

FACILITY CONDITION ASSESSMENT



prepared for

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



Former Carl Sandburg Learning Center
451 Meadow Hall Drive
Rockville, MD 20851

PREPARED BY:

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ON SITE DATE:

July 14, 2025

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	One
Main Address	451 Meadow Hall Drive, Rockville, MD 20851
Site Developed	1962 Renovated 1997
Outside Occupants / Leased Spaces	None
Date(s) of Visit	July 14, 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)	same as above
Assessment and Report Prepared By	Chris Ledbetter
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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

Carl Sandburg Learning Center was originally constructed in 1962. The school building latest renovation was in 1997.

Architectural

In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The roof is outdated with a history of leaks reported. The roof is recommended for short-term replacement. The wooden windows are outdated and should be replaced. Good maintenance practices have kept the buildings in good condition, but some components are beginning to show wear and are approaching the end of their expected lifespan. The interior finishes are in fair condition. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and infrastructure vary significantly in age; while the majority of components were replaced and upgraded during the 1997 renovations, some remain older. Heating and cooling are provided by a central system with boilers feeding fan coil units and roof top package units. HVAC renovations, which include upgrade of antiquated and/or undersized equipment, are recommended for a significant portion of the facility to improve comfort within the interior spaces.

Plumbing systems generally consist of copper supply piping and cast-iron waste pipe. The plumbing infrastructure is original to the construction of the property. Although there have been no reported chronic problems to date, the plumbing systems may begin to leak and fail due to the age of the piping. A budget for required repairs or partial replacements is included.

The electrical system was replaced as evidenced by manufacture dates on the electrical panels and appears to be in fair condition overall. The elevator is utilizing outdated controls and equipment. Full modernization is recommended.

The central alarm panel appears to be more than 15 years old. Based on its age and because replacement parts and components for this type of equipment may be obsolete, the alarm panel requires replacement.

The vast majority of the building is not protected by fire suppression. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, Bureau Veritas recommends a retrofit be performed.

Site

Site maintenance appears to be excellent, and site improvements and landscaping are generally in good condition. Sidewalks are free of cracks and heaving, and asphalt pavement has been regularly maintained with seal coating and striping, with only a few areas of significant cracking in the main parking lot and athletic sports court. The majority of the site lighting consists of energy inefficient metal halide and high-pressure sodium fixtures and lamps.

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 0.579708.

Immediate Needs

Facility/Building	Total Items	Total Cost
Former Carl Sandburg Learning Center	5	\$167,700
Total	5	\$167,700

Former Carl Sandburg Learning 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>
9549330	Throughout Building	D2010	Drinking Fountain, Wall-Mounted, Single-Level, Replace	Poor	Performance/Integrity	\$1,200
9549305	Boiler Room	D3050	Pump, Distribution, HVAC Heating Water, Replace	Poor	Performance/Integrity	\$5,100
9563342	Throughout Building	D4010	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	Poor	Retrofit/Adaptation	\$156,300
9549310	Site	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Performance/Integrity	\$1,100
9549290	Site	G2050	Playground Surfaces, Chips Wood, 6" Depth, Replace	Poor	Performance/Integrity	\$4,000
Total (5 items)						\$167,700

Key Findings



Pump in Poor condition.

Distribution, HVAC Heating Water
Main Building Former Carl Sandburg Learning
Center Boiler Room

Uniformat Code: D3050
Recommendation: **Replace in 2025**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,100

\$\$\$\$

Corroded - AssetCALC ID: 9549305



Parking Lots in Poor condition.

Pavement, Asphalt
Site Former Carl Sandburg Learning Center
Site

Uniformat Code: G2020
Recommendation: **Cut and Patch in 2025**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Cracked asphalt pavement - AssetCALC ID: 9549310



Drinking Fountain in Poor condition.

Wall-Mounted, Single-Level
Main Building Former Carl Sandburg Learning
Center Throughout Building

Uniformat Code: D2010
Recommendation: **Replace in 2025**

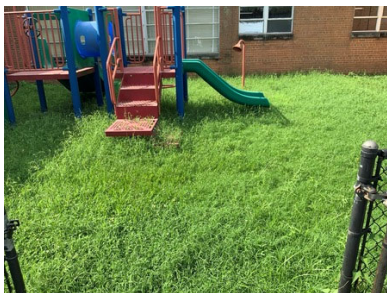
Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

\$\$\$\$

Rusted - AssetCALC ID: 9549330



Playground Surfaces in Poor condition.

Chips Wood, 6" Depth
Site Former Carl Sandburg Learning Center
Site

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

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,000

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Wood chips are recommended to be installed - AssetCALC ID: 9549290



Picnic Table in Poor condition.

Wood/Composite/Fiberglass
Site Former Carl Sandburg Learning Center
Site

Uniformat Code: G2060
Recommendation: **Replace in 2026**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

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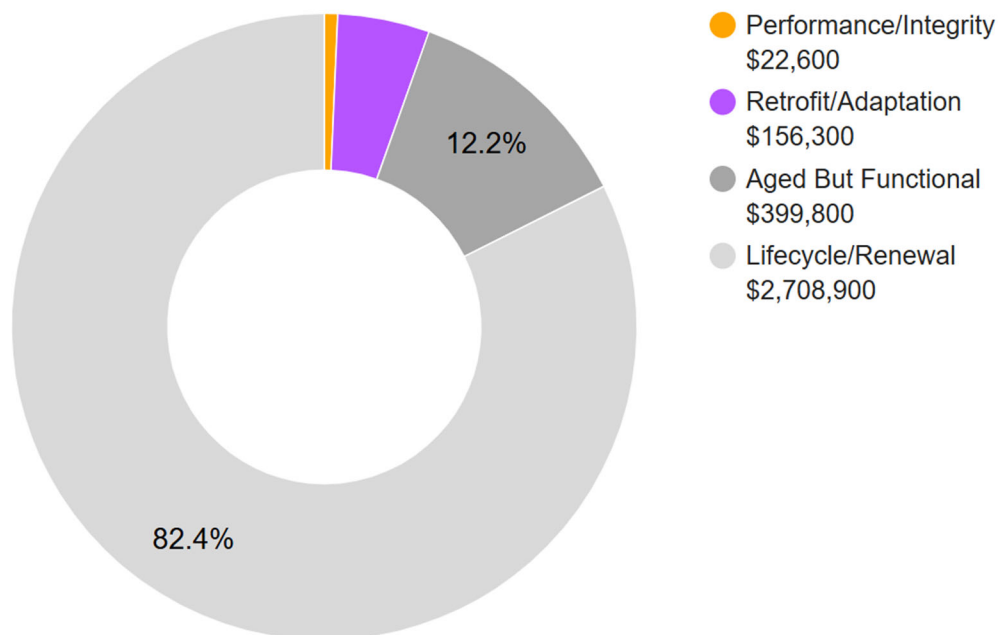
Cracked - AssetCALC ID: 9549360

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: \$3,287,600

2. Elementary School Building



Elementary School Building: Systems Summary

Address	451 Meadow Hall Drive, Rockville, MD 20851	
Constructed/Renovated	1962/1997	
Building Area	31,252 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
Façade	Primary Wall Finish: Brick Windows: Wood, Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Glazed CMU, ceramic tile Floors: VCT, ceramic tile, Unfinished Ceilings: ACT	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and cast-iron Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Elementary School Building: Systems Summary		
HVAC	Central System: Boilers feeding baseboard radiators and fan coils Non-Central System: Packaged units Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Exterior Building-Mounted Lighting: metal halide Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the 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	-	-	-	\$490,100	\$117,200	\$607,300
Roofing	-	-	\$492,400	\$1,800	-	\$494,300
Interiors	-	-	\$54,300	\$228,800	\$437,300	\$720,400
Conveying	-	-	-	\$20,300	-	\$20,300
Plumbing	\$1,200	\$11,200	-	\$466,600	\$117,200	\$596,200
HVAC	\$5,100	\$302,700	\$63,900	\$56,800	\$482,900	\$911,400
Fire Protection	\$156,300	-	\$3,500	-	\$4,700	\$164,400
Electrical	-	-	-	\$311,700	-	\$311,700
Fire Alarm & Electronic Systems	-	-	\$76,200	\$270,200	\$25,500	\$371,900
Equipment & Furnishings	-	\$4,900	\$5,100	\$40,300	\$15,500	\$65,800
TOTALS (3% inflation)	\$162,600	\$318,800	\$695,400	\$1,886,500	\$1,200,300	\$4,263,600

*Totals have been rounded to the nearest \$100. *The darker the shading, the higher the cost.*

3. Site Summary



Site Information		
Site Area	7.8 acres (estimated)	
Parking Spaces	42 total spaces all in open lots; 3 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage Playgrounds and sports courts with fencing Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS	Fair
Ancillary Structures	Shed	Good

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
Structure	-	-	-	-	\$34,800	\$34,800
Special Construction & Demo	-	-	-	\$3,400	-	\$3,400
Site Development	\$4,000	\$8,400	\$26,700	\$63,000	\$114,300	\$216,400
Site Pavement	\$1,100	\$11,900	-	\$13,800	\$297,600	\$324,400
Site Utilities	-	-	\$13,000	\$79,000	-	\$92,000
TOTALS (3% inflation)	\$5,100	\$20,300	\$39,600	\$159,200	\$446,700	\$670,900

*Totals have been rounded to the nearest \$100. *The darker the shading, the higher the cost.*

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	1962	No	No
Building	1962 / 1997	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 Former Carl Sandburg Learning Center, 451 Meadow Hall Drive, Rockville, MD 20851, 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.

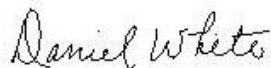
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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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 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - MAIN ROOF



6 - MAIN PARKING LOT

Photographic Overview



7 - EXTERIOR STAIRS



8 - PLAY STRUCTURE



9 - INTERIOR HALLWAY



10 - CLASSROOM



11 - RESTROOM



12 - INTERIOR HALLWAY

Photographic Overview



13 - BOILER



14 - PACKAGED UNIT



15 - RADIATOR



16 - PACKAGED UNIT



17 - FAN COIL UNIT



18 - EXHAUST FAN

Photographic Overview



19 - AIR COMPRESSOR



20 - WATER HEATER



21 - STORAGE TANK



22 - FIRE ALARM PANEL



23 - SITE LIGHTING



24 - INTERIOR LIGHTING SYSTEM

Appendix B:

Site Plan(s)

Site Plan



	Project Number	Project Name
	172559.25R000-222.354	Former Carl Sandburg Learning Center
	Source	On-Site Date
	Google	May 22, 2025



Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Former Carl Sandburg Learning Center

Name of person completing form:

Title / Association w/ property: Maintenance supervisor

Length of time associated w/ property:

Date Completed: 7/14/2025

Phone Number:

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 1966	Renovated 1997	
2	Building size in SF	31,252 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	1997	
		Interiors		
		HVAC	1997	
		Electrical	1997	
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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?	✗				No active roof leaks, but a history of leaks reported.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?	✗				Elevators are outdated
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?	✗				HVAC package units outdated and inefficient
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: Former Carl Sandburg Learning Center

BV Project Number: 172559.25R000-222.354

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



ACCESSIBLE PATH



CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



SIGNAGE

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



ACCESSIBLE INTERIOR PATH



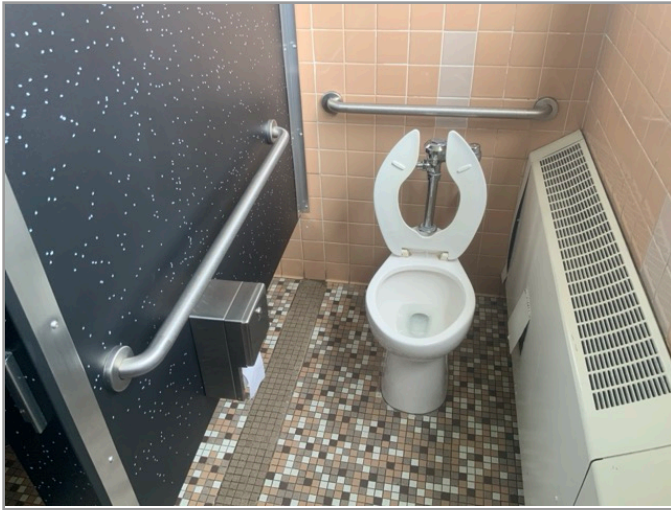
SELF-SERVICE AREA

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

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

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 | Former Carl Sandburg Learning Center / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Superstructure	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building, 1-2 Story Building	31,252 SF	40	9549441
B1010		Fair	Structural Framing, Concrete Pre-Cast, 1-2 Story Building, 1-2 Story Building	31,252 SF	50	9549442
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	23,640 SF	7	9549312
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	200	10	9549311
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	13	8	9549299
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	31,252 SF	4	9549337
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	150 LF	10	9549357
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	45	20	9549313
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	31,252 SF	12	9549323
C1090	Throughout Building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	60 LF	10	9549318
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	11	10	9549332
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,500 SF	20	9549344
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	31,252 SF	5	9549314
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,500 SF	15	9549316
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	28,000 SF	8	9549370
Conveying						
D1010	Throughout Building	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	6	9549326
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	8	15	9549350
D2010	Throughout Building	Poor	Drinking Fountain, Wall-Mounted, Single-Level	1	0	9549330

Component Condition Report | Former Carl Sandburg Learning Center / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	8	9549335
D2010	Throughout Building	Fair	Sink/Lavatory, Trough Style, Solid Surface	1	15	9549309
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	19	9549343
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	8	15	9549321
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	13	15	9549345
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	31,252 SF	10	9549327
D2010	Janitor closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	12	9549331
D2030	Boiler Room	Fair	Pump, Sump	1	12	9549358
D2060	Boiler Room	Fair	Air Compressor, Tank-Style	1	2	9549320
HVAC						
D3010	Boiler Room	Fair	Storage Tank, Fuel, Interior	1	4	9549364
D3020	Throughout Building	Fair	Radiator, Hydronic, Baseboard (per LF)	150 LF	8	9549375
D3020	Kitchen	Fair	Unit Heater, Hydronic	1	2	9549349
D3020	Boiler Room	Fair	Boiler Supplemental Components, Shot Feed Tank	1	4	9549371
D3020	Boiler Room	Fair	Boiler, Gas, HVAC, 2001 to 2500 MBH	1	2	9549333
D3020	Boiler Room	Fair	Boiler, Gas, HVAC, 2001 to 2500 MBH	1	2	9549340
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	9549317
D3030	Roof	Fair	Split System Ductless, Single Zone	1	3	9549352
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	9549301
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal	2	2	9549365
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	9549356
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	9549294
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	9549339
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	9549374
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	9549295

Component Condition Report | Former Carl Sandburg Learning Center / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	9549325
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	9549285
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	9549341
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	9549363
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	9	9549304
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	9549372
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	9549308
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	31,252 SF	15	9549346
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	9549300
D3050	Boiler Room	Poor	Pump, Distribution, HVAC Heating Water	1	0	9549305
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	31,252 SF	15	9549322
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	9549355
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	9549338
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	2	9549361
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	9549306
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	9	3	9549291
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	10	4	9549353
Fire Protection						
D4010	Throughout Building	Poor	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	31,252 SF	0	9563342
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	20	5	9549351
Electrical						
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V	1	8	9549302
D5020	Classroom #6	Fair	Distribution Panel, 120/208 V [M2]	1	8	9549367
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	31,252 SF	10	9549298
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	31,252 SF	10	9549329

Component Condition Report | Former Carl Sandburg Learning Center / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	31,252 SF	10	9549292
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	31,252 SF	5	9549336
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	31,252 SF	8	9549315
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	31,252 SF	10	9549297
D7050	Vestibule	Fair	Fire Alarm Panel, Annunciator	1	8	9549319
D7050	Main office	Fair	Fire Alarm Panel, Fully Addressable	1	3	9549286
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	9549288
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	2	9549303
E2010	Throughout Building	Fair	Casework, Cabinetry, High-End or Laboratory	60 LF	10	9549368

Component Condition Report | Former Carl Sandburg Learning Center / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	350 SF	20	9549373
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100 SF	10	9549334
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	25,000 SF	12	9549307
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	200 SF	0	9549310
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	25,000 SF	2	9549362
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	8,500 SF	20	9549354
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	15,000 SF	2	9549348

Component Condition Report | Former Carl Sandburg Learning Center / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Poor	Playground Surfaces, Chips Wood, 6" Depth	2,000 SF	0	9549290
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	5	9549293
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	15,000 SF	12	9549284
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	9549347
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	10	9549359
Sitework						
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	10	9549369
G2060	Site	Good	Trash Receptacle, Portable/Light-Duty	1	13	9549366
G2060	Site	Poor	Picnic Table, Wood/Composite/Fiberglass	2	1	9549360
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	165 LF	10	9549328
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	10	9549296
G2060	Site	Good	Park Bench, Wood/Composite/Fiberglass	5	15	9549324
G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	14	5	9549342
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	14	10	9549287

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	9549294	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$11,000.00	\$11,000			\$11,000																		\$11,000	
D3050	Roof	9549339	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$11,000.00	\$11,000			\$11,000																		\$11,000	
D3050	Roof	9549374	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$11,000.00	\$11,000			\$11,000																		\$11,000	
D3050	Roof	9549295	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$11,000.00	\$11,000			\$11,000																		\$11,000	
D3050	Roof	9549325	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$11,000.00	\$11,000			\$11,000																		\$11,000	
D3050	Roof	9549285	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$11,000.00	\$11,000			\$11,000																		\$11,000	
D3050	Roof	9549341	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$11,000.00	\$11,000			\$11,000																		\$11,000	
D3050	Roof	9549363	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$11,000.00	\$11,000			\$11,000																		\$11,000	
D3050	Roof	9549308	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$11,000.00	\$11,000			\$11,000																		\$11,000	
D3050	Roof	9549300	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$11,000.00	\$11,000			\$11,000																		\$11,000	
D3050	Roof	9549355	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$11,000.00	\$11,000			\$11,000																		\$11,000	
D3050	Roof	9549306	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$11,000.00	\$11,000			\$11,000																		\$11,000	
D3050	Roof	9549338	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$11,000.00	\$11,000									\$11,000												\$11,000	
D3050	Roof	9549304	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	11	9	1	EA	\$11,000.00	\$11,000										\$11,000											\$11,000	
D3050	Throughout Building	9549346	HVAC System, Ductwork, Medium Density, Replace	30	15	15	31252	SF	\$4.00	\$125,008																\$125,008					\$125,008	
D3050	Roof	9549372	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	\$8,200.00	\$8,200																		\$8,200			\$8,200	
D3060	Roof	9549291	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	17	3	9	EA	\$1,200.00	\$10,800				\$10,800																	\$10,800	
D3060	Roof	9549353	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	16	4	10	EA	\$3,000.00	\$30,000					\$30,000																\$30,000	
D4010	Throughout Building	9563342	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	40	0	31252	SF	\$5.00	\$156,260	\$156,260																				\$156,260	
D4030	Throughout Building	9549351	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	20	EA	\$150.00	\$3,000						\$3,000										\$3,000					\$6,000	
D5020	Boiler Room	9549302	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	\$8,000.00	\$8,000									\$8,000												\$8,000	
D5020	Classroom #6	9549367	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	\$6,000.00	\$6,000									\$6,000												\$6,000	
D5030	Throughout Building	9549298	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	31252	SF	\$2.50	\$78,130										\$78,130											\$78,130	
D5040	Throughout Building	9549329	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	31252	SF	\$4.50	\$140,634										\$140,634											\$140,634	
D6020	Throughout Building	9549292	Low Voltage System, Phone & Data Lines, Replace	20	10	10	31252	SF	\$1.50	\$46,878										\$46,878											\$46,878	
D6060	Throughout Building	9549336	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	31252	SF	\$1.65	\$51,566					\$51,566																\$51,566	
D7030	Throughout Building	9549315	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	31252	SF	\$2.00	\$62,504									\$62,504												\$62,504	
D7050	Main office	9549286	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	\$15,000.00	\$15,000				\$15,000														\$15,000			\$30,000	
D7050	Vestibule	9549319	Fire Alarm Panel, Annunciator, Replace	15	7	8	1	EA	\$1,580.00	\$1,580									\$1,580												\$1,580	
D7050	Throughout Building	9549297	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	31252	SF	\$3.00	\$93,756										\$93,756											\$93,756	
E1030	Kitchen	9549303	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	13	2	1	EA	\$4,600.00	\$4,600			\$4,600														\$4,600				\$9,200	
E1030	Kitchen	9549288	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	11	4	1	EA	\$4,500.00	\$4,500					\$4,500														\$4,500		\$9,000	
E2010	Throughout Building	9549368	Casework, Cabinetry, High-End or Laboratory, Replace	20	10	10	60	LF	\$500.00	\$30,000										\$30,000											\$30,000	
Totals, Unescalated											\$162,560	\$0	\$300,540	\$29,300	\$484,948	\$101,444	\$17,000	\$70,920	\$307,964	\$11,000	\$1,022,770	\$0	\$124,182	\$0	\$0	\$424,246	\$0	\$80,620	\$26,700	\$25,900	\$76,500	\$3,266,594
Totals, Escalated (3.0% inflation, compounded annually)											\$162,560	\$0	\$318,843	\$32,017	\$545,813	\$117,601	\$20,299	\$87,223	\$390,120	\$14,353	\$1,374,517	\$0	\$177,054	\$0	\$0	\$660,961	\$0	\$133,253	\$45,455	\$45,416	\$138,168	\$4,263,651

Former Carl Sandburg Learning 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
B1080	Site	9549373	Stairs, Concrete, Exterior, Replace	50	30	20	350	SF	\$55.00	\$19,250																					\$19,250	\$19,250
F1020	Site	9549334	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	20	10	100	SF	\$25.00	\$2,500											\$2,500											\$2,500
G2020	Site	9549310	Parking Lots, Pavement, Asphalt, Cut & Patch	0	0	0	200	SF	\$5.50	\$1,100	\$1,100																					\$1,100
G2020	Site	9549362	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	25000	SF	\$0.45	\$11,250			\$11,250					\$11,250					\$11,250					\$11,250				\$45,000
G2020	Site	9549307	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	13	12	25000	SF	\$3.50	\$87,500												\$87,500										\$87,500
G2030	Site	9549354	Sidewalk, Concrete, Large Areas, Replace	50	30	20	8500	SF	\$9.00	\$76,500																					\$76,500	\$76,500
G2050	Site	9549348	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	15000	SF	\$0.45	\$6,750			\$6,750					\$6,750					\$6,750					\$6,750				\$27,000
G2050	Site	9549293	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	20	5	4	EA	\$4,750.00	\$19,000						\$19,000																\$19,000
G2050	Site	9549284	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	13	12	15000	SF	\$3.50	\$52,500												\$52,500										\$52,500
G2050	Site	9549290	Playground Surfaces, Chips Wood, 6" Depth, Replace	5	5	0	2000	SF	\$2.00	\$4,000	\$4,000					\$4,000					\$4,000					\$4,000					\$4,000	\$20,000

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
G2050	Site	9549347	Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$20,000.00	\$20,000											\$20,000											\$20,000
G2050	Site	9549359	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	\$10,000.00	\$10,000											\$10,000											\$10,000
G2060	Site	9549360	Picnic Table, Wood/Composite/Fiberglass, Replace	20	19	1	2	EA	\$600.00	\$1,200		\$1,200																				\$1,200
G2060	Site	9549369	Picnic Table, Metal Powder-Coated, Replace	20	10	10	1	EA	\$700.00	\$700											\$700											\$700
G2060	Site	9549328	Fences & Gates, Fence, Chain Link 4', Replace	40	30	10	165	LF	\$18.00	\$2,970											\$2,970											\$2,970
G2060	Site	9549366	Trash Receptacle, Portable/Light-Duty, Replace	15	2	13	1	EA	\$400.00	\$400														\$400								\$400
G2060	Site	9549324	Park Bench, Wood/Composite/Fiberglass, Replace	20	5	15	5	EA	\$600.00	\$3,000																\$3,000						\$3,000
G2060	Site	9549296	Signage, Property, Monument, Replace/Install	20	10	10	1	EA	\$3,000.00	\$3,000											\$3,000											\$3,000
G4050	Site	9549287	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	14	EA	\$4,200.00	\$58,800											\$58,800											\$58,800
G4050	Building Exterior	9549342	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	15	5	14	EA	\$800.00	\$11,200						\$11,200																\$11,200
Totals, Unescalated											\$5,100	\$1,200	\$18,000	\$0	\$0	\$34,200	\$0	\$18,000	\$0	\$0	\$101,970	\$0	\$158,000	\$400	\$0	\$7,000	\$0	\$18,000	\$0	\$0	\$99,750	\$461,620
Totals, Escalated (3.0% inflation, compounded annually)											\$5,100	\$1,236	\$19,096	\$0	\$0	\$39,647	\$0	\$22,138	\$0	\$0	\$137,039	\$0	\$225,270	\$587	\$0	\$10,906	\$0	\$29,751	\$0	\$0	\$180,160	\$670,931

* 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	9549326	D1010	Vertical Lift	Wheelchair, 5' Rise		Former Carl Sandburg Learning Center / Main Building	Throughout Building	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9549343	D2010	Water Heater	Gas, Commercial (200 MBH)	81 GAL	Former Carl Sandburg Learning Center / Main Building	Boiler Room	State Industries, Inc.	SBD-81-199NE 118	2403137437600	2024		
2	9549358	D2030	Pump	Sump	20 HP	Former Carl Sandburg Learning Center / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate			
3	9549320	D2060	Air Compressor	Tank-Style	5 HP	Former Carl Sandburg Learning Center / Main Building	Boiler Room	Quincy Compressor	QTS1QCB	20060818-0032			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9549364	D3010	Storage Tank	Fuel, Interior	500 GAL	Former Carl Sandburg Learning Center / Main Building	Boiler Room						
2	9549333	D3020	Boiler	Gas, HVAC, 2001 to 2500 MBH	2319 MBH	Former Carl Sandburg Learning Center / Main Building	Boiler Room	Burnham Corporation	4FW-277-50-G-GP	18371			
3	9549340	D3020	Boiler	Gas, HVAC, 2001 to 2500 MBH	2319 MBH	Former Carl Sandburg Learning Center / Main Building	Boiler Room	Burnham Corporation	4FW-277-50-G-GP	18386			
4	9549375	D3020	Radiator	Hydronic, Baseboard (per LF)		Former Carl Sandburg Learning Center / Main Building	Throughout Building						150
5	9549349	D3020	Unit Heater	Hydronic	42 MBH	Former Carl Sandburg Learning Center / Main Building	Kitchen	Trane	42WF	362-42-139657			
6	9549317	D3030	Split System Ductless	Single Zone	1.5 TON	Former Carl Sandburg Learning Center / Main Building	Roof	Mitsubishi Electric	MUY-GL18NA	6001220 T			
7	9549352	D3030	Split System Ductless	Single Zone	1 TON	Former Carl Sandburg Learning Center / Main Building	Roof	Daikin Industries	RXS12DVJU	Illegible			
8	9549305	D3050	Pump	Distribution, HVAC Heating Water	1 HP	Former Carl Sandburg Learning Center / Main Building	Boiler Room	Bell & Gossett	No dataplate	No dataplate			
9	9549361	D3050	Pump	Distribution, HVAC Heating Water	1 HP	Former Carl Sandburg Learning Center / Main Building	Boiler Room	Bell & Gossett	Illegible	Illegible			
10	9549365	D3050	Fan Coil Unit	Hydronic Terminal		Former Carl Sandburg Learning Center / Main Building	Throughout Building						2
11	9549301	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Former Carl Sandburg Learning Center / Main Building	Roof	Daikin Industries	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9549356	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Former Carl Sandburg Learning Center / Main Building	Roof	Daikin Industries	50CD005	NA			
13	9549294	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Former Carl Sandburg Learning Center / Main Building	Roof	Daikin Industries	50CD004	No dataplate			
14	9549339	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Former Carl Sandburg Learning Center / Main Building	Roof	Daikin Industries	Illegible	Illegible			
15	9549374	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Former Carl Sandburg Learning Center / Main Building	Roof	Daikin Industries	No dataplate	No dataplate			
16	9549295	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Former Carl Sandburg Learning Center / Main Building	Roof	Daikin Industries	50CD004	No dataplate			
17	9549325	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Former Carl Sandburg Learning Center / Main Building	Roof	Daikin Industries	50CD004	No dataplate			
18	9549285	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Former Carl Sandburg Learning Center / Main Building	Roof	Daikin Industries	No dataplate	No dataplate			
19	9549341	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Former Carl Sandburg Learning Center / Main Building	Roof	Daikin Industries	DSC060XXX3BXXXAA	1703624335			
20	9549363	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Former Carl Sandburg Learning Center / Main Building	Roof	Daikin Industries	50CD004	No dataplate			
21	9549304	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Former Carl Sandburg Learning Center / Main Building	Roof	Carrier	50TC-A04A2A3A0A0A0	1414C59558	2014		
22	9549372	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Former Carl Sandburg Learning Center / Main Building	Roof	International Comfort Products	RAV037KOFAOAAAA	C233004812	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	9549308	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Former Carl Sandburg Learning Center / Main Building	Roof	Daikin Industries	50CD004	No dataplate			
24	9549300	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Former Carl Sandburg Learning Center / Main Building	Roof	Daikin Industries	No dataplate	No dataplate			
25	9549355	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Former Carl Sandburg Learning Center / Main Building	Roof	Daikin Industries	No dataplate	No dataplate			
26	9549338	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Former Carl Sandburg Learning Center / Main Building	Roof	Carrier	50TC-A05A2A3A0A0A0	1314C59254	2013		
27	9549306	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Former Carl Sandburg Learning Center / Main Building	Roof	Daikin Industries	50CD004	No dataplate			
28	9549291	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Former Carl Sandburg Learning Center / Main Building	Roof						9
29	9549353	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper	2200 CFM	Former Carl Sandburg Learning Center / Main Building	Roof	Greenheck	No dataplate	No dataplate			10

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9549351	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Former Carl Sandburg Learning Center / Main Building	Throughout Building						20

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9549302	D5020	Distribution Panel	120/208 V	800 AMP	Former Carl Sandburg Learning Center / Main Building	Boiler Room	Square D			2003		
2	9549367	D5020	Distribution Panel [M2]	120/208 V	400 AMP	Former Carl Sandburg Learning Center / Main Building	Classroom #6	Square D			2003		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9549286	D7050	Fire Alarm Panel	Fully Addressable		Former Carl Sandburg Learning Center / Main Building	Main office	Honeywell					

