

FACILITY CONDITION ASSESSMENT



prepared for

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



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January 5, 2026

ON SITE DATE:

October 2, 2025

English Manor Elementary School
4511 Bestor Drive
Rockville, MD 20853

Bureau Veritas

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TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

Campus Findings and Deficiencies

Facility Characteristic Survey

Facility Condition Index (FCI) Depleted Value

Immediate Needs.....

Key Findings

Plan Types.....

2. Building Information

3. Site Summary.....

4. ADA Accessibility

5. Purpose and Scope

6. Opinions of Probable Costs

Methodology

Definitions

7. Certification.....

8. Appendices

1

1

2

3

4

5

6

8

9

12

15

17

19

19

20

21

22



1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	1
Main Address	4511 Bestor Drive, Rockville, MD, 20853
Site Developed	2018
Outside Occupants / Leased Spaces	None
Date(s) of Visit	October 2, 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)	Ilesha Ellison, Building Service Manager 240.740.2138
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

English Manor Elementary School original construction date could not be determined but according to internet research the building dates back to pre-1980 and was leased up to 1998. A major renovation project was completed in 2018, making it a relatively modern educational facility. Since its renovation, the building has served its purpose efficiently with minimal structural or material degradation. The facility features contemporary construction standards, modern finishes, and accessible design elements that align with current educational requirements. The school remains in good condition with only minor maintenance issues observed.

Architectural

The architectural components of the school are in good condition. Interior finishes including flooring, ceilings, and wall surfaces appear well maintained, clean, and free from visible damage. The materials used in these areas reflect the modern design and quality typical of post-2015 construction. No significant cracks, moisture stains, or structural concerns were noted throughout the occupied spaces. Windows, doors, and partitions are intact and functional. Only minor leaks were observed in select break rooms, which should be monitored and sealed to prevent long-term damage. Overall, the building envelope performs adequate with no major deficiencies.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems are functional but exhibit a few recurring operational concerns. The heating and cooling systems have shown ongoing performance issues, with some classrooms lacking adequate airflow and temperature balance. This suggests the need for mechanical evaluation and adjustment potentially involving duct balancing or inspection of HVAC control systems. The telephone panel was observed to beep daily, indicating a potential fault or alert that requires technical review by maintenance staff. Plumbing fixtures and fire protection systems appear operational with no visible signs of leakage or malfunction. Overall, while the MEPF systems are operational, preventive maintenance and system diagnostics are recommended to resolve the HVAC inconsistencies and electrical alerts.

Site

The site and playground areas are generally safe and serviceable, but certain portions require attention. The wood chip surface within the playground area is in poor condition, showing signs of wear and uneven coverage. This presents a potential safety concern for children and should be replaced or upgraded preferably with rubber safety tiles or new wood mulch to ensure compliance with playground safety standards. Driveways, parking lots, and pedestrian walkways are in fair condition with no major hazards identified. The overall site drainage and landscaping appear functional, and there are no indications of erosion or flooding concerns. Regular maintenance of the play area surface and continued site inspections are recommended for long-term safety and performance.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.202725.

Immediate Needs

Facility/Building	Total Items	Total Cost
English Manor Elementary School / Site	1	\$1,200
Total	1	\$1,200

Site

ID	<u>Location</u> <u>Description</u>	UF Code	Description	Condition	Plan Type	Cost
9928231	Site	G2050	Playground Surfaces, Engineered Wood Fiber Chips, 3" Depth, Replace	Poor	Safety	\$1,200
Total (1 items)						\$1,200

Key Findings



Playground Surfaces in Poor condition.

Engineered Wood Fiber Chips, 3" Depth
Site English Manor Elementary School Site

Uniformat Code: G2050
Recommendation: **Replace in 2025**

Priority Score: **91.9**

Plan Type: Safety

Cost Estimate: \$1,200

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The wood playground surface and poor condition with thin coverage, uneven areas and visible weed growth. Several spots shows exposed soil, reducing impact protection and safety. Replenishment of engineered wood fiber and grading are recommended to restore safe play conditions.. - AssetCALC ID: 9928231



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site English Manor Elementary School Site

Uniformat Code: G2050
Recommendation: **Mill & Overlay in 2027**

Priority Score: **82.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$28,000

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The asphalt basketball court is in poor condition with extensive cracking surface wear and fading. Vegetation growth is visible along cracks, indicating water intrusion. Full, milling and resurfacing are recommended to restore functionality and safety. - AssetCALC ID: 9928241



BAS/HVAC Controls in Poor condition.

Retro-commissioning of System
English Manor Elementary School Classrooms

Uniformat Code: D8010
Recommendation: **Repair in 2026**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$28,000

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According to POC, the heating and cooling systems have shown ongoing performance issues, with some classrooms lacking adequate airflow and temperature balance. This suggests a need for mechanical evaluation and adjustment potentially involving duct balancing or inspection of HVAC control system. - AssetCALC ID: 10069651



Flooring in Poor condition.

Concrete
Main Building English Manor Elementary
School Main Electric Room

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

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$24,000

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The concrete flooring exhibits widespread, cracking surface, spalling and signs of material deterioration throughout the area. Several sections have deep cracks and uneven surfaces, indicating settlement and wear overtime. There is visible, patching and surface erosion suggesting previous minor repairs that have since failed. The exposed and damaged concrete poses, tripping hazards and negatively affects structural integrity and aesthetics. Full depth, patching and resurfacing are recommended to restore, levelness, durability and safety of the flooring. - AssetCALC ID: 9928096

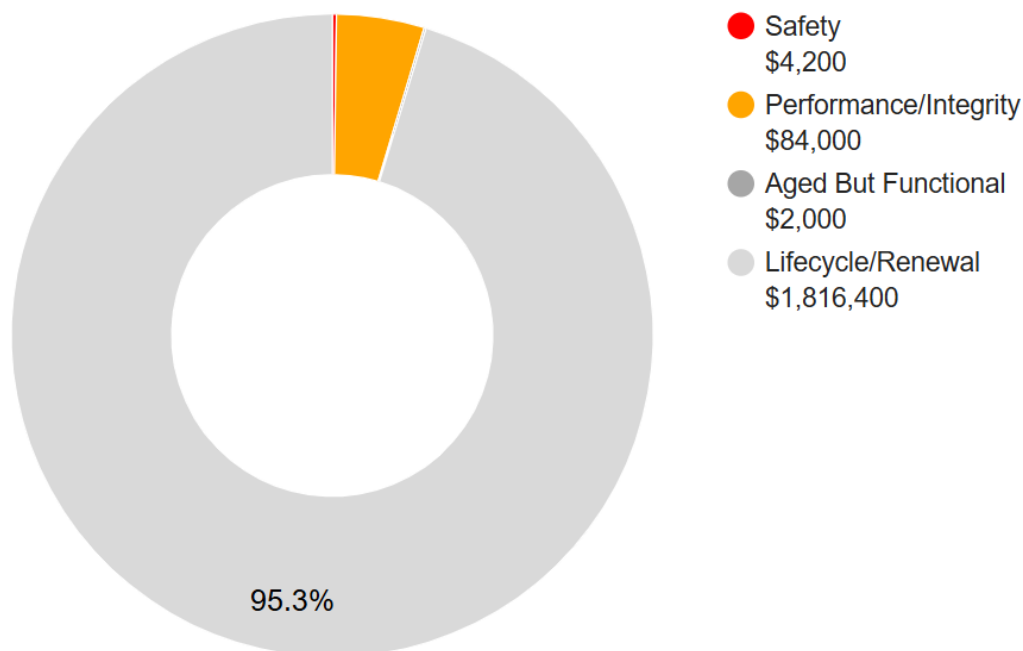


Plan Types

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

Plan Type Descriptions & Distribution

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



10-YEAR TOTAL: \$1,906,600

2. Building Information



Building : Systems Summary

Address	4511 Bestor Drive, Rockville, MD 20853	
GPS Coordinates	39.0917686, -77.0909802	
Constructed/Renovated	Pre-1980 original construction, renovated 2018	
Building Area	46,542 SF	
Number of Stories	2 above grade with no below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and steel frame 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: Fiber Cement Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, glazed CMU. Floors: Carpet, VCT, Ceramic tile, Unfinished Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all floors.	Fair

Building : Systems Summary

Plumbing	Distribution: Copper supply and cast-iron and PVC waste and vent Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Hydronic fan coil and cabinet terminal units Non-Central System: Packaged units, heat pumps (VRV) Supplemental components: Ductless split systems, suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system.	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	Beyond the accessibility study recommended above, 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	Near Term	Med Term	Long Term	TOTAL
		(1-2 yr)	(3-5 yr)	(6-10 yr)	(11-20 yr)	
Structure	-	-	-	-	-	-
Facade	-	-	-	-	\$725,900	\$725,900
Roofing	-	-	-	-	\$769,400	\$769,400
Interiors	-	\$25,500	\$164,700	\$241,900	\$539,400	\$971,500
Conveying	-	-	-	\$17,500	-	\$17,500
Plumbing	-	-	-	-	\$133,300	\$133,300
HVAC	-	-	-	\$414,100	\$321,300	\$735,300
Fire Protection	-	-	-	-	\$87,300	\$87,300
Electrical	-	-	\$35,100	\$329,900	\$322,900	\$687,800
Fire Alarm & Electronic Systems	-	-	-	\$114,500	\$995,690,300	\$995,804,800
Equipment & Furnishings	-	-	\$2,700	\$1,500	\$4,200	\$8,400
TOTALS (3% inflation)	-	\$25,500	\$202,500	\$1,119,300	\$998,593,900	\$999,941,200

3. Site Summary



Site Information		
Site Area	6.32 acres	
Parking Spaces	97 total spaces all in open lots; all of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, stairs	Fair
Site Development	Property entrance signage; chain link fencing Playgrounds and sports fields	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Fair
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	Beyond the accessibility study recommended above, no additional studies are currently recommended for the site.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Development	\$1,200	\$31,500	\$18,000	\$34,900	\$28,600	\$114,300
Site Pavement	-	-	\$17,300	-	\$147,200	\$164,600
Site Utilities	-	-	-	-	\$22,300	\$22,300
TOTALS (3% inflation)	\$1,200	\$31,500	\$35,400	\$34,900	\$198,200	\$301,200

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	Pre-1980 / 2018	Yes	No
Main Building	Pre-1980 / 2018	Yes	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 English Manor Elementary School, 4511 Bestor Drive, Rockville, MD 20853, 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.

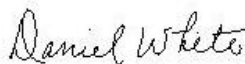
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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



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8. Appendices

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

Appendix A: Photographic Record

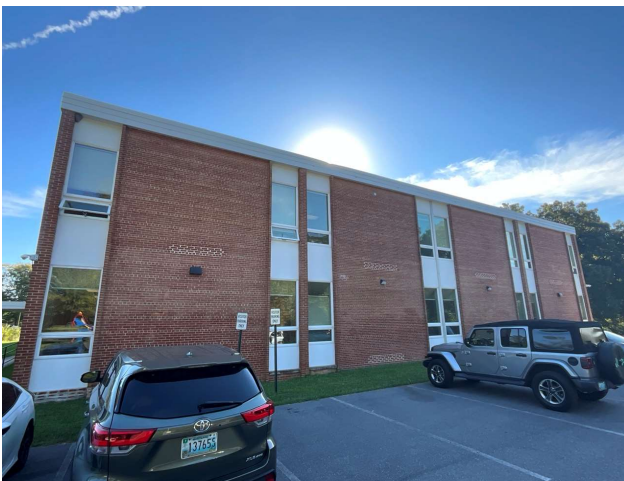
Photographic Overview



1 - FRONT ELEVATION



2 - RIGHT ELEVATION



3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - BUILDING FACADE



6 - BUILDING FACADE

Photographic Overview



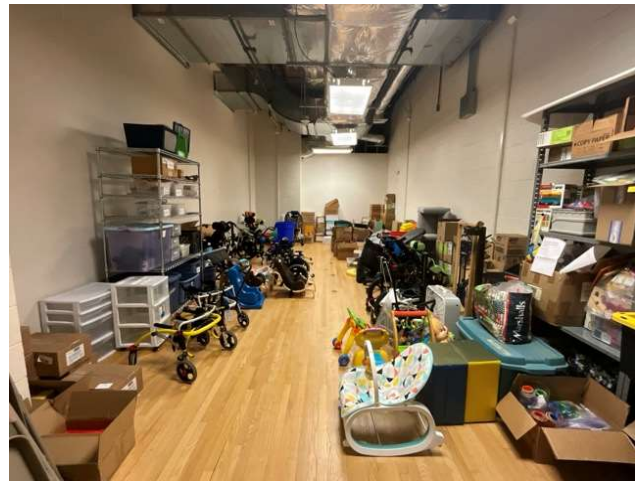
7 - PRIMARY ROOF OVERVIEW



8 - ROOFTOP MECHANICAL EQUIPMENT



9 - CLASSROOM



10 - STORAGE ROOM



11 - MULTI PURPOSE ROOM



12 - PRINCIPAL ROOM

Photographic Overview



13 - OFFICE ROOM



14 - CONFERENCE ROOM



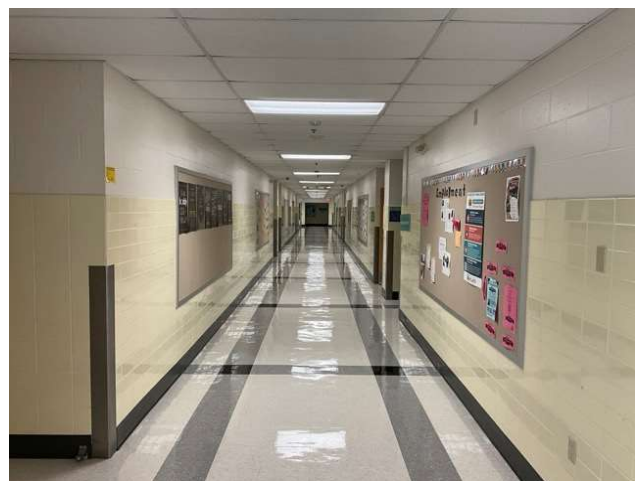
15 - WAITING AREA



16 - ASSESSMENT ROOM



17 - BREAK ROOM



18 - TYPICAL HALLWAY

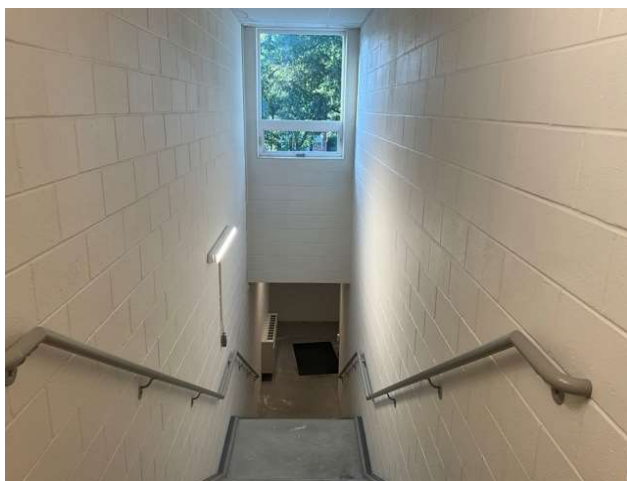
Photographic Overview



19 - LIBRARY



20 - FRONT OFFICE



21 - STAIR WAYS



22 - RESTROOM FIXTURES



23 - WATER HEATER



24 - DOMESTIC WATER PIPING

Photographic Overview



25 - ELEVATOR



26 - ELEVATOR CAB PANEL



27 - MAIN ELECTRICAL ROOM



28 - SUPPLEMENTAL HVAC EQUIPMENT



29 - FIRE ALARM DEVICES



30 - FIRE ALARM PANEL

Photographic Overview



31 - FIRE SPRINKLER RISERS



32 - PROPERTY SIGNAGE



33 - SPORTS FIELDS



34 - SITE FURNISHINGS



35 - MAIN PARKING AREA



36 - PLAYGROUND

Appendix B:

Site Plan(s)

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	172559.25R000-218.354	English Manor Elementary School	
	Source	On-Site Date	
	Google Earth	October 2, 2025	

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: English Manor Elementary School

Name of person completing form: Iesha Ellison

Title / Association w/ property: Building Manager

Length of time associated w/ property: 8 years

Date Completed: August 29, 2025

Phone Number: 240.740.2138

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 2018	Renovated	
2	Building size in SF	46,542	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2018	
		Roof	2018	
		Interiors	2018	
		HVAC	2018	
		Electrical	2018	
		Site Pavement	2018	
		Accessibility	2018	
4	List other significant capital improvements (focus on recent years; provide approximate date).	No		
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.	The heating and cooling have been on going problem, telephone panel beeping everyday.		

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?	✗				Yes in Electrical Room and Break Rooms
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?	✗				Some of the classrooms.
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.			✗		
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: English Manor Elementary School

BV Project Number: 172559.25R000-218.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



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



CURB CUT



ACCESSIBLE PATH

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



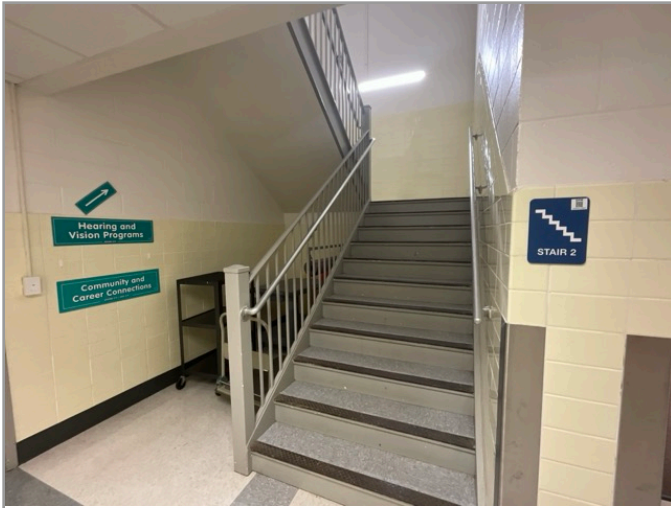
ACCESSIBLE ENTRANCE

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 ?	✗			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✗			

Abbreviated Accessibility Checklist

Interior Accessible Route



STAIR RAILS



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 CAB



IN-CAB CONTROLS

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

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
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 CABINETS



SINK CLEARANCE

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Question		Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	✗			
2	Has the play area been reviewed for accessibility ?	✗			
3	Are publicly accessible swimming pools equipped with an entrance lift ?	✗			

Appendix E: Component Condition Report

Component Condition Report | English Manor Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Throughout Building	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab	24,800 SF	25	10033569
B1010	Throughout Building	Fair	Structural Framing, Masonry (CMU) Bearing Walls	46,542 SF	25	9929043
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Fiber Cement Siding	4,500 SF	29	9928117
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal	18,600 SF	13	9928055
B2020	Building Exterior	Fair	Glazing, any type by SF	7,000 SF	19	9928095
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	12	23	9928107
Roofing						
B3010	Roof	Good	Roofing, Built-Up	33,250 SF	17	9928083
Interiors						
C1010	Throughout Building	Good	Interior Wall, Concrete Block (CMU)	46,542 SF	33	9928113
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core	38	27	9928085
C1030	Hallways & Common Areas	Good	Interior Door, Steel, Standard	6	32	9928069
C1030	Hallways & Common Areas	Good	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	6	29	9928125
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	46,542 SF	13	9928126
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	12	14	9928086
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	70,000 SF	3	9928065
C2030	Office Room and Classrooms	Fair	Flooring, Carpet, Commercial Standard	6,100 SF	3	9928070
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	38,185 SF	8	9928104
C2030	Main Electric Room	Poor	Flooring, Concrete, Repair	800 SF	2	9928096
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,257 SF	16	9928122
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	6	9928077

Component Condition Report | English Manor Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1010	Elevator Control Room	Fair	Elevator Controls, Automatic, 1 Car	1	10	9928076
Plumbing						
D2010	Hallways	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	13	9928120
D2010	RM 117	Good	Water Heater, Electric, Commercial (36 kW), 81 to 130 GAL	1	16	9928124
D2010	Janitor closet	Good	Sink/Lavatory, Service Sink, Floor	1	27	9928098
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	20	11	9928093
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	46,542 SF	24	9928123
D2010	Restrooms	Fair	Urinal, Standard	9	18	9928064
D2010	Sprinkler Room	Fair	Backflow Preventer, Domestic Water	1	17	9928111
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	16	18	9928062
HVAC						
D3020	Hallways & Common Areas	Fair	Cabinet Heater, Electric, 3 to 4 LF	6	14	9928114
D3020	RM 117	Fair	Boiler Supplemental Components, Expansion Tank	1	25	9928121
D3020	Main Electric Room	Good	Unit Heater, Electric	1	14	9928109
D3020	Main Electric Room	Good	Unit Heater, Electric	1	13	9928090
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON [VR-1]	1	6	9928060
D3030	RM 117	Good	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON	1	12	9928059
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON [VR-2]	1	6	9928061
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON [VR-5]	1	7	9928103
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON [VR-6]	1	7	9928110
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV) [VR-4]	1	7	9928079
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV) [VR-7]	1	7	9928100
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator [DSS-2]	1	7	9928108
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 5 TON [VR-3]	1	7	9928057
D3030	Roof	Good	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON [DSS-1]	1	12	9928072

Component Condition Report | English Manor Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2]	1	13	9928056
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [RVE-35]	1	9	9928047
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [DOAU-3]	1	13	9928105
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [DOAU-2]	1	12	9928084
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1]	1	13	9928116
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-1]	1	18	9928081
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-3]	1	18	9928092
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-4]	1	18	9928071
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-5]	1	18	9928049
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-7]	1	18	9928054
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-2]	1	18	9928063
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-6]	1	18	9928073
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-9]	1	18	9928051
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-9/10]	1	18	9928106
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-1 AND 11]	1	18	9928102
Fire Protection						
D4010	Throughout Building	Good	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	46,542 SF	33	9928094
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	46,542 SF	19	9928078
Electrical						
D5020	Main Electric Room	Fair	Distribution Panel, 120/208 V [PANEL P]	1	10	9928048
D5020	Main Electric Room	Fair	Distribution Panel, 120/208 V [DP1]	1	11	9928058
D5020	RM 117	Fair	Distribution Panel, 120/208 V	1	14	9928075
D5020	216	Fair	Distribution Panel, 120/208 V [P2A]	1	12	9928101
D5020	Main Electric Room	Fair	Distribution Panel, 120/208 V [PANEL P]	1	14	9928074
D5020	213 F	Fair	Distribution Panel, 120/208 V [P2B]	1	13	9928066

Component Condition Report | English Manor Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	213 F	Fair	Distribution Panel, 120/208 V [P2B]	1	15	9928046
D5020	Main Electric Room	Fair	Distribution Panel, 120/208 V	1	6	9928119
D5020	216	Fair	Distribution Panel, 120/208 V [P2A]	1	11	9928099
D5020	RM 117	Fair	Distribution Panel, 120/208 V	1	12	9928067
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	46,542 SF	18	9928118
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	46,542 SF	5	9928112
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	46,542 SF	9	9928052
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	9	7	9928082
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	46,542 SF	11	9928089
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	46,542 SF	7	9928050
D7050	Throughout Building	Good	Fire Alarm Panel, Fully Addressable	46,542	12	9928053
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	46,542 SF	15	9928115
Equipment & Furnishings						
E1060	Break Room	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	4	9928088
E1060	Break Room	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	9	9928091
E1060	Break Room	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	4	9928097
E1060	Lounge Area	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	3	9928087
E1060	Break Room	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	4	9928127
E1060	Lunch Room	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	8	9928068

Component Condition Report | English Manor Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Conveying						
D1010	Elevator Room	Fair	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	1	10	10065694

Component Condition Report | English Manor Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D8010	Mechanical room	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System	46,542 SF	8	10069164
D8010	Classrooms	Poor	BAS/HVAC Controls, Retrocommissioning of System, Repair	14,000 SF	0	10069651

Component Condition Report | English Manor Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Cut & Patch	2,800 SF	4	9928229
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	27,000 SF	15	9928235
G2030	Site	Good	Sidewalk, Concrete, Large Areas	3,700 SF	35	9928238
Athletic, Recreational & Playfield Areas						
G2050	Site	Poor	Playground Surfaces, Engineered Wood Fiber Chips, 3" Depth	1,200 SF	0	9928231
G2050	Site	Fair	Sports Apparatus, Soccer, Regulation Goal	2	4	9928234
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	5	9928240
G2050	Site	Fair	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth	1,700 SF	2	9928227
G2050	Site	Good	Play Structure, Multipurpose, Small	1	14	9928237
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	8,000 SF	2	9928241
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	9	9928239
Sitework						
G2060	Site	Fair	Flagpole, Metal	1	18	9928228
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	3	7	9928233
G2060	Site	Fair	Park Bench, Metal Powder-Coated	3	6	9928232
G4050	Site	Fair	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install	7	11	9928236
Utilities						
G4010	Site	Good	Site Transformer, Liquid Filled, Property-Owned	1	23	9928230

Appendix F:

Replacement Reserves

Replacement Reserves Report



12/16/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
English Manor Elementary School	\$0	\$28,840	\$0	\$0	\$0	\$0	\$0	\$0	\$353,748	\$0	\$73,915	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$456,503
English Manor Elementary School / Main Building	\$0	\$0	\$25,462	\$165,384	\$2,026	\$35,071	\$129,555	\$375,707	\$242,618	\$356,608	\$14,783	\$166,515	\$995,460,292	\$708,190	\$66,251	\$274,013	\$94,880	\$780,309	\$277,931	\$765,581	\$0	\$999,941,174
English Manor Elementary School / Site	\$1,200	\$0	\$31,509	\$0	\$22,960	\$12,404	\$2,508	\$4,674	\$0	\$26,095	\$1,613	\$22,286	\$2,424	\$0	\$15,126	\$149,097	\$0	\$2,810	\$4,256	\$0	\$2,167	\$301,129
Grand Total	\$1,200	\$28,840	\$56,970	\$165,384	\$24,986	\$47,475	\$132,062	\$380,380	\$596,366	\$382,703	\$90,311	\$188,802	\$995,462,715	\$708,190	\$81,377	\$423,110	\$94,880	\$783,119	\$282,187	\$765,581	\$2,167	\$1,000,698,807

English Manor Elementary School

Unifor	mat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate								
D1010		Elevator Room	10065694	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate		30	20	10	1	EA	\$55,000.00	\$55,000										\$55,000											\$55,000									
D8010		Classrooms	10069651	BAS/HVAC Controls, Retrocommissioning of System, Repair		0	0	* 0	14000	SF	\$2.00	\$28,000		\$28,000																				\$28,000								
D8010		Mechanical room	10069164	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Replace		15	7	8	46542	SF	\$6.00	\$279,252								\$279,252														\$279,252								
Totals, Unescalated														\$0	\$28,000	\$0	\$0	\$0	\$0	\$0	\$0	\$279,252	\$0	\$55,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$362,252		
Totals, Escalated (3.0% inflation, compounded annually)														\$0	\$28,840	\$0	\$0	\$0	\$0	\$0	\$0	\$353,748	\$0	\$73,915	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$456,503

English Manor Elementary School / Main Building

Unifor	mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	9928055	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Replace		20	7	13	18600	SF	\$1.86	\$34,596																						\$34,596
B2020	Building Exterior	9928095	Glazing, any type by SF, Replace		30	11	19	7000	SF	\$55.00	\$385,000																						\$385,000
B3010	Roof	9928083	Roofing, Built-Up, Replace		25	8	17	33250	SF	\$14.00	\$465,500																						\$465,500
C1070	Throughout Building	9928126	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	12	13	46542	SF	\$3.50	\$162,897																						\$162,897
C1090	Restrooms	9928086	Toilet Partitions, Plastic/Laminate, Replace		20	6	14	12	EA	\$750.00	\$9,000																						\$9,000
C2010	Throughout Building	9928065	Wall Finishes, any surface, Prep & Paint		10	7	3	70000	SF	\$1.50	\$105,000					\$105,000																	\$105,000
C2030	Main Electric Room	9928096	Flooring, Concrete, Repair		0	-2	2	800	SF	\$30.00	\$24,000					\$24,000																	\$24,000
C2030	Restrooms	9928122	Flooring, Ceramic Tile, Replace		40	24	16	2257	SF	\$18.00	\$40,626																						\$40,626
C2030	Throughout Building	9928104	Flooring, Vinyl Tile (VCT), Replace		15	7	8	38185	SF	\$5.00	\$190,925											\$190,925											\$190,925
C2030	Office Room and Classrooms	9928070	Flooring, Carpet, Commercial Standard, Replace		10	7	3	6100	SF	\$7.50	\$45,750					\$45,750																	\$45,750
D1010	Elevator	9928077	Elevator Cab Finishes, Standard, Replace		15	9	6	1	EA	\$9,000.00	\$9,000																						\$9,000
D1010	Elevator Control Room	9928076	Elevator Controls, Automatic, 1 Car, Replace		20	10	10	1	EA	\$5,000.00	\$5,000																						\$5,000
D2010	RM 117	9928124	Water Heater, Electric, Commercial (36 kW), 81 to 130 GAL, Replace		20	4	16	1	EA	\$18,500.00	\$18,500																						\$18,500
D2010	Sprinkler Room	9928111	Backflow Preventer, Domestic Water, Replace		30	13	17	1	EA	\$6,600.00	\$6,600																						\$6,600
D2010	Restrooms	9928093	Toilet, Commercial Water Closet, Replace		30	19	11	20	EA	\$1,300.00	\$26,000																						\$26,000
D2010	Hallways	9928120	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	2	13	1	EA	\$1,200.00	\$1,200																						\$1,200
D2010	Restrooms	9928064	Urinal, Standard, Replace		30	12	18	9	EA	\$1,100.00	\$9,900																						\$9,900
D2010	Restrooms	9928062	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	17	18	16	EA	\$1,400.00	\$22,400																						\$22,400
D3020	Main Electric Room	9928090	Unit Heater, Electric, Replace		20	7	13	1	EA	\$1,800.00	\$1,800																						\$1,800
D3020	Hallways & Common Areas	9928114	Cabinet Heater, Electric, 3 to 4 LF, Replace		25	11	14	6	EA	\$3,500.00	\$21,000																						\$21,000
D3020	Main Electric Room	9928109	Unit Heater, Electric, Replace		20	6	14	1	EA	\$1,800.00	\$1,800																						\$1,800
D3030	Roof	9928060	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace		15	9	6	1	EA	\$44,000.00	\$44,000																						\$44,000
D3030	Roof	9928061	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace		15	9	6	1	EA	\$44,000.00	\$44,000																						\$44,000
D3030	Roof	9928103	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace		15	8	7	1	EA	\$40,000.00	\$40,000																						\$40,000
D3030	Roof	9928110	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace		15	8	7	1	EA	\$40,000.00	\$40,000																						\$40,000
D3030	Roof	9928079	Heat Pump, Variable Refrigerant Volume (VRV), Replace		15	8	7	1	EA	\$47,000.00	\$47,000																						\$47,000
D3030	Roof	9928100	Heat Pump, Variable Refrigerant Volume (VRV), Replace		15	8	7	1	EA	\$44,000.00	\$44,000																						\$44,000
D3030	Roof	9928108	Split System Ductless, Single Zone, Condenser & Evaporator, Replace		15	8	7	1	EA	\$4,800.00	\$4,800																						\$4,800
D3030	Roof	9928057	Heat Pump, Variable Refrigerant Volume (VRV), 5 TON, Replace		15	8	7	1	EA	\$33,000.00	\$33,000																						\$33,000
D3030	RM 117	9928059	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON, Replace		15	3	12	1	EA	\$4,020.00	\$4,020																						\$4,020
D3030	Roof	9928072	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, Replace		15	3	12	1	EA	\$4,800.00	\$4,800																						\$4,800
D3050	Roof	9928047	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace		20	11	9	1	EA	\$40,000.00	\$40,000																						\$40,000
D3050	Roof	9928084	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	8	12	1	EA	\$45,000.00	\$45,000																						\$45,000
D3050	Roof	9928056	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	7	13	1	EA	\$75,000.00	\$75,000																						\$75,000
D3050	Roof	9928105	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	7	13	1	EA	\$30,000.00	\$30,000																						\$30,000
D3050	Roof	9928116	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	7	13	1	EA	\$20,000.00	\$20,000																						\$20,000
D3060	Roof	9928081	Exhaust Fan, Centrifugal, 12" Damper, Replace		25	7	18	1	EA	\$1,400.00	\$1,400																						\$1,400

Replacement Reserves Report



12/16/2025

Unif	mat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
Totals, Unescalated												\$1,200	\$0	\$29,700	\$0	\$20,400	\$10,700	\$2,100	\$3,800	\$0	\$20,000	\$1,200	\$16,100	\$1,700	\$0	\$10,000	\$95,700	\$0	\$1,700	\$2,500	\$0	\$1,200	\$218,000	
Totals, Escalated (3.0% inflation, compounded annually)												\$1,200	\$0	\$31,509	\$0	\$22,960	\$12,404	\$2,508	\$4,674	\$0	\$26,095	\$1,613	\$22,286	\$2,424	\$0	\$15,126	\$149,097	\$0	\$2,810	\$4,256	\$0	\$2,167	\$301,129	

* 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	9928076	D1010	Elevator Controls	Automatic, 1 Car		English Manor Elementary School / Main Building	Elevator Control Room						
2	10065694	D1010	Passenger Elevator	Hydraulic, 2 Floors, 1500 to 2500 LB	2500	English Manor Elementary School	Elevator Room						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9928124	D2010	Water Heater	Electric, Commercial (36 kW), 81 to 130 GAL	45 GAL	English Manor Elementary School / Main Building	RM 117	State	PCE-52-20RTA 110	2151127586561	2021		
2	9928111	D2010	Backflow Preventer	Domestic Water	4 IN	English Manor Elementary School / Main Building	Sprinkler Room						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9928114	D3020	Cabinet Heater	Electric, 3 to 4 LF	4 LF	English Manor Elementary School / Main Building	Hallways & Common Areas	Illegible	Illegible	Illegible	2018		6
2	9928109	D3020	Unit Heater	Electric	3 kW	English Manor Elementary School / Main Building	Main Electric Room	Inaccessible	Inaccessible	Inaccessible			
3	9928090	D3020	Unit Heater	Electric	3 kW	English Manor Elementary School / Main Building	Main Electric Room	Inaccessible	Inaccessible	Inaccessible			
4	9928121	D3020	Boiler Supplemental Components	Expansion Tank	5 GAL	English Manor Elementary School / Main Building	RM 117	Amtrol	STIAVC	No dataplate			
5	9928060	D3030	Heat Pump [VR-1]	Variable Refrigerant Volume (VRV), 10 TON	10 TON	English Manor Elementary School / Main Building	Roof	Mitsubishi Electric	PUHY-P120TKMU-A	65W02414	2016		
6	9928061	D3030	Heat Pump [VR-2]	Variable Refrigerant Volume (VRV), 10 TON	10 TON	English Manor Elementary School / Main Building	Roof	Mitsubishi Electric	PUHY-P120TKMU-A	65W02418	2016		
7	9928057	D3030	Heat Pump [VR-3]	Variable Refrigerant Volume (VRV), 5 TON	6 TON	English Manor Elementary School / Main Building	Roof	Mitsubishi Electric	PUHY-HP72TJMU-A	7YW01450	2017		
8	9928079	D3030	Heat Pump [VR-4]	Variable Refrigerant Volume (VRV)	12 TON	English Manor Elementary School / Main Building	Roof	Mitsubishi Electric	PUHY-P144TLMU-A	76W00155	2017		
9	9928103	D3030	Heat Pump [VR-5]	Variable Refrigerant Volume (VRV), 10 TON	8 TON	English Manor Elementary School / Main Building	Roof	Mitsubishi Electric	PUHY-P96TLMU-A	79W00397	2017		
10	9928110	D3030	Heat Pump [VR-6]	Variable Refrigerant Volume (VRV), 10 TON	8 TON	English Manor Elementary School / Main Building	Roof	Mitsubishi Electric	PUHY-P120TLMU-A	78W00618	2017		
11	9928100	D3030	Heat Pump [VR-7]	Variable Refrigerant Volume (VRV)	10 TON	English Manor Elementary School / Main Building	Roof	Mitsubishi Electric	PUHY-P120TLMU-A	78W00645	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9928072	D3030	Split System Ductless [DSS-1]	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	English Manor Elementary School / Main Building	Roof	Mitsubishi Electric	TRUYA0181KA70NA	2XU032387H1B30	2022		
13	9928108	D3030	Split System Ductless [DSS-2]	Single Zone, Condenser & Evaporator	1.5 TON	English Manor Elementary School / Main Building	Roof	Mitsubishi Electric	PUZ-A18NKA7	7XU04469A	2017		
14	9928084	D3050	Packaged Unit [DOAU-2]	RTU, Pad or Roof-Mounted	25 TON	English Manor Elementary School / Main Building	Roof	AAON, Inc.	RN-025-8-0-EA09-388	201801-BNGR66696	2017		
15	9928105	D3050	Packaged Unit [DOAU-3]	RTU, Pad or Roof-Mounted	15 TON	English Manor Elementary School / Main Building	Roof	AAON, Inc.	RN-015-8-0-EA09-3GB	201801-ANGL 66681	2018		
16	9928116	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof-Mounted	8 TON	English Manor Elementary School / Main Building	Roof	AAON, Inc.	RN-008-8-0-EA09-3KB	201801-ANGH66687	2018		
17	9928056	D3050	Packaged Unit [RTU-2]	RTU, Pad or Roof-Mounted	30 TON	English Manor Elementary School / Main Building	Roof	AAON, Inc.	RN-030-8-0-EA09-38B	201801 BNGT66697	2018		
18	9928047	D3050	Packaged Unit [RVE-35]	RTU, Pad or Roof-Mounted, 16 to 20 TON	17 TON	English Manor Elementary School / Main Building	Roof	Greenheck	MPE-1W3-11-120-0	14724218			
19	9928081	D3060	Exhaust Fan [EF-1]	Centrifugal, 12" Damper	900 CFM	English Manor Elementary School / Main Building	Roof	Twin City Fan & Blower	DCRD-085B	A18-000000239708	2018		
20	9928102	D3060	Exhaust Fan [EF-1 AND 11]	Centrifugal, 12" Damper	1000 CFM	English Manor Elementary School / Main Building	Roof	Twin City Fan & Blower	DCRD-085B	A18-000000239707	2018		
21	9928063	D3060	Exhaust Fan [EF-2]	Centrifugal, 12" Damper	950 CFM	English Manor Elementary School / Main Building	Roof	Twin City Fan & Blower	DCRD-080B	A 18-000000239709	2018		
22	9928092	D3060	Exhaust Fan [EF-3]	Centrifugal, 12" Damper	850 CFM	English Manor Elementary School / Main Building	Roof	Twin City Fan & Blower	DCRD-080B	A18-000000239710	2018		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	9928071	D3060	Exhaust Fan [EF-4]	Centrifugal, 12" Damper	900 CFM	English Manor Elementary School / Main Building	Roof	Twin City Fan & Blower	DCRD-080B	A18-000000239712	2018		
24	9928049	D3060	Exhaust Fan [EF-5]	Centrifugal, 12" Damper	900 CFM	English Manor Elementary School / Main Building	Roof	Twin City Fan & Blower	DCRD-080B	A18-000000239711	2018		
25	9928073	D3060	Exhaust Fan [EF-6]	Centrifugal, 12" Damper	850 CFM	English Manor Elementary School / Main Building	Roof	Twin City Fan & Blower	DCRD-070B	A18-000000239713	2018		
26	9928054	D3060	Exhaust Fan [EF-7]	Centrifugal, 12" Damper	1000 CFM	English Manor Elementary School / Main Building	Roof	Twin City Fan & Blower	DCRD-120B	A18-000000239714	2018		
27	9928051	D3060	Exhaust Fan [EF-9]	Centrifugal, 12" Damper	900 CFM	English Manor Elementary School / Main Building	Roof	Twin City Fan & Blower	DGRD-090B	A18-000000239717	2018		
28	9928106	D3060	Exhaust Fan [EF-9/10]	Centrifugal, 12" Damper	1000 CFM	English Manor Elementary School / Main Building	Roof	Twin City Fan & Blower	DCRD-090B	A18-000000239716	2018		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9928075	D5020	Distribution Panel	120/208 V	400 AMP	English Manor Elementary School / Main Building	RM 117	GE	AQF3424JTX	AXT1B7			
2	9928119	D5020	Distribution Panel	120/208 V	1200 AMP	English Manor Elementary School / Main Building	Main Electric Room	Sullivan Palatek	PHICT151	E 14165			
3	9928067	D5020	Distribution Panel	120/208 V	400 AMP	English Manor Elementary School / Main Building	RM 117	GE	AQF3424MBX	AXB7P2			
4	9928058	D5020	Distribution Panel [DP1]	120/208 V	1200 AMP	English Manor Elementary School / Main Building	Main Electric Room	GE	01081538101A	NA			
5	9928101	D5020	Distribution Panel [P2A]	120/208 V	400 AMP	English Manor Elementary School / Main Building	216	GE	AQF3424MBX	AXS5B7P2			
6	9928099	D5020	Distribution Panel [P2A]	120/208 V	400 AMP	English Manor Elementary School / Main Building	216	GE	AQF3424JTX	AXS5T1B7			
7	9928066	D5020	Distribution Panel [P2B]	120/208 V	400 AMP	English Manor Elementary School / Main Building	213 F	GE	AQF3424JTX	AXS5T 1B7			
8	9928046	D5020	Distribution Panel [P2B]	120/208 V	400 AMP	English Manor Elementary School / Main Building	213 F	GE	AQF3424MBX	AXS5B7P2			
9	9928048	D5020	Distribution Panel [PANEL P]	120/208 V	400 AMP	English Manor Elementary School / Main Building	Main Electric Room	GE	AEF3424MBX	AXS5B7P2			
10	9928074	D5020	Distribution Panel [PANEL P]	120/208 V	400 AMP	English Manor Elementary School / Main Building	Main Electric Room	GE	AEF3424KTX	AXS5T1B7			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9928053	D7050	Fire Alarm Panel	Fully Addressable		English Manor Elementary School / Main Building	Throughout Building				2022		46542

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
G40 Electrical Site Improvements													
1	9928230	G4010	Site Transformer	Liquid Filled, Property-Owned	500 kVA	English Manor Elementary School / Site	Site	No dataplate	No dataplate	AB 18JC514490133	2018		