FACILITY CONDITION ASSESSMENT

prepared for

Alexandria City Public Schools
2000 North Beauregard Street
Alexandria, Virginia 22311
John Finnigan

George Mason Elementary
2601 Cameron Mills Road
Alexandria, Virginia 22302

PREPARED BY:
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BV PROJECT #:
148303.21R000-007.354

DATE OF REPORT:
December 15, 2021

ON SITE DATE:
June 29, 2021

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School
Main Address	2601 Cameron Mills Road, Alexandria, Virginia 22302
Site Developed	YOC 1939 Renovated in 1976, 2014, 2015
Site Area	3.50 acres (estimated)
Parking Spaces	Approximately ten spaces. No striping.
Building Area	50,935 SF
Number of Stories	Two above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	June 29,2021
Management Point of Contact	Alexandria City Public Schools, John Finnigan John.Finnigan@acps.k12.va.us
On-site Point of Contact (POC)	Vasean Gillis
Assessment and Report Prepared By	JT Ballway
Reviewed By	Tom Bart Program Manager Tom.Bart@bureauveritas.com 800.733.0660 x7540
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The building was constructed in 1939. Not much remains from original construction outside the shell of the building after a major remodel in 1976. It has been renovated multiple times, most recently in 2014 and 2015. Some of the building appears to be historical.

Architectural

The school is a two-story CMU and reinforced concrete structure. Exterior façade consists of brick veneer with double-glazed vinyl framed windows. The brick work needs repointing in isolated areas. Wood trim, soffits, and fascia's need refinishing. Exterior doors are swinging steel or composite units with a small amount of glazing. Some older wood doors remain. The roof is primarily a TPO membrane, which was installed in recent years. The oldest portion of the building is covered with a slate tile, while the newest portion of the building is covered with asphalt shingles. There is also smaller standing seam metal roofs around the gymnasium. Interior finishes consist of vinyl tile, carpet, quarry tile, and ceramic tile on the floors. Interior walls are finished with glazed block and/or a painted finish. Ceilings are finished with acoustical ceiling tiles.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The school is primarily condition by an air-cooled chiller and two boilers. Classrooms, hallways, and offices are primarily conditioned by ventilators. There is also a series of rooftop packaged units and split system units.

The electrical distribution system appears to be older for the most part with some components replaced as needed. Lighting appears to be T-8 fixtures in large part.

There are three water heaters supplying hot water to the restrooms and kitchen.

Fire protection includes an integrated fire alarm system which includes horn strobes, pull stations and smoke detectors, as well as addressable fire alarm control panel. Fire suppression is limited to a network of extinguishers throughout the building.

Site

The site consists of a small unstriped parking area, the school building, playground and landscaped area. The school shares a border with a city park.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis | George Mason Elementary School Campus(1939)		
Replacement Value *$ 15,280,500*	*Total SF* *50,935*	*Cost/SF* *$ 300*

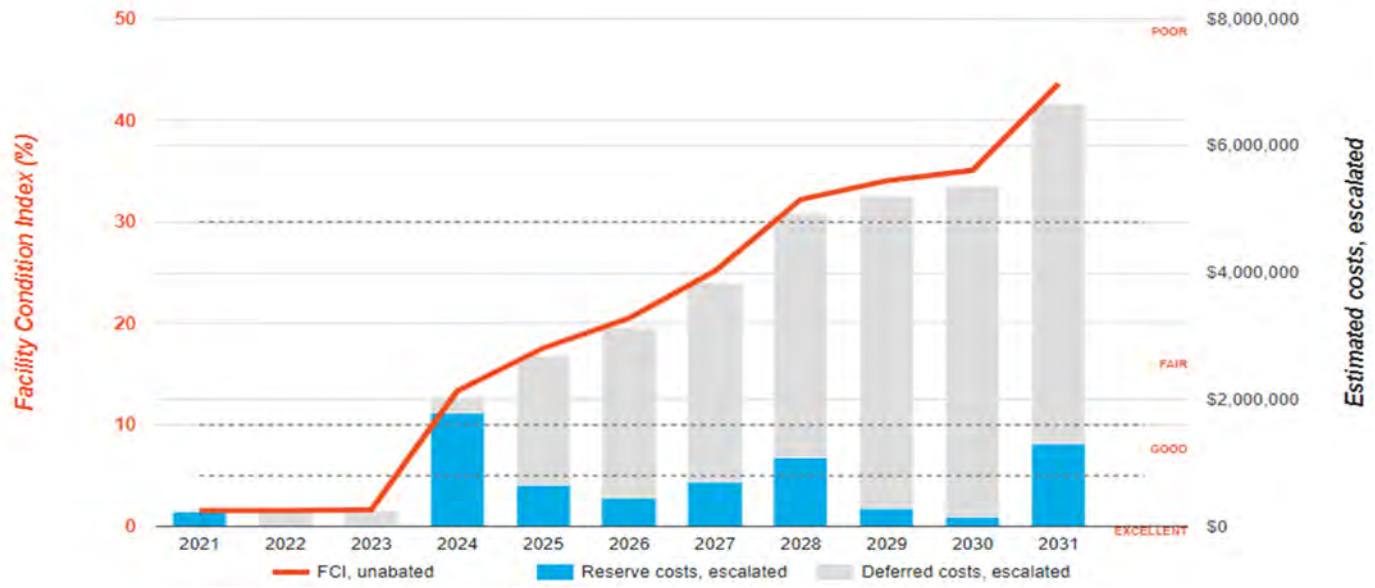
	Est Reserve Cost	FCI
Current	$ 240,100	1.6 %
3-Year	$ 2,039,200	13.3 %
5-Year	$ 3,135,200	20.5 %
10-Year	$ 6,663,900	43.6 %

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: George Mason Elementary School Campus

Replacement Value: $15,281,000 Inflation Rate: 3.0% Average Needs per Year: $605,900



Immediate Needs

Facility/Building	Total Items	Total Cost
George Mason Elementary School Campus	5	$240,000
Total	**5**	**$240,000**

George Mason Elementary School Campus

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3460740	George Mason Elementary School Campus		P2030	Engineering Study, Structural, General Design, Basement Mechanical Room	NA	Performance/Integrity	$7,000
3046384	George Mason Elementary School Campus	Parking lot	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Failed	Performance/Integrity	$8,300
3046374	George Mason Elementary School Campus	Exterior wall	B2010	Exterior Walls, Brick or Brick Veneer, 1-2 Story Building, Repair/Repoint	Poor	Performance/Integrity	$13,200
3046432	George Mason Elementary School Campus	Front stairs	B1080	Stair Treads, Raised Rubber Tile, Replace	Failed	Performance/Integrity	$9,000
3461117	George Mason Elementary School Campus		A2010	Basement Wall, any type, Waterproofing of Exterior Face, Replace	NA	Performance/Integrity	$202,500
Total (5 items)							**$240,000**

Key Findings

Exterior Walls in Poor condition.

Brick or Brick Veneer, 1-2 Story Building
George Mason Elementary School Campus
Exterior wall

Uniformat Code: B2011
Recommendation: **Repair/Repoint in 2021**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $13,200

**$$**$$

Sections of the exterior walls were observed to be in poor condition. Many areas have experienced damage and there are holes within the facade which allow water infiltration. The property has experienced problems with rodent infestation through the facade. The brick veneer will require repair during the reserve term. - AssetCALC ID: 3046374

Exterior Walls in Poor condition.

Any painted surface, 1-2 Story Building
George Mason Elementary School Campus
Building exterior

Uniformat Code: B2011
Recommendation: **Prep & Paint in 2023**

Priority Score: **89.6**

Plan Type: Performance/Integrity

Cost Estimate: $7,000

**$**$$$

The painted finish on the wood trim was observed to be in poor condition. The fascia and soffits have experienced a significant amount of damage. the damaged wooden trim is believed to contribute to the water infiltration within the building. The wood trim will require replacement during the reserve term. - AssetCALC ID: 3046348

Parking Lots in Failed condition.

Pavement, Asphalt
George Mason Elementary School Campus
Parking lot

Uniformat Code: G2021
Recommendation: **Seal & Stripe in 2021**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $8,300

**$**$$$

There is no striping. - AssetCALC ID: 3046384

Recommended Follow-up Study: Structural, General Design

Structural, General Design
George Mason Elementary School Campus

Uniformat Code: P2032
Recommendation: **Basement Mechanical Room in 2021**

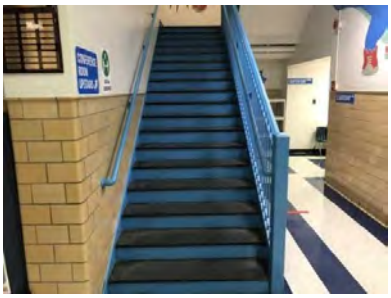
Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $7,000

**$**$$$

Water intrusion into the basement mechanical room that need to be abated. - AssetCALC ID: 3460740



Stair Treads in Failed condition.

Raised Rubber Tile
George Mason Elementary School Campus
Front stairs

Uniformat Code: B1081
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $9,000

**$**$$$

The front two sets of stairs have a polished surface which is likely slippery when wet. Rubber treads or tape should be installed to ensure safe footing. - AssetCALC ID: 3046432

Exterior Door in Poor condition.

Wood, Solid-Core Decorative High-End w/ Glazing
George Mason Elementary School Campus
Building exterior

Uniformat Code: B2051
Recommendation: **Replace in 2023**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $4,200

**$**$$$

Doors are badly deteriorated. - AssetCALC ID: 3147159

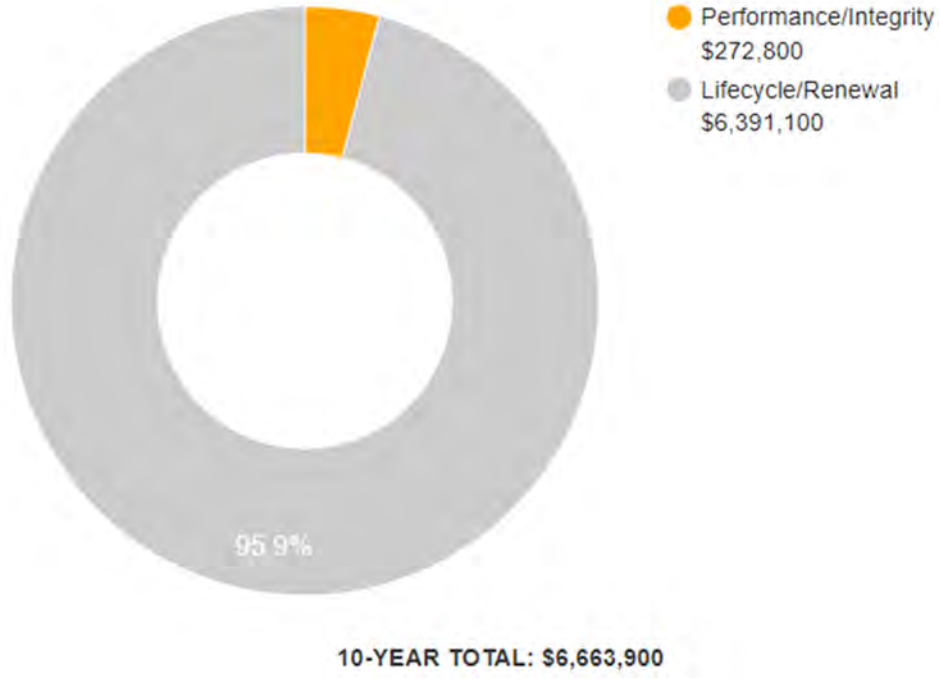
Plan Types

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.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information

Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with light gauge metal roof decks	Good
Façade	Primary Wall Finish: Brick Windows: Vinyl	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Hip construction with asphalt shingle or slate tile	Fair
Interiors	Walls: Painted CMU, glazed brick Floors: Carpet, VCT, quarry tile, ceramic tile Ceilings: ACT	Fair
Elevators	Passenger: One hydraulic car serving both floors	Fair
Plumbing	Distribution: Copper distribution and PVC waste and venting Hot Water: Gas commercial heater and electric commercial water heater Fixtures: Toilets, urinals, and sinks in some restrooms	Fair
HVAC	Central System: Boilers and chiller feeding ventilators Non-Central System: Packaged units // Split-system heat pumps	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent	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

Systems Summary

Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage Playgrounds, fencing, and site lights Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	None	--
Key Issues and Findings	The front stairs have no tread surface, there is no striping in the parking lot, brick repointing needed, wood trim needs refinished, old, deteriorated wood doors need replacement.	

Systems 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	$211,500	-	$3,646	-	$20,488	$235,634
Facade	$13,200	$11,902	-	-	$21,801	$46,903
Roofing	-	-	$766,992	-	$141,737	$908,729
Interiors	-	-	$483,415	$142,687	$556,678	$1,182,780
Conveying	-	-	$74,304	-	$4,405	$78,709
Plumbing	-	-	$21,598	$114,228	$1,440,192	$1,576,018
HVAC	-	-	$550,397	$92,827	$541,322	$1,184,546
Fire Protection	-	-	-	$3,426	$4,604	$8,030
Electrical	-	-	$26,770	$2,108,423	$372,823	$2,508,016
Fire Alarm & Electronic Systems	-	-	$597,190	$277,092	$507,053	$1,381,335
Equipment & Furnishings	-	-	$119,807	-	$168,291	$288,098
Special Construction & Demo	-	-	-	-	$4,515	$4,515
Site Development	-	-	$134,427	$778,810	$734	$913,971
Site Pavement	$8,329	-	$89,283	$11,193	$28,019	$136,824
Site Utilities	-	-	$15,374	-	$7,048	$22,422
Follow-up Studies	$7,000	-	-	-	-	$7,000
TOTALS	**$240,100**	**$12,000**	**$2,883,300**	**$3,528,700**	**$3,819,800**	**$10,483,900**

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. 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.

5. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall and Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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.

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's or component's respective 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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

6. Certification

Alexandria City Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of George Mason Elementary, 2601 Cameron Mills Road, Alexandria, Virginia 22302, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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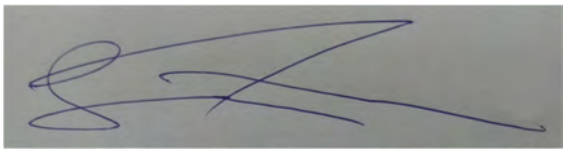
Project Manager

Reviewed by:



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7. Appendices

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

Appendix A:
Photographic Record

1	FRONT ELEVATION

2	RIGHT ELEVATION

3	LEFT ELEVATION

4	REAR ELEVATION

5	BRICK FACADE

6	WINDOWS

7	EXTERIOR DOOR

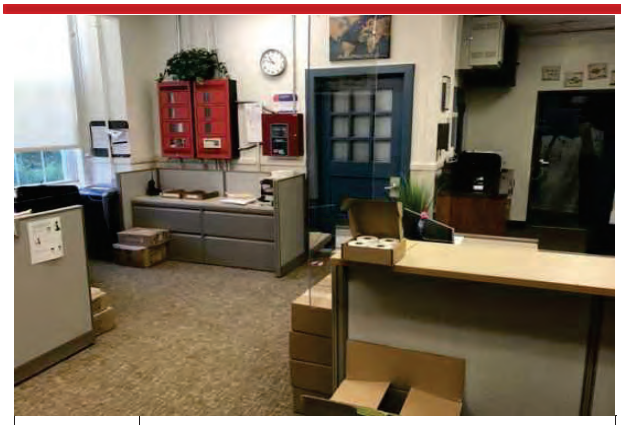
8	METAL ROOF

9	TPO ROOF

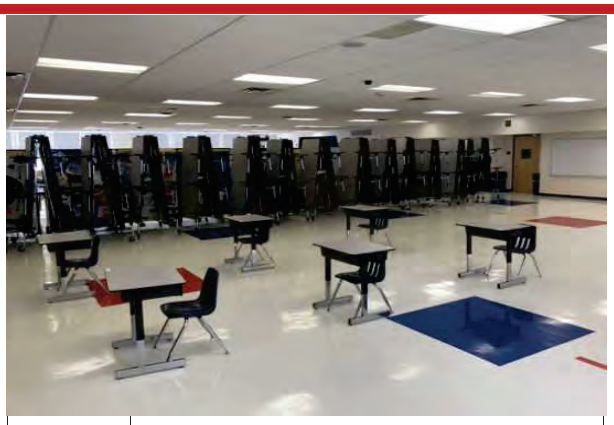
10	ASPHALT SHINGLES

11	SLATE ROOF

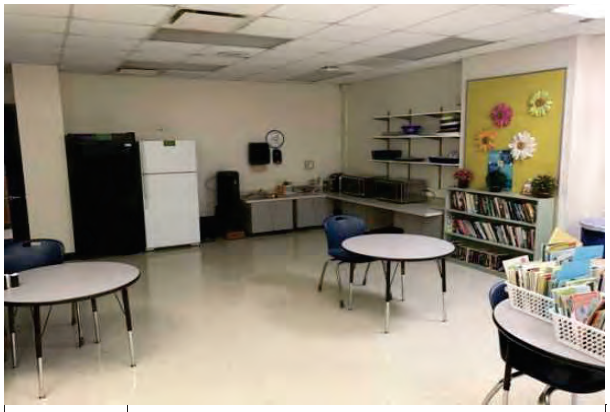
12	GYMNASIUM



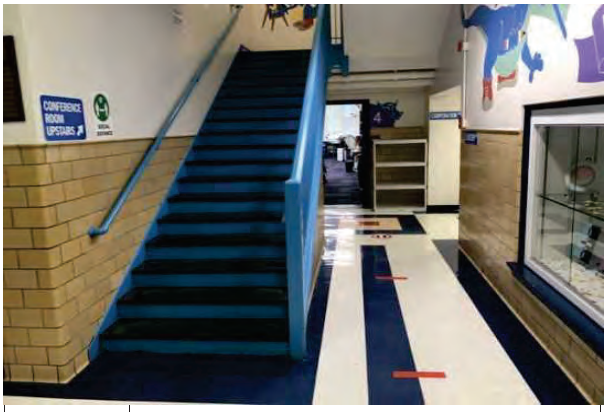
13	OFFICE



14	CAFETERIA

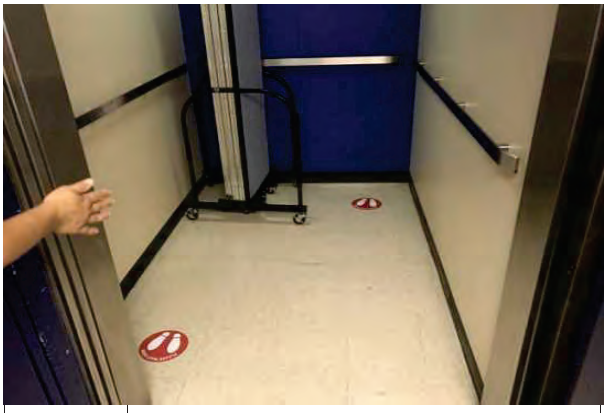


15	CLASSROOM



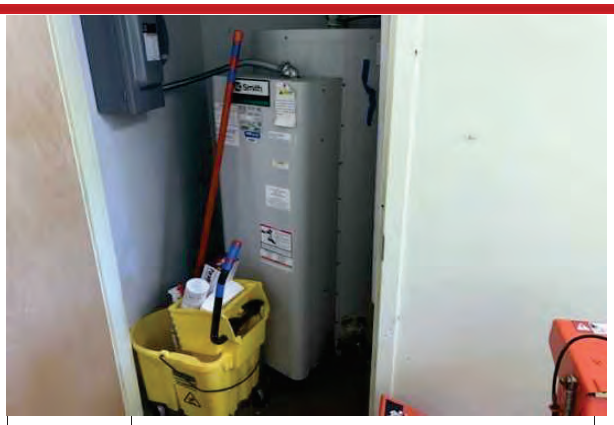
16	STAIRS

17	CORRIDOR



18	ELEVATOR CAB FINISHES

19	ELEVATOR MACHINE

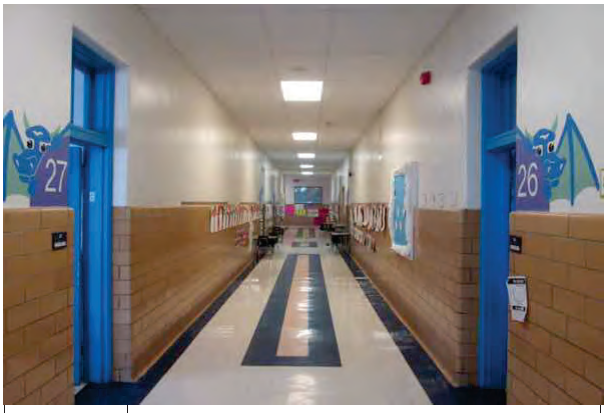


20	WATER HEATER

21	BOILER ROOM

22	CHILLED WATER PUMPS

23	ELECTRICAL EQUIPMENT

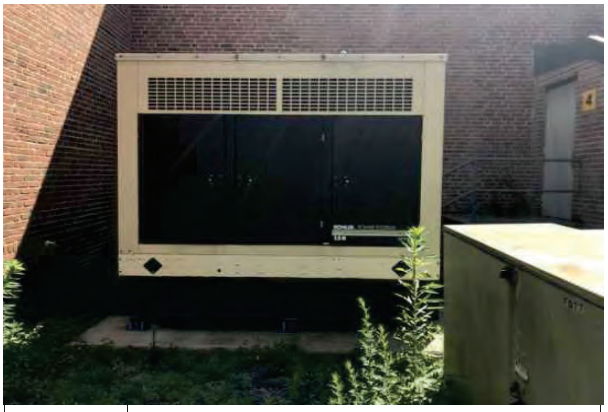


24	CORRIDOR LIGHTING

25	KITCHEN LIGHTING

26	FIRE ALARM TERMINAL DEVICE

27	FIRE ALARM PANEL



28	GENERATOR

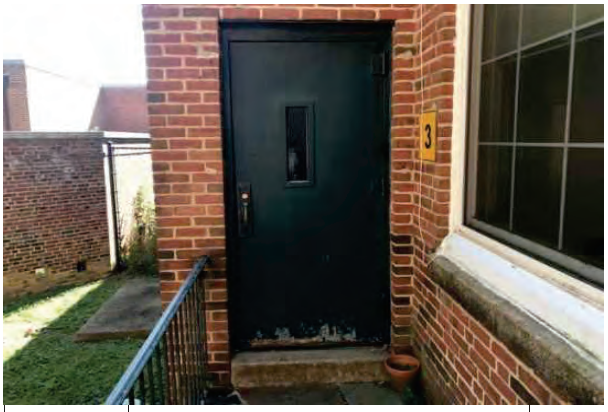
29	REFRIGERATORS

30	KITCHEN

31	PLAY STRUCTURE

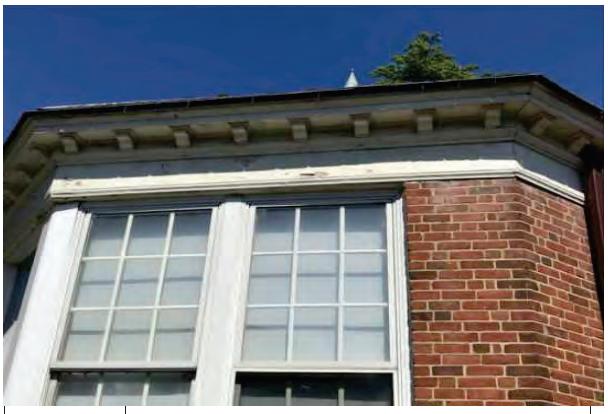
32	PLAYGROUND

33	PARKING LOT



34	EXTERIOR WOOD DOOR

35	BROKEN CONCRETE WINDOW LINTEL



36	DETERIORATED WOOD TRIM

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
148303.21R000-007.354	George Mason Elementary
Source	**On-Site Date**
Google	June 29, 2021

N

Appendix C:
Pre-Survey Questionnaire

BUREAU VERITAS FACILITY CONDITION ASSESSMENT:
PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	**George Mason Elementary**
Name of person completing form:	**John Finnigan**
Title / Association with property:	**Director of Educational Facilities**
Length of time associated w/ property:	**6 years**
Date Completed:	**11/01/21**
Phone Number:	**703.517.1807**
Method of Completion:	Choose an item.

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 / renovated	1939 / additions in 1949, 1977, 2015		
2	Building size in SF	65,535		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	2016	Window repairs, masonry tuck-pointing, caulking; painting
		Roof	2000; 2020	Replacement; 2020 Repair (liquid applied membrane)
		Interiors	2016, 2018, 2019	Wall repairs; Bathroom floor repair; Asbestos remediation / carpet removal, LVT installation
		HVAC	2018, 2019	Office HVAC replacement; Chiller replacement
		Electrical		
		Site Pavement		
		Accessibility		

	QUESTION	RESPONSE
4	List other significant capital improvements (focus on recent years; provide approximate date).	2015 Modular addition; 2016 Playground resurfacing
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	

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

	QUESTION	RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?	X				
8	Are there any wall, window, basement or roof leaks?		X			Addressed with phased window system, wall and building envelope repair projects.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	X				There were mold issues in 2016 due to water intrusion. Environmental contractor abated the mold and subsequent building envelope repairs, window repairs and interior wall reconstruction fixed the water intrusion issues.
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise 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			

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	
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		X			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Appendix D:
Accessibility Review and Photos

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Appendix E:
Component Condition Report

Component Condition Report | George Mason Elementary School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A2010		NA	Basement Wall, any type, Waterproofing of Exterior Face	7,500 SF	0	3461117
B1080	Rear stairs	Fair	Stair Treads, Raised Rubber Tile	300 SF	3	3147170
B1080	Common areas	Good	Stair Treads, Raised Rubber Tile	300 SF	15	3046407
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	225 LF	3	3147197
B1080	Front stairs	Failed	Stair Treads, Raised Rubber Tile	900 SF	0	3046432
Facade						
B2010	Building exterior	Poor	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	2,340 SF	2	3046348
B2010	Exterior wall	Poor	Exterior Walls, Brick or Brick Veneer, 1-2 Story Building, Repair/Repoint	400 SF	0	3046374
B2020	Exterior wall	Good	Window, Vinyl-Clad Double-Glazed, 16-25 SF	149	23	3046370
B2020	Building exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	30	23	3147154
B2050	Building exterior	Good	Exterior Door, Wood, Solid-Core Decorative High-End w/ Glazing	8	23	3147165
B2050	Building exterior	Fair	Exterior Door, Steel, Standard	4	19	3046376
B2050	Building exterior	Poor	Exterior Door, Wood, Solid-Core Decorative High-End w/ Glazing	2	2	3147159
B2050	Building exterior	Good	Exterior Door, Wood, Solid-Core Decorative High-End w/ Glazing	2	20	3046377
B2050	Building exterior	Good	Exterior Door, Steel, Standard	16	33	3046375
Roofing						
B3010	Roof	Good	Roofing, Asphalt Shingle, 30-Year Premium	3,000 SF	24	3046350
B3010	Gym roof	Fair	Roofing, Metal	1,200 SF	19	3046349
B3010	Roof	Fair	Roofing, Slate	6,600 SF	29	3046353
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	41,000 SF	3	3046352
B3010	Gym roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	4,500 SF	13	3046351
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	514 LF	5	3147137
B3020	Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	150 LF	14	3046436
B3060	Roof	Good	Roof Skylight, per unit, up to 20 SF	24	23	3147156
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	98	22	3147148
C1030	Throughout building	Good	Door Hardware, School, per Door	98	20	3147186
C1070	Common areas	Fair	Suspended Ceilings, Acoustical Tile (ACT)	35,700 SF	4	3046429
C1090	Restrooms	Fair	Toilet Partitions, Metal	22	10	3147178
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	200	5	3147135

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	53,481 SF	5	3046423
C2030	Throughout building	Good	Flooring, Luxury Vinyl Tile (LVT)	7,000 SF	12	3147146
C2030	Gym	Fair	Flooring, Maple Sports Floor	4,700 SF	9	3046421
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	20,000 SF	3	3147175
C2030	Restrooms	Fair	Flooring, Ceramic Tile	750 SF	19	3046419
C2030	Restrooms	Good	Flooring, Terrazzo	1,200 SF	35	3147172
C2030	Throughout building	Good	Flooring, Carpet, Commercial Tile	5,500 SF	7	3147162
C2030	kitchen	Good	Flooring, Quarry Tile	1,200 SF	44	3046418
C2030	Common areas	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	3	3046420
Conveying						
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	3	3147136
D1010	Elevator	Fair	Elevator Cab Finishes, Economy	1	3	3046355
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	3	3147160
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	3147152
D2010	Restrooms	Fair	Urinal, Waterless	7	9	3046410
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	6	5	3147183
D2010	Utility closet	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	15	3147177
D2010	Electrical Room	Good	Water Heater, Electric, Commercial (12 kW)	1	16	3046357
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	50,935 SF	20	3147139
D2010	Boiler room	Good	Backflow Preventer, Domestic Water	1	20	3147205
D2010	Boiler room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	11	3147181
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	19	12	3147182
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	38	9	3046409
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Floor	2	14	3147207
D2010	Electrical room	Good	Backflow Preventer, Domestic Water	1	20	3147180
D2010	Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	20	3147142
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	4	9	3046411
D2010	Kitchen	Fair	Water Heater, Gas, Commercial (125 MBH)	1	13	3046356
D2010	Main corridor	Fair	Drinking Fountain, Floor-Mounted, Interior Basic	1	3	3147184
D2020	Boiler room	Fair	Pump, Sewage Ejector	1	5	3147149
D2020	Boiler room	Fair	Pump, Sewage Ejector	1	5	3147201

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2030	Electrical room	Fair	Pump, Sump	1	3	3147191
D2030	Roof	Fair	Plumbing System, Rain Water Drainage, Low Density	46,500 SF	10	3046435
HVAC						
D3010	Site	Fair	Storage Tank, Fuel	1	8	3147164
D3020	Boiler room	Fair	Boiler Supplemental Components, Shot Feed Tank	1	12	3147195
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	12	3046413
D3020	Roof	Fair	Furnace, Gas [ERU-1]	1	13	3046405
D3020	Boiler room	Fair	Boiler Supplemental Components, Expansion Tank	1	22	3147151
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	12	3046414
D3030	Classrooms	Fair	Unit Ventilator, approx/nominal 2 Ton	29	3	3046426
D3030	Storage closet	Fair	Split System, Fan Coil Unit, DX	1	3	3147176
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	12	3046391
D3030	Site	Fair	Split System, Condensing Unit/Heat Pump	1	3	3147150
D3030	Building Exterior	Fair	Chiller, Air-Cooled	1	3	3046415
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	12	3046390
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	3147192
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 12 TON	1	7	3046394
D3050	Gymnasium Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON	1	3	3046358
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON	1	3	3147166
D3050	Boiler room	Fair	Pump, Distribution, HVAC Heating Water	1	7	3147198
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	13	3046367
D3050	Gymnasium Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON	1	3	3046368
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON	1	3	3046363
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON	1	3	3046359
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON	1	3	3147157
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	13	3147202
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	3046365
D3050	Electrical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	7	3046412
D3050	Gymnasium Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON	1	3	3046361
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	3	3046362
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	50,935 SF	12	3147145
D3050	Electrical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	7	3147190

Component Condition Report | George Mason Elementary School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	3046360
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	7	3046408
D3050	Gymnasium Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON	1	3	3046369
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	12	12	3046427
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	4	13	3046428
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	2	14	3147199
Fire Protection						
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	15	10	3147189
D4030	Kitchen	Good	Fire Extinguisher, Wet Chemical/CO2	1	10	3147194
Electrical						
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS	1	7	3046343
D5010	Building Exterior	Fair	Generator, Diesel	1	7	3046344
D5020	Electrical Room	Fair	Switchboard, 120/208 V	1	22	3046399
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	3	3147158
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	50,935 SF	20	3147193
D5030	Boiler room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	3	3147188
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	15	3	3147140
D5040	Gymnasium	Fair	Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement	24	3	3046402
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Very High Density or High-End Fixtures	50,935 SF	10	3147163
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	50,935 SF	7	3046401
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	50,935 SF	4	3046378
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	50,935 SF	4	3046379
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Installation, High Density, Install	50,935 SF	8	3046380
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	50,935 SF	5	3046381
D7050	Main Office	Fair	Fire Alarm Panel, Fully Addressable	1	8	3046382
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	50,935 SF	3	3046431
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	3147174
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	3147185
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	3147168
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	3147187

Component Condition Report | George Mason Elementary School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	12	3046393
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 1-Door	1	5	3147200
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	12	3046392
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	3	3147196
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	3	3147144
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	3147179
E1030	kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	14	3046346
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	3147138
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	3147141
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	3147153
E1030	kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	14	3046347
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	3	3147155
E2010	Classrooms	Fair	Casework, Cabinetry Economy	308 LF	3	3046416
Special Construction & Demo						
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100 SF	20	3147147
Pedestrian Plazas & Walkways						
G2020	Parking lot	Failed	Parking Lots, Pavement, Asphalt, Seal & Stripe	18,510 SF	0	3046384
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	18,510 SF	4	3046386
G2030	Site	Good	Sidewalk, Concrete, Large Areas	685 SF	43	3046388
G2030	Building exterior	Fair	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	142 LF	4	3046406
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	6	3147204
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	10	3147171
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	6	3147161
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	6	3147169
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	6	3147206
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	34,125 SF	4	3046387
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	10	3147203
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	1	10	3147143
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	6	3147208
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	10,000 SF	6	3046439
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	8,220 SF	6	3046438

Component Condition Report | George Mason Elementary School Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	6	3046437
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	10	3147134
Sitework						
G2060	Site	Fair	Park Bench, Metal Powder-Coated	7	10	3147173
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	3	10	3147167
G2060	Parking lot	Fair	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	1	13	3046385
G4050	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	15	4	3046400
G4050	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	3	3046404
G4050	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	13	3046403
Follow-up Studies						
P2030		NA	Engineering Study, Structural, General Design, Basement Mechanical Room	1	0	3460740

Appendix F:
Replacement Reserves

Replacement Reserves Report

12/15/2021

Location	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total Escalated Estimate
George Mason Elementary School Campus	$240,030	$0	$11,903	$1,787,204	$645,725	$450,311	$708,933	$1,078,237	$280,387	$156,573	$1,304,573	$22,978	$563,004	$310,209	$74,041	$148,086	$19,898	$59,089	$432,771	$345,509	$1,844,165	**$10,483,626**
George Mason Elementary School Campus / George Mason Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Grand Total	**$240,030**	**$0**	**$11,903**	**$1,787,204**	**$645,725**	**$450,311**	**$708,933**	**$1,078,237**	**$280,387**	**$156,573**	**$1,304,573**	**$22,978**	**$563,004**	**$310,209**	**$74,041**	**$148,086**	**$19,898**	**$59,089**	**$432,771**	**$345,509**	**$1,844,165**	**$10,483,626**

George Mason Elementary School Campus

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
A2010	George Mason Elementary School Campus	3461117	Basement Wall, any type, Waterproofing of Exterior Face, Replace	0	0	0	7500	SF	$27.00	$202,500	$202,500																					**$202,500**
B1080	Front stairs	3046432	Stair Treads, Raised Rubber Tile, Replace	18	18	0	900	SF	$10.00	$9,000	$9,000																		$9,000			**$18,000**
B1080	Rear stairs	3147170	Stair Treads, Raised Rubber Tile, Replace	18	15	3	300	SF	$10.00	$3,000				$3,000																	**$3,000**
B1080	Common areas	3046407	Stair Treads, Raised Rubber Tile, Replace	18	3	15	300	SF	$10.00	$3,000															$3,000						**$3,000**
B1080	Site	3147197	Stair/Ramp Rails, Metal, Refinish	10	7	3	225	LF	$1.50	$338				$338										$338							**$675**
B2010	Exterior wall	3046374	Exterior Walls, Brick or Brick Veneer, 1-2 Story Building, Repair/Repoint	0	0	0	400	SF	$33.00	$13,200	$13,200																					**$13,200**
B2010	Building exterior	3046348	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	8	2	2340	SF	$3.00	$7,020			$7,020										$7,020								**$14,040**
B2050	Building exterior	3147159	Exterior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace	25	23	2	2	EA	$2,100.00	$4,200			$4,200																		**$4,200**
B2050	Building exterior	3046376	Exterior Door, Steel, Standard, Replace	40	21	19	4	EA	$600.00	$2,400																				$2,400		**$2,400**
B2050	Building exterior	3046377	Exterior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace	25	5	20	2	EA	$2,100.00	$4,200																					$4,200	**$4,200**
B3010	Gym roof	3046349	Roofing, Metal, Replace	40	21	19	1200	SF	$13.00	$15,600																				$15,600		**$15,600**
B3010	Roof	3046352	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	17	3	41000	SF	$17.00	$697,000				$697,000																		**$697,000**
B3010	Gym roof	3046351	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	7	13	4500	SF	$17.00	$76,500														$76,500								**$76,500**
B3020	Roof	3147137	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	514	LF	$9.00	$4,626						$4,626																**$4,626**
B3020	Roof	3046436	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	6	14	150	LF	$9.00	$1,350															$1,350							**$1,350**
C1030	Throughout building	3147186	Door Hardware, School, per Door, Replace	30	10	20	98	EA	$400.00	$39,200																					$39,200	**$39,200**
C1070	Common areas	3046429	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	35700	SF	$3.50	$124,950					$124,950																	**$124,950**
C1090	Restrooms	3147178	Toilet Partitions, Metal, Replace	20	10	10	22	EA	$850.00	$18,700											$18,700											**$18,700**
C1090	Throughout building	3147135	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	200	EA	$500.00	$100,000						$100,000																**$100,000**
C2010	Throughout building	3046423	Wall Finishes, any surface, Prep & Paint	10	5	5	53481	SF	$1.50	$80,222						$80,222										$80,222						**$160,443**
C2030	Restrooms	3046419	Flooring, Ceramic Tile, Replace	40	21	19	750	SF	$18.00	$13,500																				$13,500		**$13,500**
C2030	Throughout building	3147175	Flooring, Vinyl Tile (VCT), Replace	15	12	3	20000	SF	$5.00	$100,000				$100,000															$100,000			**$200,000**
C2030	Throughout building	3147146	Flooring, Luxury Vinyl Tile (LVT), Replace	15	3	12	7000	SF	$7.50	$52,500													$52,500									**$52,500**
C2030	Common areas	3046420	Flooring, Carpet, Commercial Standard, Replace	10	7	3	3000	SF	$7.50	$22,500				$22,500										$22,500								**$45,000**
C2030	Throughout building	3147162	Flooring, Carpet, Commercial Tile, Replace	10	3	7	5500	SF	$6.50	$35,750								$35,750										$35,750				**$71,500**
C2030	Gym	3046421	Flooring, Maple Sports Floor, Replace	30	21	9	4700	SF	$12.00	$56,400									$56,400													**$56,400**
D1010	Elevator	3147136	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	27	3	1	EA	$60,000.00	$60,000				$60,000																		**$60,000**
D1010	Elevator	3046355	Elevator Cab Finishes, Economy, Replace	10	7	3	1	EA	$3,000.00	$3,000				$3,000										$3,000								**$6,000**
D1010	Elevator	3147160	Elevator Controls, Automatic, 1 Car, Replace	20	17	3	1	EA	$5,000.00	$5,000				$5,000																		**$5,000**
D2010	Boiler room	3147181	Water Heater, Gas, Commercial (200 MBH), Replace	20	9	11	1	EA	$16,600.00	$16,600												$16,600										**$16,600**
D2010	Kitchen	3046356	Water Heater, Gas, Commercial (125 MBH), Replace	20	7	13	1	EA	$12,400.00	$12,400														$12,400								**$12,400**
D2010	Electrical Room	3046357	Water Heater, Electric, Commercial (12 kW), Replace	20	4	16	1	EA	$12,400.00	$12,400																	$12,400					**$12,400**
D2010	Throughout building	3147139	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	20	20	50935	SF	$14.00	$713,090																					$713,090	**$713,090**
D2010	Boiler room	3147205	Backflow Preventer, Domestic Water, Replace	30	10	20	1	EA	$1,100.00	$1,100																					$1,100	**$1,100**
D2010	Electrical room	3147180	Backflow Preventer, Domestic Water, Replace	30	10	20	1	EA	$1,400.00	$1,400																					$1,400	**$1,400**
D2010	Main corridor	3147184	Drinking Fountain, Floor-Mounted, Interior Basic, Replace	15	12	3	1	EA	$900.00	$900				$900															$900			**$1,800**
D2010	Throughout building	3147183	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	6	EA	$1,200.00	$7,200						$7,200															$7,200	**$14,400**
D2010	Restrooms	3046410	Urinal, Waterless, Replace	30	21	9	7	EA	$600.00	$4,200									$4,200													**$4,200**
D2010	Restrooms	3046409	Toilet, Commercial Water Closet, Replace	30	21	9	38	EA	$1,300.00	$49,400									$49,400													**$49,400**
D2010	Restrooms	3046411	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	21	9	4	EA	$2,500.00	$10,000									$10,000													**$10,000**
D2010	Restrooms	3147182	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	19	EA	$1,500.00	$28,500													$28,500									**$28,500**
D2010	Throughout building	3147207	Sink/Lavatory, Service Sink, Floor, Replace	35	21	14	2	EA	$800.00	$1,600															$1,600							**$1,600**
D2010	Throughout building	3147152	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	2	EA	$1,200.00	$2,400																$2,400						**$2,400**
D2010	Utility closet	3147177	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	15	15	1	EA	$1,100.00	$1,100																$1,100						**$1,100**
D2010	Kitchen	3147142	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	10	20	1	EA	$2,500.00	$2,500																					$2,500	**$2,500**
D2020	Boiler room	3147149	Pump, Sewage Ejector, Replace	15	10	5	1	EA	$3,280.00	$3,280						$3,280															$3,280	**$6,560**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
D2020	Boiler room	3147201	Pump, Sewage Ejector, Replace	15	10	5	1	EA	$3,280.00	$3,280						$3,280															$3,280	**$6,560**
D2030	Electrical room	3147191	Pump, Sump, Replace	15	12	3	1	EA	$4,270.00	$4,270				$4,270															$4,270			**$8,540**
D2030	Roof	3046435	Plumbing System, Rain Water Drainage, Low Density, Replace	40	30	10	46500	SF	$0.50	$23,250											$23,250											**$23,250**
D3010	Site	3147164	Storage Tank, Fuel, Replace	25	17	8	1	EA	$2,600.00	$2,600									$2,600													**$2,600**
D3020	Boiler Room	3046413	Boiler, Gas, HVAC, Replace	30	18	12	1	EA	$33,800.00	$33,800												$33,800										**$33,800**
D3020	Boiler Room	3046414	Boiler, Gas, HVAC, Replace	30	18	12	1	EA	$33,800.00	$33,800												$33,800										**$33,800**
D3020	Roof	3046405	Furnace, Gas, Replace	20	7	13	1	EA	$4,200.00	$4,200													$4,200									**$4,200**
D3020	Boiler room	3147195	Boiler Supplemental Components, Shot Feed Tank, Replace	30	18	12	1	EA	$1,520.00	$1,520												$1,520										**$1,520**
D3030	Building Exterior	3046415	Chiller, Air-Cooled, Replace	25	22	3	1	EA	$120,000.00	$120,000				$120,000																		**$120,000**
D3030	Classrooms	3046426	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	29	EA	$7,400.00	$214,600				$214,600																		**$214,600**
D3030	Storage closet	3147176	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	$3,000.00	$3,000				$3,000															$3,000			**$6,000**
D3030	Site	3147150	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$3,800.00	$3,800				$3,800															$3,800			**$7,600**
D3030	Roof	3147192	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$2,300.00	$2,300				$2,300															$2,300			**$4,600**
D3030	Roof	3046394	Heat Pump, Variable Refrigerant Volume (VRV), 12 TON, Replace	15	8	7	1	EA	$44,000.00	$44,000								$44,000														**$44,000**
D3030	Roof	3046391	Split System, Condensing Unit/Heat Pump, Replace	15	3	12	1	EA	$2,300.00	$2,300												$2,300										**$2,300**
D3030	Roof	3046390	Split System, Condensing Unit/Heat Pump, Replace	15	3	12	1	EA	$2,300.00	$2,300												$2,300										**$2,300**
D3050	Boiler room	3147198	Pump, Distribution, HVAC Heating Water, Replace	25	18	7	1	EA	$6,800.00	$6,800								$6,800														**$6,800**
D3050	Electrical Room	3046412	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	18	7	1	EA	$7,600.00	$7,600								$7,600														**$7,600**
D3050	Electrical room	3147190	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	18	7	1	EA	$7,600.00	$7,600								$7,600														**$7,600**
D3050	Boiler Room	3046408	Pump, Distribution, HVAC Heating Water, Replace	25	18	7	1	EA	$6,800.00	$6,800								$6,800														**$6,800**
D3050	Gymnasium Roof	3046358	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	17	3	1	EA	$20,000.00	$20,000				$20,000																		**$20,000**
D3050	Roof	3147166	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	17	3	1	EA	$15,000.00	$15,000				$15,000																		**$15,000**
D3050	Gymnasium Roof	3046368	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	17	3	1	EA	$20,000.00	$20,000				$20,000																		**$20,000**
D3050	Roof	3046363	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	17	3	1	EA	$15,000.00	$15,000				$15,000																		**$15,000**
D3050	Roof	3046359	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	17	3	1	EA	$15,000.00	$15,000				$15,000																		**$15,000**
D3050	Roof	3147157	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	17	3	1	EA	$15,000.00	$15,000				$15,000																		**$15,000**
D3050	Roof	3046365	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$5,500.00	$5,500				$5,500																		**$5,500**
D3050	Gymnasium Roof	3046361	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	17	3	1	EA	$20,000.00	$20,000				$20,000																		**$20,000**
D3050	Roof	3046365	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$5,500.00	$5,500				$5,500																		**$5,500**
D3050	Gymnasium Roof	3046361	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	17	3	1	EA	$20,000.00	$20,000				$20,000																		**$20,000**
D3050	Roof	3046362	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	17	3	1	EA	$9,000.00	$9,000				$9,000																		**$9,000**
D3050	Roof	3046360	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$5,500.00	$5,500				$5,500																		**$5,500**
D3050	Gymnasium Roof	3046369	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	17	3	1	EA	$20,000.00	$20,000				$20,000																		**$20,000**
D3050	Throughout building	3147145	HVAC System, Ductwork, Medium Density, Replace	30	18	12	50935	SF	$4.00	$203,740												$203,740										**$203,740**
D3050	Roof	3046367	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	$25,000.00	$25,000													$25,000									**$25,000**
D3050	Roof	3147202	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	$25,000.00	$25,000													$25,000									**$25,000**
D3060	Roof	3046427	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	13	12	12	EA	$1,400.00	$16,800												$16,800										**$16,800**
D3060	Roof	3046428	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	7	13	4	EA	$3,000.00	$12,000													$12,000									**$12,000**
D3060	Roof	3147199	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	6	14	2	EA	$3,000.00	$6,000														$6,000								**$6,000**
D4030	Throughout building	3147189	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	0	10	15	EA	$150.00	$2,250											$2,250									$2,250		**$4,500**
D4030	Kitchen	3147194	Fire Extinguisher, Wet Chemical/CO2, Replace	10	0	10	1	EA	$300.00	$300											$300									$300		**$600**
D5010	Building Exterior	3046344	Generator, Diesel, Replace	25	18	7	1	EA	$86,000.00	$86,000								$86,000														**$86,000**
D5010	Electrical Room	3046343	Automatic Transfer Switch, ATS, Replace	25	18	7	1	EA	$20,000.00	$20,000								$20,000														**$20,000**
D5030	Throughout building	3147193	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	20	20	50935	SF	$4.00	$203,740																					$203,740	**$203,740**
D5030	Boiler room	3147158	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	17	3	1	EA	$7,000.00	$7,000				$7,000																		**$7,000**
D5030	Boiler room	3147188	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	17	3	1	EA	$7,000.00	$7,000				$7,000																		**$7,000**
D5040	Throughout building	3147140	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	7	3	15	EA	$220.00	$3,300				$3,300										$3,300								**$6,600**
D5040	Gymnasium	3046402	Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement, Replace	20	17	3	24	EA	$300.00	$7,200				$7,200																		**$7,200**
D5040	Throughout Building	3046401	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	13	7	50935	SF	$13.00	$662,155								$662,155														**$662,155**
D5040	Throughout building	3147163	Interior Lighting System, Full Upgrade, Very High Density or High-End Fixtures, Replace	20	10	10	50935	SF	$17.00	$865,895											$865,895											**$865,895**
D6060	Throughout Building	3046378	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	50935	SF	$1.65	$84,043					$84,043																	**$84,043**
D7010	Throughout Building	3046379	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	11	4	50935	SF	$3.25	$165,539					$165,539															$165,539		**$331,078**
D7030	Throughout Building	3046380	Security/Surveillance System, Full System Installation, High Density, Install	15	7	8	50935	SF	$4.00	$203,740									$203,740													**$203,740**
D7050	Throughout Building	3046381	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	15	5	50935	SF	$3.00	$152,805						$152,805																**$152,805**
D7050	Main Office	3046382	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	$15,000.00	$15,000									$15,000													**$15,000**
D8010	Throughout Building	3046431	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	12	3	50935	SF	$2.50	$127,338				$127,338																$127,338			**$254,675**
E1030	Kitchen	3147185	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	$3,600.00	$3,600				$3,600																$3,600			**$7,200**
E1030	Kitchen	3147196	Foodservice Equipment, Convection Oven, Single, Replace	10	7	3	1	EA	$5,600.00	$5,600				$5,600										$5,600									**$11,200**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
E1030	Kitchen	3147144	Foodservice Equipment, Steamer, Freestanding, Replace	10	7	3	1	EA	$10,500.00	$10,500				$10,500										$10,500									**$21,000**
E1030	Kitchen	3147155	Foodservice Equipment, Convection Oven, Single, Replace	10	7	3	1	EA	$5,600.00	$5,600				$5,600										$5,600									**$11,200**
E1030	Kitchen	3147174	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600															$4,600	**$9,200**
E1030	Kitchen	3147168	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	10	5	1	EA	$5,700.00	$5,700						$5,700															$5,700	**$11,400**
E1030	Kitchen	3147187	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600															$4,600	**$9,200**
E1030	Kitchen	3147200	Foodservice Equipment, Refrigerator, Undercounter 1-Door, Replace	15	10	5	1	EA	$1,100.00	$1,100						$1,100															$1,100	**$2,200**
E1030	Kitchen	3147179	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	$1,700.00	$1,700						$1,700															$1,700	**$3,400**
E1030	Kitchen	3147138	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	10	5	1	EA	$5,700.00	$5,700						$5,700															$5,700	**$11,400**
E1030	Kitchen	3147141	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	$3,600.00	$3,600						$3,600															$3,600	**$7,200**
E1030	Kitchen	3147153	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	$1,700.00	$1,700						$1,700															$1,700	**$3,400**
E1030	Roof	3046393	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	3	12	1	EA	$6,300.00	$6,300													$6,300									**$6,300**
E1030	Roof	3046392	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	3	12	1	EA	$6,300.00	$6,300													$6,300									**$6,300**
E1030	kitchen	3046346	Foodservice Equipment, Walk-In, Freezer, Replace	20	6	14	1	EA	$25,000.00	$25,000															$25,000							**$25,000**
E1030	kitchen	3046347	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	6	14	1	EA	$15,000.00	$15,000															$15,000							**$15,000**
E2010	Classrooms	3046416	Casework, Cabinetry Economy, Replace	20	17	3	308	LF	$175.00	$53,900				$53,900																		**$53,900**
F1020	Site	3147147	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	10	20	100	SF	$25.00	$2,500																					$2,500	**$2,500**
G2020	Parking lot	3046384	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	18510	SF	$0.45	$8,330	$8,330					$8,330					$8,330					$8,330				$8,330	**$41,648**
G2020	Parking lot	3046386	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	21	4	18510	SF	$3.50	$64,785					$64,785																**$64,785**
G2030	Building exterior	3046406	Site Stairs & Ramps, Steps, Concrete (per LF of nosing), Replace	50	46	4	142	LF	$42.00	$5,964					$5,964																**$5,964**
G2050	Site	3046387	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	21	4	34125	SF	$3.50	$119,438					$119,438																**$119,438**
G2050	Site	3147171	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	2	EA	$9,500.00	$19,000											$19,000										**$19,000**
G2050	Site	3147204	Play Structure, Multipurpose, Small, Replace	20	14	6	1	EA	$10,000.00	$10,000							$10,000														**$10,000**
G2050	Site	3147161	Play Structure, Multipurpose, Large, Replace	20	14	6	1	EA	$35,000.00	$35,000							$35,000														**$35,000**
G2050	Site	3147169	Play Structure, Swing Set, 4 Seats, Replace	20	14	6	1	EA	$2,500.00	$2,500							$2,500														**$2,500**
G2050	Site	3147206	Play Structure, Multipurpose, Large, Replace	20	14	6	1	EA	$35,000.00	$35,000							$35,000														**$35,000**
G2050	Site	3147208	Play Structure, Multipurpose, Large, Replace	20	14	6	1	EA	$35,000.00	$35,000							$35,000														**$35,000**
G2050	Site	3046439	Playfield Surfaces, Rubber, Small Areas, Replace	20	14	6	10000	SF	$26.00	$260,000							$260,000														**$260,000**
G2050	Site	3046438	Playfield Surfaces, Rubber, Small Areas, Replace	20	14	6	8220	SF	$26.00	$213,720							$213,720														**$213,720**
G2050	Site	3046437	Play Structure, Swing Set, 4 Seats, Replace	20	14	6	1	EA	$2,500.00	$2,500							$2,500														**$2,500**
G2050	Site	3147203	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	$10,000.00	$10,000											$10,000										**$10,000**
G2050	Site	3147143	Play Structure, Multipurpose, Very Small, Replace	20	10	10	1	EA	$6,000.00	$6,000											$6,000										**$6,000**
G2050	Site	3147134	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	$10,000.00	$10,000											$10,000										**$10,000**
G2060	Site	3147173	Park Bench, Metal Powder-Coated, Replace	20	10	10	7	EA	$700.00	$4,900											$4,900										**$4,900**
G2060	Site	3147167	Picnic Table, Metal Powder-Coated, Replace	20	10	10	3	EA	$700.00	$2,100											$2,100										**$2,100**
G2060	Parking lot	3046385	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	20	7	13	1	EA	$500.00	$500														$500							**$500**
G4050	Building Exterior	3046404	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	8	EA	$600.00	$4,800				$4,800																	**$4,800**
G4050	Building Exterior	3046400	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	15	EA	$600.00	$9,000					$9,000																**$9,000**
G4050	Building Exterior	3046403	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	7	13	8	EA	$600.00	$4,800														$4,800							**$4,800**
P2030	George Mason Elementary School Campus	3460740	Engineering Study, Structural, General Design, Basement Mechanical Room	0	0	0	1	EA	$7,000.00	$7,000	$7,000																				**$7,000**
Totals, Unescalated											**$240,030**	**$0**	**$11,220**	**$1,635,545**	**$573,718**	**$388,442**	**$593,720**	**$876,705**	**$221,340**	**$120,000**	**$970,725**	**$16,600**	**$394,880**	**$211,238**	**$48,950**	**$95,051**	**$12,400**	**$35,750**	**$254,208**	**$197,039**	**$1,021,070**	**$7,918,628**
Totals, Escalated (3.0% inflation, compounded annually)											**$240,030**	**$0**	**$11,903**	**$1,787,204**	**$645,725**	**$450,311**	**$708,933**	**$1,078,237**	**$280,387**	**$156,573**	**$1,304,573**	**$22,978**	**$563,004**	**$310,209**	**$74,041**	**$148,086**	**$19,898**	**$59,089**	**$432,771**	**$345,509**	**$1,844,165**	**$10,483,626**

Appendix G:
Equipment Inventory List

D10 Conveying

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3147160	D1010	**Elevator Controls**	Automatic, 1 Car		George Mason Elementary School Campus	Elevator	Not found	Not found	Not found	1977	01032587	
2	3147136	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	3500 LB	George Mason Elementary School Campus	Elevator	Not found	Not found	Not found	1977	01032588	

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3046357	D2010	**Water Heater**	Electric, Commercial (12 kW)	50 GAL	George Mason Elementary School Campus	Electrical Room	A. O. Smith	DRE 52 100	1751108634457	2017	01032585	
2	3046356	D2010	**Water Heater**	Gas, Commercial (125 MBH)	80 GAL	George Mason Elementary School Campus	Kitchen	A. O. Smith	DRE 80 100	1413M001264	2014	01032603	
3	3147181	D2010	**Water Heater**	Gas, Commercial (200 MBH)	118 GAL	George Mason Elementary School Campus	Boiler room	A. O. Smith	BTR 199 118	1131M000063	2012	01032607	
4	3147205	D2010	**Backflow Preventer**	Domestic Water	.75 IN	George Mason Elementary School Campus	Boiler room	Watts Regulator	Not found	186791	2011	01032608	
5	3147180	D2010	**Backflow Preventer**	Domestic Water	1 IN	George Mason Elementary School Campus	Electrical room	Watts Regulator	Not found	28908	2011	01032582	
6	3147149	D2020	**Pump**	Sewage Ejector	3 HP	George Mason Elementary School Campus	Boiler room				2011	01032606	
7	3147201	D2020	**Pump**	Sewage Ejector	3 HP	George Mason Elementary School Campus	Boiler room				2011	01032605	
8	3147191	D2030	**Pump**	Sump	3 HP	George Mason Elementary School Campus	Electrical room	Inaccessible	Inaccessible	Inaccessible	2006	01032583	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3147164	D3010	**Storage Tank**	Fuel	150 GAL	George Mason Elementary School Campus	Site	MGS	Not found	B494209	2004	01032578	
2	3046413	D3020	**Boiler**	Gas, HVAC	1000 MBH	George Mason Elementary School Campus	Boiler Room	FULTON	PHW-1000	94246	2003	01032611	
3	3046414	D3020	**Boiler**	Gas, HVAC	1000 MBH	George Mason Elementary School Campus	Boiler Room	FULTON	PHW-1000	94249	2003	01032610	
4	3046405	D3020	**Furnace** [ERU-1]	Gas	100 MBH	George Mason Elementary School Campus	Roof	Greenheck	ERCH-20-30L-7P-16-01	135B2667 1403	2014	01032569	
5	3147151	D3020	**Boiler Supplemental Components**	Expansion Tank	50 GAL	George Mason Elementary School Campus	Boiler room	Amtrol	Not found	119825	2003	01032609	
6	3046415	D3030	**Chiller**	Air-Cooled	90 TON	George Mason Elementary School Campus	Building Exterior	CARRIER	30GB-090-550	1592F95217	1992	01032576	
7	3046394	D3030	**Heat Pump**	Variable Refrigerant Volume (VRV), 12 TON	12 TON	George Mason Elementary School Campus	Roof	Mitsubishi	PURY-P144TKMU-A	34W00738	2014	01032568	

8	3046391	D3030	**Split System**	Condensing Unit/Heat Pump	1.5 TON	George Mason Elementary School Campus	Roof	Goodman	GSX140181LC	1807330841	2018	01032554	
9	3147150	D3030	**Split System**	Condensing Unit/Heat Pump	2.5 TON	George Mason Elementary School Campus	Site	Carrier	38YCC030300	2499E28020	2000	01032580	
10	3046390	D3030	**Split System**	Condensing Unit/Heat Pump	1.5 TON	George Mason Elementary School Campus	Roof	Goodman	GSX140181LC	1807330842	2018	01032560	
11	3147192	D3030	**Split System**	Condensing Unit/Heat Pump	1 TON	George Mason Elementary School Campus	Roof	TRANE	TTB012C100A2	32150D05F	2003	01032566	
12	3147176	D3030	**Split System**	Fan Coil Unit, DX	2.5 TON	George Mason Elementary School Campus	Storage closet	Radco	FB4ANF030	4097A18829	1997	01032581	
13	3046426	D3030	**Unit Ventilator**	approx/nominal 2 Ton	0 CFM	George Mason Elementary School Campus	Classrooms	undetermined	undetermined	undetermined	1992		29
14	3046412	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	15 HP	George Mason Elementary School Campus	Electrical Room	No tag/plate found	EM2333T	C0305300032	2003	01032613	
15	3147190	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	15 HP	George Mason Elementary School Campus	Electrical room	Baldor	EM2333T	C0305300027	2003	01032574	
16	3147198	D3050	**Pump**	Distribution, HVAC Heating Water	0 HP	George Mason Elementary School Campus	Boiler room	No tag/plate found	M3774T	Illegible	2003	01032616	
17	3046408	D3050	**Pump**	Distribution, HVAC Heating Water	10 HP	George Mason Elementary School Campus	Boiler Room	BALDOR (motor)	M3774T	F0307076306	2003	01032575	
18	3046367	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	12.5 TON	George Mason Elementary School Campus	Roof	Trane	YSD150F3RHA0003D	142210457D	2014	01032557	
19	3147202	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	12.5 TON	George Mason Elementary School Campus	Roof	Trane	YSD150F3RHA0003D	142310223D	2014	01032559	
20	3046365	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	2 TON	George Mason Elementary School Campus	Roof	AAON	RK-02-2-E0-312	200307-AKGA50548	2003	01032562	
21	3046360	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	2 TON	George Mason Elementary School Campus	Roof	AAON	RK-02-2-E0-312	200307-AKGA50549	2003	01032563	
22	3046362	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 4 TON	4 TON	George Mason Elementary School Campus	Roof	AAON	RK-04-2-E0-322	200307-AKGC50547	2003	01032567	
23	3147166	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	6 TON	George Mason Elementary School Campus	Roof	AAON, Inc.	RK-06-2-EO-322	200307-AKGE50546	2004	01032555	
24	3046363	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	6 TON	George Mason Elementary School Campus	Roof	AAON	RK-06-2-E0-322	200307-AKGC50543	2003	01032564	
25	3046359	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	6 TON	George Mason Elementary School Campus	Roof	AAON	RK-06-2-E0-322	200307-AKGC50544	2003	01032565	
26	3147157	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	6 TON	George Mason Elementary School Campus	Roof	AAON, Inc.	RK-06-2-EO-322	200307-AKGE50545	2003	01032561	
27	3046358	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 8 to 10 TON	8 TON	George Mason Elementary School Campus	Gymnasium Roof	AAON	RK-08-2-E0-222	200208-AKG439609	2003	01032571	

28	3046368	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 8 to 10 TON	8 TON	George Mason Elementary School Campus	Gymnasium Roof	AAON	RK-08-2-E0-222	200208-AKG439607	2003	01032570		
29	3046361	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 8 to 10 TON	8 TON	George Mason Elementary School Campus	Gymnasium Roof	AAON	RK-08-2-E0-222	200208-AKG439610	2003	01032572		
30	3046369	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 8 to 10 TON	8 TON	George Mason Elementary School Campus	Gymnasium Roof	AAON	RK-08-2-E0-222	200208-AKG439608	2003	01032573		
31	3046427	D3060	**Exhaust Fan**	Centrifugal, 12" Damper	750 CFM	George Mason Elementary School Campus	Roof	No tag/plate found	No tag/plate found	No tag/plate found	2008			12
32	3046428	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper	3500 CFM	George Mason Elementary School Campus	Roof	No tag/plate found	No tag/plate found	No tag/plate found	2014			4
33	3147199	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper	2100 CFM	George Mason Elementary School Campus	Roof				2015			2

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3147189	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		George Mason Elementary School Campus	Throughout building				2021		15
2	3147194	D4030	**Fire Extinguisher**	Wet Chemical/CO2		George Mason Elementary School Campus	Kitchen				2021		

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3046344	D5010	**Generator**	Diesel	150 KW	George Mason Elementary School Campus	Building Exterior	KOHLER	150RE0ZJB	766821	2003	01032577	
2	3046343	D5010	**Automatic Transfer Switch**	ATS	600 AMP	George Mason Elementary School Campus	Electrical Room	Kohler	KCT-ACTA-0600S	K0766335	2003		
3	3046399	D5020	**Switchboard**	120/208 V	2500 AMP	George Mason Elementary School Campus	Electrical Room	SIEMENS	N/A	17-79715-A00020-01	2003	01032586	
4	3147158	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	10 HP	George Mason Elementary School Campus	Boiler room	Cutler-Hammer	HV9000	Not found	2003	01032614	
5	3147188	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	10 HP	George Mason Elementary School Campus	Boiler room	Cutler-Hammer	HV9000	Not found	2003	01032612	
6	3147140	D5040	**Emergency & Exit Lighting**	Exit Sign, LED		George Mason Elementary School Campus	Throughout building				2011		15
7	3046402	D5040	**Special Fixture w/ Lamp**	any type Interior High Bay, w/ LED Replacement	0 W	George Mason Elementary School Campus	Gymnasium				1997		24

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3046382	D7050	**Fire Alarm Panel**	Fully Addressable	0	George Mason Elementary School Campus	Main Office	HONEYWELL	ESL 1500	N/A	2014	01032579	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3147196	E1030	**Foodservice Equipment**	Convection Oven, Single		George Mason Elementary School Campus	Kitchen	Inaccessible	Inaccessible	Inaccessible	2011	01032598	

2	3147155	E1030	**Foodservice Equipment**	Convection Oven, Single		George Mason Elementary School Campus	Kitchen	Inaccessible	Inaccessible	Inaccessible	2011	01032597
3	3147185	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		George Mason Elementary School Campus	Kitchen	AHT	RIO S100 F	60039800001226	2003	01032604
4	3147141	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		George Mason Elementary School Campus	Kitchen	Beverage-Air Corporation	SMF58-S	11110465	2011	01032594
5	3147179	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		George Mason Elementary School Campus	Kitchen	Not found	Not found	Not found	2011	01032590
6	3147153	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		George Mason Elementary School Campus	Kitchen	Not found	Not found	Not found	2011	01032591
7	3147168	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		George Mason Elementary School Campus	Kitchen	Not found	Not found	Not found	2011	01032596
8	3147138	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		George Mason Elementary School Campus	Kitchen	Not found	Not found	Not found	2011	01032595
9	3147174	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		George Mason Elementary School Campus	Kitchen	Inaccessible	Inaccessible	Inaccessible	2011	01032593
10	3147187	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		George Mason Elementary School Campus	Kitchen	Inaccessible	Inaccessible	Inaccessible	2011	01032592
11	3147200	E1030	**Foodservice Equipment**	Refrigerator, Undercounter 1-Door		George Mason Elementary School Campus	Kitchen	Beverage-Air Corporation	CR5-1W-G	11011473	2011	01032589
12	3147144	E1030	**Foodservice Equipment**	Steamer, Freestanding		George Mason Elementary School Campus	Kitchen	Market Forge Industries	ET-5E	Not found	2000	01032600
13	3046393	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		George Mason Elementary School Campus	Roof	STANDEX	MHLZ0091C	146635	2018	01032556
14	3046392	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer	0	George Mason Elementary School Campus	Roof	STANDEX	MHHZ0081B	204973	2018	01032558
15	3046346	E1030	**Foodservice Equipment**	Walk-In, Freezer	0	George Mason Elementary School Campus	kitchen	Kool Star	Not found	Not found	2015	01032601
16	3046347	E1030	**Foodservice Equipment**	Walk-In, Refrigerator	0	George Mason Elementary School Campus	kitchen	MasterBuilt	Not found	Not found	2015	01032602