

FACILITY CONDITION ASSESSMENT



prepared for

Oregon Department of Education
255 Capitol Street NE
Salem, OR 97310
Adam Krein



Thurston High School
333 N 58th Street
Springfield, OR 97478

PREPARED BY:

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	High School
Number of Buildings	9
Main Address	Thurston High School, 333 N 58 th Street, Springfield, OR 97478
Site Developed	1953
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 20, 2025
Management Point of Contact	Oregon Department of Education Adam Krein, State Facility Assessment Administrator 971.720.9273 adam.krein@ode.oregon.gov
On-site Point of Contact (POC)	Brett Yancy
Assessment and Report Prepared By	Mark Cospers
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The high school campus was originally constructed in 1953. The school is currently undergoing a heating and cooling project for better efficiency and comfort for the students. Various projects have occurred over the years, but the school is architecturally original. An HVAC mechanical project is underway.

Architectural

The campus buildings are all original to the year built. The typical sidings on the buildings are painted wood siding and painted CMU block. The walkways are all covered by a metal awning/roofing, but the main roof material is TPO. Roof is aged and has leaks throughout the school. Interior finishes vary from carpet, VTC, and wood, and are budgeted and anticipated for replacement or repair. The Baseball Restroom building was unable to be accessed while onsite.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components have been replaced throughout the years, but there is currently an HVAC system replacement and renovation to install variable refrigeration systems to replace the existing system. Plumbing components are typically replaced on an as needed basis and is well maintained by the facilities staff. Electrical equipment has been upgraded as needed or when problems arise. Fire suppression is recommended throughout the school, as the only area with fire suppression is the theatre. All components and equipment are budgeted and anticipated for replacement.

Site

Sports field and courts have recently undergone renovations, including the running track and football field turf replaced, new building for girls' softball building. Parking lot surface and stripe is anticipated and budgeted for.

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 the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the 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 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 mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for this facility:

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Thurston High School	\$678	58,354	\$39,505,658	0.0%	21.2%	60.7%	101.5%
Baseball Batting	\$422	11,134	\$4,698,548	0%	0%	0%	0%
Baseball Restrooms	\$422	680	\$286,960	0%	0%	0%	48.2%
Concessions	\$260	3,841	\$998,660	0%	0%	0%	0%
Fabrication	\$381	4,046	\$1,541,526	0%	0%	2.9%	17.0%
Girls Softball	\$356	2,800	\$996,800	0%	0%	0%	0%
Site	\$0		\$0	%	%	%	%
Thurston High School - 2	\$678	127,200	\$86,241,600	0%	2.6%	14.1%	23.7%
Thurston High School - Main	\$678	131,154	\$88,922,412	0%	6.7%	12.7%	18.0%
Track Storage	\$381	1,040	\$396,240	0%	0%	0%	13.4%

Immediate Needs

Facility/Building	Total Items	Total Cost
Thurston High School / Site	1	\$7,000
TOTAL	1	\$7,000

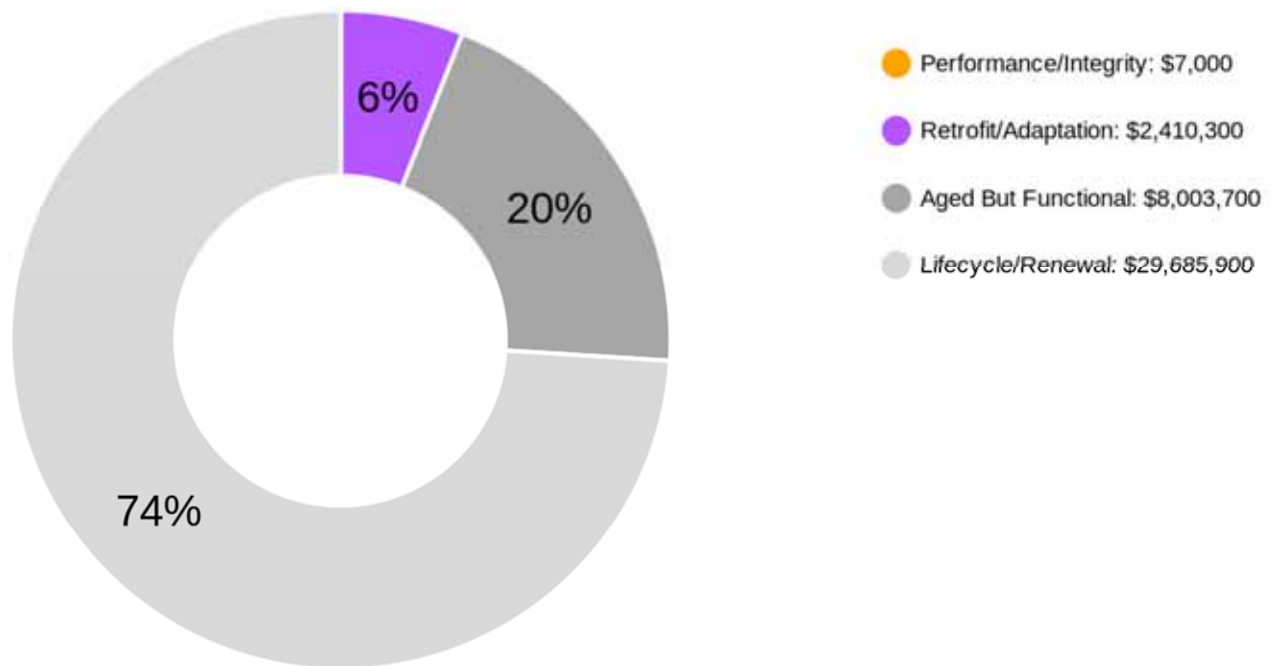


Plan Types

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

Plan Type Descriptions and Distribution

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



10-Year Total: \$40,106,900

2. Thurston High School - Main



Thurston High School - Main: Building Systems Summary

Address	333 N 58 th Street, Springfield, OR 97478	
GPS Coordinates	44.047968611872136, -122.92494059421328	
Constructed/Renovated	1953	
Building Area	131,154 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation over crawl space foundation	Fair
Facade	Primary Wall Finish: CMU and Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board and/or lath and plaster, painted CMU, ceramic tile and Unfinished Floors: Carpet, VCT, quarry tile, wood strip, sealed, stained and coated concrete Ceilings: Painted gypsum board and/or lath and plaster and ACT, wood paneling and Unfinished/exposed	Fair
Elevators	None	n/a

Thurston High School - Main: Building Systems Summary

Plumbing	Distribution: Undeterminable due to age of building and access to older and newer pipes. Hot Water: Gas tankless water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, and heat exchanger heat pump system feeding fan coil and cabinet terminal units/ VRF system underway, possibly eliminating the boilers in the near future.	Fair
Fire Suppression	Wet-pipe sprinkler system in amphitheater and fire extinguishers, and kitchen hood system.	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, and linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Thurston High School - Main: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$874,550	\$1,091,565	\$119,458	\$939,767	\$3,025,340
Roofing	\$0	\$0	\$0	\$3,057,658	\$628,598	\$3,686,256
Interiors	\$0	\$3,893,703	\$526,521	\$598,410	\$3,434,858	\$8,453,492
Plumbing	\$0	\$0	\$0	\$56,104	\$1,820,749	\$1,876,853
HVAC	\$0	\$324,804	\$0	\$0	\$1,674,534	\$1,999,338
Fire Protection	\$0	\$0	\$1,223,617	\$0	\$0	\$1,223,617
Electrical	\$0	\$0	\$2,071,144	\$107,354	\$15,134	\$2,193,632
Fire Alarm and Electronic Systems	\$0	\$0	\$348,097	\$562,068	\$2,498,580	\$3,408,745
Equipment and Furnishings	\$0	\$0	\$937,626	\$184,073	\$61,367	\$1,183,066
TOTALS	\$0	\$5,093,100	\$6,198,600	\$4,685,200	\$11,073,600	\$27,050,500

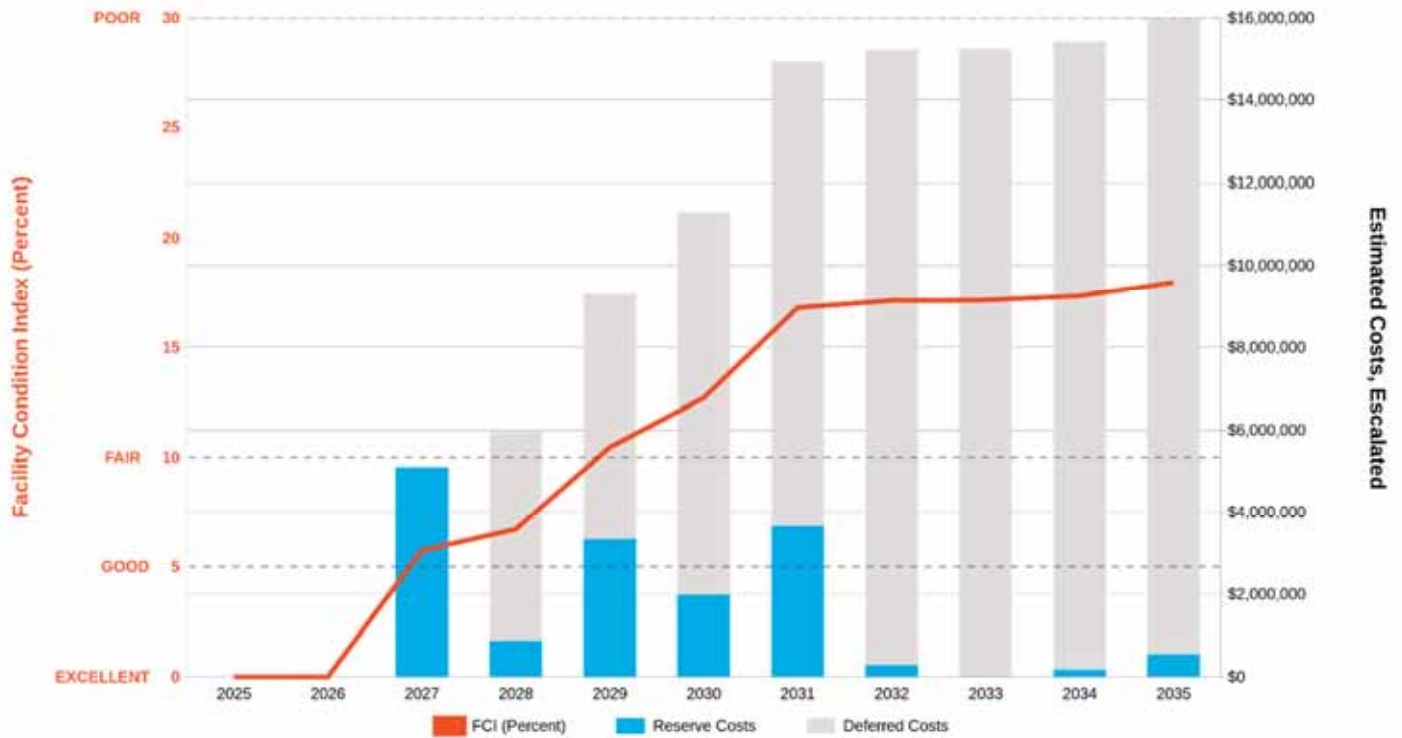
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$88,922,412.00

Inflation Rate: 4%

Average Needs (per year - over next 10 years): \$1,452,432.00



Immediate Needs

There are no immediate needs to report.

Key Findings



Fire Suppression System

Full System Install/Retrofit, Medium
Density/Complexity
Thurston High School - Main
Throughout Building

Uniformat Code: D4010
Recommendation: **Renovate in 2029**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$1,046,000

Retrofit fire suppression system. - AssetCALC ID: 8707019

Thurston High School - Main: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – ROOFING



6 – RESTROOM



7 – NURSE



8 – INTERIOR GLAZING, ANY TYPE BY



9 – CHEMISTRY



10 – PRINCIPAL OFFICE



11 – PHOTOGRAPHY



12 – COMPUTER LAB



13 – CLASSROOM



14 – HEALTH



15 – CAFE



16 – LOBBY



17 – LOUNGE



18 – OFFICE AREA



19 – RESTROOM



20 – AIR HANDLER



21 – ELECTRICAL PHOTO



22 – DISTRIBUTION PANEL



23 – FIRE ALARM PANEL



24 – PLUMBING

3. Thurston High School - 2



Thurston High School - 2: Building Systems Summary

Address	333 N 58 th Street, Springfield, OR 97478	
GPS Coordinates	44.048994287198795, -122.92509141232466	
Constructed/Renovated	1953	
Building Area	127,200 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation over crawl space foundation	Fair
Facade	Primary Wall Finish: CMU and Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board and/or lath and plaster, painted CMU, ceramic tile and Unfinished Floors: Carpet, VCT, quarry tile, wood strip, sealed, stained and coated concrete Ceilings: Painted gypsum board and/or lath and plaster and ACT, wood paneling and Unfinished/exposed	Fair
Elevators	None	n/a

Thurston High School - 2: Building Systems Summary

Plumbing	Distribution: Undeterminable due to age of building and access to older and newer pipes. Hot Water: Gas tankless water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, and heat exchanger heat pump system feeding fan coil and cabinet terminal units/ VRF system underway, possibly eliminating the boilers in the near future.	Fair
Fire Suppression	Wet-pipe sprinkler system in amphitheater and fire extinguishers, and kitchen hood system.	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, and linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Thurston High School - 2: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$273,049	\$578,989	\$65,619	\$769,842	\$1,687,499
Roofing	\$0	\$0	\$2,246,195	\$0	\$223,528	\$2,469,723
Interiors	\$0	\$0	\$3,585,720	\$1,086,066	\$1,750,159	\$6,421,945
Plumbing	\$0	\$23,258	\$61,060	\$1,478,876	\$132,798	\$1,695,992
HVAC	\$0	\$361,239	\$0	\$1,414,954	\$254,304	\$2,030,497
Fire Protection	\$0	\$0	\$1,186,727	\$2,087	\$17,334	\$1,206,148
Electrical	\$0	\$35,692	\$1,383,151	\$775,103	\$145,253	\$2,339,199
Fire Alarm and Electronic Systems	\$0	\$0	\$337,603	\$2,470,881	\$0	\$2,808,484
Equipment and Furnishings	\$0	\$0	\$560,344	\$1,030,964	\$147,044	\$1,738,352
TOTALS	\$0	\$693,300	\$9,939,800	\$8,324,600	\$3,440,300	\$22,398,000

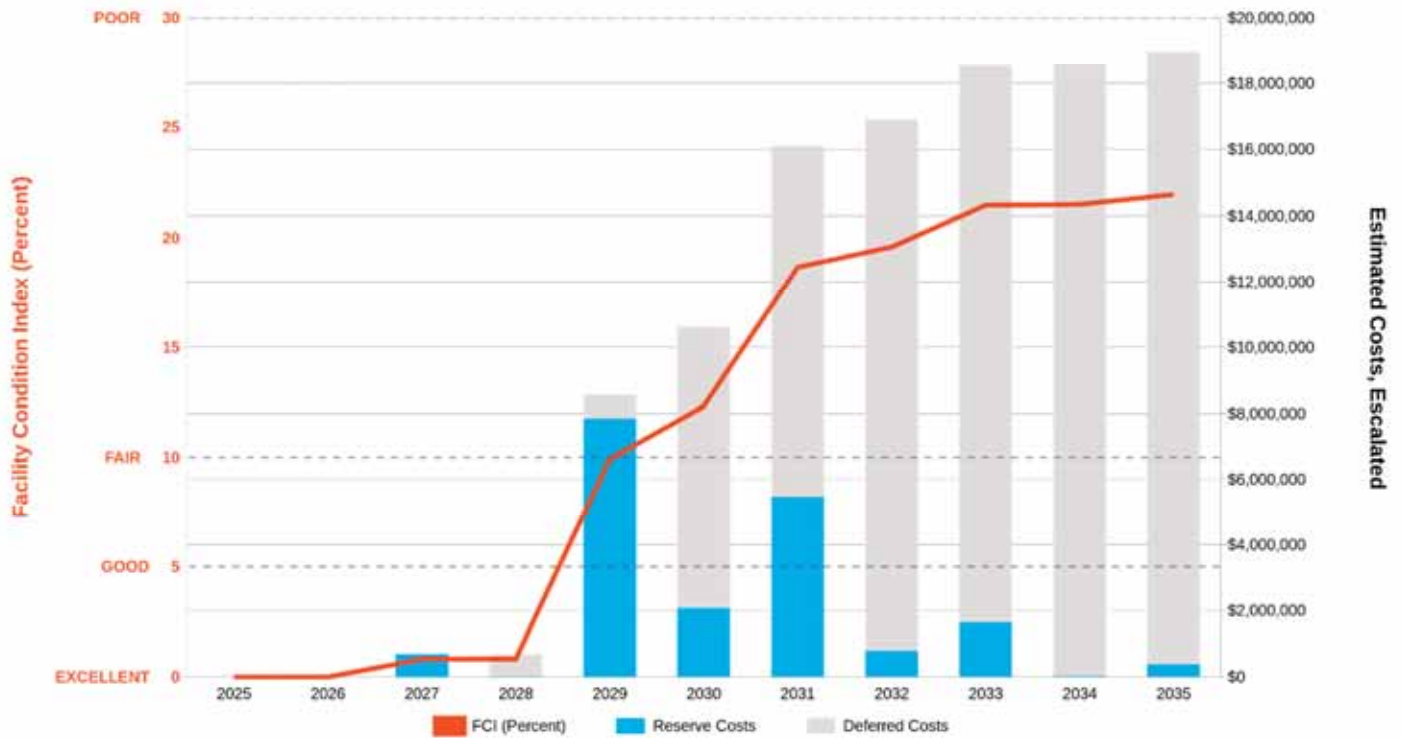
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$86,241,600.00

Inflation Rate: 4%

Average Needs (per year - over next 10 years): \$1,723,416.00



Immediate Needs

There are no immediate needs to report.

Key Findings

	<div><div>Fire Suppression System</div><div>Full System Install/Retrofit, Medium Density/Complexity Thurston High School - 2 Throughout Building</div></div>	<div><div>Plan Type: Retrofit/Adaptation</div><div>Cost Estimate: \$1,014,400</div></div>
	<div><div>Uniformat Code: D4010</div><div>Recommendation: Renovate in 2029</div></div>	
Retrofit fire suppression system. - AssetCALC ID: 8707157		

Thurston High School - 2: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – ROOFING



6 – ROOFING



7 – ROOFING



8 – CHOIR



9 – DRAFTING ROOM



10 – CAFETERIA SEATING



11 – BAND



12 – CAFETERIA



13 – CUSTODIAN



14 – RESTROOM



17 – MECHANICAL AREA



18 – UNIT VENTILATOR



25 – CLASSROOM



26 – LOCKER ROOM



27 – GYM



28 – DANCE STUDIO

4. Fabrication



Fabrication: Building Systems Summary

Address	333 N 58 th Street, Springfield, OR 97478	
GPS Coordinates	44.0501163, -122.9261183	
Constructed/Renovated	1953	
Building Area	4,046 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: CMU Secondary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Unfinished Floors: Unfinished concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper with PVC waste Hot Water: Gas Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Fabrication: Building Systems Summary

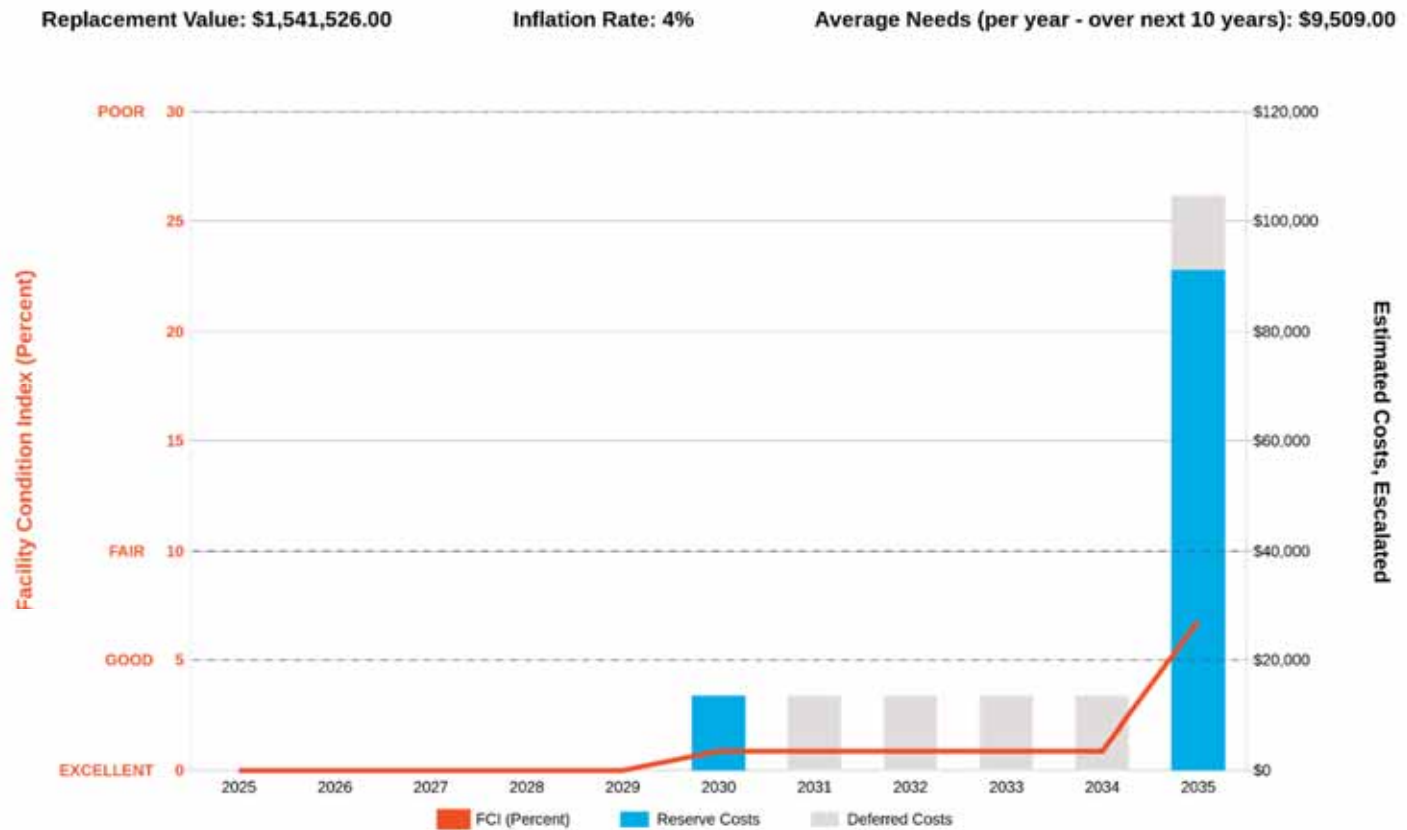
HVAC	Non-Central System: Furnaces with split-system condensing units Supplemental components: Ductless split-systems // Suspended unit heaters	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	Fair
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most 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 buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Fabrication: 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	\$0	\$0	\$0	\$0	\$0	\$0
Facade	\$0	\$0	\$0	\$58,129	\$180,526	\$238,655
Interiors	\$0	\$0	\$0	\$0	\$37,670	\$37,670
Plumbing	\$0	\$0	\$0	\$0	\$97,518	\$97,518
Electrical	\$0	\$0	\$0	\$20,587	\$182,844	\$203,431
Fire Alarm and Electronic Systems	\$0	\$0	\$13,536	\$12,351	\$24,378	\$50,265
TOTALS	\$0	\$0	\$13,600	\$91,100	\$523,000	\$627,700

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line 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 are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Fabrication: Photographic Overview



1 – EXTERIOR OVERVIEW



2 – INTERIOR OVERVIEW



3 – SINK



4 – ELECTRICAL PANEL



5 – INTERIOR



6 – FLOORING

5. Baseball Batting



Baseball Batting: Building Systems Summary

Address	333 N 58 th Street, Springfield, OR 97478
GPS Coordinates	44.0501163, -122.9261183
Constructed/Renovated	1953
Building Area	11,134 SF
Number of Stories	1 above grade

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

Baseball Batting: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction and Demo	\$0	\$0	\$0	\$0	\$1,375,887	\$1,375,887
TOTALS	\$0	\$0	\$0	\$0	\$1,375,900	\$1,375,900

Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

6. Baseball Restrooms



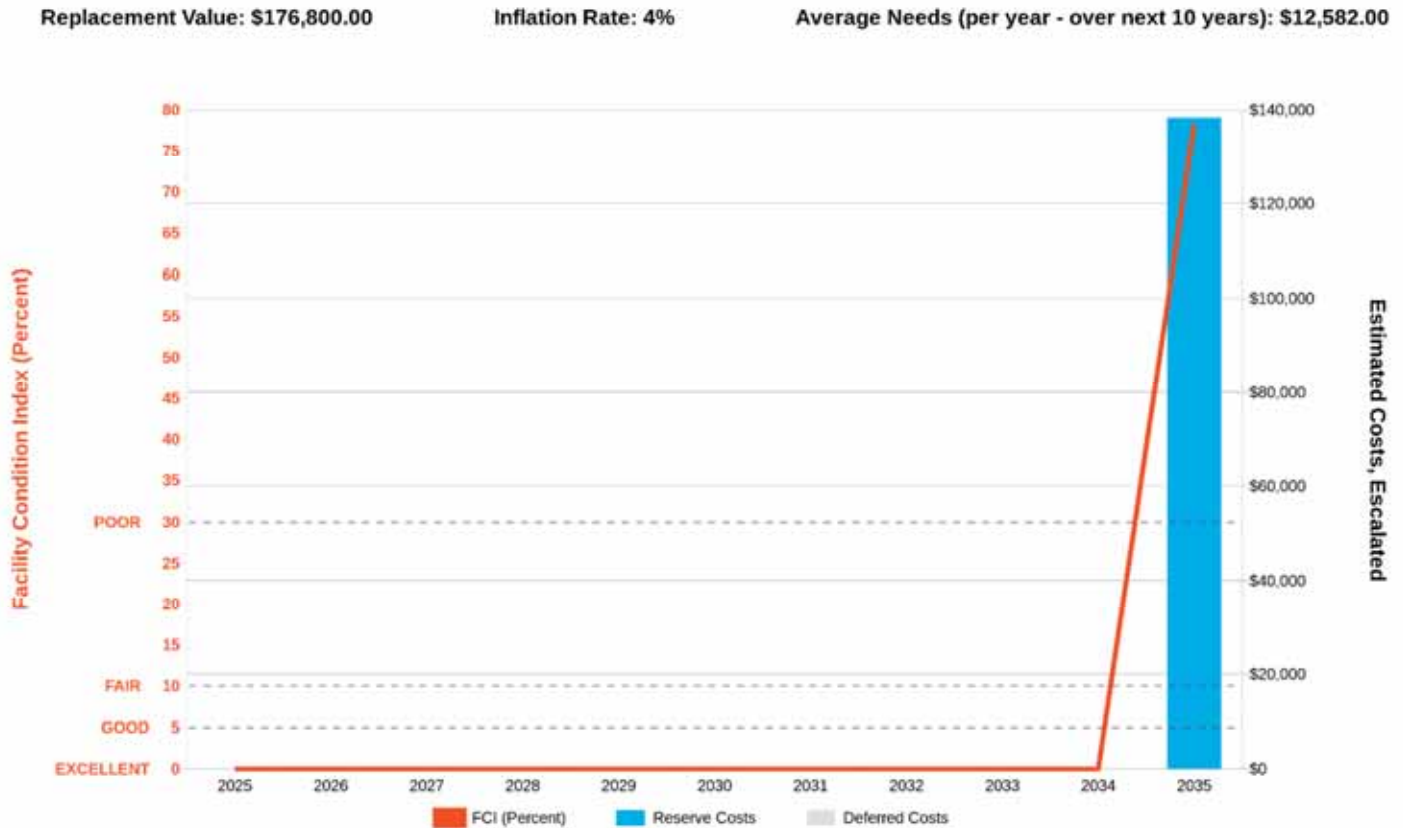
Baseball Restrooms: Building Systems Summary	
Address	333 N 58 th Street, Springfield, OR 97478
GPS Coordinates	44.0501163, -122.9261183
Constructed/Renovated	1953
Building Area	680 SF
Number of Stories	1 above grade

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

Baseball Restrooms: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction and Demo	\$0	\$0	\$0	\$138,402	\$0	\$138,402
TOTALS	\$0	\$0	\$0	\$138,500	\$0	\$138,500

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line 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 are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

7. Concessions



Concessions: Building Systems Summary

Address	333 N 58 th Street, Springfield, OR 97478
GPS Coordinates	44.0501163, -122.9261183
Constructed/Renovated	1953
Building Area	3,841 SF
Number of Stories	1 above grade

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

Concessions: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction and Demo	\$0	\$0	\$0	\$0	\$528,340	\$528,340
TOTALS	\$0	\$0	\$0	\$0	\$528,400	\$528,400

Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

8. Girls Softball



Girls Softball: Building Systems Summary

Address	333 N 58 th Street, Springfield, OR 97478
GPS Coordinates	44.0501163, -122.9261183
Constructed/Renovated	Unknown
Building Area	2,800 SF
Number of Stories	1 above grade

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

Girls Softball: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction and Demo	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS	\$0	\$0	\$0	\$0	\$0	\$0

Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

9. Track Storage



Track Storage: Building Systems Summary

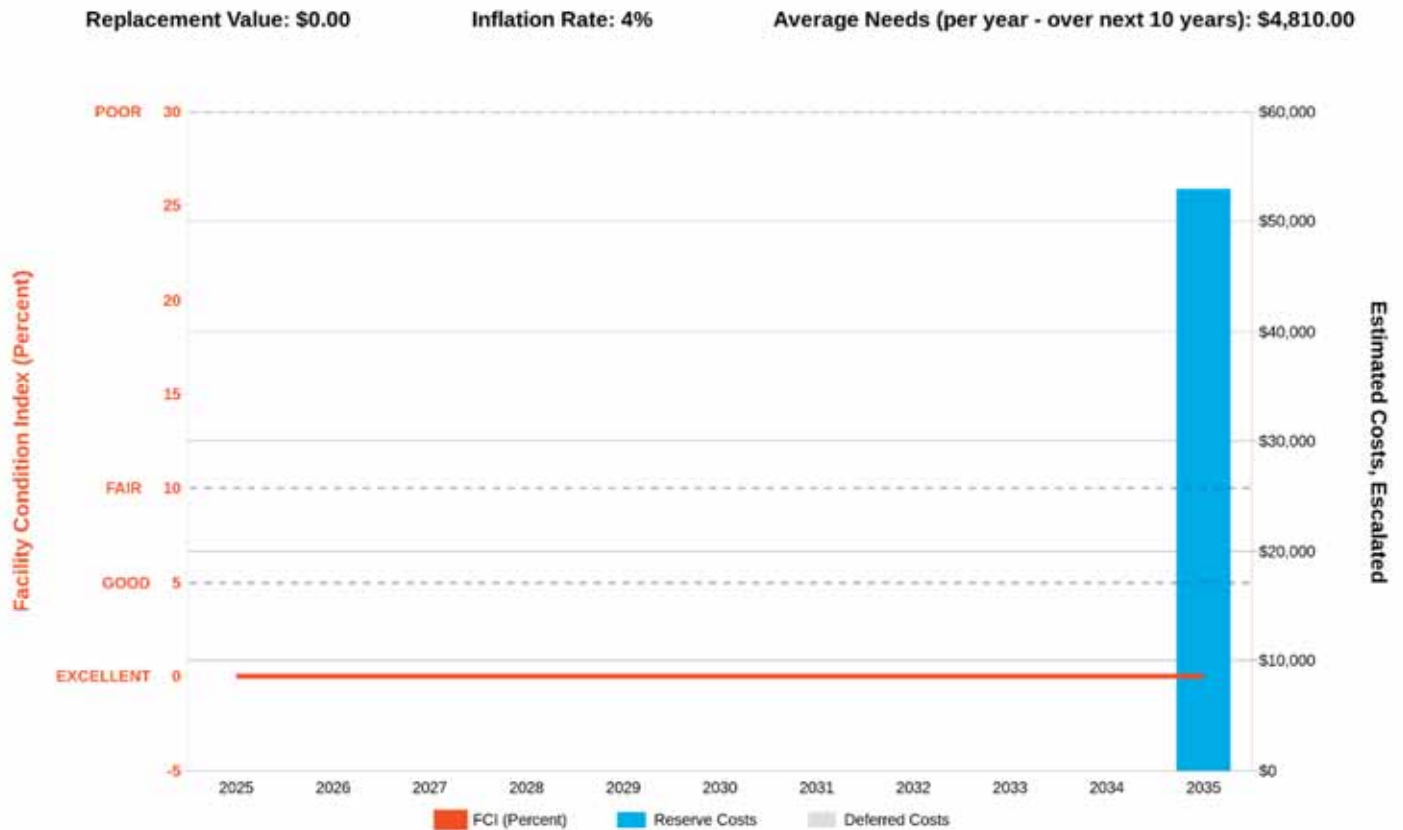
Address	333 N 58 th Street, Springfield, OR 97478
GPS Coordinates	44.0501163, -122.9261183
Constructed/Renovated	1953
Building Area	1,040 SF
Number of Stories	1 above grade

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

Track Storage: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction and Demo	\$0	\$0	\$0	\$52,918	\$0	\$52,918
TOTALS	\$0	\$0	\$0	\$53,000	\$0	\$53,000

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line 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 are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

10. Site Summary



Site: Site Information		
Site Area	53 acres	
Parking Spaces	500 total spaces all in open lots; 10 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link and wrought iron fencing; CMU wall dumpster enclosures Playgrounds and sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Heavily furnished park benches, picnic tables, trash receptacles Outdoor fountains	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present CMU retaining walls	Fair
Utilities	Municipal water and sewer and On-site wells and septic Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Storage sheds and Gazebos	Fair

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

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

Site: 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
Plumbing	\$0	\$0	\$0	\$0	\$220,629	\$220,629
Electrical	\$0	\$0	\$0	\$0	\$27,201	\$27,201
Special Construction and Demo	\$0	\$0	\$105,392	\$0	\$669,590	\$774,982
Sitework	\$7,012	\$199,341	\$168,628	\$2,721,732	\$9,311,831	\$12,408,544
TOTALS	\$7,100	\$199,400	\$274,100	\$2,721,800	\$10,229,300	\$13,431,700

Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Thurston High School / Site	G2061	Decorative Fountains, Circulation Pump, Replace	Poor	Performance/Integrity	\$7,000
TOTAL (1 items)					\$7,000

Key Findings



Decorative Fountains in Poor condition.

Circulation Pump
Site
Site General

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

Fountain does not operate and is under a work order to be fixed. - AssetCALC ID: 8707167

Site: Photographic Overview



1 – LANDSCAPING PICNIC AREA



2 – FOOTBALL FIELD



3 – LANDSCAPING



4 – WALKWAYS



5 – PARKING LOT



6 – PLAYGROUND

11. 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.

12. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the very 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 to 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.

13. Certification

Oregon Department of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Thurston High School, 333 N 58th Street, Springfield, OR 97478, 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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14. Appendices

- Appendix A: Site Plan(s)
- Appendix B: Pre-Survey Questionnaire(s)
- Appendix C: Component Condition Report
- Appendix D: Replacement Reserves

Appendix A:

Site Plan(s)

Site Plan



**BUREAU
VERITAS**

Project Number

169411.24R000-136.017

Source

Google

Project Name

Thurston High School

On-Site Date

November 20, 2024



Appendix B:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Thurston High School
Name of person completing form:	
Title / Association w/ property:	
Length of time associated w/ property:	
Date Completed:	11/19/2024
Phone Number:	
Method of Completion:	INCOMPLETE - client/POC unwilling or unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.

Appendix C:

Component Condition Report

Component Condition Report | Thurston High School / Fabrication

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Fabrication	Fair	Foundation System, Concrete Slab	4,046 SF	25	9894001
B1020	Fabrication	Fair	Roof Structure, Flat, Concrete Beams & Deck	4,046 SF	25	9893997
Facade						
B2010	Fabrication	Fair	Exterior Walls, Concrete Block (CMU)	2,800 SF	20	9893995
B2010	Fabrication	Fair	Exterior Walls, Wood Siding	2,800 SF	10	9893996
B2010	Building exterior	Fair	Exterior Walls, Painted surface, Prep & Paint	4,360 SF	5	9899164
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	4,640 SF	7	9899242
Interiors						
C1070	Fabrication	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,046 SF	15	9897452
C2010	Interior	Fair	Wall Finishes, Painted surfaces, Prep & Paint	5,668 SF	6	9899217
Plumbing						
D2010	Main Room	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	2	11	9899244
D2010	Fabrication	Fair	Plumbing System, Supply & Sanitary, Low Density (includes fixtures)	4,046 SF	20	9893999
HVAC						
D3020	Main Room	Fair	Unit Heater, Natural Gas, 10 to 25 MBH	1	12	9899492
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	5	9899243
D3050	Main Room	Fair	Exhaust System, Dust Removal Ductwork	4,640 SF	9	9899254
D3060	Exterior wall	Fair	Exhaust Fan, Dust Control System	1	9	9899493
Electrical						
D5020	Fabrication	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	4,046 SF	20	9894000
D5040	Fabrication	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	4,046 SF	10	9896719
Fire Alarm & Electronic Systems						

Component Condition Report | Thurston High School / Fabrication

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Interior	Fair	Intercom/PA System, Intercom System Upgrade	4,046 SF	9	9899241
D7030	Fabrication	Fair	Security/Surveillance System, Full System Upgrade, Average Density	4,046 SF	5	9894002
D7050	Fabrication	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned	4,046 SF	10	9893998

Component Condition Report | Thurston High School / Thurston High School - 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	118,000 SF	4	8707146
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	118,000 SF	2	8707156
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	48	4	8707153
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	8	10	8707108
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	8,900 SF	4	8707155
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	99,600 SF	4	8707131
B3010	Roof	Fair	Roofing, Metal	8,000 SF	11	8707107
Interiors						
C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core Commercial	45	8	8707093
C1070	Classrooms General	Fair	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT	113,600 SF	4	8707111
C1090	Locker Rooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	400 LF	4	8707129
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	149,000 SF	4	8707130
C2010	Gymnasium	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	5,400 SF	10	8707144
C2030	Gymnasium	Fair	Flooring, Wrestling Mats, Secured and 2" Think	4,000 SF	5	8707136
C2030	Classrooms Art	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,400 SF	3	8707165
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	6,200 SF	4	8707083
C2030	Commercial Kitchen	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	2,000 SF	4	8707099

Component Condition Report | Thurston High School / Thurston High School - 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	98,000 SF	6	8707119
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	22,000 SF	4	8707148
C2030	Classrooms Industrial Arts	Fair	Flooring, Vinyl Sheeting	2,700 SF	5	8707112
C2030	Gymnasium	Fair	Flooring, Rubber Tile	1,400 SF	7	8707097
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	7,000 SF	4	8707082
C2050	Classrooms General	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,900 SF	3	8707113
C2050	Hallways & Common Areas	Fair	Ceiling Finishes, Wood Paneling	12,700 SF	16	8707086
Plumbing						
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	6	8707140
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	22	14	8707110
D2010	Locker Rooms	Fair	Shower, Valve & Showerhead	20	6	8707128
D2010	Restrooms	Fair	Urinal, Standard	15	7	8707120
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	25	5	8707090
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	5	2	8707158
D2010	Classrooms Industrial Arts	Fair	Emergency Plumbing Fixtures, Eye Wash	3	10	8707142
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	127,200 SF	6	8707118
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	16	14	8707098
D2010	Mechanical Room	Fair	Water Heater, Gas, High-Efficiency Condensing Style	2	10	8707115
D2010	Mechanical Room	Fair	Storage Tank, Domestic Water	1	19	8707116
D2060	Mechanical Room	Fair	Air Compressor, Tank-Style	1	2	8707149
D2060	Mechanical Room	Fair	Supplemental Components, Compressed Air Dryer, Process Support	1	6	8707135
HVAC						
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	2	21	8707166
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank	2	6	8707095
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	1	21	8707091

Component Condition Report | Thurston High School / Thurston High School - 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Good	Split System Ductless, Single Zone, 1.5 to 2 TON	7	13	8707102
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	18	8707096
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	18	8707147
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	127,200 SF	8	8707163
D3050	Utility Rooms/Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access	6	2	8707077
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8707145
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	2	8707079
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water	7	10	8707151
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper	3	23	8707087
Fire Protection						
D4010	Utility Rooms/Areas	Fair	Supplemental Components, Fire Riser, Dry	1	15	8707161
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	127,200 SF	4	8707157
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	1,000 SF	6	8707162
Electrical						
D5020	Utility Rooms/Areas	Fair	Secondary Transformer, Dry, Stepdown	1	2	8707123
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 277/480 V	3	14	8707125
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V	1	11	8707160
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V	3	8	8707105
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	4	9	8707134
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	127,200 SF	6	8707133
D5040	Gymnasium	Fair	Gymnasium Lighting, High Intensity Fixtures, 400 W	16	6	8707126
D5040	Auditorium	Fair	Stage Lighting System, Full Upgrade, Specialty Fixtures	1,000 SF	16	8707103
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	127,200 SF	5	8707150
Fire Alarm & Electronic Systems						
D6030	Auditorium	Fair	Sound System, Theater/Auditorium/Church	14,000 SF	6	8707152

Component Condition Report | Thurston High School / Thurston High School - 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	127,200 SF	4	8707100
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	127,200 SF	6	8707081
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	127,200 SF	6	8707164
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	127,200 SF	6	8707138
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	30 LF	8	8707094
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Dishwashing Equipment	30 LF	7	8707085
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	6	8707124
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	7	8707122
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height	16 LF	7	8707101
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	8707143
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	30 LF	8	8707114
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	2	6	8707132
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	2	8	8707109
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	30 LF	8	8707141
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	8707117
E1040	Classrooms Industrial Arts	Fair	Ceramics Equipment, Kiln	2	8	8707092
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable	2	14	8707088
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable	6	16	8707104
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	200 SF	5	8707154
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Basic	2	14	8707127
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard Classroom	1,000 LF	5	8707089
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	400	7	8707121
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	450	7	8707106

Component Condition Report | Thurston High School / Thurston High School - Main

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	155,800 SF	2	8707008
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	15,800 SF	2	8707012
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	11,600 SF	4	8706982
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	80	9	8707007
Roofing						
B3010	Roof	Fair	Roofing, Metal	20,000 SF	14	8707021
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	131,154 SF	6	8707026
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	40	11	8706974
C1070	Library	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,000 SF	7	8706983
C1070	Classrooms General	Fair	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT	122,600 SF	2	8706981
C1090	Locker Rooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	500 LF	7	8706993
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	159,200 SF	3	8706979
C2010	Nurse Station	Fair	Wall Finishes, Laminated Paneling (FRP)	3,100 SF	11	8706996
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	3,100 SF	4	8707013
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	6,200 SF	5	8706988
C2030	Classrooms General	Fair	Flooring, Vinyl Sheeting	4,200 SF	5	8706994
C2030	Utility Rooms/Areas	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,600 SF	2	8706992
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	112,500 SF	2	8707004
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,600 SF	11	8706975
C2030	Science/Chemistry	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	2,000 SF	5	8707001
C2050	Hallways & Common Areas	Fair	Ceiling Finishes, Wood Paneling	12,000 SF	6	8707015
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,600 SF	4	8706985
Plumbing						

Component Condition Report | Thurston High School / Thurston High School - Main

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	10	11	8706973
D2010	Science/Chemistry	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	18	6	8707010
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	6	11	8707009
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	6	8706991
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	17	11	8707000
D2010	Cooking Class	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	11	8707018
D2010	Restrooms	Fair	Urinal, Standard	6	11	8706997
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	131,154 SF	11	8707022
D2010	Classrooms Science	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	4	6	8707014
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	11	8707011
D2010	Science/Chemistry	Fair	Emergency Plumbing Fixtures, Eye Wash	4	8	8706989
HVAC						
D3030	Classrooms General	Good	Split System, Fan Coil Unit, DX	95	14	8707003
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	131,154 SF	16	8706990
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	7	2	8707024
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	131,154 SF	4	8707019
Electrical						
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	4	6	8707017
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	3	8707030
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	11	8706980
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	10	8706998
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	2	9	8707027
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	131,154 SF	4	8707032
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	131,154 SF	5	8707006

Component Condition Report | Thurston High School / Thurston High School - Main

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	131,154 SF	4	8707031
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	131,154 SF	10	8706977
D7050	Electrical Room	Fair	Fire Alarm Panel, Fully Addressable	1	6	8707002
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	131,154 SF	11	8707016
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	131,154 SF	11	8707025
Equipment & Furnishings						
E1030	Office Areas	Fair	Bank Vault Equipment, Vault Door	1	16	8706995
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	16	8707035
E1060	Cooking Class	Fair	Residential Appliances, Range, Electric	7	8	8707034
E1060	Cooking Class	Fair	Residential Appliances, Washer	1	6	8707005
E1060	Cooking Class	Fair	Residential Appliances, Clothes Dryer	1	6	8706976
E1060	Cooking Class	Fair	Residential Appliances, Dishwasher	2	6	8706999
E2010	Library	Fair	Casework, Cabinetry, Standard Classroom	50 LF	6	8706987
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	100 LF	6	8707028
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	100 LF	6	8707023
E2010	Classrooms Science	Fair	Casework, Cabinetry, High-End or Laboratory	400 LF	5	8706978
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard Classroom	1,000 LF	3	8706986

Component Condition Report | Thurston High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Piping & Valves, Piping Copper, Domestic Water, 4 IN	400 LF	19	8809814
Electrical						
D5020	Site Sports Fields & Courts	Fair	Distribution Panel, 277/480 V	1	16	8707186

Component Condition Report | Thurston High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Site Sports Fields & Courts	Fair	Secondary Transformer, Dry, Stepdown	1	12	8707182
Special Construction & Demo						
F1020	Site Sports Field	Fair	Football Stadium, Metal-Framed, Bleachers	5,000 SF	17	8707183
F1020	Site General	Fair	Ancillary Building, Greenhouse, Truss Frame w/ Plastic Walls & Roof	1,800 SF	5	8707173
Pedestrian Plazas & Walkways						
G2020	Site General	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	290,000 SF	2	8707179
G2020	Site General	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	290,000 SF	11	8707174
G2030	Site General	Fair	Sidewalk, Concrete, Large Areas	50,000 SF	13	8707175
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Scoreboard, Electronic Standard	2	12	8707177
G2050	Site Sports Fields & Courts	Good	Athletic Surfaces & Courts, Track Surface, Rubber	40,000 SF	7	8707176
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Football, Goal Post	2	16	8707185
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	10	8707168
G2050	Site Sports Fields & Courts	Fair	Sports Site Lighting, Fields & Courts, Pole Light Fixture w/ Lamps	12	16	8707170
G2050	Site Sports Fields & Courts	Good	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	81,000 SF	7	8707180
Sitework						
G2060	Site General	Fair	Fences & Gates, Fence, Wrought Iron 6'	5,000 LF	16	8707169
G2060	Site General	Fair	Signage, Property, Monument, Replace/Install	1	8	8707178
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	13,000 LF	16	8707171
G2060	Site General	Poor	Decorative Fountains, Circulation Pump	1	0	8707167
G4050	Site General	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	24	5	8707181
Utilities						
G3020	Site	Fair	Piping & Valves, Piping PVC, Site Sanitary, 8 IN	400 LF	19	8809815

Component Condition Report | Thurston High School / Baseball Batting

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Boy's Baseball	Fair	Boy's Baseball, Wood-Framed, Standard	6,500 SF	11	8707184

Component Condition Report | Thurston High School / Baseball Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Baseball Restroom	Fair	Ancillary Building, Wood-Framed or CMU, Standard	680 SF	10	9866043

Component Condition Report | Thurston High School / Concessions

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Concessions	Fair	Concessions, CMU, Basic/Minimal	4,000 SF	12	8707187

Component Condition Report | Thurston High School / Girls Softball

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Girl's Softball	Fair	Girl's Softball, Metal-Framed, Standard	2,800 SF	29	8707188

Component Condition Report | Thurston High School / Track Storage

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site Sports Fields & Courts	Fair	Track Storage, Wood Framed, Basic/Minimal	1,040 SF	10	8707172

Appendix D:

Replacement Reserves

Replacement Reserves Report



10/20/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total Escalated Estimate
Thurston High School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Thurston High School / Baseball Batting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Thurston High School / Baseball Restrooms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$138,403	\$138,403
Thurston High School / Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Thurston High School / Fabrication	\$0	\$0	\$0	\$0	\$0	\$44,647	\$14,299	\$58,266	\$0	\$53,915	\$91,069	\$262,196
Thurston High School / Girls Softball	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Thurston High School / Site	\$7,013	\$0	\$199,341	\$0	\$0	\$274,021	\$0	\$2,695,360	\$6,022	\$0	\$20,353	\$3,202,110
Thurston High School / Thurston High School - 2	\$0	\$0	\$2,210,187	\$13,293	\$7,855,616	\$2,070,899	\$5,467,208	\$793,443	\$1,644,471	\$28,182	\$391,273	\$20,474,571
Thurston High School / Thurston High School - Main	\$0	\$0	\$5,093,059	\$871,806	\$3,341,021	\$1,985,755	\$3,659,485	\$287,334	\$17,501	\$172,690	\$548,132	\$15,976,782
Thurston High School / Track Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,919	\$52,919
Grand Total	\$7,013	\$0	\$7,502,588	\$885,100	\$11,196,637	\$4,375,321	\$9,140,991	\$3,834,402	\$1,667,993	\$254,787	\$1,242,149	\$40,106,981

Thurston High School

Thurston High School / Baseball Batting

Thurston High School / Baseball Restrooms

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
F1020	Baseball Restroom	9866043	Ancillary Building, Wood-Framed or CMU, Standard, Replace	35	25	10	680	SF	\$100.00	\$137.50	\$93,500											\$93,500	\$93,500
Totals, Unescalated												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$93,500	\$93,500
Totals, Escalated (4.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$138,403	\$138,403

Thurston High School / Concessions

Thurston High School / Fabrication

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
B2010	Building exterior	9899164	Exterior Walls, Painted surface, Prep & Paint	10	5	5	4360	SF	\$2.74	\$3.77	\$16,426						\$16,426						\$16,426
B2010	Fabrication	9893996	Exterior Walls, Wood Siding, Replace	30	20	10	2800	SF	\$10.20	\$14.03	\$39,270											\$39,270	\$39,270
B3010	Roof	9899242	Roofing, Modified Bitumen, Replace	20	13	7	4640	SF	\$6.94	\$9.54	\$44,277								\$44,277				\$44,277
C2010	Interior	9899217	Wall Finishes, Painted surfaces, Prep & Paint	10	4	6	5668	SF	\$1.45	\$1.99	\$11,301							\$11,301					\$11,301
D3050	Roof	9899243	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	15	5	1	EA	\$6,650.00	\$9,143.75	\$9,144						\$9,144						\$9,144
D3050	Main Room	9899254	Exhaust System, Dust Removal Ductwork, Replace	30	21	9	4640	SF	\$4.00	\$5.50	\$25,520										\$25,520		\$25,520
D3060	Exterior wall	9899493	Exhaust Fan, Dust Control System, Replace	25	16	9	1	EA	\$2,920.00	\$4,015.00	\$4,015										\$4,015		\$4,015
D5040	Fabrication	9896719	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	4046	SF	\$2.50	\$3.44	\$13,908											\$13,908	\$13,908
D6060	Interior	9899241	Intercom/PA System, Intercom System Upgrade, Replace	20	11	9	4046	SF	\$1.50	\$2.06	\$8,345										\$8,345		\$8,345
D7030	Fabrication	9894002	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	4046	SF	\$2.00	\$2.75	\$11,127						\$11,127						\$11,127
D7050	Fabrication	9893998	Fire Alarm System, Full System Upgrade, Basic/Zoned, Replace	20	10	10	4046	SF	\$1.50	\$2.06	\$8,345											\$8,345	\$8,345
Totals, Unescalated												\$0	\$0	\$0	\$0	\$0	\$36,697	\$11,301	\$44,277	\$0	\$37,880	\$61,523	\$191,677
Totals, Escalated (4.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$0	\$44,647	\$14,299	\$58,266	\$0	\$53,915	\$91,069	\$262,196

Thurston High School / Girls Softball

Replacement Reserves Report



10/20/2025

Thurston High School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate	
F1020	Site General	8707173	Ancillary Building, Greenhouse, Truss Frame w/ Plastic Walls & Roof, Replace	30	25	5	1800	SF	\$35.00	\$48.13	\$86,625						\$86,625						\$86,625	
G2020	Site General	8707179	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	290000	SF	\$0.46	\$0.64	\$184,302			\$184,302					\$184,302					\$368,605
G2050	Site Sports Fields & Courts	8707176	Athletic Surfaces & Courts, Track Surface, Rubber, Replace	10	3	7	40000	SF	\$10.40	\$14.30	\$572,000								\$572,000					\$572,000
G2050	Site Sports Fields & Courts	8707180	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	10	3	7	81000	SF	\$11.60	\$15.95	\$1,291,950								\$1,291,950					\$1,291,950
G2050	Site Playground Areas	8707168	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	\$10,000.00	\$13,750.00	\$13,750											\$13,750	\$13,750	
G2060	Site General	8707167	Decorative Fountains, Circulation Pump, Replace	15	15	0	1	EA	\$5,100.00	\$7,012.50	\$7,013	\$7,013												\$7,013
G2060	Site General	8707178	Signage, Property, Monument, Replace/Install	20	12	8	1	EA	\$3,200.00	\$4,400.00	\$4,400									\$4,400				\$4,400
G4050	Site General	8707181	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	24	EA	\$4,200.00	\$5,775.00	\$138,600						\$138,600							\$138,600
Totals, Unescalated												\$7,013	\$0	\$184,302	\$0	\$0	\$225,225	\$0	\$2,048,252	\$4,400	\$0	\$13,750		\$2,482,942
Totals, Escalated (4.0% inflation, compounded annually)												\$7,013	\$0	\$199,341	\$0	\$0	\$274,021	\$0	\$2,695,360	\$6,022	\$0	\$20,353		\$3,202,110

Thurston High School / Thurston High School - 2

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
B2010	Building Exterior	8707156	Exterior Walls, Wood Siding, Replace	30	28	2	118000	SF	\$10.20	\$14.03	\$1,654,950			\$1,654,950									\$1,654,950
B2010	Building Exterior	8707146	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	118000	SF	\$2.74	\$3.77	\$444,565					\$444,565							\$444,565
B2050	Building Exterior	8707153	Exterior Door, Steel, Standard, Replace	30	26	4	48	EA	\$763.00	\$1,049.13	\$50,358					\$50,358							\$50,358
B2050	Building Exterior	8707108	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	20	10	8	EA	\$4,030.00	\$5,541.25	\$44,330											\$44,330	\$44,330
B3010	Roof	8707155	Roofing, Modified Bitumen, Replace	20	16	4	8900	SF	\$6.94	\$9.54	\$84,928					\$84,928							\$84,928
B3010	Roof	8707131	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	16	4	99600	SF	\$13.40	\$18.43	\$1,835,130					\$1,835,130							\$1,835,130
C1030	Classrooms General	8707093	Interior Door, Wood, Solid-Core Commercial, Replace	40	32	8	45	EA	\$960.00	\$1,320.00	\$59,400									\$59,400			\$59,400
C1070	Classrooms General	8707111	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT, Replace	25	21	4	113600	SF	\$14.00	\$19.25	\$2,186,800					\$2,186,800							\$2,186,800
C1090	Locker Rooms	8707129	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	400	LF	\$280.00	\$385.00	\$154,000					\$154,000							\$154,000
C2010	Classrooms General	8707130	Wall Finishes, any surface, Prep & Paint	10	6	4	149000	SF	\$1.45	\$1.99	\$297,069					\$297,069							\$297,069
C2010	Gymnasium	8707144	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	15	10	5400	SF	\$14.40	\$19.80	\$106,920											\$106,920	\$106,920
C2030	Classrooms Art	8707165	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	1400	SF	\$1.09	\$1.50	\$2,098				\$2,098								\$2,098
C2030	Commercial Kitchen	8707099	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	6	4	2000	SF	\$14.60	\$20.08	\$40,150					\$40,150							\$40,150
C2030	Classrooms Industrial Arts	8707112	Flooring, Vinyl Sheeting, Replace	15	10	5	2700	SF	\$5.93	\$8.15	\$22,015						\$22,015						\$22,015
C2030	Classrooms General	8707119	Flooring, Vinyl Tile (VCT), Replace	15	9	6	98000	SF	\$4.84	\$6.66	\$652,190							\$652,190					\$652,190
C2030	Gymnasium	8707097	Flooring, Rubber Tile, Replace	15	8	7	1400	SF	\$8.40	\$11.55	\$16,170								\$16,170				\$16,170
C2030	Classrooms General	8707148	Flooring, Carpet, Commercial Standard, Replace	10	6	4	22000	SF	\$8.06	\$11.08	\$243,682					\$243,682							\$243,682
C2030	Gymnasium	8707083	Flooring, Wood, Sports, Refinish	10	6	4	6200	SF	\$5.09	\$7.00	\$43,392					\$43,392							\$43,392
C2030	Gymnasium	8707136	Flooring, Wrestling Mats, Secured and 2" Think, Replace	10	5	5	4000	SF	\$7.75	\$10.66	\$42,625						\$42,625						\$42,625
C2050	Classrooms General	8707113	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	3900	SF	\$1.81	\$2.49	\$9,720				\$9,720								\$9,720
C2050	Gymnasium	8707082	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4	7000	SF	\$2.23	\$3.06	\$21,416					\$21,416							\$21,416
D2010	Mechanical Room	8707115	Water Heater, Gas, High-Efficiency Condensing Style, Replace	15	5	10	2	EA	\$17,000.00	\$23,375.00	\$46,750											\$46,750	\$46,750
D2010	Throughout Building	8707118	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	34	6	127200	SF	\$6.00	\$8.25	\$1,049,400							\$1,049,400					\$1,049,400
D2010	Throughout Building	8707158	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	5	EA	\$1,360.00	\$1,870.00	\$9,350			\$9,350									\$9,350
D2010	Restrooms	8707090	Toilet. Commercial Water Closet, Replace	30	25	5	25	EA	\$1,460.00	\$2,007.50	\$50,188						\$50,188						\$50,188

Replacement Reserves Report



10/20/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
D2010	Utility Rooms/Areas	8707140	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	29	6	3	EA	\$1,640.00	\$2,255.00	\$6,765							\$6,765					\$6,765
D2010	Locker Rooms	8707128	Shower, Valve & Showerhead, Replace	30	24	6	20	EA	\$830.00	\$1,141.25	\$22,825							\$22,825					\$22,825
D2010	Restrooms	8707120	Urinal, Standard, Replace	30	23	7	15	EA	\$1,030.00	\$1,416.25	\$21,244								\$21,244				\$21,244
D2010	Classrooms Industrial Arts	8707142	Emergency Plumbing Fixtures, Eye Wash, Replace	20	10	10	3	EA	\$1,100.00	\$1,512.50	\$4,538											\$4,538	\$4,538
D2060	Mechanical Room	8707149	Air Compressor, Tank-Style, Replace	20	18	2	1	EA	\$8,840.00	\$12,155.00	\$12,155			\$12,155									\$12,155
D2060	Mechanical Room	8707135	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	14	6	1	EA	\$5,600.00	\$7,700.00	\$7,700							\$7,700					\$7,700
D3020	Mechanical Room	8707095	Boiler Supplemental Components, Expansion Tank, Replace	40	34	6	2	EA	\$2,010.00	\$2,763.75	\$5,528							\$5,528					\$5,528
D3050	Throughout Building	8707163	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	32	8	127200	SF	\$5.50	\$7.56	\$961,950								\$961,950				\$961,950
D3050	Mechanical Room	8707151	Pump, Distribution, HVAC Heating Water, Replace	25	15	10	7	EA	\$6,420.00	\$8,827.50	\$61,793											\$61,793	\$61,793
D3050	Utility Rooms/Areas	8707077	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	23	2	6	EA	\$26,400.00	\$36,300.00	\$217,800			\$217,800									\$217,800
D3050	Mechanical Room	8707079	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	28	2	1	EA	\$84,500.00	\$116,187.50	\$116,188			\$116,188									\$116,188
D4010	Throughout Building	8707157	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	127200	SF	\$5.80	\$7.98	\$1,014,420					\$1,014,420							\$1,014,420
D4010	Throughout Building	8707162	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	19	6	1000	SF	\$1.20	\$1.65	\$1,650							\$1,650					\$1,650
D5020	Utility Rooms/Areas	8707123	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	\$24,000.00	\$33,000.00	\$33,000			\$33,000									\$33,000
D5020	Utility Rooms/Areas	8707105	Distribution Panel, 120/208 V, Replace	30	22	8	3	EA	\$5,730.00	\$7,878.75	\$23,636								\$23,636				\$23,636
D5030	Throughout Building	8707133	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	34	6	127200	SF	\$3.00	\$4.13	\$524,700							\$524,700					\$524,700
D5030	Mechanical Room	8707134	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	11	9	4	EA	\$3,600.00	\$4,950.00	\$19,800									\$19,800			\$19,800
D5040	Throughout Building	8707150	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	127200	SF	\$6.50	\$8.94	\$1,136,850					\$1,136,850							\$1,136,850
D5040	Gymnasium	8707126	Gymnasium Lighting, High Intensity Fixtures, 400 W, Replace	20	14	6	16	EA	\$1,820.00	\$2,502.50	\$40,040							\$40,040					\$40,040
D6030	Auditorium	8707152	Sound System, Theater/Auditorium/Church, Replace	20	14	6	14000	SF	\$1.50	\$2.06	\$28,875							\$28,875					\$28,875
D6060	Throughout Building	8707100	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	127200	SF	\$1.65	\$2.27	\$288,585					\$288,585							\$288,585
D7030	Throughout Building	8707081	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	127200	SF	\$2.00	\$2.75	\$349,800							\$349,800					\$349,800
D7050	Throughout Building	8707164	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	127200	SF	\$3.00	\$4.13	\$524,700							\$524,700					\$524,700
D8010	Throughout Building	8707138	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	9	6	127200	SF	\$6.00	\$8.25	\$1,049,400							\$1,049,400					\$1,049,400
E1030	Commercial Kitchen	8707143	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	11	4	1	EA	\$7,650.00	\$10,518.75	\$10,519					\$10,519							\$10,519
E1030	Commercial Kitchen	8707124	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	14	6	1	EA	\$29,400.00	\$40,425.00	\$40,425							\$40,425					\$40,425
E1030	Roof	8707132	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	9	6	2	EA	\$5,100.00	\$7,012.50	\$14,025							\$14,025					\$14,025
E1030	Commercial Kitchen	8707085	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	13	7	30	LF	\$3,000.00	\$4,125.00	\$123,750								\$123,750				\$123,750
E1030	Commercial Kitchen	8707122	Foodservice Equipment, Walk-In, Freezer, Replace	20	13	7	1	EA	\$19,800.00	\$27,225.00	\$27,225								\$27,225				\$27,225
E1030	Commercial Kitchen	8707101	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height, Replace	20	13	7	16	LF	\$2,000.00	\$2,750.00	\$44,000								\$44,000				\$44,000
E1030	Commercial Kitchen	8707094	Commercial Kitchen Line, Cooking Equipment, Replace	20	12	8	30	LF	\$2,000.00	\$2,750.00	\$82,500									\$82,500			\$82,500
E1030	Commercial Kitchen	8707114	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	12	8	30	LF	\$300.00	\$412.50	\$12,375									\$12,375			\$12,375
E1030	Commercial Kitchen	8707109	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	7	8	2	EA	\$4,250.00	\$5,843.75	\$11,688									\$11,688			\$11,688
E1030	Commercial Kitchen	8707141	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	12	8	30	LF	\$1,000.00	\$1,375.00	\$41,250									\$41,250			\$41,250
E1040	Classrooms Industrial Arts	8707092	Ceramics Equipment, Kiln, Replace	20	12	8	2	EA	\$3,200.00	\$4,400.00	\$8,800									\$8,800			\$8,800
E1040	Hallways & Common Areas	8707117	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	\$2,030.00	\$2,791.25	\$2,791								\$2,791				\$2,791
E1070	Auditorium	8707154	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	10	5	200	SF	\$13.00	\$17.88	\$3,575						\$3,575						\$3,575
E2010	Classrooms General	8707089	Casework, Cabinetry, Standard Classroom, Replace	20	15	5	1000	LF	\$325.00	\$446.88	\$446,875						\$446,875						\$446,875
E2010	Gymnasium	8707121	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	13	7	400	EA	\$280.00	\$385.00	\$154,000								\$154,000				\$154,000
E2010	Auditorium	8707106	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	13	7	450	EA	\$350.00	\$481.25	\$216,563								\$216,563				\$216,563

Replacement Reserves Report



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Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
Totals, Unescalated													\$0	\$0	\$2,043,443	\$11,818	\$6,715,014	\$1,702,128	\$4,320,814	\$602,951	\$1,201,599	\$19,800	\$264,330	\$16,881,895
Totals, Escalated (4.0% inflation, compounded annually)													\$0	\$0	\$2,210,187	\$13,293	\$7,855,616	\$2,070,899	\$5,467,208	\$793,443	\$1,644,471	\$28,182	\$391,273	\$20,474,571

Thurston High School / Thurston High School - Main

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
B2010	Building Exterior		8707008	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	8	2	155800	SF	\$2.74	\$3.77	\$586,977			\$586,977									\$586,977
B2010	Building Exterior		8707012	Exterior Walls, Wood Siding, Replace	30	28	2	15800	SF	\$10.20	\$14.03	\$221,595			\$221,595									\$221,595
B2020	Building Exterior		8706982	Exterior Glazing, any type by SF, Replace	30	26	4	11600	SF	\$58.50	\$80.44	\$933,075					\$933,075							\$933,075
B2050	Building Exterior		8707007	Exterior Door, Steel, Standard, Replace	30	21	9	80	EA	\$763.00	\$1,049.13	\$83,930									\$83,930			\$83,930
B3010	Roof		8707026	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	14	6	131154	SF	\$13.40	\$18.43	\$2,416,512						\$2,416,512						\$2,416,512
C1070	Classrooms General		8706981	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT, Replace	25	23	2	122600	SF	\$14.00	\$19.25	\$2,360,050			\$2,360,050									\$2,360,050
C1070	Library		8706983	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	5000	SF	\$3.76	\$5.17	\$25,850							\$25,850					\$25,850
C1090	Locker Rooms		8706993	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	13	7	500	LF	\$280.00	\$385.00	\$192,500							\$192,500					\$192,500
C2010	Classrooms General		8706979	Wall Finishes, any surface, Prep & Paint	10	7	3	159200	SF	\$1.45	\$1.99	\$317,405				\$317,405								\$317,405
C2030	Utility Rooms/Areas		8706992	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	1600	SF	\$1.09	\$1.50	\$2,398			\$2,398									\$2,398
C2030	Science/Chemistry		8707001	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	10	5	5	2000	SF	\$9.80	\$13.48	\$26,950						\$26,950						\$26,950
C2030	Classrooms General		8707004	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	13	2	112500	SF	\$8.00	\$11.00	\$1,237,500			\$1,237,500									\$1,237,500
C2030	Classrooms General		8706988	Flooring, Vinyl Tile (VCT), Replace	15	10	5	6200	SF	\$4.84	\$6.66	\$41,261						\$41,261						\$41,261
C2030	Classrooms General		8706994	Flooring, Vinyl Sheeting, Replace	15	10	5	4200	SF	\$5.93	\$8.15	\$34,246						\$34,246						\$34,246
C2030	Library		8707013	Flooring, Carpet, Commercial Standard, Replace	10	6	4	3100	SF	\$8.06	\$11.08	\$34,337					\$34,337							\$34,337
C2050	Hallways & Common Areas		8707015	Ceiling Finishes, Wood Paneling, Replace	30	24	6	12000	SF	\$14.90	\$20.49	\$245,850						\$245,850						\$245,850
C2050	Throughout Building		8706985	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1600	SF	\$1.81	\$2.49	\$3,988					\$3,988							\$3,988
D2010	Science/Chemistry		8707010	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	24	6	18	EA	\$905.00	\$1,244.38	\$22,399						\$22,399						\$22,399
D2010	Utility Rooms/Areas		8706991	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	29	6	3	EA	\$1,640.00	\$2,255.00	\$6,765						\$6,765						\$6,765
D2010	Classrooms Science		8707014	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	14	6	4	EA	\$1,570.00	\$2,158.75	\$8,635						\$8,635						\$8,635
D2010	Science/Chemistry		8706989	Emergency Plumbing Fixtures, Eye Wash, Replace	20	12	8	4	EA	\$1,100.00	\$1,512.50	\$6,050								\$6,050				\$6,050
D3050	Mechanical Room		8707024	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	28	2	7	EA	\$31,200.00	\$42,900.00	\$300,300			\$300,300									\$300,300
D4010	Throughout Building		8707019	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	131154	SF	\$5.80	\$7.98	\$1,045,953					\$1,045,953							\$1,045,953
D5020	Electrical Room		8707030	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$7,820.00	\$10,752.50	\$10,753				\$10,753								\$10,753
D5020	Electrical Room		8707027	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	2	EA	\$13,600.00	\$18,700.00	\$37,400									\$37,400			\$37,400
D5020	Electrical Room		8706998	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$7,000.00	\$9,625.00	\$9,625										\$9,625		\$9,625
D5020	Electrical Room		8707017	Distribution Panel, 120/208 V, Replace	30	24	6	4	EA	\$5,730.00	\$7,878.75	\$31,515						\$31,515						\$31,515
D5030	Throughout Building		8707032	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	131154	SF	\$3.00	\$4.13	\$541,010					\$541,010							\$541,010
D5040	Throughout Building		8707006	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	131154	SF	\$6.50	\$8.94	\$1,172,189					\$1,172,189							\$1,172,189
D6060	Throughout Building		8707031	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	131154	SF	\$1.65	\$2.27	\$297,556					\$297,556							\$297,556
D7030	Throughout Building		8706977	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	131154	SF	\$2.00	\$2.75	\$360,674										\$360,674		\$360,674
D7050	Electrical Room		8707002	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	\$16,200.00	\$22,275.00	\$22,275							\$22,275					\$22,275
E1060	Cooking Class		8707005	Residential Appliances, Washer, Replace	15	9	6	1	EA	\$855.00	\$1,111.50	\$1,112							\$1,112					\$1,112
E1060	Cooking Class		8706976	Residential Appliances, Clothes Dryer, Replace	15	9	6	1	EA	\$1,000.00	\$1,300.00	\$1,300							\$1,300					\$1,300

Replacement Reserves Report



10/20/2025

Unif	format	Location	Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
E1060		Cooking Class		8706999	Residential Appliances, Dishwasher, Replace	10		4	6	2	EA	\$750.00	\$1,031.25	\$2,063							\$2,063					\$2,063
E1060		Cooking Class		8707034	Residential Appliances, Range, Electric, Replace	15		7	8	7	EA	\$700.00	\$962.50	\$6,738									\$6,738			\$6,738
E2010		Classrooms General		8706986	Casework, Cabinetry, Standard Classroom, Replace	20		17	3	1000	LF	\$325.00	\$446.88	\$446,875				\$446,875								\$446,875
E2010		Classrooms Science		8706978	Casework, Cabinetry, High-End or Laboratory, Replace	20		15	5	400	LF	\$650.00	\$893.75	\$357,500						\$357,500						\$357,500
E2010		Library		8706987	Casework, Cabinetry, Standard Classroom, Replace	20		14	6	50	LF	\$325.00	\$446.88	\$22,344								\$22,344				\$22,344
E2010		Library		8707028	Library Shelving, Single-Faced, up to 90" Height, Replace	20		14	6	100	LF	\$330.00	\$453.75	\$45,375								\$45,375				\$45,375
E2010		Library		8707023	Library Shelving, Double-Faced, up to 90" Height, Replace	20		14	6	100	LF	\$480.00	\$660.00	\$66,000								\$66,000				\$66,000
Totals, Unescalated															\$0	\$0	\$4,708,820	\$775,033	\$2,855,919	\$1,632,146	\$2,892,144	\$218,350	\$12,788	\$121,330	\$370,299	\$13,586,826
Totals, Escalated (4.0% inflation, compounded annually)															\$0	\$0	\$5,093,059	\$871,806	\$3,341,021	\$1,985,755	\$3,659,485	\$287,334	\$17,501	\$172,690	\$548,132	\$15,976,782

Thurston High School / Track Storage

Unif		format	Code	Location	Description	ID	Cost Description		Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
F1020				Site Sports Fields & Courts		8707172	Track Storage, Wood Framed, Basic/Minimal, Replace		30		20	10	1040	SF	\$25.00	\$34.38	\$35,750											\$35,750	\$35,750
Totals, Unescalated																		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,750	\$35,750	
Totals, Escalated (4.0% inflation, compounded annually)																		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,919	\$52,919	

* Markup has been included in unit costs.