unit Ventilator	approx/nominal 3 Ton	1250 CFM	Carver Educational Services Center / Main Building	Throughout Building						53
76	9568842	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Carver Educational Services Center / Main Building	Boiler Room	Illegible	Illegible	Illegible			
77	9568894	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Carver Educational Services Center / Main Building	Chiller Room	U.S. Electrical Motors	NA	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
78	9568925	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	3 HP	Carver Educational Services Center / Main Building	Chiller Room	Nema	Illegible	Illegible			
79	9568826	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Carver Educational Services Center / Main Building	Mechanical Room 13	Bell & Gossett	Illegible	Illegible			
80	9568959	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Carver Educational Services Center / Main Building	Chiller Room	U.S. Electrical Motors	NA	NA			
81	9569015	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Carver Educational Services Center / Main Building	Boiler Room	Bell & Gossett	NA	NA			
82	9568966	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Carver Educational Services Center / Main Building	Mechanical Room 108	Bell & Gossett	NA	NA			
83	9568872	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Carver Educational Services Center / Main Building	Boiler Room	Illegible	Illegible	Illegible			
84	9568987	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	5 HP	Carver Educational Services Center / Main Building	Boiler Room	Bald or Reliance	NA	NA			
85	9568877	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	6 HP	Carver Educational Services Center / Main Building	Chiller Room	Illegible	Illegible	Illegible			
86	9568951	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Carver Educational Services Center / Main Building	Mechanical Room 108	No dataplate	No dataplate	No dataplate			
87	9568969	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Carver Educational Services Center / Main Building	Chiller Room	GE	465154	Illegible			
88	9568950	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	25 HP	Carver Educational Services Center / Main Building	Boiler Room	Toshiba	NA	95Y05914			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
89	9569014	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Carver Educational Services Center / Main Building	Chiller Room	Marathon	Illegible	Illegible			
90	9568850	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Carver Educational Services Center / Main Building	Boiler Room	Bell & Gossett	Illegible	Illegible			
91	9568901	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	3 HP	Carver Educational Services Center / Main Building	Mechanical Room 27	U.S. Electrical Motors	HE22	NA			
92	9568960	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	5 HP	Carver Educational Services Center / Main Building	Boiler Room	Bald or Reliance	NA	NA			
93	9568832	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Carver Educational Services Center / Main Building	Boiler Room	Lincoln	NA	413687			
94	9568975	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Carver Educational Services Center / Main Building	Boiler Room	Lincoln	No dataplate	No dataplate			
95	9569016	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	5 HP	Carver Educational Services Center / Main Building	Mechanical Room 60	Bell & Gossett	NA	NA			
96	9569038	D3050	Pump	Distribution, HVAC Heating Water	25 HP	Carver Educational Services Center / Main Building	Boiler Room	Toshiba	Illegible	Illegible			
97	9569026	D3050	Air Handler	Interior AHU, Easy/Moderate Access	2400 CFM	Carver Educational Services Center / Main Building	Mechanical Room 143A	Trane	TWE12043BAA00A000	19112412BA	2019		
98	9568961	D3050	Air Handler	Interior AHU, Easy/Moderate Access	1200 CFM	Carver Educational Services Center / Main Building	TV Studio	International Comfort Products	FEM4X6000BL	PBEEICI221	2022		
99	9568990	D3050	Air Handler	Interior AHU, Easy/Moderate Access	8000 CFM	Carver Educational Services Center / Main Building	Mechanical Room 11	Carrier	Illegible	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
100	9568947	D3050	Air Handler	Interior AHU, Easy/Moderate Access	6000 CFM	Carver Educational Services Center / Main Building	Mechanical Room 27	No dataplate	No dataplate	No dataplate			
101	9568903	D3050	Air Handler	Interior AHU, Easy/Moderate Access	6000 CFM	Carver Educational Services Center / Main Building	Mechanical Room 239	No dataplate	No dataplate	No dataplate			
102	9568881	D3050	Air Handler	Interior AHU, Easy/Moderate Access	5000 CFM	Carver Educational Services Center / Main Building	Mechanical Room 60	Trane	NA	182685			
103	9568935	D3050	Air Handler	Interior AHU, Easy/Moderate Access	4000 CFM	Carver Educational Services Center / Main Building	Mechanical Room 60	Trane	NA	K2K22674711			
104	9568833	D3050	Air Handler	Interior AHU, Easy/Moderate Access	4000 CFM	Carver Educational Services Center / Main Building	Mechanical Room 156	Trane	BCVC072E1F0A2F07P0000I	T12E28426	2012		
105	9568820	D3050	Air Handler	Interior AHU, Easy/Moderate Access	1200 CFM	Carver Educational Services Center / Main Building	Office 41	Trane	FB4CNF048LO0ADAA	4514A88168	2014		
106	9568917	D3050	Air Handler	Interior AHU, Easy/Moderate Access	4000 CFM	Carver Educational Services Center / Main Building	Mechanical Room 234A	No dataplate	No dataplate	No dataplate			
107	9568931	D3050	Air Handler	Interior AHU, Easy/Moderate Access	5000 CFM	Carver Educational Services Center / Main Building	Mechanical Room 42	Carrier	No dataplate	No dataplate			
108	9568929	D3050	Air Handler	Interior AHU, Easy/Moderate Access	6000 CFM	Carver Educational Services Center / Main Building	Mechanical Room 143	Carrier	No dataplate	No dataplate			
109	9568841	D3050	Air Handler	Interior AHU, Easy/Moderate Access	8000 CFM	Carver Educational Services Center / Main Building	Mechanical Room 13	Illegible	Illegible	Illegible			
110	9568930	D3050	Air Handler	Interior AHU, Easy/Moderate Access	2400 CFM	Carver Educational Services Center / Main Building	Mechanical Room 60	Trane	NA	182684			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
111	9568948	D3050	Air Handler	Interior AHU, Easy/Moderate Access	800 CFM	Carver Educational Services Center / Main Building	Telephone Room 23	Inaccessible	Inaccessible	Inaccessible			
112	9568972	D3050	Air Handler	Interior AHU, Easy/Moderate Access	2200 CFM	Carver Educational Services Center / Main Building	Mechanical Room 207	Trane	BCVC054G1F0A2AG3	T11L56630	2011		
113	9569003	D3050	Air Handler	Interior AHU, Easy/Moderate Access	1200 CFM	Carver Educational Services Center / Main Building	Mechanical Room 150	Daikin Industries	LAH005ADV	E029788300100	2014		
114	9569001	D3050	Air Handler	Interior AHU, Easy/Moderate Access	2400 CFM	Carver Educational Services Center / Main Building	Mechanical Room 136C	No dataplate	No dataplate	No dataplate			
115	9568902	D3050	Air Handler [AHU-5]	Interior AHU, Easy/Moderate Access	1200 CFM	Carver Educational Services Center / Main Building	Boiler Room	Trane	4TEC3F48B1000AA	84946DX2V	2008		
116	9568818	D3050	Air Handler [AHU-6]	Interior AHU, Easy/Moderate Access	1200 CFM	Carver Educational Services Center / Main Building	Boiler Room	Trane	4TEC3F48B1000AA	84946DW2V	2008		
117	9568962	D3050	Fan Coil Unit	Hydronic Terminal	800 CFM	Carver Educational Services Center / Main Building	Throughout Building	No dataplate	No dataplate	No dataplate			35
118	9569006	D3050	Fan Coil Unit	Hydronic Terminal	1400 CFM	Carver Educational Services Center / Main Building	Mechanical Room 28A	Magic Aire	60-BVW/BVX- A	980549650	1998		
119	9568853	D3050	Fan Coil Unit	Hydronic Terminal	1500 CFM	Carver Educational Services Center / Main Building	Mechanical Room 2		MB20N2600A3	V000800952	2006		
120	9569019	D3050	Fan Coil Unit	Hydronic Terminal	1225 CFM	Carver Educational Services Center / Main Building	Office area 142	Bryant	FV4BNF003	4406A84208	2006		
121	9568895	D3050	Fan Coil Unit	Hydronic Terminal	1400 CFM	Carver Educational Services Center / Main Building	Mechanical Room 62	Inaccessible	Inaccessible	Inaccessible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
122	9568852	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	10 TON	Carver Educational Services Center / Main Building	Roof	Trane	TTA12044DAB00AE000	19131875YA	2019		
123	9569013	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Carver Educational Services Center / Main Building	Roof	Trane	4TCY4060A3000BA	194311401L	2019		
124	9568873	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Carver Educational Services Center / Main Building	Roof	Inter-City Products	PAAA36N1K3 PAMB3602	L953188954	1995		
125	9569004	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Carver Educational Services Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
126	9568837	D3060	Exhaust Fan	Centrifugal, 24" Damper	5000 CFM	Carver Educational Services Center / Main Building	Roof	CaptiveAire Systems	No dataplate	No dataplate			
127	9568812	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Carver Educational Services Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
128	9568843	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Carver Educational Services Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
129	9568859	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Carver Educational Services Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
130	9568802	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Carver Educational Services Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
131	9568899	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Carver Educational Services Center / Main Building	Roof	PennBarry	HEIXO	SLEESXVLL]			
132	9568943	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Carver Educational Services Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
133	9568883	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Carver Educational Services Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
134	9568997	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Carver Educational Services Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
135	9568989	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Carver Educational Services Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
136	9568996	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Carver Educational Services Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
137	9568865	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Carver Educational Services Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
138	9568834	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Carver Educational Services Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			
139	9568991	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Carver Educational Services Center / Main Building	Roof	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9568828	D5010	Generator	Diesel	420 KW	Carver Educational Services Center / Main Building	Building Exterior	DETROIT DIESEL	400DSE	2029423	2005		
2	9568898	D5010	Generator	Diesel	154 KW	Carver Educational Services Center / Main Building	Building Exterior	Cummins	DSHAD - 7508006	K080223814	2008		
3	9569031	D5010	Automatic Transfer Switch	ATS	200 AMP	Carver Educational Services Center / Main Building	Boiler Room	Cummins	NA	NA			
4	9568942	D5010	Automatic Transfer Switch	ATS	200 AMP	Carver Educational Services Center / Main Building	Boiler Room	GE	NA	NA			
5	9568922	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Carver Educational Services Center / Main Building	Boiler Room	Square D	NA	NA			
6	9568978	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Carver Educational Services Center / Main Building	Boiler Room	GE	97 2383815	NA			
7	9569028	D5020	Secondary Transformer	Dry, Stepdown	225 KVA	Carver Educational Services Center / Main Building	TV Studio	GE	9T23A3877	NA			
8	9569025	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Carver Educational Services Center / Main Building	Mechanical Room 108	Square D	NA	NA			
9	9568953	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Carver Educational Services Center / Main Building	Mechanical Room 60	Westinghouse	NA	60M4.900			
10	9568923	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Carver Educational Services Center / Main Building	Boiler Room	GE	972345872	NA			
11	9568836	D5020	Secondary Transformer	Dry, Stepdown	500 KVA	Carver Educational Services Center / Main Building	Mechanical Room 108	Square D	NA	NA	2011		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9568863	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Carver Educational Services Center / Main Building	Mechanical Room 136C	GE	NA	NA			
13	9568940	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Carver Educational Services Center / Main Building	Boiler Room	GE	NA	NA			
14	9568886	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Carver Educational Services Center / Main Building	Office area 142	GE	NA	NA			
15	9568980	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Carver Educational Services Center / Main Building	Boiler Room	Square D	NA	NA			
16	9568831	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Carver Educational Services Center / Main Building	Boiler Room	Federal Pacific Electric	NA	NA			
17	9568968	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Carver Educational Services Center / Main Building	Mechanical Room 11	GE	Illegible	Illegible			
18	9568880	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Carver Educational Services Center / Main Building	Boiler Room	Square D	NA	NA			
19	9569002	D5020	Switchboard	277/480 V	2000 AMP	Carver Educational Services Center / Main Building	Mechanical Room 108	Square D	NA	NA			
20	9568921	D5020	Distribution Panel	120/240 V	400 AMP	Carver Educational Services Center / Main Building	Boiler Room	Square D	NA	NA			
21	9569034	D5020	Distribution Panel	277/480 V	800 AMP	Carver Educational Services Center / Main Building	Boiler Room	GE	NA	NA			
22	9569030	D5020	Distribution Panel	277/480 V	2000 AMP	Carver Educational Services Center / Main Building	Boiler Room	GE	NA	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	9568854	D5020	Distribution Panel	277/480 V	600 AMP	Carver Educational Services Center / Main Building	Mechanical Room 108	Square D	NA	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9568856	D7050	Fire Alarm Panel	Fully Addressable		Carver Educational Services Center / Main Building	Mechanical Room 108	Honeywell Fire-Lite	NA	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9569010	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Carver Educational Services Center / Main Building	Commercial Kitchen						
2	9568848	E1030	Foodservice Equipment	Convection Oven, Single		Carver Educational Services Center / Main Building	Commercial Kitchen	Blodgett	Inaccessible	Inaccessible			
3	9568971	E1030	Foodservice Equipment	Convection Oven, Single		Carver Educational Services Center / Main Building	Commercial Kitchen	Blodgett	MARK V-100	121916CT087B			
4	9568838	E1030	Foodservice Equipment	Deep Fryer		Carver Educational Services Center / Main Building	Commercial Kitchen	Garland	No dataplate	No dataplate			
5	9568998	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Carver Educational Services Center / Main Building	Commercial Kitchen	CaptiveAire Systems	5424 ND-2	NA			
6	9568890	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Carver Educational Services Center / Main Building	Commercial Kitchen	Intek	X8208ES5	1804			
7	9568840	E1030	Foodservice Equipment	Icemaker, Freestanding		Carver Educational Services Center / Main Building	Commercial Kitchen		No dataplate	No dataplate			
8	9568892	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Carver Educational Services Center / Main Building	Cafeteria	Illegible	8298MR233F	541899003			
9	9568864	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Carver Educational Services Center / Main Building	Commercial Kitchen	True Manufacturing Co	TS - 49 - HC	8989940			
10	9568946	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Carver Educational Services Center / Main Building	Commercial Kitchen	Traulsen	Inaccessible	Inaccessible			
11	9568861	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Carver Educational Services Center / Main Building	Commercial Kitchen	Hobart	HF2	KOCH			

