



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

**Oregon Department of Education**

255 Capitol Street NE

Salem, OR 97310

Adam Krein



Springfield High School  
875 N 7th Street  
Springfield, OR 97477

**PREPARED BY:**

*Bureau Veritas  
6021 University Boulevard, Suite 200  
Ellicott City, MD 21043  
800.733.0660  
[www.bvna.com](http://www.bvna.com)*

**BV CONTACT:**

*Matt Anderson  
Program Manager  
800.733.0660 x7297613  
[matt.anderson@bureauveritas.com](mailto:matt.anderson@bureauveritas.com)*

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*January 19, 2025*

**Bureau Veritas**

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	High School
<b>Number of Buildings</b>	11
<b>Main Address</b>	Springfield High School, 875 N Street, Springfield, OR 97477
<b>Site Developed</b>	1968 Renovated 1996
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	January 19, 2025
<b>Management Point of Contact</b>	Oregon Department of Education Adam Krein, State Facility Assessment Administrator 971-720-9273 <a href="mailto:adam.krein@ode.oregon.gov">adam.krein@ode.oregon.gov</a>
<b>On-site Point of Contact (POC)</b>	Chris Smith
<b>Assessment &amp; Report Prepared By</b>	Sam Moe
<b>Reviewed By</b>	Jesse Azaret <i>for</i> , Matt Anderson Program Manager 800.733.0660 x7297613 <a href="mailto:matt.anderson@bureauveritas.com">matt.anderson@bureauveritas.com</a>
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>



## Campus Findings and Deficiencies

### Historical Summary

The Springfield High School was constructed in 1968. The building consists of administration, classrooms, a library and a commercial kitchen. These rooms are supported by restrooms, a nurse's station, a staff break room, storage, a mechanical room, and various utility rooms. In 1996, an addition building was constructed to accommodate special needs students. Springfield High School contains an auto shop building, wood workshop building, metal shop building, healthcare building and four portables. Additionally, Springfield High School has an a big auditorium for school events and performances.

### Architectural

The building is constructed with load-bearing masonry walls and has a flat roof comprising a thermoplastic polyolefin (TPO) membrane and modified bitumen. The addition continued with this type of construction adding onto and replacing existing structure where necessary. The interior walls are of wood and masonry construction. Exterior glazing is comprised of individual wood windows. Interior access is gained by steel man doors, and full-glazed aluminum entry doors. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

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

The school's central HVAC system throughout. There are no individual components supporting the central system. Supplementary components include a wall mounted heat pump units. All HVAC system components were observed to be adequately maintained with no visual or reported issues. Domestic hot water is supplied by a residential gas boiler. The building contains fire extinguishers throughout and is supported by site located fire hydrant(s). The building is equipped with a security/surveillance system, keycard/keypad entry devices, and security cameras throughout. Interior lighting consists of flat panel fixtures. The electrical service is made up of a local utility fed switchboard which intern feeds distribution panels throughout. The building is not equipped with an emergency generator. The electrical service is reportedly adequate to serve the building and the surrounding site.

### Site

The site shares a residential homes while the main streets are located on the South and the west sides with residential homes passed the streets. the school is surrounded by chain fences and steel gates in the entrance side. The school has multiple parking areas on its campus. There are four parking lots located on the northern side of the school that are designated for staff. Additionally, there is one public parking lot situated on the western side of the school, which requires students to cross the street to access the school. The school also shares a parking lot with the neighboring Two Rivers Elementary School, which is located across the street. Separately, there is an individual parking lot on the northeast side of the campus that is dedicated to a healthcare center. Finally, there is another parking lot located next to an auto shop, which is surrounded by gates. The school's playground area is limited and situated behind the special needs students' building. The parking and driveways are lined with concrete curb and gutters, and the building is surrounded by concrete walkways. The site is irrigated and contains areas of lawn, trees, shrubs, and planting beds throughout. Site furnishings are limited to a few picnic tables and park benches.

### 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	
<b>0 – 5%</b>	In new or well-maintained condition, with little visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	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
<b>Grandstand</b>	\$260	8,848	\$2,300,480	0.1%	12.7%	77.6%	83.9%
<b>Gymnasium</b>	\$738	47,618	\$35,142,084	0%	6.6%	19.7%	21.8%
<b>Health Center</b>	\$657	7,316	\$4,806,612	0%	11.7%	15.7%	15.8%
<b>Metal Shop</b>	\$374	7,794	\$2,914,956	0%	30.5%	33.0%	33.0%
<b>Portable 1</b>	\$163	850	\$138,550	0%	137.5%	137.5%	137.5%
<b>Portable 2</b>	\$163	850	\$138,550	132.2%	132.2%	132.2%	132.2%
<b>Portable 3</b>	\$163	850	\$138,550	132.2%	132.2%	132.2%	132.2%
<b>Portable 4</b>	\$163	850	\$138,550	132.2%	132.2%	132.2%	132.2%
<b>Softball Batting Facility</b>	\$738	2,160	\$1,594,080	0.2%	0.2%	0.2%	2.6%

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
<b>Springfield High School - Main</b>	\$678	206,503	\$172,334,040	0%	3.0%	13.5%	13.6%
<b>Storage</b>	\$321	755	\$242,355	0%	18.0%	27.0%	27.0%

Immediate Needs

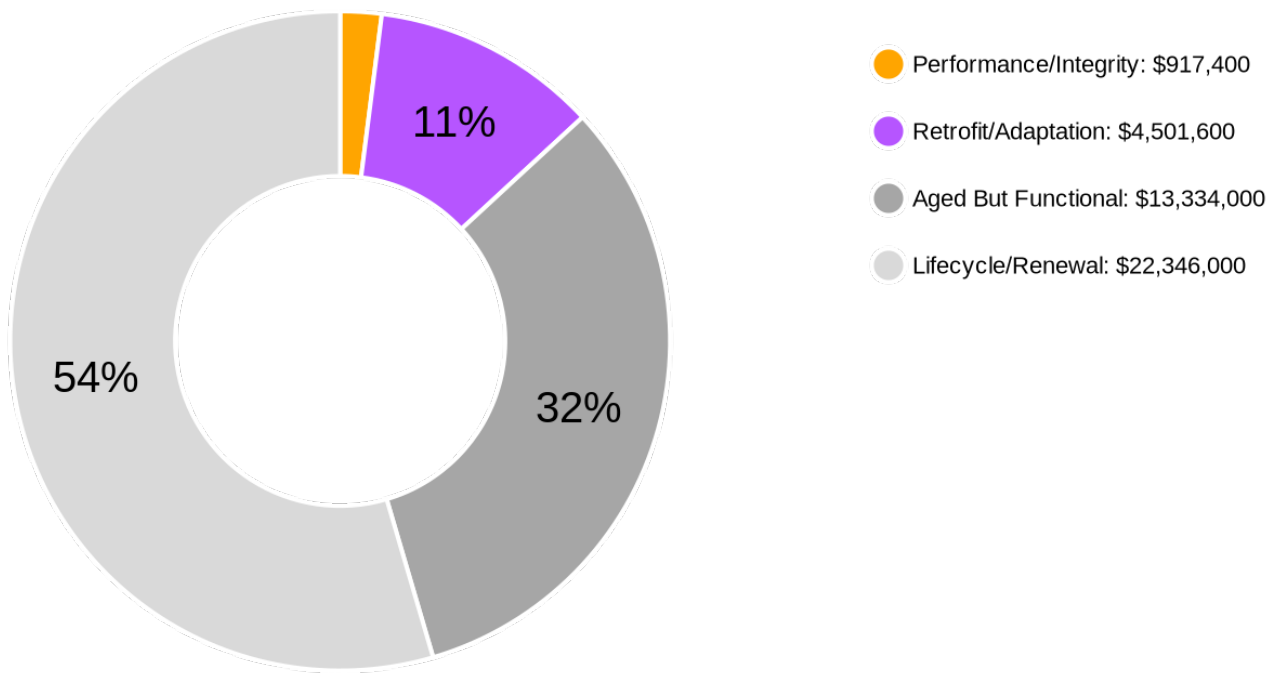
Facility/Building	Total Items	Total Cost
Springfield High School / Grandstand	1	\$1,900
Springfield High School / Portable 2	1	\$183,200
Springfield High School / Portable 3	1	\$183,200
Springfield High School / Portable 4	1	\$183,200
Springfield High School / Softball Batting Facility	1	\$2,800
<b>TOTAL</b>	<b>5</b>	<b>\$554,300</b>

## 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.

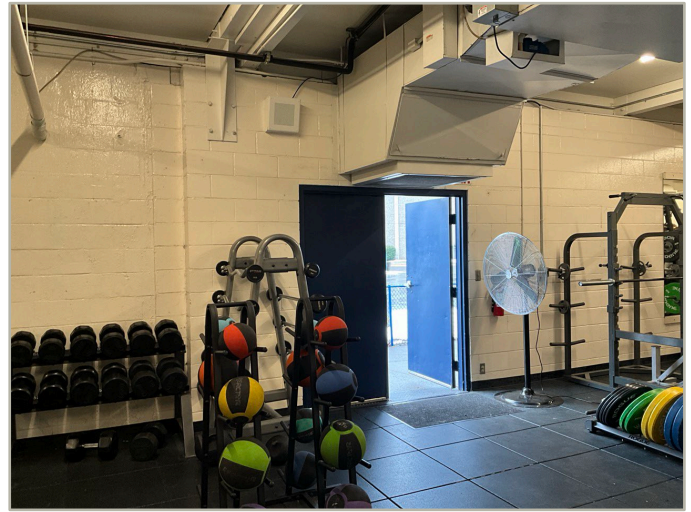
### Plan Type Descriptions and Distribution

<b>Safety</b>	<span style="color: red;">■</span>	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	<span style="color: orange;">■</span>	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	<span style="color: blue;">■</span>	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	<span style="color: green;">■</span>	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	<span style="color: purple;">■</span>	Components, systems, or spaces recommended for upgrades in order to meet current standards, facility usage, or client/occupant needs.
<b>Aged But Functional</b>	<span style="color: grey;">■</span>	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
<b>Lifecycle/Renewal</b>	<span style="color: lightgrey;">■</span>	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: \$41,099,000**

## 2. Grandstand



### Grandstand: Building Systems Summary

<b>Address</b>	875 N 7 <sup>th</sup> Street, Springfield, OR 97477	
<b>GPS Coordinates</b>	44.05361530102146, -123.01162048548022	
<b>Constructed/Renovated</b>	1980 Renovated 2015	
<b>Building Area</b>	8,848 SF	
<b>Number of Stories</b>	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and wall footing foundation system	Fair
<b>Facade</b>	Primary Wall Finish: CMU Secondary Wall Finish: Metal siding Windows: None	Fair
<b>Roof</b>	Flat construction with metal finish	Fair
<b>Interiors</b>	Walls: painted CMU Floors: Rubber, coated concrete Ceilings: Painted gypsum board	Fair
<b>Elevators</b>	None	n/a
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: sinks	Fair

<b>Grandstand: Building Systems Summary</b>		
<b>HVAC</b>	Central System: air handlers	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Smoke detectors with exit signs only	Fair
<b>Equipment/Special</b>	None	n/a
<b>Accessibility</b>	An accessibility survey has been prepared as a separate report.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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 building, the exterior walls of the facility, and the roof.	
<b>Key Spaces Not Observed</b>	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.

<b>Grandstand: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Structure</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Facade</b>	\$0	\$28,931	\$0	\$0	\$78,680	\$107,611
<b>Roofing</b>	\$0	\$0	\$183,379	\$0	\$0	\$183,379
<b>Interiors</b>	\$0	\$48,857	\$56,834	\$0	\$141,735	\$247,426
<b>Plumbing</b>	\$1,870	\$0	\$2,536	\$1,662	\$6,800	\$12,868
<b>HVAC</b>	\$0	\$0	\$44,164	\$72,034	\$0	\$116,198
<b>Fire Protection</b>	\$0	\$0	\$85,849	\$0	\$0	\$85,849
<b>Electrical</b>	\$0	\$0	\$240,093	\$69,272	\$0	\$309,365
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$39,645	\$0	\$0	\$39,645
<b>Equipment &amp; Furnishings</b>	\$0	\$3,018	\$1,051,064	\$0	\$14,379	\$1,068,461
<b>TOTALS</b>	<b>\$1,900</b>	<b>\$80,900</b>	<b>\$1,703,600</b>	<b>\$143,000</b>	<b>\$241,600</b>	<b>\$2,171,000</b>

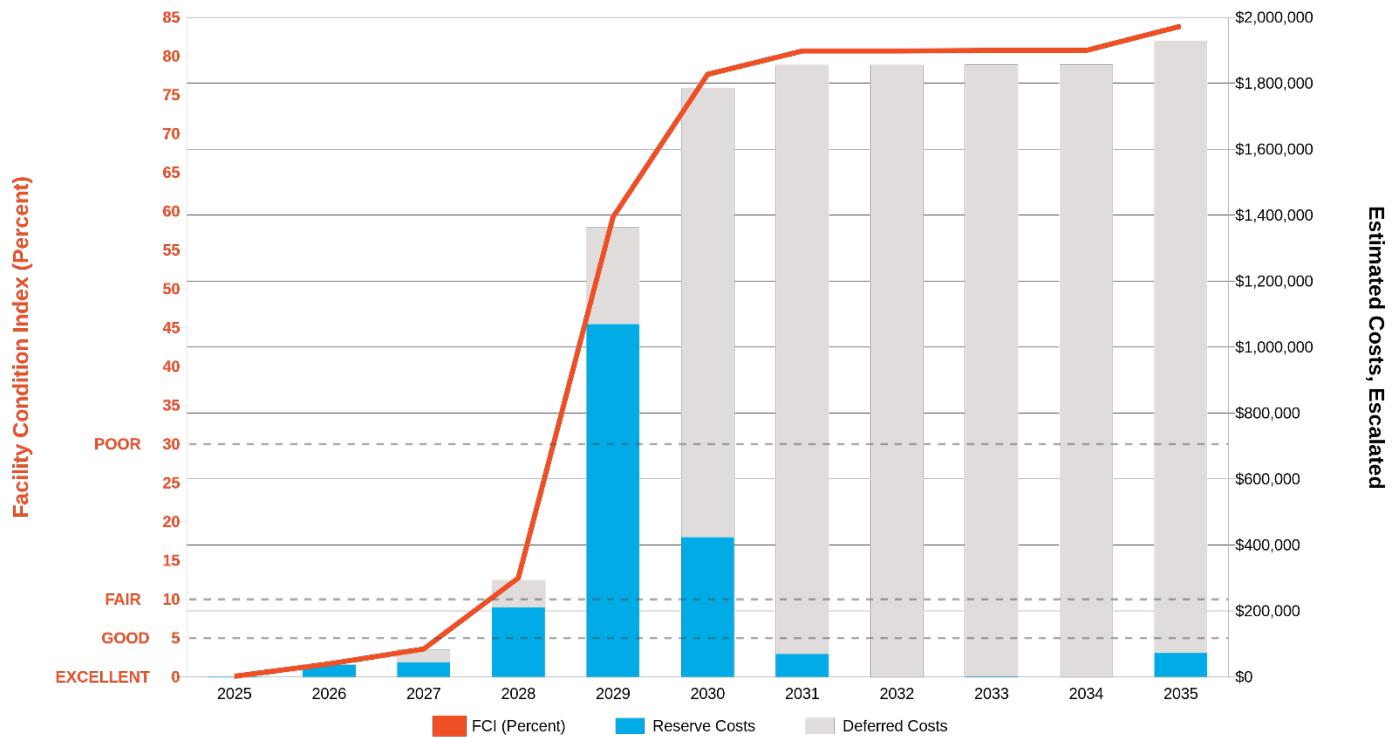
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

## Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$2,300,480.00

Inflation Rate: 4%

Average Needs (per year - over next 10 years): \$175,382.00



### Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Springfield High School / Grandstand	D2016	Drinking Fountain, Wall-Mounted, Single-Level, Replace	Failed	Performance/Integrity	\$1,900
<b>TOTAL (1 items)</b>					<b>\$1,900</b>



## Key Findings



### Drinking Fountain in Failed Condition.

Wall-Mounted, Single-Level  
Grandstand  
Weight Room

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

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,900

Not operational  
- AssetCALC ID: 8959983



### Wall Finishes in Poor Condition.

Any surface  
Grandstand  
Throughout Building

Uniformat Code: C2010  
Recommendation: **Prep & Paint in 2026**

Plan Type:  
Performance/Integrity

Cost Estimate: \$35,300

Paint is peeled off - AssetCALC ID: 8959991



### Fire Suppression System

Full System Install/Retrofit, Medium  
Density/Complexity  
Grandstand  
Throughout Building

Uniformat Code: D4010  
Recommendation: **Renovate in 2030**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$70,600

There is currently no fire suppression system  
- AssetCALC ID: 8960004

## Fire Alarm System

Plan Type:  
Retrofit/Adaptation

Full System Upgrade, Simple Addressable  
Grandstand  
Throughout Building

Cost Estimate: \$24,300

Uniformat Code: D7050  
Recommendation: **Install in 2030**

There is no fire alarm system installed - AssetCALC ID: 8965688

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### Grandstand: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – ROOFING



6 – TYPICAL HALLWAY



7 – WEIGHT ROOM



8 – STORAGE

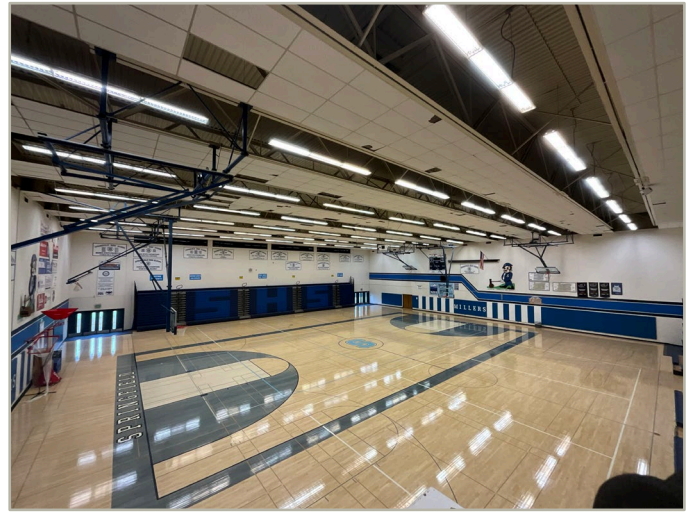


9 – CONCESSION AREA



10 – BLEACHERS

### 3. Gymnasium



#### Gymnasium: Building Systems Summary

<b>Address</b>	875 N 7th Street, Springfield, OR 97477	
<b>GPS Coordinates</b>	44.05308095564378, -123.01364262976585	
<b>Constructed/Renovated</b>	1968 Renovated 1996	
<b>Building Area</b>	47,618 SF	
<b>Number of Stories</b>	2 above grade with 1 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls structure over concrete slab foundation	Fair
<b>Facade</b>	Wall Finish: CMU Windows: Wood	Fair
<b>Roof</b>	Primary: Flat single-ply TPO/PVC membrane Secondary: Flat modified bituminous finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board, unfinished concrete, wood paneling, and ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, sealed coated unfinished concrete Ceilings: Painted gypsum board and wood paneling	Poor
<b>Elevators</b>	None	n/a

<b>Gymnasium: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas domestic boilers Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Boilers, fan coil	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard building with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Smoke detectors with exit signs only	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	An accessibility survey has been prepared as a separate report.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	All of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.	
<b>Key Spaces Not Observed</b>	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.

<b>Gymnasium: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Structure</b>	\$0	\$0	\$0	\$0	\$6,621,377	\$6,621,377
<b>Facade</b>	\$0	\$0	\$335,533	\$0	\$205,567	\$541,100
<b>Roofing</b>	\$0	\$640,331	\$0	\$0	\$0	\$640,331
<b>Interiors</b>	\$0	\$239,332	\$787,236	\$0	\$1,233,035	\$2,259,603
<b>Plumbing</b>	\$0	\$2,459	\$101,707	\$497,078	\$67,965	\$669,209
<b>HVAC</b>	\$0	\$0	\$523,359	\$21,156	\$0	\$544,515
<b>Fire Protection</b>	\$0	\$0	\$474,291	\$0	\$0	\$474,291
<b>Electrical</b>	\$0	\$0	\$2,249,776	\$50,454	\$8,571	\$2,308,801
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$241,913	\$165,692	\$0	\$407,605
<b>Equipment &amp; Furnishings</b>	\$0	\$0	\$1,329,250	\$0	\$4,647	\$1,333,897
<b>TOTALS</b>	<b>\$0</b>	<b>\$882,200</b>	<b>\$6,043,100</b>	<b>\$734,400</b>	<b>\$8,141,200</b>	<b>\$15,800,900</b>

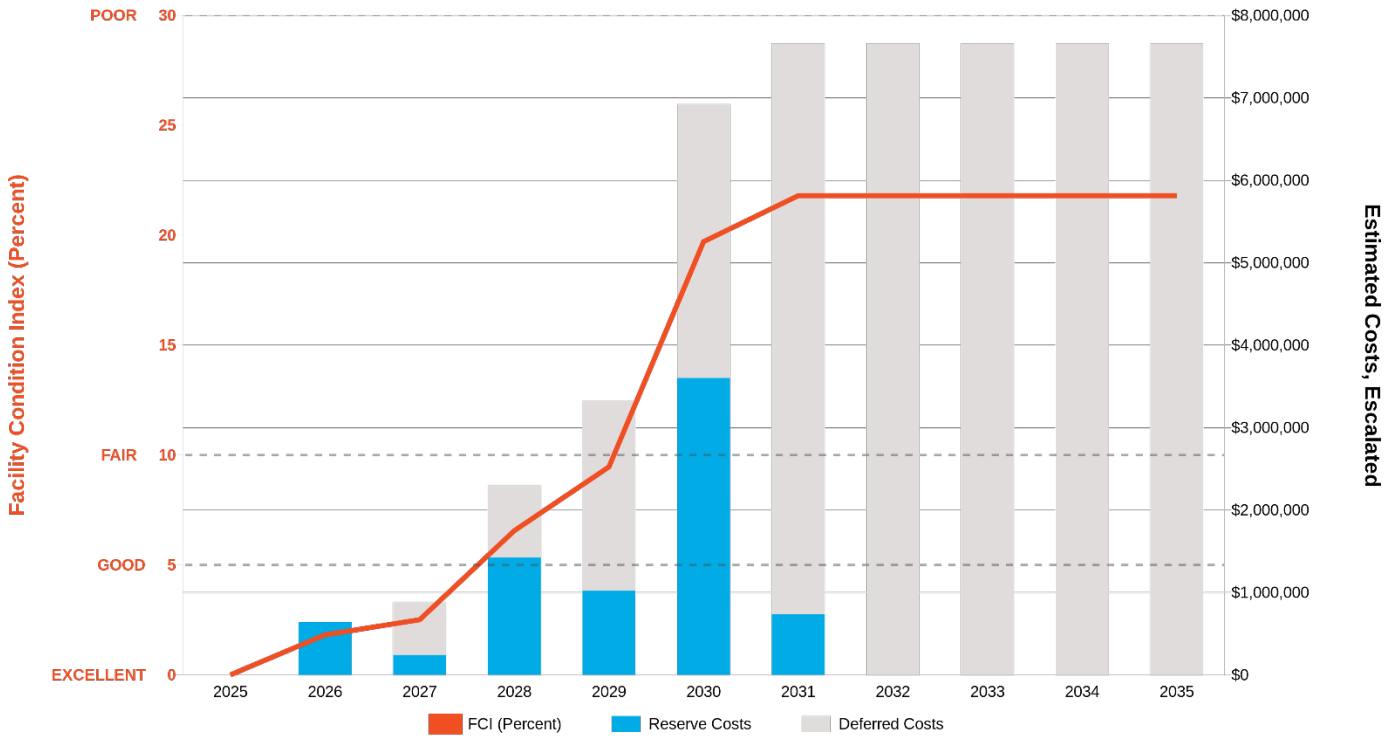
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

## Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$35,142,084.00

Inflation Rate: 4%

Average Needs (per year - over next 10 years): \$696,324.00



## Immediate Needs

There are no immediate needs to report.

Key Findings

**Roofing in Poor Condition.**

Modified Bitumen  
Gymnasium  
Roof

Uniformat Code: B3010  
Recommendation: **Replace in 2026**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$278,500

According to the onsite point of contact the roof is leaking in some spots. - AssetCALC ID: 8963827

**Roofing in Poor Condition.**

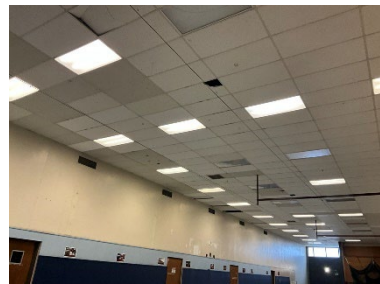
Single-Ply Membrane, TPO/PVC  
Gymnasium  
Roof

Uniformat Code: B3010  
Recommendation: **Replace in 2026**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$337,200

According to the onsite point of contact the roof is leaking in some spots. - AssetCALC ID: 8963820



**Fire Suppression System**

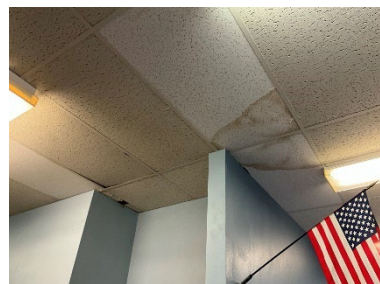
Full System Install/Retrofit, Medium  
Density/Complexity  
Gymnasium  
Throughout Building

Uniformat Code: D4010  
Recommendation: **Renovate in 2030**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$379,800

Adding a fire suppression sprinkler system is recommended for all student occupied areas. - AssetCALC ID: 8963825



**Suspended Ceilings in Poor Condition.**

Acoustical Tile (ACT)  
Gymnasium  
Throughout Building

Uniformat Code: C1070  
Recommendation: **Replace in 2027**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$221,300

Stains and broken drop ceiling - AssetCALC ID: 8963851

### Gymnasium: Photographic Overview



1 – FRONT ELEVATION



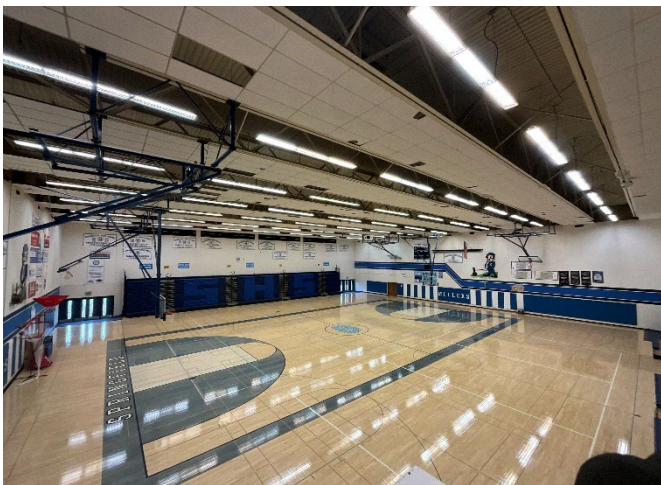
2 – REAR ELEVATION



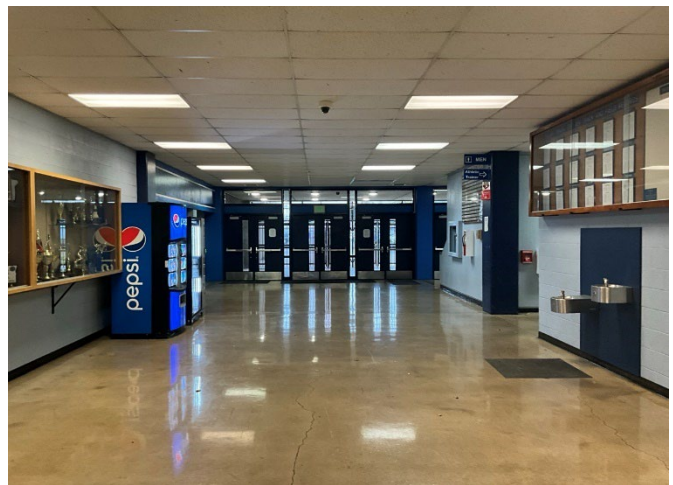
3 – LEFT ELEVATION



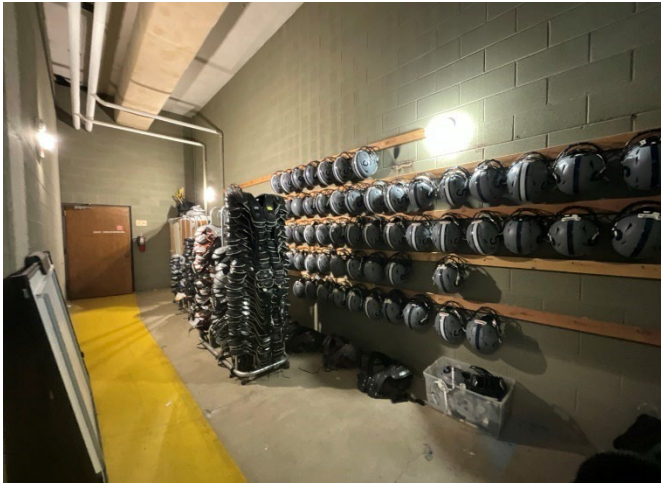
4 – RIGHT ELEVATION



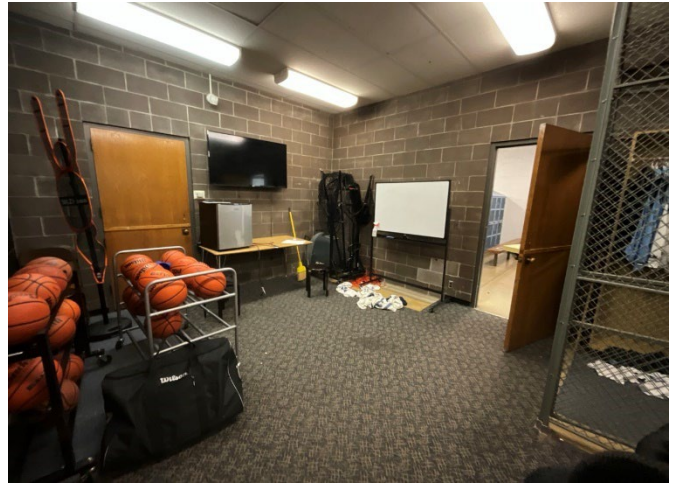
5 – GYM



6 – LOBBY AREA



7 – SPORTS EQUIPMENT STORAGE



8 – SPORTS EQUIPMENT STORAGE



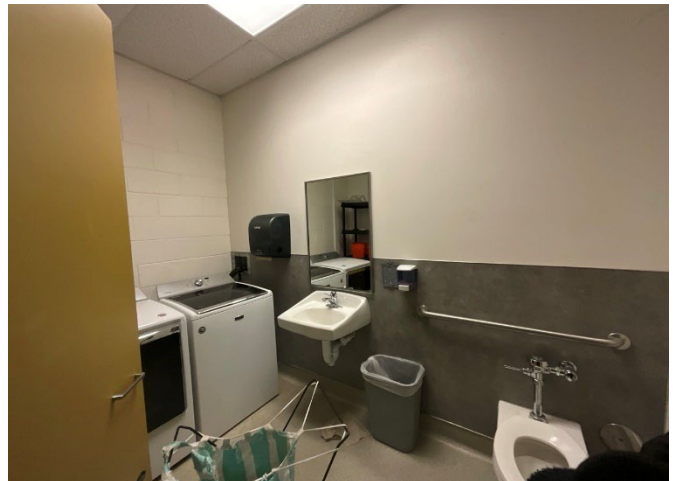
9 – LOCKER ROOM



10 – LOCKER ROWS



11 – MULTI-USER RESTROOM



12 – SINGLE-USER RESTROOM



13 – MAIN MECHANICAL ROOM



14 – MAIN ELECTRICAL ROOM



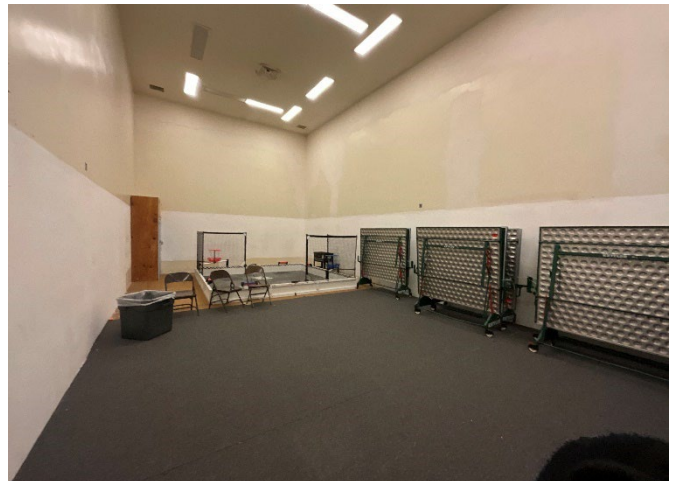
15 – CONCESSION STAND



16 – FOOTBALL ROOM



17 – BASKETBALL ROOM



18 – TRAINING AREA

## 4. Health Center



Health Center: Building Systems Summary		
<b>Address</b>	875 N 7th Street, Springfield, OR 97477	
<b>GPS Coordinates</b>	44.054223079902215, -123.01393220160077	
<b>Constructed/Renovated</b>	1968 Renovated 1996	
<b>Building Area</b>	7,316 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Facade</b>	Wall Finish: Wood siding Windows: Wood	Fair
<b>Roof</b>	Gable single-ply TPO/PVC	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: Carpet, VCT, ceramic tile, linoleum Ceilings: Painted gypsum board and some exposed sections	Fair
<b>Elevators</b>	None	n/a
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair

<b>Health Center: Building Systems Summary</b>		
<b>HVAC</b>	Central System: Boiler feeding fan coils in attic Supplemental components: Split system condensing units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Tied into main buildings alarm system, with smoke detectors, heat detectors, strobes and exit signs	Fair
<b>Equipment/Special</b>	None	n/a
<b>Accessibility</b>	An accessibility survey has been prepared as a separate report.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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 building, and the exterior walls of the facility.	
<b>Key Spaces Not Observed</b>	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> <li>▪ Roof, lack of ladder or other means of access</li> </ul>	

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

<b>Health Center: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Structure</b>	\$0	\$0	\$0	\$0	\$1,017,303	\$1,017,303
<b>Facade</b>	\$0	\$77,363	\$54,288	\$0	\$0	\$131,651
<b>Roofing</b>	\$0	\$145,796	\$0	\$0	\$0	\$145,796
<b>Interiors</b>	\$0	\$0	\$105,671	\$0	\$204,351	\$310,022
<b>Plumbing</b>	\$0	\$0	\$39,328	\$0	\$281,809	\$321,137
<b>HVAC</b>	\$0	\$0	\$180,393	\$4,421	\$35,839	\$220,653
<b>Fire Protection</b>	\$0	\$0	\$70,985	\$0	\$0	\$70,985
<b>Electrical</b>	\$0	\$0	\$52,955	\$0	\$48,315	\$101,270
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$24,477	\$0	\$0	\$24,477
<b>Equipment &amp; Furnishings</b>	\$0	\$0	\$1,323	\$3,531	\$7,609	\$12,463
<b>TOTALS</b>	<b>\$0</b>	<b>\$223,200</b>	<b>\$529,500</b>	<b>\$8,000</b>	<b>\$1,595,300</b>	<b>\$2,356,000</b>

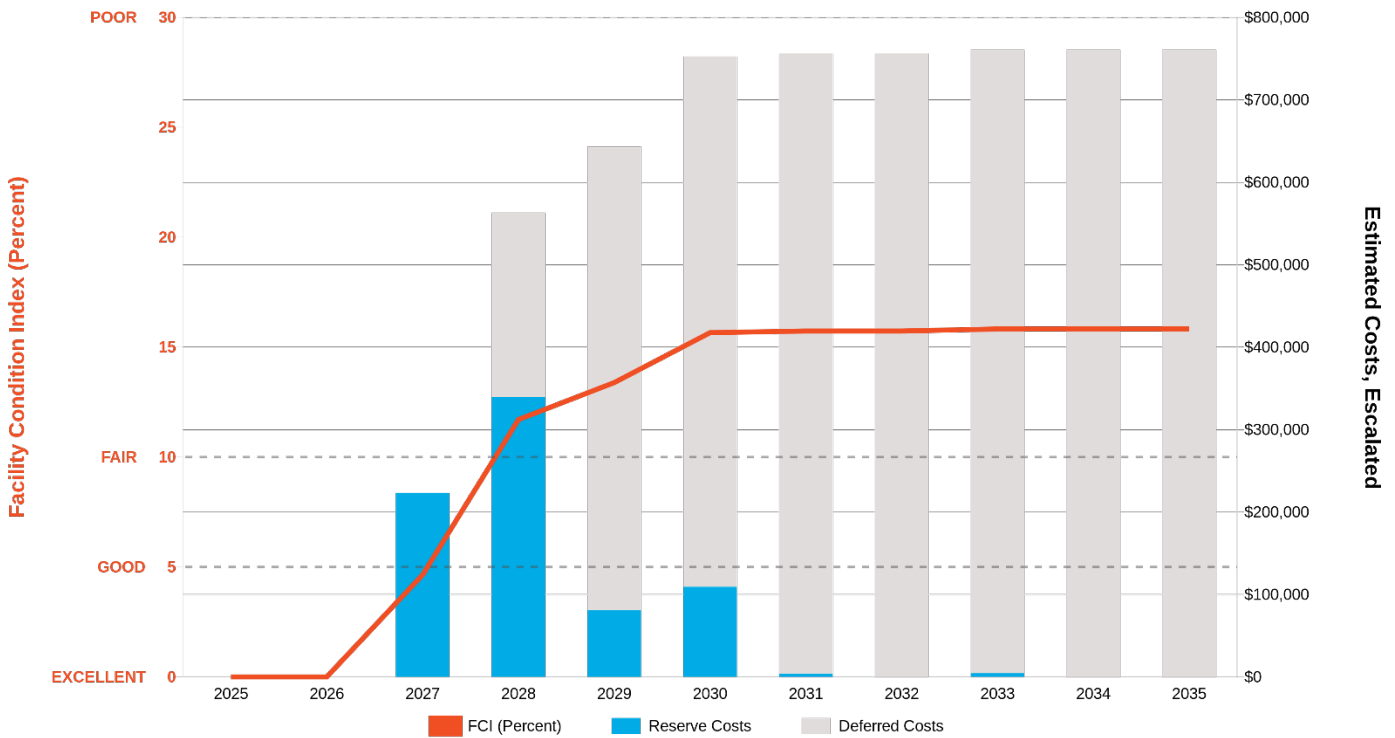
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$4,806,612.00

Inflation Rate: 4%

Average Needs (per year - over next 10 years): \$69,139.00



## Immediate Needs

There are no immediate needs to report.

## Key Findings



### Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity  
Health Center  
Throughout Building

Uniformat Code: D4010  
Recommendation: **Renovate in 2030**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$58,300

There is currently no fire suppression system - AssetCALC ID: 9004712

### Health Center: Photographic Overview



1 – FRONT ELEVATION



2 – REAR ELEVATION



3 – RIGHT ELEVATION



4 – LEFT ELEVATION



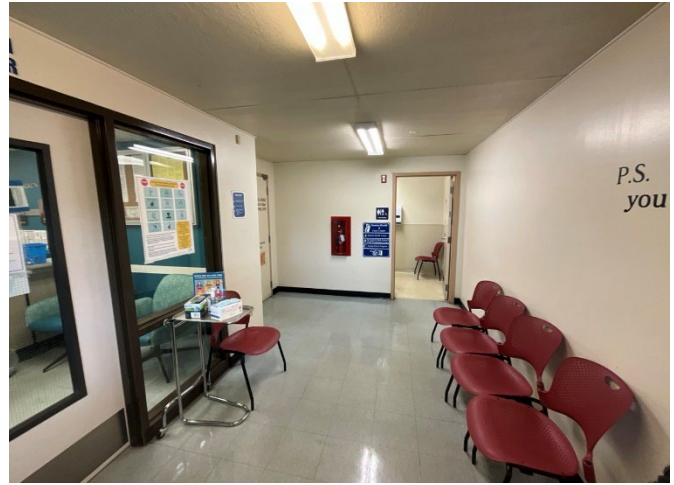
5 – NURSE ROOM



6 – RECEPTION AREA



7 – UPSTAIRS STORAGE



8 – LOBBY



9 – TYPICAL HALLWAY



10 – STAFF RESTROOM



11 – MULTI-USER RESTROOM



12 – ATTIC

## 5. Metal Shop



### Metal Shop: Building Systems Summary

<b>Address</b>	875 N 7th Street, Springfield, OR 97477	
<b>GPS Coordinates</b>	44.05372506451491, -123.01492057556094	
<b>Constructed/Renovated</b>	1968 Renovated 1996	
<b>Building Area</b>	7,794 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Facade</b>	Wall Finish: Wood siding Windows: Wood	Fair
<b>Roof</b>	Primary: Gable single-ply TPO/PVC Secondary: modified bitumen	Fair
<b>Interiors</b>	Walls: Painted gypsum board Floors: Carpet, VCT, coated concrete Ceilings: ACT and wood paneling	Fair
<b>Elevators</b>	None	n/a
<b>Plumbing</b>	Distribution: Copper supply, iron cast-iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Sinks throughout	Fair

## Metal Shop: Building Systems Summary

<b>HVAC</b>	Non-Central System: Packaged units / Split-system heat pumps / Furnaces with split-system condensing units / PTAC units / Ductless split-systems Supplemental components: Suspended unit heaters and tubular infrared heater	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Smoke detectors with exit signs only	Fair
<b>Equipment/Special</b>	None	n/a
<b>Accessibility</b>	An accessibility survey has been prepared as a separate report.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> <li>▪ Roof, lack of ladder or other means of access</li> </ul>	



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

<b>Metal Shop: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Structure</b>	\$0	\$0	\$0	\$0	\$1,083,769	\$1,083,769
<b>Facade</b>	\$0	\$8,773	\$65,009	\$0	\$99,994	\$173,776
<b>Roofing</b>	\$0	\$132,839	\$0	\$0	\$0	\$132,839
<b>Interiors</b>	\$0	\$275,827	\$36,205	\$0	\$245,667	\$557,699
<b>Plumbing</b>	\$0	\$11,404	\$2,103	\$0	\$106,734	\$120,241
<b>HVAC</b>	\$0	\$0	\$66,676	\$0	\$6,249	\$72,925
<b>Fire Protection</b>	\$0	\$0	\$75,623	\$0	\$0	\$75,623
<b>Electrical</b>	\$0	\$19,183	\$229,042	\$0	\$41,243	\$289,468
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$40,567	\$0	\$0	\$0	\$40,567
<b>TOTALS</b>	<b>\$0</b>	<b>\$488,600</b>	<b>\$474,700</b>	<b>\$0</b>	<b>\$1,583,700</b>	<b>\$2,547,000</b>

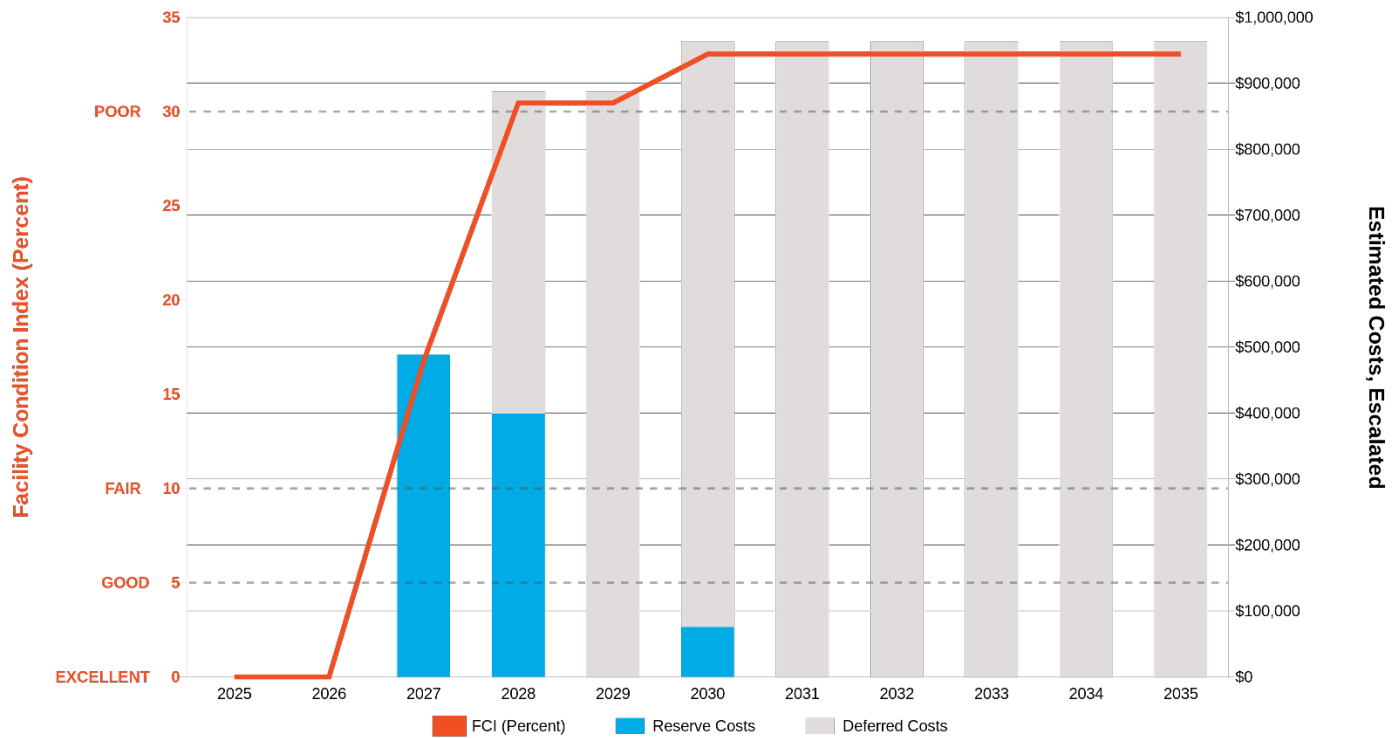
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$2,914,956.00

Inflation Rate: 4%

Average Needs (per year - over next 10 years): \$87,568.00



## Immediate Needs

There are no immediate needs to report.

## Key Findings



### Overhead/Dock Door in Poor Condition.

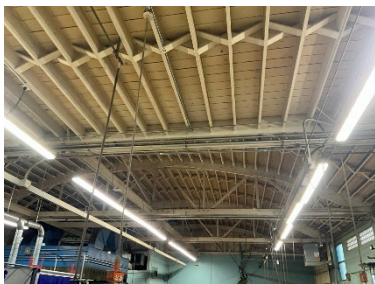
Steel, 12'x12' (144 SF)  
Metal Shop  
Building Exterior

Uniformat Code: B2050  
Recommendation: **Replace in 2027**

Plan Type:  
Performance/Integrity

Cost Estimate: \$8,100

Dock doors are broken at the bottom - AssetCALC ID: 8963951



### Fire Suppression System

Full System Install/Retrofit, Medium  
Density/Complexity  
Metal Shop  
Throughout Building

Uniformat Code: D4010  
Recommendation: **Install in 2030**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$62,200

AssetCALC ID: 8965686

### Metal Shop: Photographic Overview



1 – FRONT ELEVATION



2 – RIGHT ELEVATION



3 – REAR ELEVATION



4 – LEFT ELEVATION



5 – LOCKERS



6 – MACHINE SHOP



7 – WELDING STATIONS



8 – MACHINE SHOP



9 – METAL SHOP



10 – COMPUTER LAB

## 6. Portable 1



### Portable 1: Building Systems Summary

<b>Address</b>	875 N 7 <sup>th</sup> Street, Springfield, OR 97477
<b>GPS Coordinates</b>	44.053973113756015, -123.01401707410535
<b>Constructed/Renovated</b>	1996
<b>Building Area</b>	850 SF
<b>Number of Stories</b>	1 above grade

## Immediate Needs

There are no immediate needs to report.

## Key Findings



### **Classroom/Office Module in Poor Condition.**

Plan Type:  
Performance/Integrity

Cost Estimate: \$183,200

Portable Building  
Portable 1  
Throughout Building

Uniformat Code: F1020  
Recommendation: **Replace in 2026**

The portable building has damaged side panels and its paint has faded over time. - AssetCALC ID: 9009048

## 7. Portable 2



### Portable 2: Building Systems Summary

<b>Address</b>	875 N 7 <sup>th</sup> Street, Springfield, OR 97477
<b>GPS Coordinates</b>	44.05390709123967, -123.0141223508066
<b>Constructed/Renovated</b>	1996
<b>Building Area</b>	850 SF
<b>Number of Stories</b>	1 above grade

Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Springfield High School / Portable 2	F1024	Classroom/Office Module, Portable Building, Replace	Poor	Performance/Integrity	\$183,200
<b>TOTAL (1 items)</b>					<b>\$183,200</b>



## Key Findings



### **Classroom/Office Module in Poor Condition.**

Plan Type:  
Performance/Integrity

Cost Estimate: \$183,200

Portable Building  
Portable 2  
Throughout Building

Uniformat Code: F1020  
Recommendation: **Replace in 2025**

The portable building has damaged side panels and its paint has faded over time. - AssetCALC ID: 8758530

## 8. Portable 3



### Portable 3: Building Systems Summary

<b>Address</b>	875 N 7 <sup>th</sup> Street, Springfield, OR 97477
<b>GPS Coordinates</b>	44.054071906434935, -123.01422494529889
<b>Constructed/Renovated</b>	1996
<b>Building Area</b>	850 SF
<b>Number of Stories</b>	1 above grade

Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Springfield High School / Portable 3	F1024	Classroom/Office Module, Portable Building, Replace	Poor	Performance/Integrity	\$183,200
<b>TOTAL (1 items)</b>					<b>\$183,200</b>



## Key Findings



### **Classroom/Office Module in Poor Condition.**

Plan Type:  
Performance/Integrity

Cost Estimate: \$183,200

Portable Building  
Portable 3  
Throughout Building

Uniformat Code: F1020  
Recommendation: **Replace in 2025**

The portable building has damaged side panels and its paint has faded over time. - AssetCALC ID: 9009047

## 9. Portable 4



### Portable 4: Building Systems Summary

<b>Address</b>	875 N 7 <sup>th</sup> Street, Springfield, OR 97477
<b>GPS Coordinates</b>	44.05409985750442, -123.0141853827169
<b>Constructed/Renovated</b>	1996
<b>Building Area</b>	850 SF
<b>Number of Stories</b>	1 above grade

Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Springfield High School / Portable 4	F1024	Classroom/Office Module, Portable Building, Replace	Poor	Performance/Integrity	\$183,200
<b>TOTAL (1 items)</b>					<b>\$183,200</b>



## Key Findings



### **Classroom/Office Module in Poor Condition.**

Portable Building  
Portable 4  
Throughout Building

Uniformat Code: F1020  
Recommendation: **Replace in 2025**

Plan Type:  
Performance/Integrity

Cost Estimate: \$183,200

The portable building has damaged side panels and its paint has faded over time. - AssetCALC ID: 9009049

## 10. Softball Batting Facility



### Softball Batting Facility: Building Systems Summary

<b>Address</b>	875 N 7th Street, Springfield, OR 97477	
<b>GPS Coordinates</b>	44.05367065717826, -123.0095939811816	
<b>Constructed/Renovated</b>	2024	
<b>Building Area</b>	2,160 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Excellent
<b>Facade</b>	Wall Finish: Wood siding Windows: Vinyl	Good
<b>Roof</b>	Primary: Gable construction with metal finish Secondary: Flat construction with metal finish	Excellent
<b>Interiors</b>	Walls: Painted gypsum board and vinyl Floors: Coated concrete Ceilings: Painted gypsum board and exposed	Good
<b>Elevators</b>	None	n/a
<b>Plumbing</b>	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Excellent

<b>Softball Batting Facility: Building Systems Summary</b>		
<b>HVAC</b>	Supplemental components: Ductless split-systems, Suspended unit heaters	Excellent
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Excellent
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Excellent
<b>Fire Alarm</b>	Alarm panel with smoke detectors, strobes, and exit signs	Excellent
<b>Equipment/Special</b>	None	n/a
<b>Accessibility</b>	An accessibility survey has been prepared as a separate report.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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 building, the exterior walls of the facility, and the roofs.	
<b>Key Spaces Not Observed</b>	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.

<b>Softball Batting Facility: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Structure</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Facade</b>	\$0	\$0	\$0	\$15,014	\$22,225	\$37,239
<b>Roofing</b>	\$0	\$0	\$0	\$0	\$4,605	\$4,605
<b>Interiors</b>	\$0	\$0	\$0	\$16,963	\$36,410	\$53,373
<b>Plumbing</b>	\$0	\$0	\$0	\$2,768	\$1,806	\$4,574
<b>HVAC</b>	\$0	\$0	\$0	\$0	\$80,974	\$80,974
<b>Fire Protection</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Electrical</b>	\$0	\$0	\$0	\$0	\$33,591	\$33,591
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$0	\$0	\$27,037	\$27,037
<b>Equipment &amp; Furnishings</b>	\$2,791	\$0	\$0	\$4,131	\$45,957	\$52,879
<b>Sitework</b>	\$0	\$0	\$0	\$0	\$35,715	\$35,715
<b>TOTALS</b>	<b>\$2,800</b>	<b>\$0</b>	<b>\$0</b>	<b>\$38,900</b>	<b>\$288,400</b>	<b>\$330,100</b>

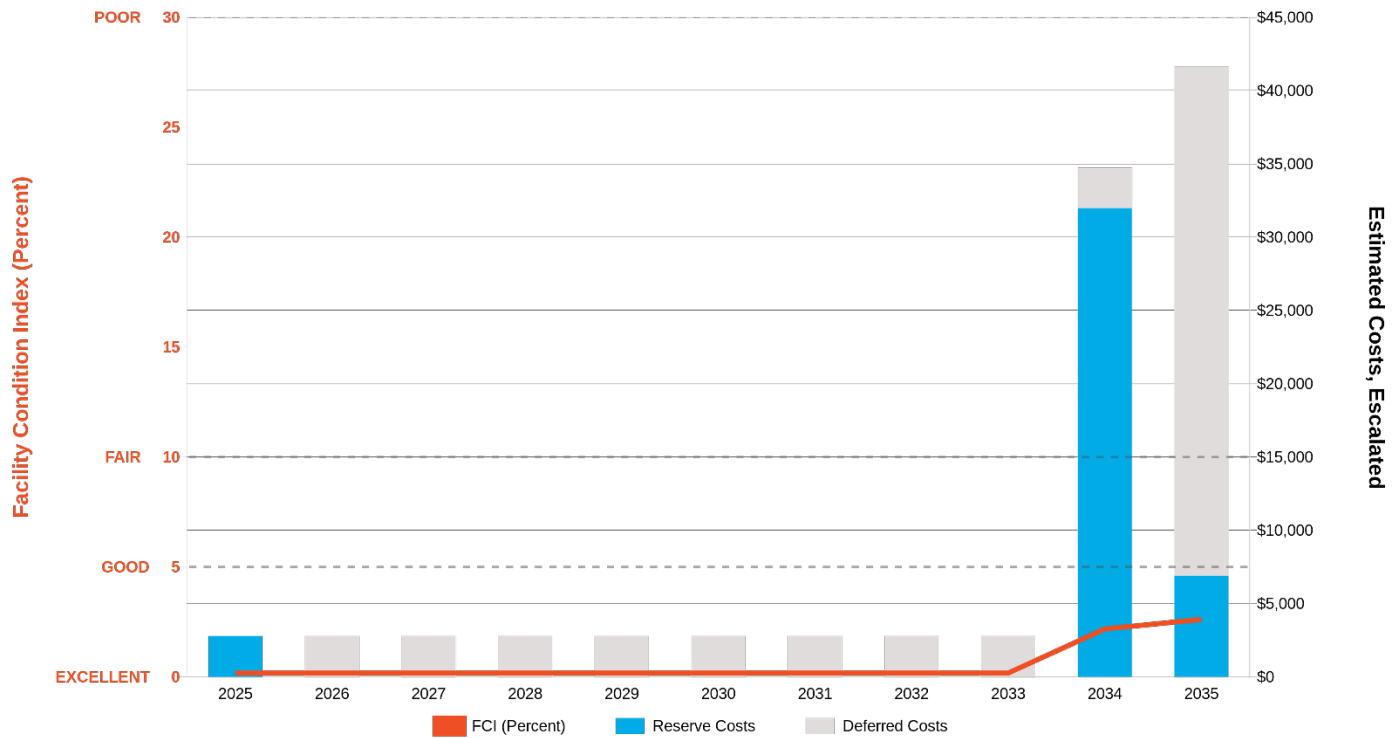
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

## Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$1,594,080.00

Inflation Rate: 4%

Average Needs (per year - over next 10 years): \$3,787.00



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Springfield High School / Softball Batting Facility	E1042	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	Failed	Performance/Integrity	\$2,800
<b>TOTAL (1 items)</b>					<b>\$2,800</b>



## Key Findings



### Healthcare Equipment in Failed Condition.

Defibrillator (AED), Cabinet-Mounted  
Softball Batting Facility  
Building Exterior

Uniformat Code: E1040  
Recommendation: **Replace in 2025**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,800

Defibrillator unit is missing - AssetCALC ID: 8960022

### Softball Batting Facility: Photographic Overview



1 – FRONT ELEVATION



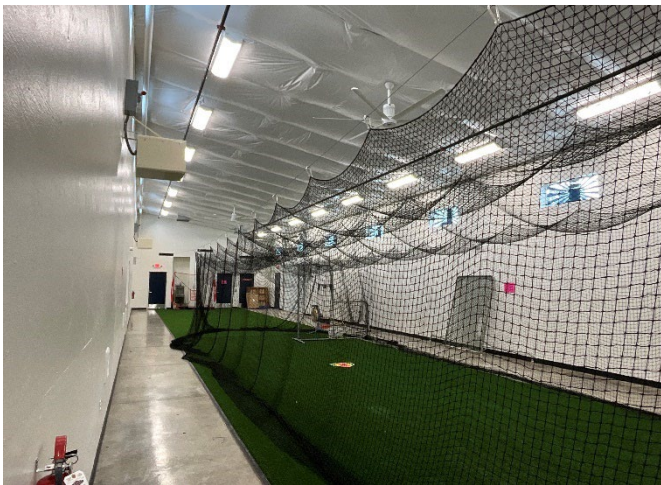
2 – REAR ELEVATION



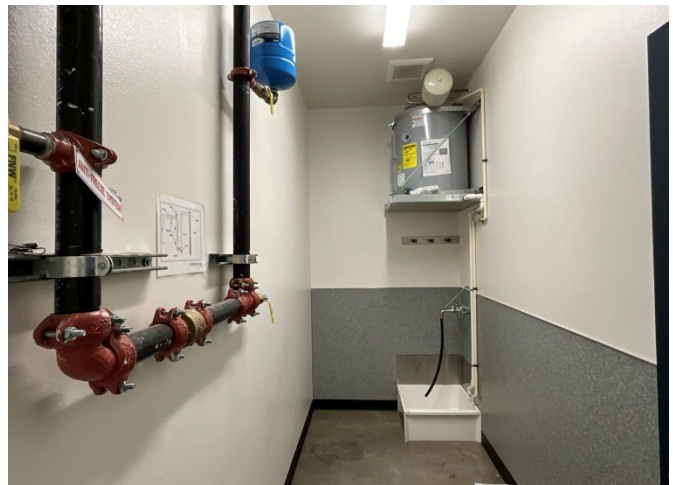
3 – RIGHT ELEVATION



4 – LEFT ELEVATION



5 – BATTING ROOM



6 – PLUMBING



7 – LOCKERS



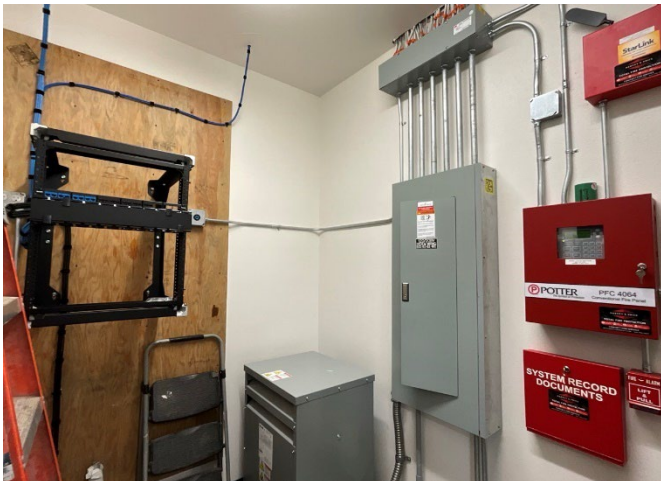
8 – BOYS RESTROOM



9 – GIRLS RESTROOM



10 – FAMILY RESTROOM



11 – MAIN ELECTRICAL ROOM



12 – CONCESSION ROOM

## 11. Springfield High School - Main



### Springfield High School - Main: Building Systems Summary

<b>Address</b>	875 N 7 <sup>th</sup> Street, Springfield, OR 97477	
<b>GPS Coordinates</b>	44.05343692644912, -123.01625091788978	
<b>Constructed/Renovated</b>	1968 Renovated 1996	
<b>Building Area</b>	206,503 SF	
<b>Number of Stories</b>	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls structure over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: CMU Windows: Wood	Fair
<b>Roof</b>	Primary: Flat single-ply TPO/PVC membrane Secondary: Flat modified bituminous finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board unfinished Concrete , wood paneling, and ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, sealed coated unfinished concrete Ceilings: Painted gypsum board wood paneling	Fair
<b>Elevators</b>	Passenger: Hydraulic cars serving two floors	Fair

## Springfield High School - Main: Building Systems Summary

<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas domestic boilers Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Boilers, fan coil	Poor
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard building with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair
<b>Fire Alarm</b>	Smoke detectors with exit signs only	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	An accessibility survey has been prepared as a separate report.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	All 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.	
<b>Key Spaces Not Observed</b>	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.

<b>Springfield High School - Main: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Structure</b>	\$0	\$0	\$45,843	\$0	\$27,610,252	\$27,656,095
<b>Facade</b>	\$0	\$0	\$750,994	\$0	\$569,599	\$1,320,593
<b>Roofing</b>	\$0	\$225,516	\$2,727,955	\$0	\$0	\$2,953,471
<b>Interiors</b>	\$0	\$905,426	\$4,035,187	\$0	\$4,014,763	\$8,955,376
<b>Conveying</b>	\$0	\$0	\$111,453	\$0	\$9,524	\$120,977
<b>Plumbing</b>	\$0	\$0	\$4,365,130	\$0	\$16,266	\$4,381,396
<b>HVAC</b>	\$0	\$549,762	\$3,395,064	\$216,420	\$809,874	\$4,971,120
<b>Fire Protection</b>	\$0	\$0	\$2,003,658	\$0	\$0	\$2,003,658
<b>Electrical</b>	\$0	\$0	\$1,646,578	\$13,604	\$8,758,689	\$10,418,871
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$14,277	\$1,176,072	\$0	\$21,133	\$1,211,482
<b>Equipment &amp; Furnishings</b>	\$0	\$0	\$1,319,629	\$20,701	\$448,781	\$1,789,111
<b>TOTALS</b>	<b>\$0</b>	<b>\$1,695,000</b>	<b>\$21,577,600</b>	<b>\$250,800</b>	<b>\$42,258,900</b>	<b>\$65,782,300</b>

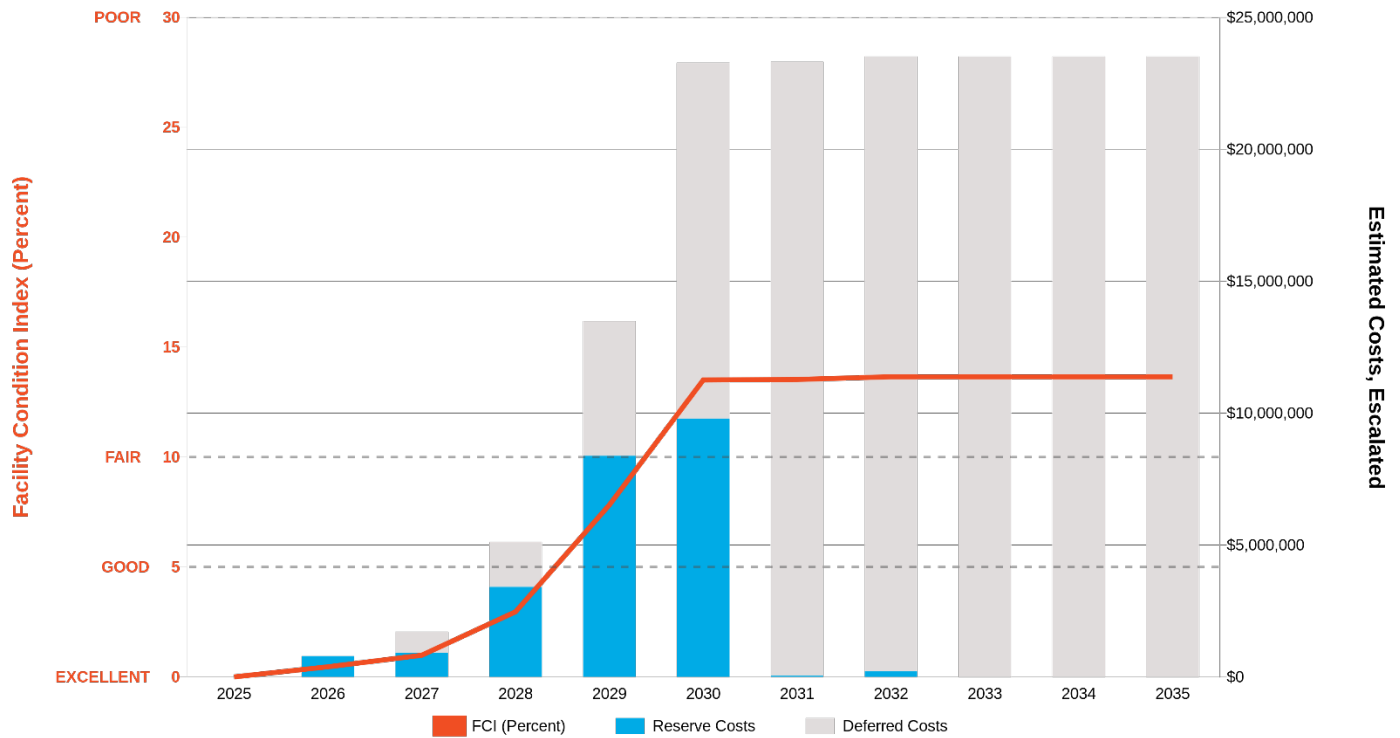
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$172,334,040.00

Inflation Rate: 4%

Average Needs (per year - over next 10 years): \$2,138,479.00



## Immediate Needs

There are no immediate needs to report.

## Key Findings



### Packaged Unit in Poor Condition.

RTU, Pad or Roof-Mounted  
Springfield High School - Main  
Roof

Uniformat Code: D3050  
Recommendation: **Replace in 2026**

Plan Type:  
Performance/Integrity

Cost Estimate: \$100,600

Rusted and corroded - AssetCALC ID: 8963677



### Packaged Unit in Poor Condition.

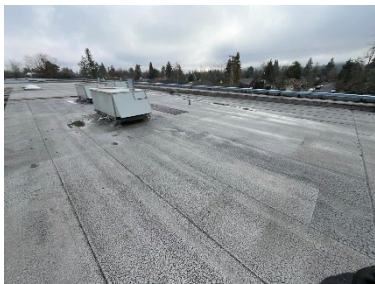
RTU, Pad or Roof-Mounted  
Springfield High School - Main  
Roof

Uniformat Code: D3050  
Recommendation: **Replace in 2026**

Plan Type:  
Performance/Integrity

Cost Estimate: \$17,900

Rusted and corroded - AssetCALC ID: 8963614



### Roofing in Poor Condition.

Modified Bitumen  
Springfield High School - Main  
Roof

Uniformat Code: B3010  
Recommendation: **Replace in 2027**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$208,500

Leaks - AssetCALC ID: 8963625



### Fire Suppression System

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

Uniformat Code: D4010  
Recommendation: **Install in 2030**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$1,646,900

There is no fire suppression system installed - AssetCALC ID: 8965687



## Suspended Ceilings in Poor Condition.

Acoustical Tile (ACT)  
Springfield High School - Main  
Library

Uniformat Code: C1070  
Recommendation: **Replace in 2026**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$640,600

Stains in different spots - AssetCALC ID: 8963681

---

### Springfield High School - Main: Photographic Overview



1 – RIGHT ELEVATION



2 – FRONT ELEVATION



3 – REAR ELEVATION



4 – LEFT ELEVATION



5 – CAFETERIA



6 – TYPICAL CLASSROOM



7 – STAFF ROOM



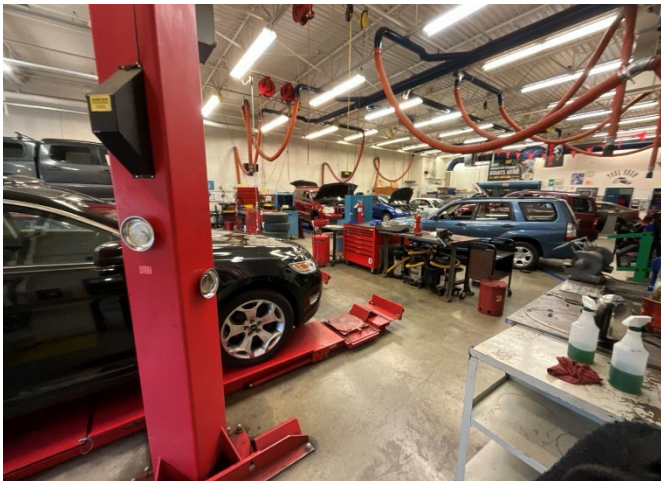
8 – WORKSHOP



9 – MAIN ELECTRICAL ROOM



10 – ATTENDANCE LOBBY



11 – MECHANIC SHOP



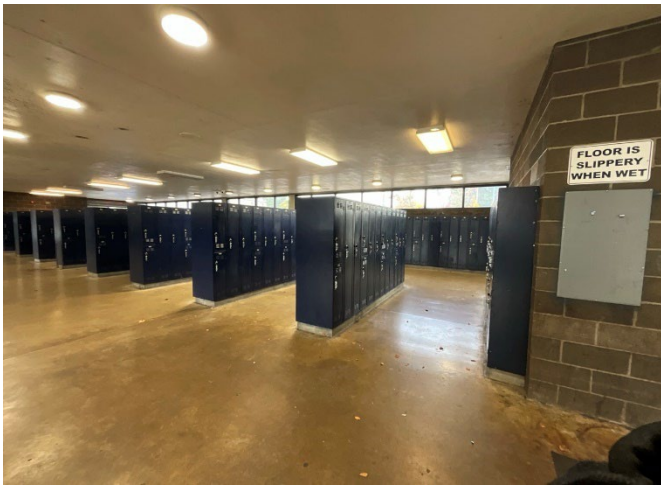
12 – COMPUTER LAB



13 – TYPICAL HALLWAY



14 – STAFF KITCHEN



15 – LOCKERS



16 – LOBBY



17 – TYPICAL HALLWAY



18 – LIBRARY

## 12. Storage



### Storage: Building Systems Summary

<b>Address</b>	875 N 7th Street, Springfield, OR 97477	
<b>GPS Coordinates</b>	44.0541511941111, -123.01227493783952	
<b>Constructed/Renovated</b>	2000	
<b>Building Area</b>	755 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Facade</b>	Wall Finish: Wood siding Windows: Vinyl	Fair
<b>Roof</b>	Gable construction with metal finish	Fair
<b>Interiors</b>	Walls: Unfinished Floors: Carpet Ceilings: Unfinished/exposed	Fair
<b>Elevators</b>	None	n/a
<b>Plumbing</b>	None	n/a

<b>Storage: Building Systems Summary</b>		
<b>HVAC</b>	None	n/a
<b>Fire Suppression</b>	None	n/a
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	None	n/a
<b>Equipment/Special</b>	None	n/a
<b>Accessibility</b>	An accessibility survey has been prepared as a separate report.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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 roof.	
<b>Key Spaces Not Observed</b>	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.

<b>Storage: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Structure</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Facade</b>	\$0	\$0	\$13,175	\$0	\$15,070	\$28,245
<b>Roofing</b>	\$0	\$0	\$929	\$0	\$24,678	\$25,607
<b>Interiors</b>	\$0	\$9,584	\$18,889	\$0	\$27,922	\$56,395
<b>Fire Protection</b>	\$0	\$0	\$0	\$0	\$10,843	\$10,843
<b>Electrical</b>	\$0	\$0	\$5,254	\$0	\$5,608	\$10,862
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$2,525	\$0	\$0	\$2,525
<b>Equipment &amp; Furnishings</b>	\$0	\$0	\$15,079	\$0	\$0	\$15,079
<b>TOTALS</b>	<b>\$0</b>	<b>\$9,600</b>	<b>\$55,900</b>	<b>\$0</b>	<b>\$84,200</b>	<b>\$149,700</b>

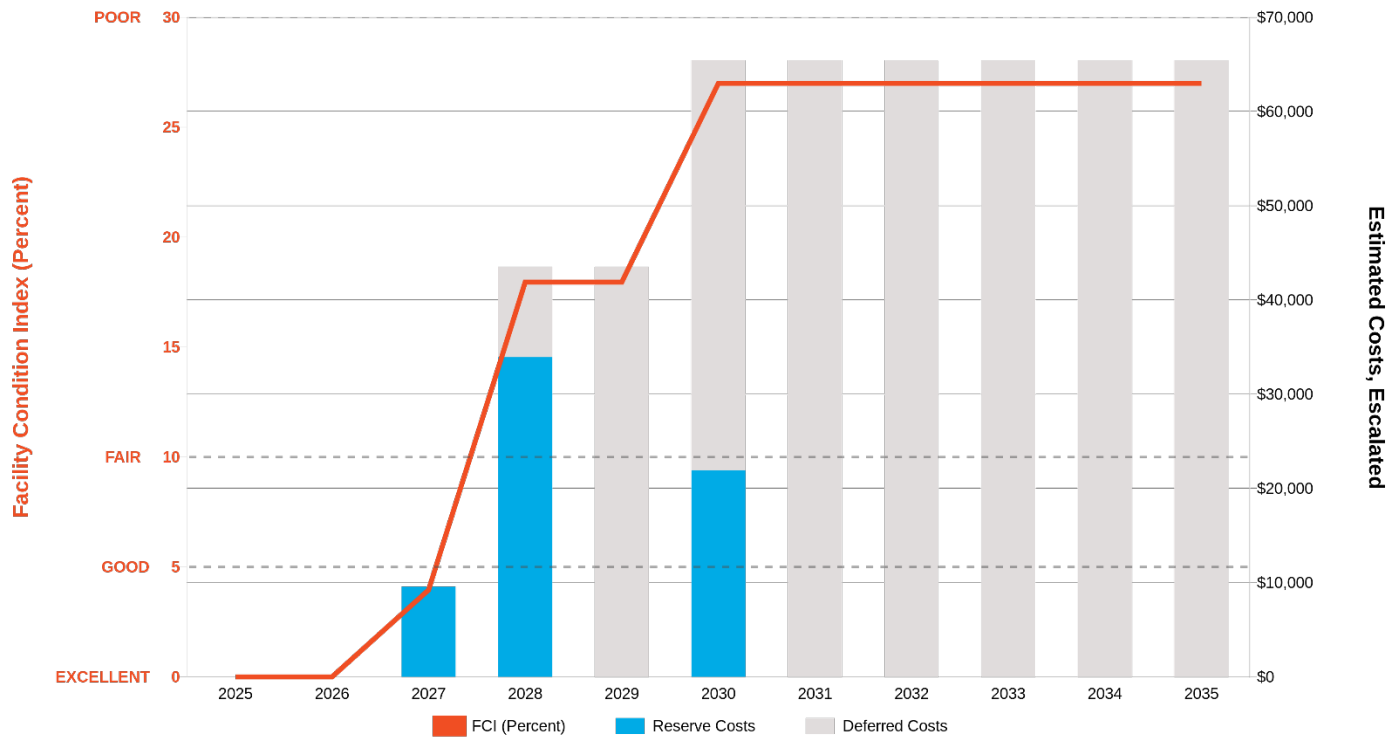
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$242,355.00

Inflation Rate: 4%

Average Needs (per year - over next 10 years): \$5,948.00



## Immediate Needs

There are no immediate needs to report.

## Key Findings



### Fire Alarm System

Full System Upgrade, Simple Addressable Storage Throughout Building

Uniformat Code: D7050  
Recommendation: **Install in 2030**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$2,100

There is no fire alarm installed - AssetCALC ID: 8965784

### Storage: Photographic Overview



1 – FRONT ELEVATION



2 – REAR ELEVATION



3 – LEFT ELEVATION



4 – RIGHT ELEVATION



5 – STORAGE



6 – STORAGE

### 13. Site Summary



Springfield High School (Site): Site Information		
<b>Site Area</b>	21.7 acres	
<b>Parking Spaces</b>	364 parking lots, 23 ADA parking and 14 Van ADA	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs	Poor
<b>Site Development</b>	Building-mounted, Property entrance signage Fencing: chain-link fence dumpster enclosures Sports fields and courts with site lights, bleachers, and sport play components Limited park benches, picnic tables, trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Significant landscaping including lawns, trees and bushes Irrigation: None	Fair
<b>Utilities</b>	Municipal water and sewer. Local utility-provided electric and natural gas with propane	Fair
<b>Site Lighting</b>	Pole-mounted: HPS Building-mounted: LED	Fair
<b>Ancillary Structures</b>	Prefabricated modular buildings	Fair
<b>Site Accessibility</b>	An accessibility survey has been prepared as a separate report.	

## Springfield High School (Site): Site Information

<b>Site Additional Studies</b>	No additional studies are currently recommended for the site areas.
<b>Site Areas Observed</b>	All of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
<b>Site Key Spaces Not Observed</b>	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.

<b>Springfield High School (Site): System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Plumbing</b>	\$0	\$0	\$75,431	\$0	\$0	\$75,431
<b>Equipment &amp; Furnishings</b>	\$0	\$0	\$250,934	\$0	\$0	\$250,934
<b>Special Construction &amp; Demo</b>	\$0	\$0	\$0	\$115,769	\$0	\$115,769
<b>Sitework</b>	\$0	\$11,551	\$1,041,444	\$3,921,025	\$6,955,150	\$11,929,170
<b>TOTALS</b>	<b>\$0</b>	<b>\$11,600</b>	<b>\$1,367,900</b>	<b>\$4,036,800</b>	<b>\$6,955,200</b>	<b>\$12,371,500</b>

## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

### Springfield High School (Site): Photographic Overview



1 – SEATING AREA



2 – PLANTERS



3 – SPORTS FIELD ELEVATION



4 – COURTYARD



5 – STUDENTS SOCCER FIELD



6 – PARKING LOTS

## 14. 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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.

## 15. 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 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.

## 16. Certification

Oregon Department of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Springfield High School, 875 N 7<sup>th</sup> Street, Springfield, OR 97477, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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


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

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

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

**Prepared by:** Sam Moe  
Project Assessor

**Reviewed by:**

  
\_\_\_\_\_  
Jesse Azaret

Technical Report Reviewer  
*for*

Matt Anderson  
Program Manager  
800.733.0660 x7297613  
[matt.anderson@bureauveritas.com](mailto:matt.anderson@bureauveritas.com)

## 17. Appendices

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

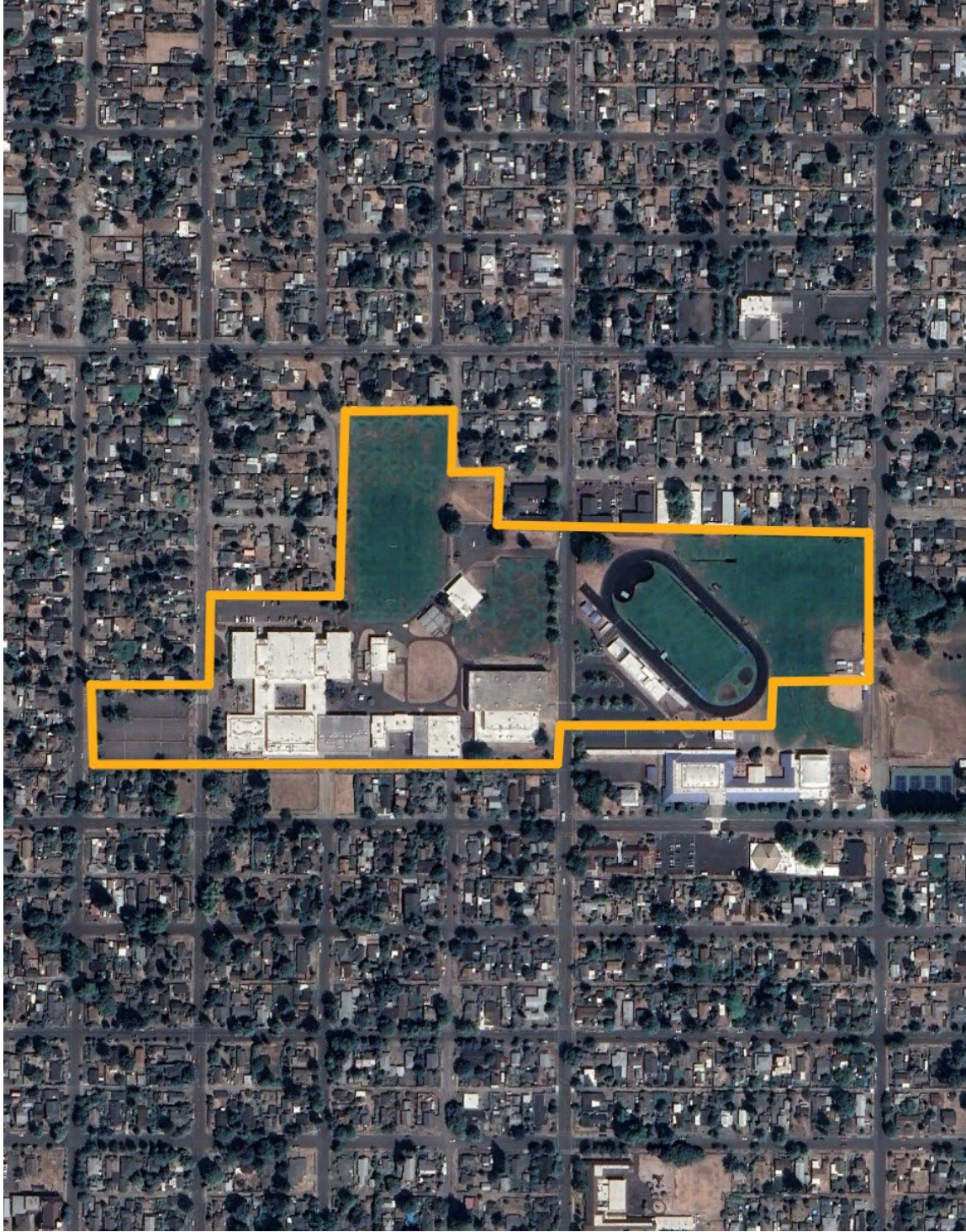




## Appendix A:

Site Plan(s)

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# Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	169411.24R000-132.017	Springfield High School	
	Source	On-Site Date	
Google	December 16, 2024		

## **Appendix B:** Pre-Survey Questionnaire(s)

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Springfield High School

**Name of person completing form:** Chris smith

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

**Length of time associated w/ property:** 1

**Date Completed:** 12/7/2024

**Phone Number:** 5413509283


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

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

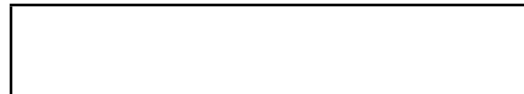
Data Overview		Response		
1	Year(s) constructed	Constructed 1968	Renovated 1996	
2	Building size in SF	254,180 <b>SF</b>		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	New turf		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	No		
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			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	X				Backup floods cracks underneath slab
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			X		
20	ADA: Has building management reported any accessibility-based complaints or litigation?			X		
21	Are any areas of the property leased to outside occupants?			X		



Signature of Assessor



Signature of POC

## Appendix C:

### Component Condition Report

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## Component Condition Report | Springfield High School / Grandstand

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
A4010	Throughout Building	Fair	Slab-on-Grade, Concrete, Standard w/ Integral Perimeter Footings, Standard w/ Integral Perimeter Footings	8,848 SF	30	8959993
B1010	Throughout Building	Fair	Structural Framing, Concrete Cast-in-Place, 1-2 Story Building, 1-2 Story Building	8,848 SF	30	8959988
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	7,100 SF	2	8959978
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	20	8959992
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	3	20	8959998
<b>Roofing</b>						
B3010	Site Sports Fields & Courts	Fair	Roofing, Single-Ply Membrane, TPO/PVC	8,848 SF	3	8960001
<b>Interiors</b>						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Commercial	9	4	8960002
C2010	Throughout Building	Poor	Wall Finishes, any surface, Prep & Paint	17,700 SF	1	8959991
C2030	Concession	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	7,500 SF	2	8959987
C2030	Weight Room	Fair	Flooring, Rubber Tile	1,300 SF	5	8959980
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	8,800 SF	3	8959977
<b>Plumbing</b>						
D2010	Weight Room	Failed	Drinking Fountain, Wall-Mounted, Single-Level	1	0	8959983
D2010	Concession	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	8959995
D2010	Throughout Building	Fair	Water Heater, Electric,	1	8	8960000
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	8,848 SF	30	8959990
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	3	8959986
<b>HVAC</b>						

### Component Condition Report | Springfield High School / Grandstand

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Weight Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	5	8960003
D3050	Weight Room	Fair	HVAC System, Ductwork, Medium Density	8,848 SF	10	8959989
<b>Fire Protection</b>						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	8,848 SF	5	8960004
<b>Electrical</b>						
D5020	Throughout Building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	8,848 SF	5	8959999
D5040	Site Sports Fields & Courts	Fair	Exterior Light, any type, w/ LED Replacement	24	5	8960005
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	8,848 SF	6	8959981
<b>Fire Alarm &amp; Electronic Systems</b>						
D6030	Weight Room	Fair	Sound System, Theater/Auditorium/Church	4,162 SF	4	8959996
D7050	Throughout Building	NA	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	8,848 SF	5	8965688
<b>Equipment &amp; Furnishings</b>						
E1040	Weight Room	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	2	8959984
E1060	Concession	Fair	Appliances, Refrigerator, 14 to 18 CF	1	5	8959982
E2010	Site Sports Fields & Courts	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	5,000	4	8959985
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	45 LF	5	8959979

### Component Condition Report | Springfield High School / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
A4010	Throughout Building	Fair	Slab-on-Grade, Concrete, Standard w/ Integral Perimeter Footings, Standard w/ Integral Perimeter Footings	47,618 SF	19	8963835
B1010	Throughout Building	Fair	Structural Framing, Concrete Cast-in-Place, 1-2 Story Building, 1-2 Story Building	47,618 SF	19	8963847

## Component Condition Report | Springfield High School / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Concrete, Clean & Seal, Maintain	26,300 SF	3	8963855
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	2,900 SF	4	8963852
B2050	Lobby	Fair	Exterior Door, Steel, Commercial	23	12	8963831
<b>Roofing</b>						
B3010	Roof	Poor	Roofing, Single-Ply Membrane, TPO/PVC	18,300 SF	1	8963820
B3010	Roof	Poor	Roofing, Modified Bitumen	29,188 SF	1	8963827
<b>Interiors</b>						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	54	12	8963838
C1070	Throughout Building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	42,800 SF	2	8963851
C1090	Locker Rooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	286 LF	4	8963845
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	13	3	8963844
C2010	Restrooms	Fair	Wall Finishes, any surface, Prep & Paint	71,400 SF	3	8963841
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	551 SF	3	8963833
C2030	Office Areas	Fair	Flooring, Carpet, Commercial Tile	9,400 SF	3	8963816
C2030	Gymnasium	Fair	Flooring, Wrestling Mats, Secured and 2" Think	2,400 SF	3	8963829
C2030	Gymnasium	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	14,300 SF	3	8963853
C2030	Restrooms	Fair	Flooring, Ceramic Tile	4,800 SF	12	8963823
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor	16,700 SF	21	8963818
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	4,800 SF	5	8963819
<b>Plumbing</b>						
D2010	Restrooms	Fair	Urinal, Standard	10	3	8963862
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	11	3	8963834
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	8	3	8963856

## Component Condition Report | Springfield High School / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	6	3	8963850
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	3	8963822
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	2	8963854
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	47,618 SF	6	8963846
<b>HVAC</b>						
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	3	8963830
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	1	4	8963848
D3050	Mechanical Room	Fair	Fan Coil Unit, Hydronic Terminal	6	3	8963840
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	47,618 SF	3	8963859
D3050	Electrical Room	Fair	Pump, Distribution, HVAC Heating Water, 1 to 3 HP	1	6	8963842
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 1 to 3 HP	1	6	8963861
<b>Fire Protection</b>						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	47,618 SF	5	8963825
D4010	Mechanical Room	Fair	Backflow Preventer, Fire Suppression	1	3	8963817
<b>Electrical</b>						
D5020	Throughout Building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	47,618 SF	5	8963836
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	4	8963839
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	6	8963849
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	47,618 SF	5	8963857
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	9	11	8963826
D5040	Throughout Building	Fair	Gymnasium Lighting, Metal Halide	147	4	8963824
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	47,618 SF	5	8963828

### Component Condition Report | Springfield High School / Gymnasium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	47,618 SF	6	8963843
D7050	Mechanical Room	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	47,618 SF	3	8963858
<b>Equipment &amp; Furnishings</b>						
E1040	Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	3	8963863
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable	10	4	8963821
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable	12	4	8963837
E2010	Gymnasium	Fair	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat)	1,484	5	8963860

### Component Condition Report | Springfield High School / Health Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
A4010	Throughout Building	Fair	Slab-on-Grade, Concrete, Standard w/ Integral Perimeter Footings, Standard w/ Integral Perimeter Footings	7,316 SF	19	9004704
B1010	Throughout Building	Fair	Structural Framing, Concrete Cast-in-Place, 1-2 Story Building, 1-2 Story Building	7,316 SF	19	9004695
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	5,100 SF	2	9004697
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	600 SF	3	9004711
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	7,316 SF	2	9004707
<b>Interiors</b>						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Commercial	10	12	9004716
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	3	9004717
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	11,000 SF	3	9004688
C2030	Restrooms	Fair	Flooring, Linoleum	1,500 SF	5	9004713

## Component Condition Report | Springfield High School / Health Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Hallways & Common Areas	Fair	Flooring, Vinyl Tile (VCT)	3,600 SF	3	9004719
C2030	Utility Rooms/Areas	Fair	Flooring, Ceramic Tile	700 SF	12	9004701
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Tile	1,500 SF	3	9004690
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	6,600 SF	3	9004691
C2050	Throughout Building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	700 SF	5	9004705
<b>Plumbing</b>						
D2010	Office Areas	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	3	9004689
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	3	9004700
D2010	Restrooms	Fair	Toilet, Child-Sized	4	4	9004693
D2010	Mechanical Room	Fair	Water Heater, Electric, Residential	1	3	9004710
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	6	4	9004696
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)	7,316 SF	12	9004715
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	4	9004708
D2060	Mechanical Room	Good	Supplemental Components, Compressed Air Dryer, Process Support	1	18	9004698
D2060	Mechanical Room	Fair	Air Compressor, Tank-Style	1	3	9004709
<b>HVAC</b>						
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	1	3	9004706
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON	1	8	9007588
D3050	Attic	Good	Fan Coil Unit, Hydronic Terminal	4	12	9004692
D3050	Attic	Fair	HVAC System, Ductwork, Low Density	7,316 SF	3	9004718
<b>Fire Protection</b>						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	7,316 SF	5	9004712
<b>Electrical</b>						

**Component Condition Report | Springfield High School / Health Center**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,316 SF	12	9004702
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,316 SF	4	9004694
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	7,316 SF	5	9004699
<b>Equipment &amp; Furnishings</b>						
E1040	Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	9004703
E2010	Office Areas	Fair	Casework, Countertop, Plastic Laminate	15 LF	4	9004714

**Component Condition Report | Springfield High School / Metal Shop**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
A4010	Throughout Building	Fair	Slab-on-Grade, Concrete, Standard w/ Integral Perimeter Footings, Standard w/ Integral Perimeter Footings	7,794 SF	19	8963931
B1010	Throughout Building	Fair	Structural Framing, Concrete Cast-in-Place, 1-2 Story Building, 1-2 Story Building	7,794 SF	19	8963936
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	6,800 SF	3	8963954
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	400 SF	3	8963938
B2050	Building Exterior	Poor	Overhead/Dock Door, Steel, 12'x12' (144 SF)	2	2	8963951
B2050	Metal shop	Fair	Exterior Door, Steel, Commercial	4	12	8963941
B2050	Metal shop	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	2	17	8963948
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	5,455 SF	2	8963930
B3010	Roof	Fair	Roofing, Modified Bitumen	2,338 SF	2	8963959
<b>Interiors</b>						

## Component Condition Report | Springfield High School / Metal Shop

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1020	Office Areas	Fair	Interior Glazing, any type by SF	30 SF	12	8963929
C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core Commercial	4	12	8963947
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,300 SF	2	8963950
C1090	Locker Rooms	Fair	Lockers, Steel-Baked Enamel, 6' Height per LF	54 LF	2	8963952
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	11,700 SF	3	8963932
C2030	Classrooms General	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	4,700 SF	2	8963957
C2030	Classrooms Industrial Arts	Fair	Flooring, Carpet, Commercial Standard	800 SF	3	8963956
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	2,300 SF	2	8963955
C2050	Throughout Building	Fair	Ceiling Finishes, Wood Paneling	5,500 SF	2	8963939
<b>Plumbing</b>						
D2010	Metal shop	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	3	8963946
D2010	Metal shop	Fair	Sink/Lavatory, Trough Style, Solid Surface	1	2	8963934
D2010	Metal shop	Fair	Emergency Plumbing Fixtures, Eye Wash	1	2	8963944
D2010	Metal shop	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,794 SF	12	8963961
D2060	Metal shop	Fair	Air Compressor, Tank-Style	1	2	8963953
<b>HVAC</b>						
D3020	Shop Area	Fair	Infrared Heater, Gas-Fired Tubular, 20 LF, 40 MBH	1	13	9007668
D3020	Metal shop	Fair	Unit Heater, Natural Gas	2	3	8963943
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	3	8963940
D3060	Metal shop	Fair	Exhaust Fan, Industrial Dust Collection, 7.5 HP Motor	2	3	8963933
<b>Fire Protection</b>						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	7,794 SF	5	8965686
<b>Electrical</b>						

### Component Condition Report | Springfield High School / Metal Shop

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	2	8963937
D5020	Throughout Building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	7,794 SF	3	8963960
D5020	Electrical Room	Fair	Distribution Panel, 120/240 V	1	2	8963942
D5040	Classrooms General	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	7,794 SF	11	8963958
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Metal shop	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	7,794 SF	2	8963945
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	7,794 SF	2	8963935

### Component Condition Report | Springfield High School / Softball Batting Facility

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
A4010	Throughout Building	Excellent	Slab-on-Grade, Concrete, Standard w/ Integral Perimeter Footings	2,160 SF	72	8964060
B1010	Throughout Building	Excellent	Structural Framing, Concrete Cast-in-Place, 1-2 Story Building	2,160 SF	72	8964061
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	2,800 SF	9	8960037
B2020	Building Exterior	Excellent	Exterior Glazing, any type by SF	300 SF	29	8960031
B2050	Building Exterior	Excellent	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	3	29	8960033
B2050	Building Exterior	Excellent	Exterior Door, Steel, Standard	7	29	8960036
<b>Roofing</b>						
B3010	Throughout Building	Excellent	Roofing, Metal	2,160 SF	39	8960050
B3020	Throughout Building	Excellent	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	150 LF	19	8960042
<b>Interiors</b>						
C1020	Office Areas	Excellent	Interior Glazing, any type by SF	25 SF	39	8960049
C1030	Building Exterior	Excellent	Interior Door, Wood, Solid-Core	6	39	8960029

## Component Condition Report | Springfield High School / Softball Batting Facility

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Restrooms	Excellent	Toilet Partitions, Plastic/Laminate	3	19	8960020
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	3,200 SF	9	8960028
C2010	Restrooms	Fair	Wall Finishes, Vinyl	100 SF	14	8960054
C2030	Throughout Building	Good	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	2,200 SF	9	8960044
C2050	Throughout Building	Excellent	Ceiling Finishes, Vinyl	1,300 SF	29	8960040
C2050	Throughout Building	Good	Ceiling Finishes, any flat surface, Prep & Paint	900 SF	9	8960038
<b>Plumbing</b>						
D2010	Throughout Building	Excellent	Sink/Lavatory, Vanity Top, Stainless Steel	1	29	8960027
D2010	Throughout Building	Excellent	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,160 SF	38	8965265
D2010	Utility Rooms/Areas	Excellent	Sink/Lavatory, Service Sink, Floor	1	34	8960030
D2010	Restrooms	Excellent	Sink/Lavatory, Wall-Hung	5	29	8960035
D2010	Restrooms	Excellent	Urinal, Standard	1	29	8960053
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	10	8960024
D2010	Restrooms	Excellent	Toilet, Commercial Water Closet	4	29	8960034
D2010	Utility Rooms/Areas	Good	Water Heater, Electric	1	13	8960052
<b>HVAC</b>						
D3020	Throughout Building	Excellent	Unit Heater, Electric	2	19	8960039
D3020	Throughout	Good	Fan, Ceiling Mounted, High Volume Low Speed (HVLS), 8' Diameter, 1 HP	2	14	9010603
D3020	Throughout Building	Excellent	Unit Heater, Electric	8	19	8960041
D3030	Office Areas	Fair	Split System, Condensing Unit/Heat Pump	1	11	8960046
D3060	Gymnasium	Excellent	Axial Flow Fan, In-Line, 2 HP Motor	1	19	8960043
<b>Fire Protection</b>						
D4010	Throughout Building	Excellent	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	2,160 SF	40	8960025
<b>Electrical</b>						
D5020	Throughout Building	Excellent	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	2,160 SF	39	8960047

### Component Condition Report | Springfield High School / Softball Batting Facility

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical Room	Excellent	Secondary Transformer, Dry, Stepdown	1	29	8960045
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,160 SF	18	8965785
D5040	Building Exterior	Excellent	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	5	19	8960051
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout Building	Excellent	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	2,160 SF	19	8960032
D7050	Throughout Building	Good	Fire Alarm Panel, Multiplex	1	14	8960026
<b>Equipment &amp; Furnishings</b>						
E1040	Building Exterior	Failed	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	0	8960022
E2010	Locker Rooms	Excellent	Casework, Cabinetry, Economy	64 LF	19	8960023
E2010	Concession	Fair	Casework, Countertop, Plastic Laminate	20 LF	14	8960021
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Gymnasium	Good	Playfield Surfaces, Artificial Play Turf	750 SF	14	8960048

### Component Condition Report | Springfield High School / Springfield High School - Main

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
A4010	Throughout Building	Fair	Slab-on-Grade, Concrete, Standard w/ Integral Perimeter Footings, Standard w/ Integral Perimeter Footings	206,503 SF	18	8963598
B1010	Throughout Building	Fair	Structural Framing, Concrete Cast-in-Place, 1-2 Story Building, 1-2 Story Building	206,503 SF	18	8963632
B1080	Lobby	Fair	Stairs, Concrete/Masonry, Interior, Repair	1,200 SF	3	8963650
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	74,300 SF	11	8963670
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	8,300 SF	3	8963639
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	31	12	8963605
<b>Roofing</b>						

**Component Condition Report | Springfield High School / Springfield High School - Main**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
B3010	Roof	Poor	Roofing, Modified Bitumen	21,850 SF	2	8963625
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	126,560 SF	4	8963603
<b>Interiors</b>						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Commercial	204	12	8963620
C1070	Library	Poor	Suspended Ceilings, Acoustical Tile (ACT)	123,900 SF	1	8963681
C1090	Locker Rooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	300 LF	5	8963630
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	42	3	8963602
C2010	Restrooms	Fair	Wall Finishes, any surface, Prep & Paint	330,400 SF	3	8963659
C2010	Auditorium	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	82,600 SF	5	8963667
C2030	Mechanic shop	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	4,100 SF	4	8963599
C2030	Counseling	Fair	Flooring, Carpet, Commercial Standard	31,000 SF	3	8963651
C2030	Lobby	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	82,600 SF	3	8963607
C2030	Restrooms	Fair	Flooring, Ceramic Tile	10,300 SF	12	8963679
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	62,000 SF	3	8963628
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	16,500 SF	22	8963658
C2050	Mechanic shop	Fair	Ceiling Finishes, Metal	10,300 SF	22	8963597
C2050	Library	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	72,300 SF	2	8963654
<b>Conveying</b>						
D1010	Electrical Room	Good	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	4	8963616
D1010	Electrical Room	Good	Elevator Controls, Automatic, 1 Car	1	3	8963680
D1010	Electrical Room	Good	Elevator Cab Finishes, Economy	1	4	8963640
<b>Plumbing</b>						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	206,503 SF	4	8963615
D2010	Restrooms	Fair	Urinal, Standard	20	4	8963600

**Component Condition Report | Springfield High School / Springfield High School - Main**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>	
D2010	Mechanical Room	Fair	Pump, Circulation, Domestic Water	1	3	8963666	
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	20	4	8963673	
D2010	Mechanical Room	Fair	Storage Tank, Domestic Water, 1001 to 2500 GAL	1	4	8963601	
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style	12	4	8963678	
D2010	Mechanical Room	Fair	Boiler, Gas, Domestic, 801 to 1400 MBH	1	5	8758229	
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	3	8963645	
D2010	Mechanical Room	Fair	Water Heater, Electric, Commercial ( 12 kW)	1	3	8963655	
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	48	5	8963619	
D2060	Mechanical Room	Fair	Air Compressor, Tank-Style	3	3	8963664	
<b>HVAC</b>							
D3010	Mechanical Room	Fair	Supplemental Components, Filter System, Fuel Oil	1	3	8963652	
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	2	7	8963671	
D3030	Mechanical Room	Fair	Split System, Condensing Unit/Heat Pump, 80 TON	3	2	8963653	
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	6	8963596	
D3050	Mechanical Room	Fair	Fan Coil Unit, Hydronic Terminal	5	5	8963623	
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	11	8963668	
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	5	3	8963660	
D3050	Mechanical Room	Fair	Fan Coil Unit, Hydronic Terminal	1	3	8963608	
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	206,503	SF	5	8963648
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1	1	8963614	
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	3	8963646	
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	2	2	8963610	
D3050	Throughout	Fair	HVAC System, Hydronic Piping, 2-Pipe	206,503	SF	5	8963506
D3050	Roof	Fair	Fan Coil Unit, Hydronic Terminal	2	2	8963611	

**Component Condition Report | Springfield High School / Springfield High School - Main**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	11	1	8963677
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	22	2	8963647
D3060	Mechanic shop	Fair	Exhaust Fan, Industrial Dust Collection, 3 HP Motor	8	16	8963613
<b>Fire Protection</b>						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	206,503 SF	5	8965687
<b>Electrical</b>						
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	4	4	8963656
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	4	8963663
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	12	8963675
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	4	8963621
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	6	8963609
D5020	Throughout Building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	206,503 SF	12	8963661
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	4	8963626
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	206,503 SF	5	8963635
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	14	4	8963642
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	3	3	8963604
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas	5	4	8963674
<b>Fire Alarm &amp; Electronic Systems</b>						
D6030	Auditorium	Fair	Sound System, Theater/Auditorium/Church	15,552 SF	5	8963636
D6060	Throughout Building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	206,503 SF	4	8963665
D7030	Building Exterior	Fair	Security Camera, Typical	4	2	8963662
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	206,503 SF	3	8963649
<b>Equipment &amp; Furnishings</b>						
E1010	Mechanic shop	Fair	Vehicle Lift, 2-Post	8	4	8963622

**Component Condition Report | Springfield High School / Springfield High School - Main**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	36 LF	11	8963644
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	2	4	8963672
E1030	Staff room	Fair	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height	5 LF	11	8963612
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	21 LF	11	8963643
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	6	8963641
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Dishwashing Equipment	5 LF	13	8963669
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	45 LF	3	8963627
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator	1	11	8963631
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	6	8963617
E1040	Office Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	3	8963606
E1060	Commercial Kitchen	Fair	Appliances, Refrigerator, 14 to 18 CF	2	4	8963633
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Deluxe	658	5	8963637
E2010	Utility Rooms/Areas	Fair	Casework, Countertop, Plastic Laminate	120 LF	3	8963676
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	125 LF	4	8963638
E2010	Auditorium	Fair	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	1,000	4	8963624

**Component Condition Report | Springfield High School / Storage**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
A4010	Throughout Building	Fair	Slab-on-Grade, Concrete, Standard w/ Integral Perimeter Footings, Standard w/ Integral Perimeter Footings	755 SF	50	8960017
B1010	Throughout Building	Fair	Structural Framing, Concrete Cast-in-Place, 1-2 Story Building, 1-2 Story Building	755 SF	50	8960006
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	800 SF	3	8960014
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	100 SF	5	8960018
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	1	15	8960007

## Component Condition Report | Springfield High School / Storage

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Metal	755 SF	15	8960012
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	60 LF	3	8960008
<b>Interiors</b>						
C2010	Throughout Building	Fair	Wall Finishes, Wood Paneling, Refinish	1,500 SF	3	8960010
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	800 SF	2	8960019
C2050	Throughout Building	Fair	Ceiling Finishes, Plywood	800 SF	5	8960016
<b>Fire Protection</b>						
D4010	Throughout Building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	755 SF	15	8960015
<b>Electrical</b>						
D5030	Building Exterior	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	755 SF	15	8960013
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	755 SF	3	8960011
<b>Fire Alarm &amp; Electronic Systems</b>						
D7050	Throughout Building	NA	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	755 SF	5	8965784
<b>Equipment &amp; Furnishings</b>						
E2010	Throughout Building	Fair	Casework, Cabinetry, Hardwood Standard	30 LF	3	8960009

## Component Condition Report | Springfield High School / Springfield High School (Site)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Plumbing</b>						
D2010	Site General	Fair	Piping & Valves, Piping Copper, Domestic Water	154 LF	5	8964098
D2020	Site General	Fair	Piping & Valves, Piping PVC, Sanitary Drainage	154 LF	5	8964087
<b>Equipment &amp; Furnishings</b>						
E2010	Site Sports Fields & Courts	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	1,200	4	8964089
<b>Special Construction &amp; Demo</b>						

## Component Condition Report | Springfield High School / Springfield High School (Site)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	Site General	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	948 SF	10	8964077
F1020	Site General	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	680 SF	25	8964078
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	150,440 SF	3	8964099
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	150,440 SF	3	8964083
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Track Surface, Rubber	80,000 SF	8	8964094
G2050	Site Playground Areas	Fair	Sports Site Lighting, Fields & Courts, Pole Light Fixture w/ Lamps	2	5	8964090
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Football, Goal Post	2	23	8964088
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	101,909 SF	8	8964096
G2050	Site Playground Areas	Fair	Playfield Surfaces, Rubber, Interlocking Tiles	833 SF	5	8964095
G2050	Site Sports Fields & Courts	Fair	Sports Site Lighting, Stadium, Clustered	1	25	8964086
<b>Sitework</b>						
G2060	Site General	Fair	Park Bench, Precast Concrete	11	4	8964092
G2060	Site General	Fair	Flagpole, Metal	1	2	8964080
G2060	Site General	Fair	Signage, Property, Monument, Replace/Install	2	5	8964097
G2060	Site	Fair	Park Bench, Metal Powder-Coated	5	4	8964082
G2060	Site General	Fair	Picnic Table, Metal Powder-Coated	12	4	8964091
G2060	Site General	Fair	Fences & Gates, Fence, Metal Tube 6'	5,630 LF	12	8964079
G2060	Building Exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	24	2	8964093
G2060	Site General	Fair	Bike Rack, Fixed Single Loop	23	3	8964084
G4050	Site	Fair	Site Light Pole, 40' Height, w/o Base or Fixtures, Replace/Install	8	12	8964081

**Component Condition Report | Springfield High School / Portable 1**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
<b>Special Construction &amp; Demo</b>						
F1020	Throughout Building	Poor	Classroom/Office Module, Portable Building	900 SF	1	9009048

**Component Condition Report | Springfield High School / Portable 2**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
<b>Special Construction &amp; Demo</b>						
F1020	Throughout Building	Poor	Classroom/Office Module, Portable Building	900 SF	0	8758530

**Component Condition Report | Springfield High School / Portable 3**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
<b>Special Construction &amp; Demo</b>						
F1020	Throughout Building	Poor	Classroom/Office Module, Portable Building	900 SF	0	9009047

**Component Condition Report | Springfield High School / Portable 4**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Asset/Component/Repair</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
<b>Special Construction &amp; Demo</b>						
F1020	Throughout Building	Poor	Classroom/Office Module, Portable Building	900 SF	0	9009049

## Appendix D: Replacement Reserves

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Replacement Reserves Report



3/5/2025

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	
D6060	Throughout Building	8963828	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	47618	SF	\$1.65	\$2.27	\$108,033						\$108,033						\$108,033	
D7030	Throughout Building	8963843	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	47618	SF	\$2.00	\$2.75	\$130,950							\$130,950						\$130,950
D7050	Mechanical Room	8963858	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	17	3	47618	SF	\$1.50	\$2.06	\$98,212				\$98,212									\$98,212
E1040	Lobby	8963863	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	7	3	1	EA	\$2,030.00	\$2,791.25	\$2,791				\$2,791									\$2,791
E1070	Gymnasium	8963821	Basketball Backboard, Ceiling-Mounted, Operable	30	26	4	10	EA	\$7,830.00	\$10,766.25	\$107,663					\$107,663								\$107,663
E1070	Gymnasium	8963837	Basketball Backboard, Wall-Mounted, Operable	30	26	4	12	EA	\$4,300.00	\$5,912.50	\$70,950					\$70,950								\$70,950
E2010	Gymnasium	8963860	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat), Replace	20	15	5	1484	EA	\$450.00	\$618.75	\$918,225						\$918,225							\$918,225
<b>Totals, Unescalated</b>												\$0	\$615,704	\$223,550	\$1,264,857	\$871,723	\$2,959,354	\$580,393	\$0	\$0	\$0	\$0	\$0	\$6,515,580
<b>Totals, Escalated (4.0% inflation, compounded annually)</b>												\$0	\$640,332	\$241,792	\$1,422,792	\$1,019,792	\$3,600,506	\$734,382	\$0	\$0	\$0	\$0	\$0	\$7,659,597

Springfield High School / Health Center

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	9004697	Exterior Walls, Wood Siding, Replace	30	28	2	5100	SF	\$10.20	\$14.03	\$71,528			\$71,528										\$71,528
B2020	Building Exterior	9004711	Exterior Glazing, any type by SF, Replace	30	27	3	600	SF	\$58.50	\$80.44	\$48,263				\$48,263									\$48,263
B3010	Roof	9004707	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	18	2	7316	SF	\$13.40	\$18.43	\$134,797			\$134,797										\$134,797
C1090	Restrooms	9004717	Toilet Partitions, Plastic/Laminate, Replace	20	17	3	4	EA	\$1,200.00	\$1,650.00	\$6,600				\$6,600									\$6,600
C2010	Throughout Building	9004688	Wall Finishes, any surface, Prep & Paint	10	7	3	11000	SF	\$1.45	\$1.99	\$21,931				\$21,931									\$21,931
C2030	Hallways & Common Areas	9004719	Flooring, Vinyl Tile (VCT), Replace	15	12	3	3600	SF	\$4.84	\$6.66	\$23,958				\$23,958									\$23,958
C2030	Restrooms	9004713	Flooring, Linoleum, Replace	15	10	5	1500	SF	\$4.43	\$6.09	\$9,137					\$9,137								\$9,137
C2030	Throughout Building	9004690	Flooring, Carpet, Commercial Tile, Replace	10	7	3	1500	SF	\$6.21	\$8.54	\$12,810				\$12,810									\$12,810
C2050	Restrooms	9004691	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	6600	SF	\$1.81	\$2.49	\$16,448				\$16,448									\$16,448
C2050	Throughout Building	9004705	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	700	SF	\$2.23	\$3.06	\$2,142					\$2,142								\$2,142
D2010	Mechanical Room	9004710	Water Heater, Electric, Residential, Replace	15	12	3	1	EA	\$1,700.00	\$2,337.50	\$2,338				\$2,338									\$2,338
D2010	Office Areas	9004689	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	27	3	1	EA	\$1,140.00	\$1,567.50	\$1,568				\$1,568									\$1,568
D2010	Hallways & Common Areas	9004700	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	1	EA	\$1,360.00	\$1,870.00	\$1,870				\$1,870									\$1,870
D2010	Restrooms	9004693	Toilet, Child-Sized, Replace	30	26	4	4	EA	\$1,060.00	\$1,457.50	\$5,830					\$5,830								\$5,830
D2010	Restrooms	9004696	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	6	EA	\$827.00	\$1,137.13	\$6,823				\$6,823									\$6,823
D2010	Restrooms	9004708	Toilet, Commercial Water Closet, Replace	30	26	4	5	EA	\$1,460.00	\$2,007.50	\$10,038				\$10,038									\$10,038
D2060	Mechanical Room	9004709	Air Compressor, Tank-Style, Replace	20	17	3	1	EA	\$4,070.00	\$5,596.25	\$5,596				\$5,596									\$5,596
D3020	Mechanical Room	9004706	Boiler, Gas, HVAC, Replace	30	27	3	1	EA	\$102,000.00	\$140,250.00	\$140,250				\$140,250									\$140,250
D3030	Roof	9007588	Split System, Condensing Unit/Heat Pump, 2 TON, Replace	15	7	8	1	EA	\$2,350.00	\$3,231.25	\$3,231									\$3,231				\$3,231
D3050	Attic	9004718	HVAC System, Ductwork, Low Density, Replace	30	27	3	7316	SF	\$2.00	\$2.75	\$20,119				\$20,119									\$20,119
D4010	Throughout Building	9004712	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	35	5	7316	SF	\$5.80	\$7.98	\$58,345					\$58,345								\$58,345
D5040	Throughout Building	9004694	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	7316	SF	\$4.50	\$6.19	\$45,268				\$45,268									\$45,268
D7050	Throughout Building	9004699	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	15	5	7316	SF	\$2.00	\$2.75	\$20,119					\$20,119								\$20,119
E1040	Lobby	9004703	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	\$2,030.00	\$2,791.25	\$2,791							\$2,791						\$2,791
E2010	Office Areas	9004714	Casework, Countertop, Plastic Laminate, Replace	15	11	4	15	LF	\$58.00	\$75.40	\$1,131					\$1,131								\$1,131
<b>Totals, Unescalated</b>												\$0	\$0	\$206,325	\$301,751	\$69,089	\$89,743	\$2,791	\$0	\$3,231	\$0	\$0	\$672,930	
<b>Totals, Escalated (4.0% inflation, compounded annually)</b>												\$0	\$0	\$223,161	\$339,429	\$80,824	\$109,186	\$3,532	\$0	\$4,422	\$0	\$0	\$760,553	



Replacement Reserves Report



3/5/2025

Springfield High School / Portable 3

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	Throughout Building	9009047	Classroom/Office Module, Portable Building, Replace	30	30	0	900	SF	\$112.10	\$154.14	\$138,724	\$138,724											\$138,724					
<b>Totals, Unescalated</b>												\$138,724	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$138,724	
<b>Totals, Escalated (4.0% inflation, compounded annually)</b>												\$138,724	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$138,724

Springfield High School / Portable 4

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	Throughout Building	9009049	Classroom/Office Module, Portable Building, Replace	30	30	0	900	SF	\$112.10	\$154.14	\$138,724	\$138,724											\$138,724					
<b>Totals, Unescalated</b>												\$138,724	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$138,724	
<b>Totals, Escalated (4.0% inflation, compounded annually)</b>												\$138,724	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$138,724

Springfield High School / Softball Batting Facility

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	8960037	Exterior Walls, any painted surface, Prep & Paint	10	1	9	2800	SF	\$2.74	\$3.77	\$10,549											\$10,549	\$10,549			
C2010	Throughout Building	8960028	Wall Finishes, any surface, Prep & Paint	10	1	9	3200	SF	\$1.45	\$1.99	\$6,380											\$6,380	\$6,380			
C2030	Throughout Building	8960044	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	1	9	2200	SF	\$1.09	\$1.50	\$3,297											\$3,297	\$3,297			
C2050	Throughout Building	8960038	Ceiling Finishes, any flat surface, Prep & Paint	10	1	9	900	SF	\$1.81	\$2.49	\$2,243											\$2,243	\$2,243			
D2010	Throughout Building	8960024	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	5	10	1	EA	\$1,360.00	\$1,870.00	\$1,870											\$1,870	\$1,870			
E1040	Building Exterior	8960022	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	10	0	1	EA	\$2,030.00	\$2,791.25	\$2,791	\$2,791											\$2,791	\$5,583		
<b>Totals, Unescalated</b>													\$2,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,469	\$4,661	\$29,922
<b>Totals, Escalated (4.0% inflation, compounded annually)</b>													\$2,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,981	\$6,900	\$41,672

Springfield High School / Springfield 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	
B1080	Lobby	8963650	Stairs, Concrete/Masonry, Interior, Repair	0	-3	3	1200	SF	\$24.70	\$33.96	\$40,755						\$40,755						\$40,755	
B2020	Building Exterior	8963639	Exterior Glazing, any type by SF, Replace	30	27	3	8300	SF	\$58.50	\$80.44	\$667,631						\$667,631						\$667,631	
B3010	Roof	8963625	Roofing, Modified Bitumen, Replace	20	18	2	21850	SF	\$6.94	\$9.54	\$208,504					\$208,504							\$208,504	
B3010	Roof	8963603	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	16	4	126560	SF	\$13.40	\$18.43	\$2,331,868						\$2,331,868						\$2,331,868	
C1070	Library	8963681	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	24	1	123900	SF	\$3.76	\$5.17	\$640,563		\$640,563											\$640,563
C1090	Restrooms	8963602	Toilet Partitions, Plastic/Laminate, Replace	20	17	3	42	EA	\$1,200.00	\$1,650.00	\$69,300						\$69,300						\$69,300	
C1090	Locker Rooms	8963630	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	300	LF	\$280.00	\$385.00	\$115,500							\$115,500					\$115,500	
C2010	Restrooms	8963659	Wall Finishes, any surface, Prep & Paint	10	7	3	330400	SF	\$1.45	\$1.99	\$658,735						\$658,735						\$658,735	
C2010	Auditorium	8963667	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	20	5	82600	SF	\$14.40	\$19.80	\$1,635,480						\$1,635,480						\$1,635,480	
C2030	Lobby	8963607	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	82600	SF	\$1.09	\$1.50	\$123,797						\$123,797						\$123,797	
C2030	Mechanic shop	8963599	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	6	4	4100	SF	\$14.60	\$20.08	\$82,308						\$82,308						\$82,308	
C2030	Throughout Building	8963628	Flooring, Vinyl Tile (VCT), Replace	15	12	3	62000	SF	\$4.84	\$6.66	\$412,610						\$412,610						\$412,610	
C2030	Counseling	8963651	Flooring, Carpet, Commercial Standard, Replace	10	7	3	31000	SF	\$8.06	\$11.08	\$343,370						\$343,370						\$343,370	
C2050	Library	8963654	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	8	2	72300	SF	\$2.23	\$3.06	\$221,193					\$221,193							\$221,193	
D1010	Electrical Room	8963680	Elevator Controls, Automatic, 1 Car, Replace	20	17	3	1	EA	\$5,500.00	\$7,562.50	\$7,563						\$7,563						\$7,563	
D1010	Electrical Room	8963616	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	26	4	1	EA	\$60,000.00	\$82,500.00	\$82,500						\$82,500						\$82,500	





Replacement Reserves Report



3/5/2025

Uniform Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate		
C2010	Throughout Building	8960010	Wall Finishes, Wood Paneling, Refinish	10	7	3	1500	SF	\$4.00	\$5.50	\$8,250				\$8,250									\$8,250	
C2030	Throughout Building	8960019	Flooring, Carpet, Commercial Standard, Replace	10	8	2	800	SF	\$8.06	\$11.08	\$8,861			\$8,861											\$8,861
C2050	Throughout Building	8960016	Ceiling Finishes, Plywood, Replace	30	25	5	800	SF	\$7.18	\$9.87	\$7,898						\$7,898								\$7,898
D5040	Throughout Building	8960011	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	755	SF	\$4.50	\$6.19	\$4,672				\$4,672										\$4,672
D7050	Throughout Building	8965784	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	20	15	5	755	SF	\$2.00	\$2.75	\$2,076						\$2,076								\$2,076
E2010	Throughout Building	8960009	Casework, Cabinetry, Hardwood Standard, Replace	20	17	3	30	LF	\$325.00	\$446.88	\$13,406				\$13,406										\$13,406
<b>Totals, Unescalated</b>												\$0	\$0	\$8,861	\$30,169	\$0	\$18,018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,048
<b>Totals, Escalated (4.0% inflation, compounded annually)</b>												\$0	\$0	\$9,584	\$33,936	\$0	\$21,922	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,441

\* Markup has been included in unit costs.