# FACILITY CONDITION ASSESSMENT

*prepared for*

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

Wayside Elementary School
10011 Glen Road
Potomac, MD 20854


**PREPARED BY:**
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**BV PROJECT #:**
*172559.25R000-127.354*

**DATE OF REPORT:**
*November 10, 2025*

**ON SITE DATE:**
*September 15, 2025*

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# 1. Executive Summary

## Property Overview and Assessment Details

| General Information | |
|---|---|
| **Property Type** | Elementary school |
| **Number of Buildings** | 1 |
| **Main Address** | 10011 Glen Road, Potomac, MD 20854 |
| **Site Developed** | 1969, addition 2007,<br>Renovated 2017 (demo and rebuild) |
| **Outside Occupants / Leased Spaces** | None |
| **Date(s) of Visit** | September 15, 2025 |
| **Management Point of Contact** | Montgomery County Public Schools<br>Greg Kellner<br>Facilities Manager, Office of Facilities Management<br>Direct 240.740.7746<br>Gregory_Kellner@mcpsmd.org |
| **On-site Point of Contact (POC)** | Miss Violeta E Alfaro<br>Building Service Manager III<br>Violeta_E_Alfaro@mcpsmd.org |
| **Assessment & Report Prepared By** | William Hunt |
| **Reviewed By** | Daniel White, *Technical Report Reviewer for,*<br>Bill Champion<br>Program Manager<br>443.622.5067<br>Bill.Champion@bureauveritas.com |
| **AssetCalc Link** | Full dataset for this assessment can be found at:<br>https://www.assetcalc.net/ |

# Campus Findings and Deficiencies

## Historical Summary

The facility was built in 1969, and additional space was added in 2007. The original building was demolished and rebuilt in 2015-2017 with the exception of the 2007 addition left in place.

## Architectural

The facility appears structurally sound, with no significant areas of settlement or structural-related deficiencies reported or observed. The roof membranes do not show any pressing issues. Overall, the exterior envelope systems and components are performing adequately. Interior finishes have generally been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear. The gym floor appears to have been refinished in recent years, and the other finishes of the building are holding up adequately.

## Mechanical, Electrical, Plumbing and Fire (MEPF)

Most of the HVAC equipment is original to the reconstruction date of 2017 and the prior addition date of 2007. Component replacements for split systems will be the first to reach lifecycle replacements in the next five-to-seven-year range. The roof has scattered exhaust fans, package units, and VRV units. These are generally functioning well, and no significant replacements are anticipated within the next eight to ten years and beyond. Boilers from 2016, a cooling tower, and an air handler supply treated air in other areas.

The plumbing systems are also a mix of original and replacement, and plumbing appears adequate for the facility, with equipment and fixtures generally updated as needed. A gas water heater supplies hot water throughout. No significant leaks or pressure issues were reported.

Electrical service equipment and systems appear generally adequate. A 2000A and 800A switchboard supply power throughout. There is a generator on the exterior for emergency power outages.

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

## Site

The facility’s site includes asphalt paved parking and drive areas, as well as areas of concrete sidewalk. Part of the site perimeter is ringed by chain link fencing. Pole lights are present throughout the site.

## 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 is 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 has a work surface and seat for the teacher and for any aide assigned to the classroom. The classroom had secure storage for student records that is located in the classroom or is conveniently accessible to the classroom.

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

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

## Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.288223.

## Immediate Needs

There are no immediate needs to report.

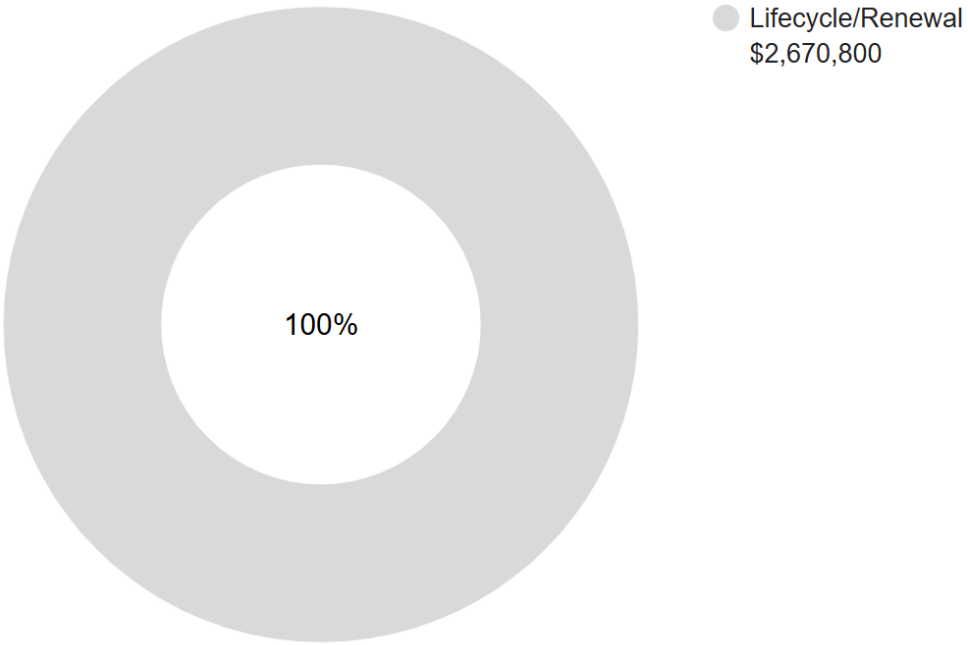
## Key Findings

There are no key findings to report.

## Plan Types

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

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




**10-YEAR TOTAL: $2,670,800**

## 2. Building Information

| Building: Systems Summary | | |
|---|---|---|
| **Address** | 10011 Glen Road, Potomac, MD 20854 | |
| **GPS Coordinates** | 39°02’51.45” N ; 77°12’22.86” W | |
| **Constructed/Renovated** | 1969 | |
| **Building Area** | 93,453 SF | |
| **Number of Stories** | 2 above grade | |
| *System* | *Description* | *Condition* |
| **Structure** | Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system | Good |
| **Façade** | Primary Wall Finish: Masonry facade<br>Windows: Aluminum | Good |
| **Roof** | Primary: Flat construction with modified bituminous finish | Fair |
| **Interiors** | Walls: Painted gypsum board, ceramic tile<br>Floors: Wood, VCT, Carpet<br>Ceilings: ACT | Fair |
| **Elevators** | Passenger: 1 hydraulic car serving both floors | Fair |
| **Plumbing** | Distribution: Copper supply and cast-iron waste & venting<br>Hot Water: Gas water heaters with integral tanks<br>Fixtures: Toilets, urinals, and sinks in restrooms | Fair |

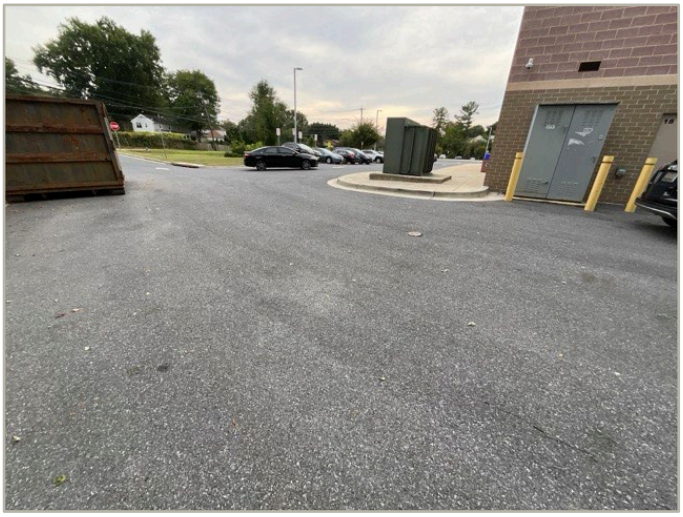
| Building: Systems Summary | | |
|---|---|---|
| **HVAC** | Central System: Boilers, cooling tower, air handlers feeding ductwork<br>Non-Central System: Rooftop units, split systems, exhaust fans | Fair |
| **Fire Suppression** | Sprinkler system | Fair |
| **Electrical** | Source & Distribution: Main switchboard with copper wiring<br>Interior Lighting: LED<br>Exterior Building-Mounted Lighting: LED, CFL<br>Emergency Power: Diesel | 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** | A representative sample of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof. | |
| **Key Spaces Not Observed** | 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 |
|---|---|---|---|---|---|---|
| Structure | - | - | - | - | - | - |
| Facade | - | - | $9,600 | - | - | $9,600 |
| Roofing | - | - | - | $887,200 | - | $887,200 |
| Interiors | - | - | $380,300 | $424,900 | $1,004,800 | $1,809,900 |
| Conveying | - | - | $5,500 | $11,100 | - | $16,500 |
| Plumbing | - | - | - | - | $366,400 | $366,400 |
| HVAC | - | - | $304,300 | $122,400 | $1,061,800 | $1,488,500 |
| Fire Protection | - | - | - | $17,700 | $165,300 | $183,000 |
| Electrical | - | - | - | - | $1,114,500 | $1,114,500 |
| Fire Alarm & Electronic Systems | - | - | - | $306,300 | $878,300 | $1,184,600 |
| Equipment & Furnishings | - | - | $49,100 | $43,500 | $118,700 | $211,300 |
| **TOTALS** (3% inflation) | **-** | **-** | **$748,700** | **$1,813,200** | **$4,709,800** | **$7,271,700** |

## 3. Site Summary



| Site Information | | |
|---|---|---|
| **Site Area** | 7.8 acres (estimated) | |
| **Parking Spaces** | Approximately 80 total spaces all in open lots; 4 of which are accessible | |
| *System* | *Description* | *Condition* |
| **Site Pavement** | Asphalt lots with adjacent concrete sidewalks, curbs, and ramps | Fair |
| **Site Development** | Chain link fencing<br>Playgrounds and courts<br>Limited park benches | Fair |
| **Landscaping & Topography** | Landscaping features including lawns and trees<br>Irrigation not present<br>Low to moderate site slopes throughout | Fair |
| **Utilities** | Municipal water and sewer<br>Local utility-provided electric and natural gas | Fair |
| **Site Lighting** | Pole-mounted: LED, HPS | Fair |
| **Ancillary Structures** | None | -- |
| **Site Accessibility** | Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information. | |

| Site Information | |
|---|---|
| **Site Additional Studies** | No additional studies are currently recommended for the exterior site areas. |
| **Site Areas Observed** | Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition. |
| **Site Key Spaces Not Observed** | All key areas of the exterior site were accessible and observed. |

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

**System Expenditure Forecast**

| System | Immediate | Short Term (1-2 yr) | Near Term (3-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
|---|---|---|---|---|---|---|
| Electrical | - | - | - | - | $142,100 | $142,100 |
| Site Development | - | - | $50,700 | $5,100 | $34,900 | $90,700 |
| Site Pavement | - | - | $24,600 | $28,500 | $360,600 | $413,700 |
| Site Utilities | - | - | - | - | $33,200 | $33,200 |
| **TOTALS** (3% inflation) | **-** | **-** | **$75,300** | **$33,600** | **$570,900** | **$679,800** |

# 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

| Accessibility Summary | | | |
|---|---|---|---|
| *Facility* | *Year Built/ Renovated* | *Prior Study Provided?* | *Major/Moderate Issues Observed?* |
| General Site | 1969/2017 | No | No |
| Wayside Elementary School | 1969/2017 | 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 Wayside Elementary School, 10011 Glen Road, Potomac, MD 20854, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Project Assessor

**Reviewed by:**

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Technical Report Reviewer
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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

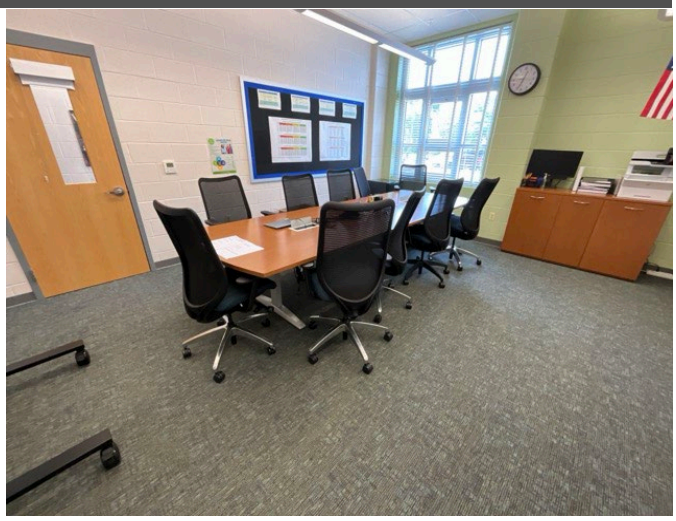
4 - RIGHT ELEVATION


5 - MAIN ENTRANCE

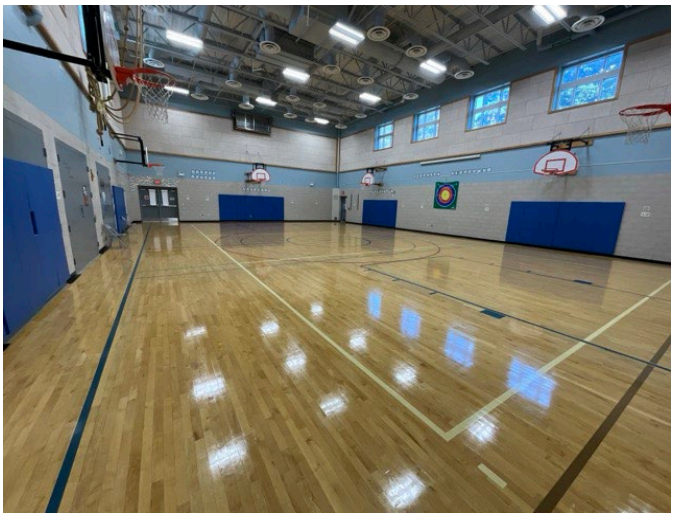
6 - TYPICAL CLASSROOM

## Photographic Overview

7 - LIBRARY



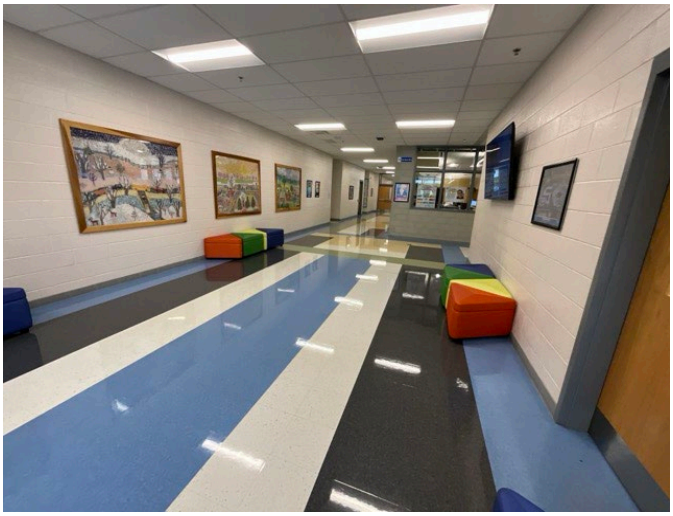
8 - CONFERENCE ROOM



9 - GYMNASIUM

10 - AUDITORIUM

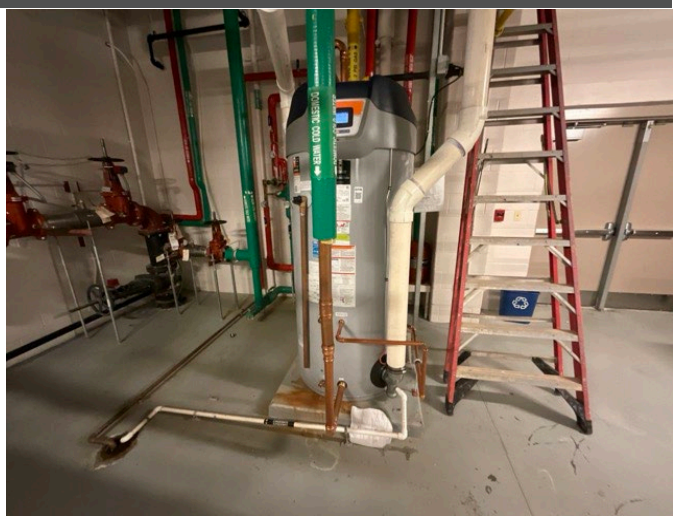
11 - ELEVATOR



12 - TYPICAL HALLWAY

## Photographic Overview

13 - BOILERS



14 - WATER HEATER

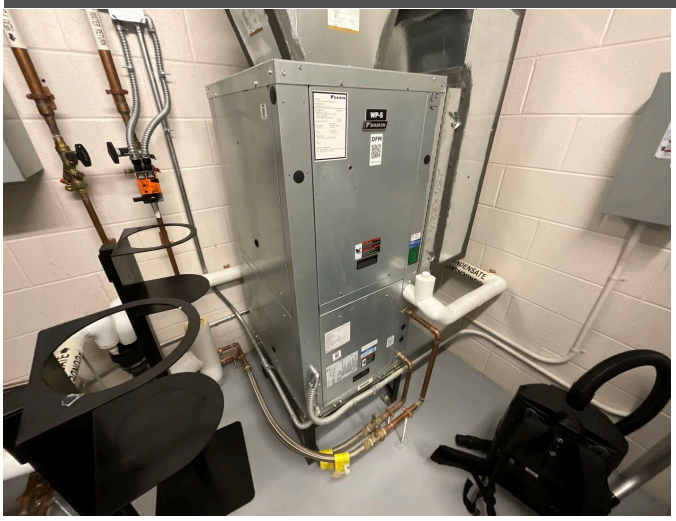

15 - MAIN SWITCHBOARD

16 - SECONDARY SWITCHBOARD

17 - TYPICAL TRANSFORMER


18 - FIRE ALARM PANEL

## Photographic Overview



19 - TYPICAL FCU

20 - COOLING TOWER

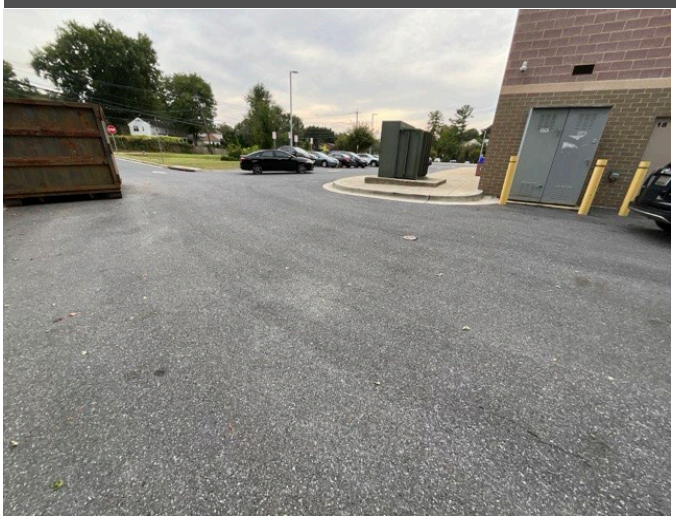
21 - TYPICAL RTUS

22 - TYPICAL SPLIT SYSTEM UNIT

23 - TYPICAL EXHAUST FAN

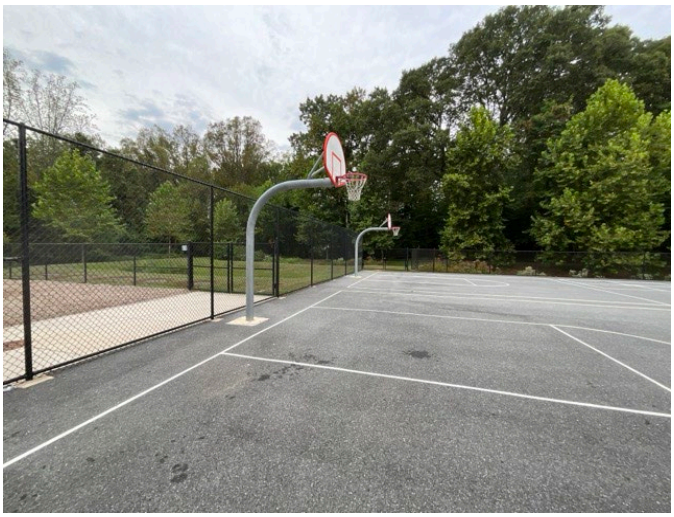

24 - GENERATOR

## Photographic Overview



25 - ASPHALT OVERVIEW

26 - PARKING LOT



27 - BASKETBALL PLAY AREA

28 - CONCRETE WALKWAY

29 - PLAYGROUND

30 - EXTERIOR LIGHTS

# Appendix B:
## Site Plan(s)

## Site Plan


| Project Number | Project Name |
|---|---|
| 172559.25R000-127.354 | Wayside Elementary School |
| **Source** | **On-Site Date** |
| Google | September 15, 2025 |

BUREAU VERITAS 1828

N

# Appendix C:
## Pre-Survey Questionnaire(s)

# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Wayside Elementary School

**Name of person completing form:** Violetta

**Title / Association w/ property:** Maintenance

**Length of time associated w/ property:**

**Date Completed:** 9/15/2025

**Phone Number:**

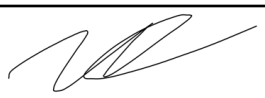
**Method of Completion:** INTERVIEW - verbally completed during interview

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

| Data Overview | | Response | | |
|---|---|---|---|---|
| 1 | Year(s) constructed | Constructed: 1969 | Renovated: 2017 | |
| 2 | Building size in SF | 93,453 **SF** | | |
| 3 | Major Renovation/Rehabilitation | | Year | Additional Detail |
| | | Facade | | |
| | | Roof | | |
| | | Interiors | | |
| | | HVAC | | |
| | | Electrical | | |
| | | Site Pavement | | |
| | | Accessibility | | |
| 4 | List other significant capital improvements (focus on recent years; provide approximate date). | Redid bathroom, changed bulbs to LED. | | |
| 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. | Main lobby has sewer smell, DOAS HVAC will be fixed | | |

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

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



*Signature of Assessor*

*Signature of POC*

# Appendix D:
## Accessibility Review and Photos

## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Wayside Elementary School

**BV Project Number:** 172559.25R000-127.354

### Facility History & Interview

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

### Wayside Elementary School: Accessibility Issues

| Category | Major Issues (ADA study recommended) | Moderate Issues (ADA study recommended) | Minor Issues | None* |
|---|---|---|---|---|
| **Parking** | | | | X |
| **Exterior Accessible Route** | | | | X |
| **Building Entrances** | | | | X |
| **Interior Accessible Route** | | | | X |
| **Elevators** | | | | X |
| **Public Restrooms** | | | | X |
| **Kitchens/Kitchenettes** | **NA** | | | |
| **Playgrounds & Swimming Pools** | | | | X |
| **Other** | **NA** | | | |

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

# Wayside Elementary School: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

ACCESSIBLE PATH

CURB CUT


MAIN ENTRANCE

DOOR HARDWARE

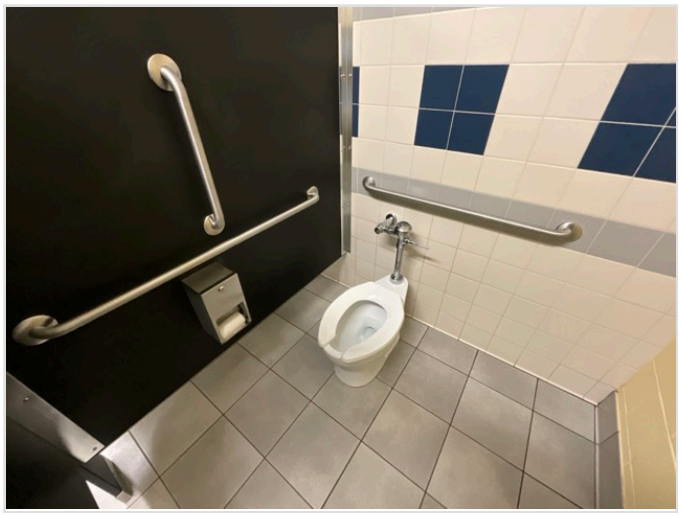
# Wayside Elementary School: Photographic Overview

ACCESSIBLE INTERIOR PATH


DOOR HARDWARE


LOBBY LOOKING AT CABS (WITH DOORS OPEN)


IN-CAB CONTROLS



TOILET STALL OVERVIEW

SINK, FAUCET HANDLES, AND ACCESSORIES

# Wayside Elementary School: Photographic Overview

OVERVIEW OF PLAYGROUND

ACCESSIBLE ROUTE TO PLAYGROUND

# Appendix E:
## Component Condition Report

## Component Condition Report | Wayside Elementary School / Main Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | | RUL | ID |
|---|---|---|---|---|---|---|---|
| **Structure** | | | | | | | |
| A4010 | Throughout Building | Good | Foundation, Concrete, Standard w/ Integral Perimeter Footings, w/ Integral Perimeter Footings | 93,453 | SF | 67 | 9758154 |
| B1010 | Throughout Building | Good | Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building | 93,453 | SF | 67 | 9758034 |
| **Facade** | | | | | | | |
| B2020 | Building Exterior | Good | Glazing, any type by SF | 5,000 | SF | 22 | 9758063 |
| B2050 | Building Exterior | Fair | Overhead/Dock Door, Aluminum, 12'x12' (144 SF) | 2 | | 3 | 9758066 |
| B2050 | Building Exterior | Good | Exterior Door, Steel, Standard | 14 | | 22 | 9758053 |
| **Roofing** | | | | | | | |
| B3010 | Roof | Fair | Roofing, Modified Bitumen | 68,000 | SF | 9 | 9805584 |
| **Interiors** | | | | | | | |
| C1030 | Throughout Building | Fair | Interior Door, Wood, Solid-Core | 150 | | 23 | 9758065 |
| C1070 | Throughout Building | Fair | Suspended Ceilings, Acoustical Tile (ACT) | 85,453 | SF | 14 | 9758126 |
| C2010 | Throughout Building | Fair | Wall Finishes, any surface, Prep & Paint | 130,180 | SF | 5 | 9758103 |
| C2030 | Gymnasium | Good | Flooring, Wood, Sports, Refinish | 5,000 | SF | 7 | 9758139 |
| C2030 | Throughout Building | Fair | Flooring, Carpet, Commercial Standard | 17,700 | SF | 5 | 9758092 |
| C2030 | Throughout Building | Fair | Flooring, Vinyl Tile (VCT) | 64,100 | SF | 7 | 9758035 |
| **Conveying** | | | | | | | |
| D1010 | Elevator Shafts/Utility | Good | Passenger Elevator, Hydraulic, 2 Floors, Renovate | 1 | | 22 | 9758038 |
| D1010 | Elevator Shafts/Utility | Fair | Elevator Controls, Automatic, 1 Car | 1 | | 3 | 9758115 |
| D1010 | Elevator Shafts/Utility | Fair | Elevator Cab Finishes, Standard | 1 | | 7 | 9758072 |
| **Plumbing** | | | | | | | |
| D2010 | Boiler Room | Good | Water Heater, Gas, Commercial (400 MBH) | 1 | | 18 | 9758152 |

## Component Condition Report | Wayside Elementary School / Main Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| D2010 | Boiler Room | Good | Backflow Preventer, Domestic Water | 1 | 20 | 9758151 |
| D2010 | Throughout Building | Good | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures) | 93,453 SF | 32 | 9758055 |
| D2010 | Boiler Room | Fair | Backflow Preventer, Domestic Water | 1 | 15 | 9758161 |
| D2010 | Restrooms | Fair | Urinal, Standard | 20 | 15 | 9758124 |
| D2010 | Restrooms | Fair | Toilet, Commercial Water Closet | 70 | 15 | 9758043 |
| D2010 | Restrooms | Fair | Sink/Lavatory, Wall-Hung, Enameled Steel | 60 | 12 | 9758077 |
| **HVAC** | | | | | | |
| D3020 | Boiler Room | Good | Boiler, Gas, HVAC [BOILER-1] | 1 | 22 | 9758082 |
| D3020 | Boiler Room | Good | Boiler, Gas, HVAC [BOILER-2] | 1 | 22 | 9758159 |
| D3020 | Boiler Room | Good | Heat Exchanger, Plate & Frame, HVAC [HX-1] | 1 | 27 | 9758095 |
| D3020 | Boiler Room | Fair | Unit Heater, Electric [EUH-6] | 1 | 12 | 9758060 |
| D3020 | Boiler Room | Fair | Unit Heater, Electric [EUH-7] | 1 | 12 | 9758033 |
| D3030 | Roof | Fair | Split System Ductless, Single Zone | 1 | 7 | 9758073 |
| D3030 | Roof | Fair | Split System Ductless, Single Zone [AC-10] | 1 | 5 | 9758100 |
| D3030 | Roof | Good | Cooling Tower, (Typical) Open Circuit [CT-1] | 1 | 17 | 9758157 |
| D3030 | Roof | Fair | Split System Ductless, Single Zone [AC-2] | 1 | 6 | 9758080 |
| D3030 | Roof | Fair | Heat Pump, Var Refrig Vol (VRV) [HP-1] | 1 | 5 | 9758116 |
| D3030 | Roof | Fair | Split System Ductless, Single Zone [DSS-2] | 1 | 3 | 9758090 |
| D3030 | Roof | Fair | Split System Ductless, Single Zone [DSS-1] | 1 | 3 | 9758081 |
| D3030 | Roof | Fair | Split System Ductless, Single Zone [AC-9] | 1 | 5 | 9758118 |
| D3030 | Roof | Fair | Split System Ductless, Single Zone [AC-6] | 1 | 6 | 9758108 |
| D3030 | Roof | Fair | Heat Pump, Var Refrig Vol (VRV) [HP-3] | 1 | 4 | 9758111 |
| D3030 | Roof | Fair | Heat Pump, Var Refrig Vol (VRV) [AC-8] | 1 | 6 | 9758042 |
| D3030 | Roof | Fair | Split System Ductless, Single Zone [AC-5] | 1 | 7 | 9758130 |

## Component Condition Report | Wayside Elementary School / Main Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| D3030 | Roof | Fair | Split System Ductless, Single Zone [AC-13] | 1 | 8 | 9758122 |
| D3030 | Roof | Fair | Split System Ductless, Single Zone [AC-3] | 1 | 5 | 9758120 |
| D3030 | Roof | Fair | Split System Ductless, Single Zone [AC-7] | 1 | 5 | 9758032 |
| D3030 | Roof | Fair | Split System Ductless, Single Zone [AC-11] | 1 | 6 | 9758113 |
| D3030 | Throughout Building | Fair | Split System, Fan Coil Unit, DX | 10 | 7 | 9758071 |
| D3030 | Roof | Fair | Split System Ductless, Single Zone [AC-1] | 1 | 7 | 9758156 |
| D3030 | Roof | Fair | Heat Pump, Var Refrig Vol (VRV) [HP-4] | 1 | 5 | 9758037 |
| D3030 | Roof | Fair | Split System Ductless, Single Zone [AC-12] | 1 | 7 | 9758153 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted [HV-1] | 1 | 12 | 9758107 |
| D3050 | Boiler Room | Good | Pump, Distribution, HVAC Heating Water [P-2] | 1 | 17 | 9758148 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted [DOAS-3] | 1 | 12 | 9758163 |
| D3050 | Throughout Building | Fair | Fan Coil Unit, Hydronic Terminal | 30 | 12 | 9758098 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted [DOAS-4] | 1 | 12 | 9758123 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted [DOAS-1] | 1 | 12 | 9758101 |
| D3050 | Boiler Room | Good | Pump, Distribution, HVAC Heating Water [P-3] | 1 | 17 | 9758070 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted [DOAS-5] | 1 | 12 | 9758058 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted [DOAS-2] | 1 | 12 | 9758104 |
| D3050 | Boiler Room | Good | Pump, Distribution, HVAC Heating Water [P-1] | 1 | 17 | 9758079 |
| D3050 | Building Exterior | Fair | Air Handler, Exterior AHU [ERU-1] | 1 | 3 | 9758110 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted [ERU-1] | 1 | 12 | 9758162 |
| D3050 | Throughout Building | Good | HVAC System, Ductwork, Medium Density | 93,453 SF | 22 | 9758051 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted [DOAS-6] | 1 | 12 | 9758138 |
| D3050 | Boiler Room | Good | Pump, Distribution, HVAC Heating Water [P-4] | 1 | 17 | 9758145 |
| D3060 | Roof | Fair | Exhaust Fan, Centrifugal, 24" Damper [RV-3] | 1 | 5 | 9758144 |

## Component Condition Report | Wayside Elementary School / Main Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| D3060 | Roof | Fair | Exhaust Fan, Centrifugal, 24" Damper [EF-2] | 1 | 12 | 9758128 |
| D3060 | Roof | Fair | Exhaust Fan, Centrifugal, 16" Damper [PRV-6] | 1 | 5 | 9758084 |
| D3060 | Roof | Fair | Exhaust Fan, Centrifugal, 28" Damper [PRV-4] | 1 | 5 | 9758046 |
| D3060 | Roof | Fair | Exhaust Fan, Centrifugal, 16" Damper [PRV-7] | 1 | 15 | 9758050 |
| D3060 | Roof | Fair | Exhaust Fan, Centrifugal, 24" Damper [PRV-5] | 1 | 12 | 9758068 |
| D3060 | Roof | Fair | Exhaust Fan, Centrifugal, 12" Damper [PRV-1] | 1 | 5 | 9758114 |
| D3060 | Kitchen | Fair | Supplemental Components, Air Curtain, 5' Wide Non-Heated | 1 | 12 | 9758137 |
| D3060 | Roof | Fair | Exhaust Fan, Centrifugal, 28" Damper [RV-1] | 1 | 10 | 9758087 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 42" Damper [SF-1] | 1 | 13 | 9758117 |
| D3060 | Hallways & Common Areas | Fair | Supplemental Components, Air Curtain, 5' Wide Non-Heated | 1 | 12 | 9758078 |
| D3060 | Roof | Fair | Exhaust Fan, Centrifugal, 28" Damper [RV-2] | 1 | 10 | 9758089 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 42" Damper [SF-2] | 1 | 13 | 9758040 |
| D3060 | Roof | Fair | Exhaust Fan, Centrifugal, 24" Damper [EF-1] | 1 | 12 | 9758047 |
| **Fire Protection** | | | | | | |
| D4010 | Throughout Building | Good | Fire Suppression System, Existing Sprinkler Heads, by SF | 93,453 SF | 17 | 9758106 |
| D4010 | Boiler Room | Fair | Backflow Preventer, Fire Suppression | 1 | 10 | 9758112 |
| D4010 | Boiler Room | Fair | Backflow Preventer, Fire Suppression | 1 | 10 | 9758147 |
| **Electrical** | | | | | | |
| D5010 | FACP Room | Fair | Automatic Transfer Switch, ATS | 1 | 15 | 9758088 |
| D5010 | FACP Room | Fair | Automatic Transfer Switch, ATS | 1 | 15 | 9758085 |
| D5020 | FACP Room | Good | Switchboard, 277/480 V | 1 | 32 | 9758067 |
| D5020 | FACP Room | Good | Secondary Transformer, Dry, Stepdown | 1 | 21 | 9758102 |
| D5020 | Intermediate Book Closet Electrical Room | Fair | Secondary Transformer, Dry, Stepdown | 1 | 15 | 9758155 |
| D5020 | FACP Room | Good | Distribution Panel, 277/480 V | 1 | 22 | 9758099 |

## Component Condition Report | Wayside Elementary School / Main Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| D5020 | Exterior Electrical Room | Fair | Distribution Panel, 120/208 V | 1 | 12 | 9758041 |
| D5020 | FACP Room | Good | Secondary Transformer, Dry, Stepdown | 1 | 21 | 9758135 |
| D5020 | Exterior Electrical Room | Fair | Secondary Transformer, Dry, Stepdown | 1 | 12 | 9758105 |
| D5020 | Electrical Room | Good | Secondary Transformer, Dry, Stepdown | 1 | 21 | 9758127 |
| D5020 | Exterior Electrical Room | Fair | Distribution Panel, 120/208 V | 1 | 12 | 9758160 |
| D5020 | FACP Room | Good | Secondary Transformer, Dry, Stepdown | 1 | 21 | 9758048 |
| D5020 | Electrical Room 214 | Good | Secondary Transformer, Dry, Stepdown | 1 | 21 | 9758056 |
| D5020 | FACP Room | Good | Distribution Panel, 277/480 V | 1 | 22 | 9758044 |
| D5020 | Exterior Electrical Room | Fair | Distribution Panel, 120/208 V | 1 | 12 | 9758059 |
| D5020 | Electrical Room | Good | Secondary Transformer, Dry, Stepdown | 1 | 21 | 9758140 |
| D5020 | Electrical Room 225 | Good | Secondary Transformer, Dry, Stepdown | 1 | 21 | 9758133 |
| D5020 | FACP Room | Good | Secondary Transformer, Dry, Stepdown | 1 | 21 | 9758031 |
| D5020 | Exterior Electrical Room | Fair | Switchboard, 277/480 V | 1 | 23 | 9758136 |
| D5020 | Electrical Room 225 | Good | Distribution Panel, 277/480 V | 1 | 22 | 9758134 |
| D5020 | Electrical Room 225 | Good | Secondary Transformer, Dry, Stepdown | 1 | 21 | 9758146 |
| D5020 | FACP Room | Good | Secondary Transformer, Dry, Stepdown | 1 | 21 | 9758096 |
| D5020 | Electrical Room 214 | Good | Distribution Panel, 277/480 V | 1 | 22 | 9758131 |
| D5020 | Electrical Room 225 | Good | Distribution Panel, 277/480 V | 1 | 22 | 9758083 |
| D5030 | Boiler Room | Fair | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install | 1 | 12 | 9758143 |
| D5030 | Boiler Room | Fair | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install | 1 | 12 | 9758061 |
| D5030 | Throughout Building | Good | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 93,453 SF | 32 | 9758094 |
| D5040 | Building Exterior | Fair | Exterior Light, any type, w/ LED Replacement | 30 | 12 | 9758158 |
| D5040 | Throughout Building | Good | Interior Lighting System, Full Upgrade, High Density & Standard Fixtures | 93,453 SF | 19 | 9758075 |
| **Fire Alarm & Electronic Systems** | | | | | | |

## Component Condition Report | Wayside Elementary School / Main Building

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| D6060 | Throughout Building | Fair | Intercom/PA System, Public Address Upgrade, Facility-Wide | 93,453 SF | 12 | 9758049 |
| D7030 | Throughout Building | Good | Security/Surveillance System, Full System Upgrade, Average Density | 93,453 SF | 11 | 9758132 |
| D7050 | FACP Room | Fair | Fire Alarm Panel, Fully Addressable | 1 | 8 | 9758109 |
| D7050 | Throughout Building | Fair | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 93,453 SF | 12 | 9758069 |
| D8010 | Throughout Building | Fair | BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install | 93,453 SF | 7 | 9758164 |
| **Equipment & Furnishings** | | | | | | |
| E1030 | Kitchen | Fair | Foodservice Equipment, Convection Oven, Double | 1 | 5 | 9758039 |
| E1030 | Kitchen | Good | Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer | 1 | 10 | 9758086 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Dairy Cooler/Wells | 1 | 7 | 9758119 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Dairy Cooler/Wells | 1 | 8 | 9758125 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 7 | 9758093 |
| E1030 | Roof | Fair | Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer | 1 | 5 | 9758149 |
| E1030 | Kitchen | Good | Foodservice Equipment, Walk-In, Freezer | 1 | 15 | 9758129 |
| E1030 | Roof | Fair | Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer | 1 | 5 | 9758074 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Steamer, Freestanding | 1 | 6 | 9758057 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Refrigerator, 1-Door Reach-In | 1 | 7 | 9758062 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Exhaust Hood, 3 to 6 LF | 1 | 8 | 9758052 |
| E1030 | Kitchen | Good | Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer | 1 | 10 | 9758064 |
| E1030 | Kitchen | Good | Foodservice Equipment, Walk-In, Refrigerator | 1 | 15 | 9758045 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Commercial Kitchen, 3-Bowl | 1 | 15 | 9758036 |
| E1070 | Gymnasium | Fair | Basketball Backboard, Wall-Mounted, Fixed, Fixed | 6 | 5 | 9758142 |

## Component Condition Report | Wayside Elementary School

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| **Facade** | | | | | | |

## Component Condition Report | Wayside Elementary School

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| B2010 | Building exterior | Fair | Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain | 30,000 SF | 12 | 9829769 |

## Component Condition Report | Wayside Elementary School / Site

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| **Electrical** | | | | | | |
| D5010 | Building Exterior | Good | Generator, Diesel | 1 | 17 | 9766755 |
| **Pedestrian Plazas & Walkways** | | | | | | |
| G2020 | Site Parking Areas | Fair | Parking Lots, Pavement, Asphalt, Mill & Overlay | 50,000 SF | 17 | 9766754 |
| G2020 | Site Parking Areas | Fair | Parking Lots, Pavement, Asphalt, Seal & Stripe | 50,000 SF | 3 | 9766758 |
| **Athletic, Recreational & Playfield Areas** | | | | | | |
| G2050 | Site Sports Fields & Courts | Fair | Sports Apparatus, Basketball, Backboard/Rim/Pole | 2 | 12 | 9766759 |
| G2050 | Site Playground Areas | Fair | Playground Surfaces, Chips Wood, 6" Depth | 2,000 SF | 3 | 9766756 |
| G2050 | Site Playground Areas | Fair | Play Structure, Multipurpose, Medium | 2 | 5 | 9766757 |
| **Sitework** | | | | | | |
| G2060 | Site | Fair | Fences & Gates, Fence, Chain Link 4' | 300 LF | 16 | 9806123 |
| G4050 | Site | Fair | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 6 | 11 | 9766753 |

# Appendix F:
## Replacement Reserves

**Replacement Reserves Report**

**10/16/2025**

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Wayside Elementary School | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $79,557 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | **$79,557** |
| Wayside Elementary School / Main Building | $0 | $0 | $0 | $155,277 | $49,522 | $543,908 | $62,449 | $790,480 | $32,176 | $887,246 | $40,855 | $258,722 | $1,494,848 | $32,308 | $452,394 | $941,168 | $16,849 | $378,989 | $53,797 | $896,506 | $184,223 | **$7,271,717** |
| Wayside Elementary School / Site | $0 | $0 | $0 | $28,957 | $0 | $46,371 | $0 | $0 | $33,569 | $0 | $0 | $33,222 | $13,545 | $38,916 | $0 | $0 | $8,665 | $431,393 | $45,114 | $0 | $0 | **$679,753** |
| **Grand Total** | **$0** | **$0** | **$0** | **$184,234** | **$49,522** | **$590,279** | **$62,449** | **$790,480** | **$65,745** | **$887,246** | **$40,855** | **$291,943** | **$1,587,950** | **$71,224** | **$452,394** | **$941,168** | **$25,515** | **$810,382** | **$98,911** | **$896,506** | **$184,223** | **$8,031,028** |

Wayside Elementary School

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| B2010 | Building exterior | 9829769 | Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain | 20 | 8 | 12 | 30000 | SF | $1.86 | $55,800 | | | | | | | | | | | | | $55,800 | | | | | | | | | | **$55,800** |
| **Totals, Unescalated** | | | | | | | | | | | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$55,800** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$55,800** |
| **Totals, Escalated (3.0% inflation, compounded annually)** | | | | | | | | | | | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$79,557** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$79,557** |

Wayside Elementary School / Main Building

| Uniformat Code | Location Description | ID | Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost* | Subtotal | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | Deficiency Repair Estimate |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| B2050 | Building Exterior | 9758066 | Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace | 30 | 27 | 3 | 2 | EA | $4,400.00 | $8,800 | | | | $8,800 | | | | | | | | | | | | | | | | | | | **$8,800** |
| B3010 | Roof | 9805584 | Roofing, Modified Bitumen, Replace | 20 | 11 | 9 | 68000 | SF | $10.00 | $680,000 | | | | | | | | | | $680,000 | | | | | | | | | | | | | **$680,000** |
| C1070 | Throughout Building | 9758126 | Suspended Ceilings, Acoustical Tile (ACT), Replace | 25 | 11 | 14 | 85453 | SF | $3.50 | $299,086 | | | | | | | | | | | | | | | $299,086 | | | | | | | **$299,086** |
| C2010 | Throughout Building | 9758103 | Wall Finishes, any surface, Prep & Paint | 10 | 5 | 5 | 130180 | SF | $1.50 | $195,270 | | | | | | $195,270 | | | | | | | | | | $195,270 | | | | | | **$390,540** |
| C2030 | Throughout Building | 9758035 | Flooring, Vinyl Tile (VCT), Replace | 15 | 8 | 7 | 64100 | SF | $5.00 | $320,500 | | | | | | | | $320,500 | | | | | | | | | | | | | | **$320,500** |
| C2030 | Throughout Building | 9758092 | Flooring, Carpet, Commercial Standard, Replace | 10 | 5 | 5 | 17700 | SF | $7.50 | $132,750 | | | | | | $132,750 | | | | | | | | | | $132,750 | | | | | | **$265,500** |
| C2030 | Gymnasium | 9758139 | Flooring, Wood, Sports, Refinish | 10 | 3 | 7 | 5000 | SF | $5.00 | $25,000 | | | | | | | | $25,000 | | | | | | | | | | $25,000 | | | | **$50,000** |
| D1010 | Elevator Shafts/Utility | 9758115 | Elevator Controls, Automatic, 1 Car, Replace | 20 | 17 | 3 | 1 | EA | $5,000.00 | $5,000 | | | | $5,000 | | | | | | | | | | | | | | | | | | **$5,000** |
| D1010 | Elevator Shafts/Utility | 9758072 | Elevator Cab Finishes, Standard, Replace | 15 | 8 | 7 | 1 | EA | $9,000.00 | $9,000 | | | | | | | | $9,000 | | | | | | | | | | | | | | **$9,000** |
| D2010 | Boiler Room | 9758152 | Water Heater, Gas, Commercial (400 MBH), Replace | 20 | 2 | 18 | 1 | EA | $22,000.00 | $22,000 | | | | | | | | | | | | | | | | | | | $22,000 | | | **$22,000** |
| D2010 | Boiler Room | 9758161 | Backflow Preventer, Domestic Water, Replace | 30 | 15 | 15 | 1 | EA | $3,200.00 | $3,200 | | | | | | | | | | | | | | | | $3,200 | | | | | | **$3,200** |
| D2010 | Boiler Room | 9758151 | Backflow Preventer, Domestic Water, Replace | 30 | 10 | 20 | 1 | EA | $1,400.00 | $1,400 | | | | | | | | | | | | | | | | | | | | | $1,400 | **$1,400** |
| D2010 | Restrooms | 9758077 | Sink/Lavatory, Wall-Hung, Enameled Steel, Replace | 30 | 18 | 12 | 60 | EA | $1,700.00 | $102,000 | | | | | | | | | | | | | | $102,000 | | | | | | | | **$102,000** |
| D2010 | Restrooms | 9758124 | Urinal, Standard, Replace | 30 | 15 | 15 | 20 | EA | $1,100.00 | $22,000 | | | | | | | | | | | | | | | | $22,000 | | | | | | **$22,000** |
| D2010 | Restrooms | 9758043 | Toilet, Commercial Water Closet, Replace | 30 | 15 | 15 | 70 | EA | $1,300.00 | $91,000 | | | | | | | | | | | | | | | | $91,000 | | | | | | **$91,000** |
| D3020 | Boiler Room | 9758060 | Unit Heater, Electric, Replace | 20 | 8 | 12 | 1 | EA | $2,200.00 | $2,200 | | | | | | | | | | | | | | $2,200 | | | | | | | | **$2,200** |
| D3020 | Boiler Room | 9758033 | Unit Heater, Electric, Replace | 20 | 8 | 12 | 1 | EA | $2,200.00 | $2,200 | | | | | | | | | | | | | | $2,200 | | | | | | | | **$2,200** |
| D3030 | Roof | 9758157 | Cooling Tower, (Typical) Open Circuit, Replace | 25 | 8 | 17 | 1 | EA | $46,700.00 | $46,700 | | | | | | | | | | | | | | | | | | $46,700 | | | | **$46,700** |
| D3030 | Roof | 9758090 | Split System Ductless, Single Zone, Replace | 15 | 12 | 3 | 1 | EA | $4,800.00 | $4,800 | | | | $4,800 | | | | | | | | | | | | | | | $4,800 | | | | **$9,600** |
| D3030 | Roof | 9758081 | Split System Ductless, Single Zone, Replace | 15 | 12 | 3 | 1 | EA | $4,800.00 | $4,800 | | | | $4,800 | | | | | | | | | | | | | | | $4,800 | | | | **$9,600** |
| D3030 | Roof | 9758111 | Heat Pump, Var Refrig Vol (VRV), Replace | 15 | 11 | 4 | 1 | EA | $44,000.00 | $44,000 | | | | | $44,000 | | | | | | | | | | | | | | | $44,000 | | | **$88,000** |
| D3030 | Roof | 9758100 | Split System Ductless, Single Zone, Replace | 15 | 10 | 5 | 1 | EA | $3,500.00 | $3,500 | | | | | | $3,500 | | | | | | | | | | | | | | | $3,500 | | **$7,000** |
| D3030 | Roof | 9758116 | Heat Pump, Var Refrig Vol (VRV), Replace | 15 | 10 | 5 | 1 | EA | $44,000.00 | $44,000 | | | | | | $44,000 | | | | | | | | | | | | | | | $44,000 | | **$88,000** |
| D3030 | Roof | 9758118 | Split System Ductless, Single Zone, Replace | 15 | 10 | 5 | 1 | EA | $3,500.00 | $3,500 | | | | | | $3,500 | | | | | | | | | | | | | | | $3,500 | | **$7,000** |
| D3030 | Roof | 9758120 | Split System Ductless, Single Zone, Replace | 15 | 10 | 5 | 1 | EA | $3,500.00 | $3,500 | | | | | | $3,500 | | | | | | | | | | | | | | | $3,500 | | **$7,000** |
| D3030 | Roof | 9758032 | Split System Ductless, Single Zone, Replace | 15 | 10 | 5 | 1 | EA | $3,500.00 | $3,500 | | | | | | $3,500 | | | | | | | | | | | | | | | $3,500 | | **$7,000** |
| D3030 | Roof | 9758037 | Heat Pump, Var Refrig Vol (VRV), Replace | 15 | 10 | 5 | 1 | EA | $30,000.00 | $30,000 | | | | | | $30,000 | | | | | | | | | | | | | | | $30,000 | | **$60,000** |
| D3030 | Roof | 9758080 | Split System Ductless, Single Zone, Replace | 15 | 9 | 6 | 1 | EA | $3,500.00 | $3,500 | | | | | | | $3,500 | | | | | | | | | | | | | | | | **$3,500** |
| D3030 | Roof | 9758108 | Split System Ductless, Single Zone, Replace | 15 | 9 | 6 | 1 | EA | $3,500.00 | $3,500 | | | | | | | $3,500 | | | | | | | | | | | | | | | | **$3,500** |
| D3030 | Roof | 9758042 | Heat Pump, Var Refrig Vol (VRV), Replace | 15 | 9 | 6 | 1 | EA | $30,000.00 | $30,000 | | | | | | | $30,000 | | | | | | | | | | | | | | | | **$30,000** |
| D3030 | Roof | 9758113 | Split System Ductless, Single Zone, Replace | 15 | 9 | 6 | 1 | EA | $4,800.00 | $4,800 | | | | | | | $4,800 | | | | | | | | | | | | | | | | **$4,800** |
| D3030 | Roof | 9758073 | Split System Ductless, Single Zone, Replace | 15 | 8 | 7 | 1 | EA | $4,800.00 | $4,800 | | | | | | | | $4,800 | | | | | | | | | | | | | | | **$4,800** |
| D3030 | Roof | 9758130 | Split System Ductless, Single Zone, Replace | 15 | 8 | 7 | 1 | EA | $3,500.00 | $3,500 | | | | | | | | $3,500 | | | | | | | | | | | | | | | **$3,500** |
| D3030 | Throughout Building | 9758071 | Split System, Fan Coil Unit, DX, Replace | 15 | 8 | 7 | 10 | EA | $3,000.00 | $30,000 | | | | | | | | $30,000 | | | | | | | | | | | | | | | **$30,000** |
| D3030 | Roof | 9758156 | Split System Ductless, Single Zone, Replace | 15 | 8 | 7 | 1 | EA | $3,500.00 | $3,500 | | | | | | | | $3,500 | | | | | | | | | | | | | | | **$3,500** |
| D3030 | Roof | 9758153 | Split System Ductless, Single Zone, Replace | 15 | 8 | 7 | 1 | EA | $4,800.00 | $4,800 | | | | | | | | $4,800 | | | | | | | | | | | | | | | **$4,800** |
| D3030 | Roof | 9758122 | Split System Ductless, Single Zone, Replace | 15 | 7 | 8 | 1 | EA | $3,500.00 | $3,500 | | | | | | | | | $3,500 | | | | | | | | | | | | | | **$3,500** |
| D3050 | Boiler Room | 9758148 | Pump, Distribution, HVAC Heating Water, Replace | 25 | 8 | 17 | 1 | EA | $22,000.00 | $22,000 | | | | | | | | | | | | | | | | | | $22,000 | | | | **$22,000** |

**Replacement Reserves Report**

**10/16/2025**

| 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 | Boiler Room | 9758070 | Pump, Distribution, HVAC Heating Water, Replace | 25 | 8 | 17 | 1 | EA | $6,800.00 | $6,800 | | | | | | | | | | | | | | | | | | $6,800 | | | | **$6,800** |
| D3050 | Boiler Room | 9758079 | Pump, Distribution, HVAC Heating Water, Replace | 25 | 8 | 17 | 1 | EA | $22,000.00 | $22,000 | | | | | | | | | | | | | | | | | | $22,000 | | | | **$22,000** |
| D3050 | Boiler Room | 9758145 | Pump, Distribution, HVAC Heating Water, Replace | 25 | 8 | 17 | 1 | EA | $6,800.00 | $6,800 | | | | | | | | | | | | | | | | | | $6,800 | | | | **$6,800** |
| D3050 | Building Exterior | 9758110 | Air Handler, Exterior AHU, Replace | 20 | 17 | 3 | 1 | EA | $118,700.00 | $118,700 | | | | $118,700 | | | | | | | | | | | | | | | | | | **$118,700** |
| D3050 | Roof | 9758107 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace | 20 | 8 | 12 | 1 | EA | $75,000.00 | $75,000 | | | | | | | | | | | | | $75,000 | | | | | | | | | **$75,000** |
| D3050 | Roof | 9758163 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace | 20 | 8 | 12 | 1 | EA | $40,000.00 | $40,000 | | | | | | | | | | | | | $40,000 | | | | | | | | | **$40,000** |
| D3050 | Throughout Building | 9758098 | Fan Coil Unit, Hydronic Terminal, Replace | 20 | 8 | 12 | 30 | EA | $1,670.00 | $50,100 | | | | | | | | | | | | | $50,100 | | | | | | | | | **$50,100** |
| D3050 | Roof | 9758123 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace | 20 | 8 | 12 | 1 | EA | $75,000.00 | $75,000 | | | | | | | | | | | | | $75,000 | | | | | | | | | **$75,000** |
| D3050 | Roof | 9758101 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace | 20 | 8 | 12 | 1 | EA | $15,000.00 | $15,000 | | | | | | | | | | | | | $15,000 | | | | | | | | | **$15,000** |
| D3050 | Roof | 9758058 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace | 20 | 8 | 12 | 1 | EA | $40,000.00 | $40,000 | | | | | | | | | | | | | $40,000 | | | | | | | | | **$40,000** |
| D3050 | Roof | 9758104 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace | 20 | 8 | 12 | 1 | EA | $15,000.00 | $15,000 | | | | | | | | | | | | | $15,000 | | | | | | | | | **$15,000** |
| D3050 | Roof | 9758162 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace | 20 | 8 | 12 | 1 | EA | $75,000.00 | $75,000 | | | | | | | | | | | | | $75,000 | | | | | | | | | **$75,000** |
| D3050 | Roof | 9758138 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace | 20 | 8 | 12 | 1 | EA | $20,000.00 | $20,000 | | | | | | | | | | | | | $20,000 | | | | | | | | | **$20,000** |
| D3060 | Roof | 9758144 | Exhaust Fan, Centrifugal, 24" Damper, Replace | 25 | 20 | 5 | 1 | EA | $3,000.00 | $3,000 | | | | | | $3,000 | | | | | | | | | | | | | | | | **$3,000** |
| D3060 | Roof | 9758084 | Exhaust Fan, Centrifugal, 16" Damper, Replace | 25 | 20 | 5 | 1 | EA | $2,400.00 | $2,400 | | | | | | $2,400 | | | | | | | | | | | | | | | | **$2,400** |
| D3060 | Roof | 9758046 | Exhaust Fan, Centrifugal, 28" Damper, Replace | 25 | 20 | 5 | 1 | EA | $4,000.00 | $4,000 | | | | | | $4,000 | | | | | | | | | | | | | | | | **$4,000** |
| D3060 | Roof | 9758114 | Exhaust Fan, Centrifugal, 12" Damper, Replace | 25 | 20 | 5 | 1 | EA | $1,400.00 | $1,400 | | | | | | $1,400 | | | | | | | | | | | | | | | | **$1,400** |
| D3060 | Roof | 9758087 | Exhaust Fan, Centrifugal, 28" Damper, Replace | 25 | 15 | 10 | 1 | EA | $4,000.00 | $4,000 | | | | | | | | | | | $4,000 | | | | | | | | | | | **$4,000** |
| D3060 | Roof | 9758089 | Exhaust Fan, Centrifugal, 28" Damper, Replace | 25 | 15 | 10 | 1 | EA | $4,000.00 | $4,000 | | | | | | | | | | | $4,000 | | | | | | | | | | | **$4,000** |
| D3060 | Roof | 9758128 | Exhaust Fan, Centrifugal, 24" Damper, Replace | 25 | 13 | 12 | 1 | EA | $3,000.00 | $3,000 | | | | | | | | | | | | | $3,000 | | | | | | | | | **$3,000** |
| D3060 | Roof | 9758068 | Exhaust Fan, Centrifugal, 24" Damper, Replace | 25 | 13 | 12 | 1 | EA | $3,000.00 | $3,000 | | | | | | | | | | | | | $3,000 | | | | | | | | | **$3,000** |
| D3060 | Roof | 9758047 | Exhaust Fan, Centrifugal, 24" Damper, Replace | 25 | 13 | 12 | 1 | EA | $3,000.00 | $3,000 | | | | | | | | | | | | | $3,000 | | | | | | | | | **$3,000** |
| D3060 | Roof | 9758117 | Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace | 20 | 7 | 13 | 1 | EA | $11,000.00 | $11,000 | | | | | | | | | | | | | | $11,000 | | | | | | | | **$11,000** |
| D3060 | Roof | 9758040 | Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace | 20 | 7 | 13 | 1 | EA | $11,000.00 | $11,000 | | | | | | | | | | | | | | $11,000 | | | | | | | | **$11,000** |
| D3060 | Roof | 9758050 | Exhaust Fan, Centrifugal, 16" Damper, Replace | 25 | 10 | 15 | 1 | EA | $2,400.00 | $2,400 | | | | | | | | | | | | | | | | $2,400 | | | | | | **$2,400** |
| D3060 | Kitchen | 9758137 | Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace | 20 | 8 | 12 | 1 | EA | $1,500.00 | $1,500 | | | | | | | | | | | | | $1,500 | | | | | | | | | **$1,500** |
| D3060 | Hallways & Common Areas | 9758078 | Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace | 20 | 8 | 12 | 1 | EA | $1,500.00 | $1,500 | | | | | | | | | | | | | $1,500 | | | | | | | | | **$1,500** |
| D4010 | Boiler Room | 9758112 | Backflow Preventer, Fire Suppression, Replace | 30 | 20 | 10 | 1 | EA | $6,600.00 | $6,600 | | | | | | | | | | | $6,600 | | | | | | | | | | | **$6,600** |
| D4010 | Boiler Room | 9758147 | Backflow Preventer, Fire Suppression, Replace | 30 | 20 | 10 | 1 | EA | $6,600.00 | $6,600 | | | | | | | | | | | $6,600 | | | | | | | | | | | **$6,600** |
| D4010 | Throughout Building | 9758106 | Fire Suppression System, Existing Sprinkler Heads, by SF, Replace | 25 | 8 | 17 | 93453 | SF | $1.07 | $99,995 | | | | | | | | | | | | | | | | | $99,995 | | | | | **$99,995** |
| D5010 | FACP Room | 9758088 | Automatic Transfer Switch, ATS, Replace | 25 | 10 | 15 | 1 | EA | $50,000.00 | $50,000 | | | | | | | | | | | | | | | | $50,000 | | | | | | **$50,000** |
| D5010 | FACP Room | 9758085 | Automatic Transfer Switch, ATS, Replace | 25 | 10 | 15 | 1 | EA | $50,000.00 | $50,000 | | | | | | | | | | | | | | | | $50,000 | | | | | | **$50,000** |
| D5020 | Exterior Electrical Room | 9758105 | Secondary Transformer, Dry, Stepdown, Replace | 30 | 18 | 12 | 1 | EA | $25,000.00 | $25,000 | | | | | | | | | | | | | $25,000 | | | | | | | | | **$25,000** |
| D5020 | Intermediate Book Closet Electrical Room | 9758155 | Secondary Transformer, Dry, Stepdown, Replace | 30 | 15 | 15 | 1 | EA | $6,700.00 | $6,700 | | | | | | | | | | | | | | | | $6,700 | | | | | | **$6,700** |
| D5020 | Exterior Electrical Room | 9758041 | Distribution Panel, 120/208 V, Replace | 30 | 18 | 12 | 1 | EA | $8,000.00 | $8,000 | | | | | | | | | | | | | $8,000 | | | | | | | | | **$8,000** |
| D5020 | Exterior Electrical Room | 9758160 | Distribution Panel, 120/208 V, Replace | 30 | 18 | 12 | 1 | EA | $8,000.00 | $8,000 | | | | | | | | | | | | | $8,000 | | | | | | | | | **$8,000** |
| D5020 | Exterior Electrical Room | 9758059 | Distribution Panel, 120/208 V, Replace | 30 | 18 | 12 | 1 | EA | $8,000.00 | $8,000 | | | | | | | | | | | | | $8,000 | | | | | | | | | **$8,000** |
| D5030 | Boiler Room | 9758143 | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install | 20 | 8 | 12 | 1 | EA | $14,700.00 | $14,700 | | | | | | | | | | | | | $14,700 | | | | | | | | | **$14,700** |
| D5030 | Boiler Room | 9758061 | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install | 20 | 8 | 12 | 1 | EA | $14,700.00 | $14,700 | | | | | | | | | | | | | $14,700 | | | | | | | | | **$14,700** |
| D5040 | Building Exterior | 9758158 | Exterior Light, any type, w/ LED Replacement, Replace | 20 | 8 | 12 | 30 | EA | $400.00 | $12,000 | | | | | | | | | | | | | $12,000 | | | | | | | | | **$12,000** |
| D5040 | Throughout Building | 9758075 | Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace | 20 | 1 | 19 | 93453 | SF | $5.00 | $467,265 | | | | | | | | | | | | | | | | | | | $467,265 | | | **$467,265** |
| D6060 | Throughout Building | 9758049 | Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace | 20 | 8 | 12 | 93453 | SF | $1.65 | $154,197 | | | | | | | | | | | | | $154,197 | | | | | | | | | **$154,197** |
| D7030 | Throughout Building | 9758132 | Security/Surveillance System, Full System Upgrade, Average Density, Replace | 15 | 4 | 11 | 93453 | SF | $2.00 | $186,906 | | | | | | | | | | | | $186,906 | | | | | | | | | | **$186,906** |
| D7050 | FACP Room | 9758109 | Fire Alarm Panel, Fully Addressable, Replace | 15 | 7 | 8 | 1 | EA | $15,000.00 | $15,000 | | | | | | | | $15,000 | | | | | | | | | | | | | | **$15,000** |
| D7050 | Throughout Building | 9758069 | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 20 | 8 | 12 | 93453 | SF | $3.00 | $280,359 | | | | | | | | | | | | | $280,359 | | | | | | | | | **$280,359** |
| D8010 | Throughout Building | 9758164 | BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install | 15 | 8 | 7 | 93453 | SF | $2.50 | $233,633 | | | | | | | $233,633 | | | | | | | | | | | | | | | **$233,633** |
| E1030 | Kitchen | 9758039 | Foodservice Equipment, Convection Oven, Double, Replace | 10 | 5 | 5 | 1 | EA | $8,280.00 | $8,280 | | | | | | $8,280 | | | | | | | | | | $8,280 | | | | | | **$16,560** |
| E1030 | Roof | 9758149 | Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace | 15 | 10 | 5 | 1 | EA | $6,300.00 | $6,300 | | | | | | $6,300 | | | | | | | | | | | | | | | $6,300 | **$12,600** |
| E1030 | Roof | 9758074 | Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace | 15 | 10 | 5 | 1 | EA | $6,300.00 | $6,300 | | | | | | $6,300 | | | | | | | | | | | | | | | $6,300 | **$12,600** |
| E1030 | Kitchen | 9758057 | Foodservice Equipment, Steamer, Freestanding, Replace | 10 | 4 | 6 | 1 | EA | $10,500.00 | $10,500 | | | | | | | $10,500 | | | | | | | | | | $10,500 | | | | | **$21,000** |
| E1030 | Kitchen | 9758119 | Foodservice Equipment, Dairy Cooler/Wells, Replace | 15 | 8 | 7 | 1 | EA | $3,600.00 | $3,600 | | | | | | | | $3,600 | | | | | | | | | | | | | | **$3,600** |

**Replacement Reserves Report**

**10/16/2025**

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| E1030 | Kitchen | 9758093 | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace | 15 | 8 | 7 | 1 | EA | $1,700.00 | $1,700 | | | | | | | | $1,700 | | | | | | | | | | | | | | **$1,700** |
| E1030 | Kitchen | 9758062 | Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace | 15 | 8 | 7 | 1 | EA | $2,700.00 | $2,700 | | | | | | | | $2,700 | | | | | | | | | | | | | | **$2,700** |
| E1030 | Kitchen | 9758125 | Foodservice Equipment, Dairy Cooler/Wells, Replace | 15 | 7 | 8 | 1 | EA | $3,600.00 | $3,600 | | | | | | | | | $3,600 | | | | | | | | | | | | | **$3,600** |
| E1030 | Kitchen | 9758052 | Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace | 15 | 7 | 8 | 1 | EA | $3,300.00 | $3,300 | | | | | | | | | $3,300 | | | | | | | | | | | | | **$3,300** |
| E1030 | Kitchen | 9758086 | Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace | 15 | 5 | 10 | 1 | EA | $4,600.00 | $4,600 | | | | | | | | | | | $4,600 | | | | | | | | | | | **$4,600** |
| E1030 | Kitchen | 9758064 | Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace | 15 | 5 | 10 | 1 | EA | $4,600.00 | $4,600 | | | | | | | | | | | $4,600 | | | | | | | | | | | **$4,600** |
| E1030 | Kitchen | 9758129 | Foodservice Equipment, Walk-In, Freezer, Replace | 20 | 5 | 15 | 1 | EA | $25,000.00 | $25,000 | | | | | | | | | | | | | | | $25,000 | | | | | | **$25,000** |
| E1030 | Kitchen | 9758045 | Foodservice Equipment, Walk-In, Refrigerator, Replace | 20 | 5 | 15 | 1 | EA | $15,000.00 | $15,000 | | | | | | | | | | | | | | | $15,000 | | | | | | **$15,000** |
| E1030 | Kitchen | 9758036 | Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace | 30 | 15 | 15 | 1 | EA | $2,500.00 | $2,500 | | | | | | | | | | | | | | | $2,500 | | | | | | **$2,500** |
| E1070 | Gymnasium | 9758142 | Basketball Backboard, Wall-Mounted, Fixed, Fixed | 30 | 25 | 5 | 6 | EA | $3,580.00 | $21,480 | | | | | | $21,480 | | | | | | | | | | | | | | | | **$21,480** |
| **Totals, Unescalated** | | | | | | | | | | | **$0** | **$0** | **$0** | **$142,100** | **$44,000** | **$469,180** | **$52,300** | **$642,733** | **$25,400** | **$680,000** | **$30,400** | **$186,906** | **$1,048,456** | **$22,000** | **$299,086** | **$604,100** | **$10,500** | **$229,295** | **$31,600** | **$511,265** | **$102,000** | **$5,131,320** |
| **Totals, Escalated (3.0% inflation, compounded annually)** | | | | | | | | | | | **$0** | **$0** | **$0** | **$155,277** | **$49,522** | **$543,908** | **$62,449** | **$790,480** | **$32,176** | **$887,246** | **$40,855** | **$258,722** | **$1,494,848** | **$32,308** | **$452,394** | **$941,168** | **$16,849** | **$378,989** | **$53,797** | **$896,506** | **$184,223** | **$7,271,717** |

Wayside Elementary School / 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| D5010 | Building Exterior | 9766755 | Generator, Diesel, Replace | 25 | 8 | 17 | 1 | EA | $86,000.00 | $86,000 | | | | | | | | | | | | | | | | | $86,000 | | | | | **$86,000** |
| G2020 | Site Parking Areas | 9766758 | Parking Lots, Pavement, Asphalt, Seal & Stripe | 5 | 2 | 3 | 50000 | SF | $0.45 | $22,500 | | | | $22,500 | | | | | $22,500 | | | | | $22,500 | | | | $22,500 | | | | **$90,000** |
| G2020 | Site Parking Areas | 9766754 | Parking Lots, Pavement, Asphalt, Mill & Overlay | 25 | 8 | 17 | 50000 | SF | $3.50 | $175,000 | | | | | | | | | | | | | | | | | $175,000 | | | | | **$175,000** |
| G2050 | Site Sports Fields & Courts | 9766759 | Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace | 25 | 13 | 12 | 2 | EA | $4,750.00 | $9,500 | | | | | | | | | | | | | $9,500 | | | | | | | | | **$9,500** |
| G2050 | Site Playground Areas | 9766756 | Playground Surfaces, Chips Wood, 6" Depth, Replace | 5 | 2 | 3 | 2000 | SF | $2.00 | $4,000 | | | | $4,000 | | | | | $4,000 | | | | | $4,000 | | | | $4,000 | | | | **$16,000** |
| G2050 | Site Playground Areas | 9766757 | Play Structure, Multipurpose, Medium, Replace | 20 | 15 | 5 | 2 | EA | $20,000.00 | $40,000 | | | | | | $40,000 | | | | | | | | | | | | | | | | **$40,000** |
| G2060 | Site | 9806123 | Fences & Gates, Fence, Chain Link 4', Replace | 40 | 24 | 16 | 300 | LF | $18.00 | $5,400 | | | | | | | | | | | | | | | | | $5,400 | | | | | **$5,400** |
| G4050 | Site | 9766753 | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 20 | 9 | 11 | 6 | EA | $4,000.00 | $24,000 | | | | | | | | | | | | $24,000 | | | | | | | | | | **$24,000** |
| **Totals, Unescalated** | | | | | | | | | | | **$0** | **$0** | **$0** | **$26,500** | **$0** | **$40,000** | **$0** | **$0** | **$26,500** | **$0** | **$0** | **$24,000** | **$9,500** | **$26,500** | **$0** | **$0** | **$5,400** | **$261,000** | **$26,500** | **$0** | **$0** | **$445,900** |
| **Totals, Escalated (3.0% inflation, compounded annually)** | | | | | | | | | | | **$0** | **$0** | **$0** | **$28,957** | **$0** | **$46,371** | **$0** | **$0** | **$33,569** | **$0** | **$0** | **$33,222** | **$13,545** | **$38,916** | **$0** | **$0** | **$8,665** | **$431,393** | **$45,114** | **$0** | **$0** | **$679,753** |

* 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 | 9758115 | D1010 | **Elevator Controls** | Automatic, 1 Car | | Wayside Elementary School / Main Building | Elevator Shafts/Utility | Schindler Elevator Corporation | NA | NA | 2008 | | |
| 2 | 9758038 | D1010 | **Passenger Elevator** | Hydraulic, 2 Floors | 1500 - 2500 LB | Wayside Elementary School / Main Building | Elevator Shafts/Utility | NA | NA | NA | 2017 | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D20 Plumbing** | | | | | | | | | | | | | |
| 1 | 9758152 | D2010 | **Water Heater** | Gas, Commercial (400 MBH) | 119 GAL | Wayside Elementary School / Main Building | Boiler Room | State | SUF-119-400-NEA 300 | 2343136312151 | 2023 | | |
| 2 | 9758151 | D2010 | **Backflow Preventer** | Domestic Water | 1 IN | Wayside Elementary School / Main Building | Boiler Room | Watts | LF00SM2QT | 310516 | | | |
| 3 | 9758161 | D2010 | **Backflow Preventer** | Domestic Water | 1.5 IN | Wayside Elementary School / Main Building | Boiler Room | Watts | LF008M2QT | 030149 | | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D30 HVAC** | | | | | | | | | | | | | |
| 1 | 9758082 | D3020 | **Boiler** [BOILER-1] | Gas, HVAC | 1400 MBH | Wayside Elementary School / Main Building | Boiler Room | Fulton | EDR-1500 | 4089-HFTC | 2017 | | |
| 2 | 9758159 | D3020 | **Boiler** [BOILER-2] | Gas, HVAC | 1400 MBH | Wayside Elementary School / Main Building | Boiler Room | Fulton | EDR-1500 | 4106-HFTC | 2017 | | |
| 3 | 9758095 | D3020 | **Heat Exchanger** [HX-1] | Plate & Frame, HVAC | 41 - 75 GPM | Wayside Elementary School / Main Building | Boiler Room | Boland | AQ6-FG | 30116-99986 | 2017 | | |
| 4 | 9758060 | D3020 | **Unit Heater** [EUH-6] | Electric | 5 kW | Wayside Elementary School / Main Building | Boiler Room | TPI Corp | PSP5105CA1N | NA | 2017 | | |
| 5 | 9758033 | D3020 | **Unit Heater** [EUH-7] | Electric | 7.5 kW | Wayside Elementary School / Main Building | Boiler Room | TPI Corp | P3P5107CA1N | NA | 2017 | | |
| 6 | 9758157 | D3030 | **Cooling Tower** [CT-1] | (Typical) Open Circuit | 112 TON | Wayside Elementary School / Main Building | Roof | Evapco | UT 112-812L | 16-781178 | 2017 | | |
| 7 | 9758042 | D3030 | **Heat Pump** [AC-8] | Var Refrig Vol (VRV) | 6 TON | Wayside Elementary School / Main Building | Roof | Daikin Industries | PUZ-A24NHA6 | 5ZU03331A | 2016 | | |
| 8 | 9758116 | D3030 | **Heat Pump** [HP-1] | Var Refrig Vol (VRV) | 12 TON | Wayside Elementary School / Main Building | Roof | Daikin Industries | Illegible | Illegible | | | |
| 9 | 9758111 | D3030 | **Heat Pump** [HP-3] | Var Refrig Vol (VRV) | 10 TON | Wayside Elementary School / Main Building | Roof | Daikin Industries | Illegible | Illegible | | | |
| 10 | 9758037 | D3030 | **Heat Pump** [HP-4] | Var Refrig Vol (VRV) | 6 TON | Wayside Elementary School / Main Building | Roof | Daikin Industries | REY072 | Illegible | | | |
| 11 | 9758071 | D3030 | **Split System** | Fan Coil Unit, DX | 2 TON | Wayside Elementary School / Main Building | Throughout Building | | | | | | 10 |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 12 | 9758073 | D3030 | **Split System Ductless** | Single Zone | 1.5 TON | Wayside Elementary School / Main Building | Roof | Mitsubishi | PUZ-A18NKA7 | 6XU00448A | 2017 | | |
| 13 | 9758156 | D3030 | **Split System Ductless** [AC-1] | Single Zone | 0.75 TON | Wayside Elementary School / Main Building | Roof | Mitsubishi | SUZ-KA09NA | 63P00869 | 2017 | | |
| 14 | 9758100 | D3030 | **Split System Ductless** [AC-10] | Single Zone | 1 TON | Wayside Elementary School / Main Building | Roof | Mitsubishi | PUY-A12NHA6 | 41U01148B | 2015 | | |
| 15 | 9758113 | D3030 | **Split System Ductless** [AC-11] | Single Zone | 1.5 TON | Wayside Elementary School / Main Building | Roof | Mitsubishi | PUZ-A18NKA7 | 6YU00690A | 2016 | | |
| 16 | 9758153 | D3030 | **Split System Ductless** [AC-12] | Single Zone | 1.5 TON | Wayside Elementary School / Main Building | Roof | Mitsubishi | PUZ-A18NKA7 | 6XU00319A | 2017 | | |
| 17 | 9758122 | D3030 | **Split System Ductless** [AC-13] | Single Zone | 0.75 TON | Wayside Elementary School / Main Building | Roof | Mitsubishi | SUZ-KA09NA | 68P01859 | | | |
| 18 | 9758080 | D3030 | **Split System Ductless** [AC-2] | Single Zone | 1 TON | Wayside Elementary School / Main Building | Roof | Mitsubishi | PUY-A12NHA6 | SZU05711A | 2016 | | |
| 19 | 9758120 | D3030 | **Split System Ductless** [AC-3] | Single Zone | 0.75 TON | Wayside Elementary School / Main Building | Roof | Mitsubishi | SUZ-KA09NA | 63P01028 | | | |
| 20 | 9758130 | D3030 | **Split System Ductless** [AC-5] | Single Zone | 0.75 TON | Wayside Elementary School / Main Building | Roof | Mitsubishi | SUZ-KA09NA | 63P00863 | | | |
| 21 | 9758108 | D3030 | **Split System Ductless** [AC-6] | Single Zone | 1 TON | Wayside Elementary School / Main Building | Roof | Mitsubishi | PUY-A12NHA6 | 51U06043B | 2016 | | |
| 22 | 9758032 | D3030 | **Split System Ductless** [AC-7] | Single Zone | 0.75 TON | Wayside Elementary School / Main Building | Roof | Mitsubishi | SUZ-KA09NA | 63P01024 | | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 23 | 9758118 | D3030 | **Split System Ductless** [AC-9] | Single Zone | 0.75 TON | Wayside Elementary School / Main Building | Roof | Mitsubishi | SUZ-KA09NA | 63P00859 | | | |
| 24 | 9758081 | D3030 | **Split System Ductless** [DSS-1] | Single Zone | 1.5 - 2 TON | Wayside Elementary School / Main Building | Roof | Mitsubishi | Illegible | Illegible | | | |
| 25 | 9758090 | D3030 | **Split System Ductless** [DSS-2] | Single Zone | 1.5 - 2 TON | Wayside Elementary School / Main Building | Roof | Mitsubishi | PUY-A12NHA2 | Illegible | | | |
| 26 | 9758079 | D3050 | **Pump** [P-1] | Distribution, HVAC Heating Water | 30 HP | Wayside Elementary School / Main Building | Boiler Room | Armstrong | 030180T3E286T-G | NA | 2017 | | |
| 27 | 9758148 | D3050 | **Pump** [P-2] | Distribution, HVAC Heating Water | 30 HP | Wayside Elementary School / Main Building | Boiler Room | Armstrong | 030180T352861-G | NA | 2017 | | |
| 28 | 9758070 | D3050 | **Pump** [P-3] | Distribution, HVAC Heating Water | 10 HP | Wayside Elementary School / Main Building | Boiler Room | Armstrong | 4300428-083 | NA | 2017 | | |
| 29 | 9758145 | D3050 | **Pump** [P-4] | Distribution, HVAC Heating Water | 10 HP | Wayside Elementary School / Main Building | Boiler Room | Armstrong | 4300428-083 | NA | 2017 | | |
| 30 | 9758110 | D3050 | **Air Handler** [ERU-1] | Exterior AHU | 25001 - 30000 CFM | Wayside Elementary School / Main Building | Building Exterior | Innovent | F-LASER-28-8000-AC/IP-1-A | 207304 | 2008 | | |
| 31 | 9758098 | D3050 | **Fan Coil Unit** | Hydronic Terminal | 401 - 800 CFM | Wayside Elementary School / Main Building | Throughout Building | | | | 2017 | | 30 |
| 32 | 9758101 | D3050 | **Packaged Unit** [DOAS-1] | RTU, Pad or Roof-Mounted | 6 TON | Wayside Elementary School / Main Building | Roof | AAON, Inc. | RN-006-3-0-E709-000: FEJCU0BDBCB0ADD0AHB6000000000X | 201702-ANCF12202 | 2017 | | |
| 33 | 9758104 | D3050 | **Packaged Unit** [DOAS-2] | RTU, Pad or Roof-Mounted | 6 TON | Wayside Elementary School / Main Building | Roof | AAON, Inc. | RN-006-3-0-E709-000: GEBDU0BDBDB0ADD0AHB600000000M0X | 201702-ANCF12201 | 2017 | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 34 | 9758163 | D3050 | **Packaged Unit** [DOAS-3] | RTU, Pad or Roof-Mounted | 16 TON | Wayside Elementary School / Main Building | Roof | AAON, Inc. | RN-016-3-0-E709-000: UEDDU0BDRE B0ADD0AHB600000000M0X | 201702-BNCM12203 | 2017 | | |
| 35 | 9758123 | D3050 | **Packaged Unit** [DOAS-4] | RTU, Pad or Roof-Mounted | 26 TON | Wayside Elementary School / Main Building | Roof | AAON, Inc. | RN-026-3-0-E709-000: UE FEU0BDFRG0ADD0AH8600080000M0X | 201702 BNCS12206 | 2017 | | |
| 36 | 9758058 | D3050 | **Packaged Unit** [DOAS-5] | RTU, Pad or Roof-Mounted | 16 TON | Wayside Elementary School / Main Building | Roof | AAON, Inc. | RN-016-3-0-E709-000: UEDEU0BDDQB0ADD0AHB600000000M0X | 201702-BNCM12204 | 2017 | | |
| 37 | 9758138 | D3050 | **Packaged Unit** [DOAS-6] | RTU, Pad or Roof-Mounted | 9 TON | Wayside Elementary School / Main Building | Roof | AAON, Inc. | RN-009-3-0-E709-000: UECDU0BDSDBAADD0AHB600000000M0X | 201702-ANCQ12200 | 2017 | | |
| 38 | 9758162 | D3050 | **Packaged Unit** [ERU-1] | RTU, Pad or Roof-Mounted | 26 TON | Wayside Elementary School / Main Building | Roof | AAON, Inc. | RN-026-3-0-E709-000 VGFDU0BGERG0ADD0AHB6000B0000M0X | 201702-BNCS12205 | 2017 | | |
| 39 | 9758107 | D3050 | **Packaged Unit** [HV-1] | RTU, Pad or Roof-Mounted | 26 TON | Wayside Elementary School / Main Building | Roof | AAON, Inc. | RN-026-3-A-0000-309: VGFDU0BDL SG0A000AHL 6000B000000X | 201702-BNGS58967 | 2017 | | |
| 40 | 9758047 | D3060 | **Exhaust Fan** [EF-1] | Centrifugal, 24" Damper | 2001 - 5000 CFM | Wayside Elementary School / Main Building | Roof | Penn Barry | DX10R | AD8AN90351 | | | |
| 41 | 9758128 | D3060 | **Exhaust Fan** [EF-2] | Centrifugal, 24" Damper | 2001 - 5000 CFM | Wayside Elementary School / Main Building | Roof | Penn Barry | DX110 | A0 AN08892 | | | |
| 42 | 9758114 | D3060 | **Exhaust Fan** [PRV-1] | Centrifugal, 12" Damper | 100 - 1000 CFM | Wayside Elementary School / Main Building | Roof | Greenheck | 6-075-D-X | 14860965 | | | |
| 43 | 9758046 | D3060 | **Exhaust Fan** [PRV-4] | Centrifugal, 28" Damper | 5001 - 8500 CFM | Wayside Elementary School / Main Building | Roof | Greenheck | CUE 096-D-X | 14860967 | | | |
| 44 | 9758068 | D3060 | **Exhaust Fan** [PRV-5] | Centrifugal, 24" Damper | 2001 - 5000 CFM | Wayside Elementary School / Main Building | Roof | Greenheck | G-099-A-X | 14860968 | | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 45 | 9758084 | D3060 | **Exhaust Fan** [PRV-6] | Centrifugal, 16" Damper | 1001 - 2000 CFM | Wayside Elementary School / Main Building | Roof | Greenheck | C-075-D-X | 14860966 | | | |
| 46 | 9758050 | D3060 | **Exhaust Fan** [PRV-7] | Centrifugal, 16" Damper | 1001 - 2000 CFM | Wayside Elementary School / Main Building | Roof | Greenheck | G-085-D-X | 14860969 | | | |
| 47 | 9758087 | D3060 | **Exhaust Fan** [RV-1] | Centrifugal, 28" Damper | 15001 - 20000 CFM | Wayside Elementary School / Main Building | Roof | Greenheck | FGR-20X30-A-BS | 68533219-0001 | 17A | | |
| 48 | 9758089 | D3060 | **Exhaust Fan** [RV-2] | Centrifugal, 28" Damper | 15001 - 20000 CFM | Wayside Elementary School / Main Building | Roof | Greenheck | FGR-20X30-A-BS | 68533250-0001 | 17A | | |
| 49 | 9758144 | D3060 | **Exhaust Fan** [RV-3] | Centrifugal, 24" Damper | 2001 - 5000 CFM | Wayside Elementary School / Main Building | Roof | Greenheck | FGR-14X14-A-BS | 68533281-0001 | 17A | | |
| 50 | 9758117 | D3060 | **Exhaust Fan** [SF-1] | Roof or Wall-Mounted, 42" Damper | 15001 - 20000 CFM | Wayside Elementary School / Main Building | Roof | Greenheck | RBS-2H48-5-X | 14861322 | | | |
| 51 | 9758040 | D3060 | **Exhaust Fan** [SF-2] | Roof or Wall-Mounted, 42" Damper | 15001 - 20000 CFM | Wayside Elementary School / Main Building | Roof | Greenheck | RBS-2H48-5-X | 14861323 | | | |
| 52 | 9758137 | D3060 | **Supplemental Components** | Air Curtain, 5' Wide Non-Heated | | Wayside Elementary School / Main Building | Kitchen | Mars | STD 248-1UA-0B | 1009932 | | | |
| 53 | 9758078 | D3060 | **Supplemental Components** | Air Curtain, 5' Wide Non-Heated | | Wayside Elementary School / Main Building | Hallways & Common Areas | Mars | STD248-1UA-0B | 1009933 | | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D40 Fire Protection** | | | | | | | | | | | | | |
| 1 | 9758112 | D4010 | **Backflow Preventer** | Fire Suppression | 4 INCH | Wayside Elementary School / Main Building | Boiler Room | Watts | Illegible | Illegible | | | |
| 2 | 9758147 | D4010 | **Backflow Preventer** | Fire Suppression | 4 INCH | Wayside Elementary School / Main Building | Boiler Room | Watts | Illegible | QF-0869 | | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D50 Electrical** | | | | | | | | | | | | | |
| 1 | 9766755 | D5010 | **Generator** | Diesel | 130 KW | Wayside Elementary School / Site | Building Exterior | Kohler | 200REZXB | SGM32J92X | 2017 | | |
| 2 | 9758088 | D5010 | **Automatic Transfer Switch** | ATS | 1200 AMP | Wayside Elementary School / Main Building | FACP Room | Kohler | NA | NA | | | |
| 3 | 9758085 | D5010 | **Automatic Transfer Switch** | ATS | 1200 AMP | Wayside Elementary School / Main Building | FACP Room | Kohler | NA | NA | | | |
| 4 | 9758102 | D5020 | **Secondary Transformer** | Dry, Stepdown | 45 KVA | Wayside Elementary School / Main Building | FACP Room | Eaton | NA | NA | 2016 | | |
| 5 | 9758155 | D5020 | **Secondary Transformer** | Dry, Stepdown | 30 KVA | Wayside Elementary School / Main Building | Intermediate Book Closet Electrical Room | Siemens | NA | NA | | | |
| 6 | 9758135 | D5020 | **Secondary Transformer** | Dry, Stepdown | 15 KVA | Wayside Elementary School / Main Building | FACP Room | Eaton | NA | NA | 2016 | | |
| 7 | 9758105 | D5020 | **Secondary Transformer** | Dry, Stepdown | 225 KVA | Wayside Elementary School / Main Building | Exterior Electrical Room | Siemens | NA | DAK07116359 | 2007 | | |
| 8 | 9758127 | D5020 | **Secondary Transformer** | Dry, Stepdown | 75 KVA | Wayside Elementary School / Main Building | Electrical Room | Eaton | NA | NA | 2016 | | |
| 9 | 9758048 | D5020 | **Secondary Transformer** | Dry, Stepdown | 75 KVA | Wayside Elementary School / Main Building | FACP Room | Eaton | NA | NA | 2016 | | |
| 10 | 9758056 | D5020 | **Secondary Transformer** | Dry, Stepdown | 45 KVA | Wayside Elementary School / Main Building | Electrical Room 214 | Eaton | NA | NA | 2016 | | |
| 11 | 9758140 | D5020 | **Secondary Transformer** | Dry, Stepdown | 45 KVA | Wayside Elementary School / Main Building | Electrical Room | Eaton | NA | NA | 2016 | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 12 | 9758133 | D5020 | **Secondary Transformer** | Dry, Stepdown | 45 KVA | Wayside Elementary School / Main Building | Electrical Room 225 | Eaton | NA | NA | 2016 | | |
| 13 | 9758031 | D5020 | **Secondary Transformer** | Dry, Stepdown | 45 KVA | Wayside Elementary School / Main Building | FACP Room | Eaton | NA | NA | 2016 | | |
| 14 | 9758146 | D5020 | **Secondary Transformer** | Dry, Stepdown | 75 KVA | Wayside Elementary School / Main Building | Electrical Room 225 | Eaton | NA | NA | 2016 | | |
| 15 | 9758096 | D5020 | **Secondary Transformer** | Dry, Stepdown | 45 KVA | Wayside Elementary School / Main Building | FACP Room | Eaton | NA | NA | 2016 | | |
| 16 | 9758067 | D5020 | **Switchboard** | 277/480 V | 2000 AMP | Wayside Elementary School / Main Building | FACP Room | Eaton | NA | NA | 2017 | | |
| 17 | 9758136 | D5020 | **Switchboard** | 277/480 V | 800 AMP | Wayside Elementary School / Main Building | Exterior Electrical Room | Siemens | NA | NA | 2008 | | |
| 18 | 9758041 | D5020 | **Distribution Panel** 120/208 V | | 800 AMP | Wayside Elementary School / Main Building | Exterior Electrical Room | Siemens | NA | NA | 2007 | | |
| 19 | 9758160 | D5020 | **Distribution Panel** 120/208 V | | 800 AMP | Wayside Elementary School / Main Building | Exterior Electrical Room | Siemens | NA | NA | 2007 | | |
| 20 | 9758059 | D5020 | **Distribution Panel** 120/208 V | | 800 AMP | Wayside Elementary School / Main Building | Exterior Electrical Room | Siemens | NA | NA | 2007 | | |
| 21 | 9758099 | D5020 | **Distribution Panel** 277/480 V | | 600 AMP | Wayside Elementary School / Main Building | FACP Room | Eaton | NA | NA | 2017 | | |
| 22 | 9758044 | D5020 | **Distribution Panel** 277/480 V | | 800 AMP | Wayside Elementary School / Main Building | FACP Room | Eaton | NA | NA | 2017 | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 23 | 9758134 | D5020 | **Distribution Panel** | 277/480 V | 450 AMP | Wayside Elementary School / Main Building | Electrical Room 225 | Eaton | NA | NA | 2017 | | |
| 24 | 9758131 | D5020 | **Distribution Panel** | 277/480 V | 400 AMP | Wayside Elementary School / Main Building | Electrical Room 214 | Eaton | NA | NA | 2017 | | |
| 25 | 9758083 | D5020 | **Distribution Panel** | 277/480 V | 450 AMP | Wayside Elementary School / Main Building | Electrical Room 225 | Eaton | NA | NA | 2017 | | |
| 26 | 9758143 | D5030 | **Variable Frequency Drive** | VFD, by HP of Motor | 30 HP | Wayside Elementary School / Main Building | Boiler Room | ABB | ACH580-VCR-044A-4+F267+J405 | 2250701819 | 2017 | | |
| 27 | 9758061 | D5030 | **Variable Frequency Drive** | VFD, by HP of Motor | 30 HP | Wayside Elementary School / Main Building | Boiler Room | ABB | ACH550-VDR-045A-4 | 2171205117 | 2017 | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
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| **D70 Electronic Safety & Security** | | | | | | | | | | | | | |
| 1 | 9758109 | D7050 | **Fire Alarm Panel** | Fully Addressable | | Wayside Elementary School / Main Building | FACP Room | Est | Est3 | NA | | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
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| **E10 Equipment** | | | | | | | | | | | | | |
| 1 | 9758036 | E1030 | **Foodservice Equipment** | Commercial Kitchen, 3-Bowl | | Wayside Elementary School / Main Building | Kitchen | | | | | | |
| 2 | 9758039 | E1030 | **Foodservice Equipment** | Convection Oven, Double | | Wayside Elementary School / Main Building | Kitchen | Blodgett | No dataplate | No dataplate | | | |
| 3 | 9758119 | E1030 | **Foodservice Equipment** | Dairy Cooler/Wells | | Wayside Elementary School / Main Building | Kitchen | Delfield | KCFT-60 | 1610150002826 | | | |
| 4 | 9758125 | E1030 | **Foodservice Equipment** | Dairy Cooler/Wells | | Wayside Elementary School / Main Building | Kitchen | Beverage-Air Corporation | STF58Y-1-S | NA | | | |
| 5 | 9758052 | E1030 | **Foodservice Equipment** | Exhaust Hood, 3 to 6 LF | | Wayside Elementary School / Main Building | Kitchen | CaptiveAire Systems | 6630 VHB | NA | | | |
| 6 | 9758093 | E1030 | **Foodservice Equipment** | Food Warmer, Proofing Cabinet on Wheels | | Wayside Elementary School / Main Building | Kitchen | Metro | NA | C5HME026472 | 2017 | | |
| 7 | 9758062 | E1030 | **Foodservice Equipment** | Refrigerator, 1-Door Reach-In | | Wayside Elementary School / Main Building | Kitchen | Contential | DL1R-SS-HD | 156A8373 | | | |
| 8 | 9758057 | E1030 | **Foodservice Equipment** | Steamer, Freestanding | | Wayside Elementary School / Main Building | Kitchen | Delfield | MARK7000-400Y22W3 | 1610150002827 | | | |
| 9 | 9758149 | E1030 | **Foodservice Equipment** | Walk-In, Condenser for Refigerator/Freezer | | Wayside Elementary School / Main Building | Roof | Bally | Illegible | Illegible | | | |
| 10 | 9758074 | E1030 | **Foodservice Equipment** | Walk-In, Condenser for Refigerator/Freezer | | Wayside Elementary School / Main Building | Roof | Bally | BEHA010E6-HT3B-7091 | 172103090 | | | |
| 11 | 9758086 | E1030 | **Foodservice Equipment** | Walk-In, Evaporator for Refigerator/Freezer | | Wayside Elementary School / Main Building | Kitchen | Bally | Inaccessible | Inaccessible | | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 12 | 9758064 | E1030 | **Foodservice Equipment** | Walk-In, Evaporator for Refigerator/Freezer | | Wayside Elementary School / Main Building | Kitchen | Bally | Inaccessible | Inaccessible | | | |
| 13 | 9758129 | E1030 | **Foodservice Equipment** | Walk-In, Freezer | | Wayside Elementary School / Main Building | Kitchen | Bally | No dataplate | No dataplate | | | |
| 14 | 9758045 | E1030 | **Foodservice Equipment** | Walk-In, Refrigerator | | Wayside Elementary School / Main Building | Kitchen | Bally | No dataplate | No dataplate | | | |