

FACILITY CONDITION ASSESSMENT



prepared for

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



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BV PROJECT #:

169411.24R000-073.017

DATE OF REPORT:

December 26, 2024

ON SITE DATE:

November 19, 2024

Gateways High School
425 10th Street
Springfield, OR 97477

Bureau Veritas

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TABLE OF CONTENTS

1. Executive Summary 1

 Campus Overview and Assessment Details 1

 Campus Findings and Deficiencies 2

 Facility Condition Index (FCI) 3

 Immediate Needs 4

 Plan Types 5

2. Gateways High School - Brattain Campus 6

3. School of Cosmetology 15

4. Site Summary 19

5. Purpose and Scope 25

6. Opinions of Probable Costs 27

 Methodology 27

 Definitions 28

7. Certification 29

8. Appendices 30



1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	High School
Number of Buildings	1
Main Address	425 10 th Street, Springfield, OR 97477
Site Developed	1925
Outside Occupants / Leased Spaces	None
Date(s) of Visit	November 19, 2024
Management Point of Contact	Adam Krein, State Facility Assessment Administrator 971.720.9273 adam.krein@ode.oregon.gov
On-site Point of Contact (POC)	Chris Smith
Assessment and Report Prepared By	Lindsey Boss
Reviewed By	Joseph Malboeuf <i>for,</i> Matt Anderson Program Manager 800.733.0660 matt.anderson@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Gateways High School is at the Brattain Campus. It's called the Brattain Campus because it was Brattain Elementary previously. It was built in 1925 and remodeled in 2015. It now supports students on site in grades 10-12 and a few students in various elementary school grades. This campus also supports all online learning for the entire school district. In 2023 a modular building was added as a cosmetology school for the students.

Architectural

The main building exterior is primarily stucco with wood siding and a wood frame. The interior walls were originally lath and plaster, which can still be seen in two small utility closets. The walls are now gypsum board. In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope systems and components were observed to be performing adequately. Finishes have been repaired or replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear. The roofing was replaced in 2015 with the remodel. Only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building still uses a boiler of heat and air but now primarily relies on the new ductless units installed in the Summer of 2024. There are traditional ductless units in the office and hallways whereas the library and classrooms have four-way ceiling cassettes. The boiler is currently in need of repair and does not provide heat to the north half of the building. The electrical equipment, such as transformers, switchboards, distribution panels, wiring, lighting systems, and other components are adequate for the facility demand requirements. The plumbing system throughout the facility is in good working order. Only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

Site

When the modular building was added in 2023, new asphalt for the parking lot was added as well as concrete for a new walkway and dumpster pad. There was also new fencing added around the modular building. There is only one three-car parking lot on the East end of the parking lot. The playground equipment was replaced in 2015. The rest of the asphalt and concrete walkways are older, and the asphalt could use repairs. The rest of the fencing is fairly new, except the portion around the bike racks which looks to be 20+ years old. Only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description

0 – 5%	In new or well-maintained condition, with little visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

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

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Gateways High School - Brattain Campus	\$503	34,908	\$17,558,724	0%	5.5%	7.5%	8.5%
School of Cosmetology	\$148	2,000	\$296,000	0%	0%	0%	2.9%

Immediate Needs

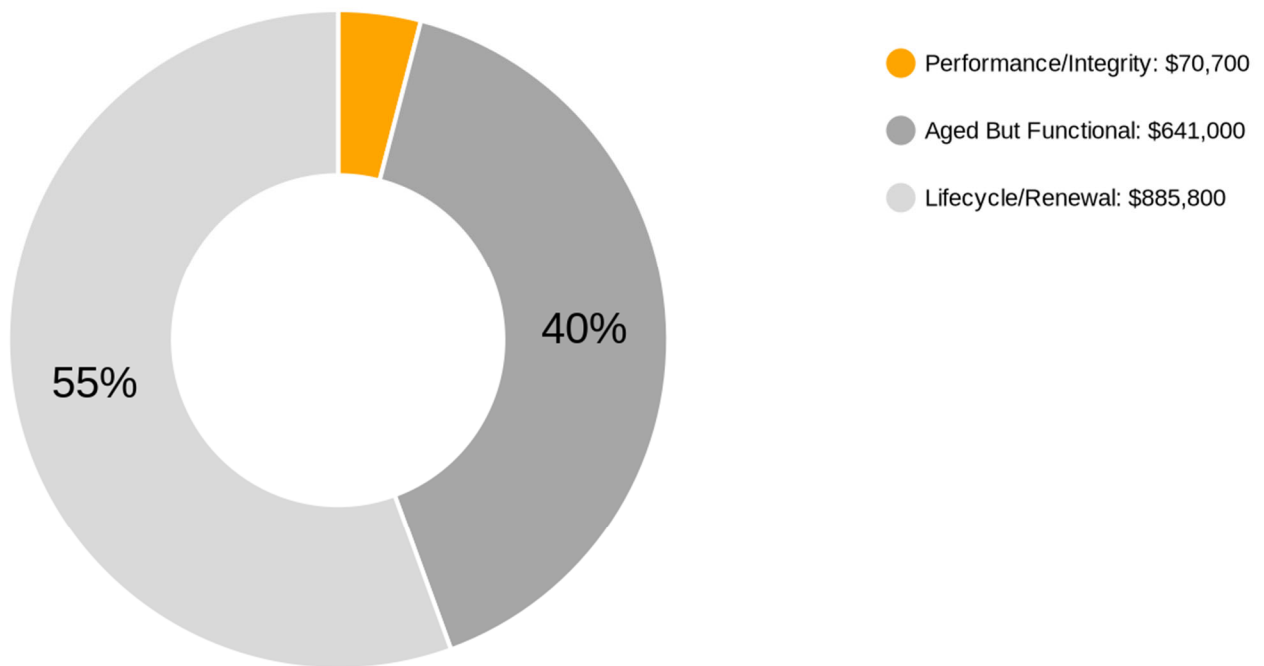
There are no immediate needs to report.

Plan Types

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

Plan Type Descriptions and Distribution

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



10-Year Total: \$1,597,500

2. Gateways High School - Brattain Campus



Gateways High School - Brattain Campus: Building Systems Summary

Address	425 10 th Street, Springfield, OR 97477	
GPS Coordinates	44.04926240793132,-123.01234662115526	
Constructed/Renovated	1925 Renovated 2015	
Building Area	34,908 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Secondary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with single-ply EPDM membrane	Good
Interiors	Walls: Painted gypsum board and lath and plaster Floors: Carpet, VCT, sealed concrete, Vinyl Tile (VCT), w/ Asbestos Abatement, rubber tile, concrete with epoxy coating, Ceilings: Painted gypsum board, suspended ACT, hard ACT	Fair
Elevators	None	-

Gateways High School - Brattain Campus: Building Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Central System: Boilers feeding hydronic baseboard radiators Non-Central System: Ductless split-systems	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent, CFL, incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Good
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the asphalt roofing.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Gateways High School - Brattain Campus: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$150,120	\$0	\$201,749	\$351,869
Roofing	\$0	\$0	\$0	\$0	\$611,272	\$611,272
Interiors	\$0	\$370,062	\$238,991	\$59,467	\$781,574	\$1,450,094
Plumbing	\$0	\$9,984	\$4,489	\$6,502	\$2,127	\$23,102
HVAC	\$0	\$72,938	\$0	\$67,824	\$159,740	\$300,502
Electrical	\$0	\$0	\$248,464	\$7,387	\$754,184	\$1,010,035
Fire Alarm and Electronic Systems	\$0	\$74,160	\$101,846	\$0	\$255,435	\$431,441
Equipment and Furnishings	\$0	\$607	\$42,888	\$28,030	\$1,042,538	\$1,114,063
Sitework	\$0	\$0	\$3,440	\$3,759	\$0	\$7,199
TOTALS	\$0	\$527,800	\$790,300	\$173,000	\$3,808,700	\$5,299,800

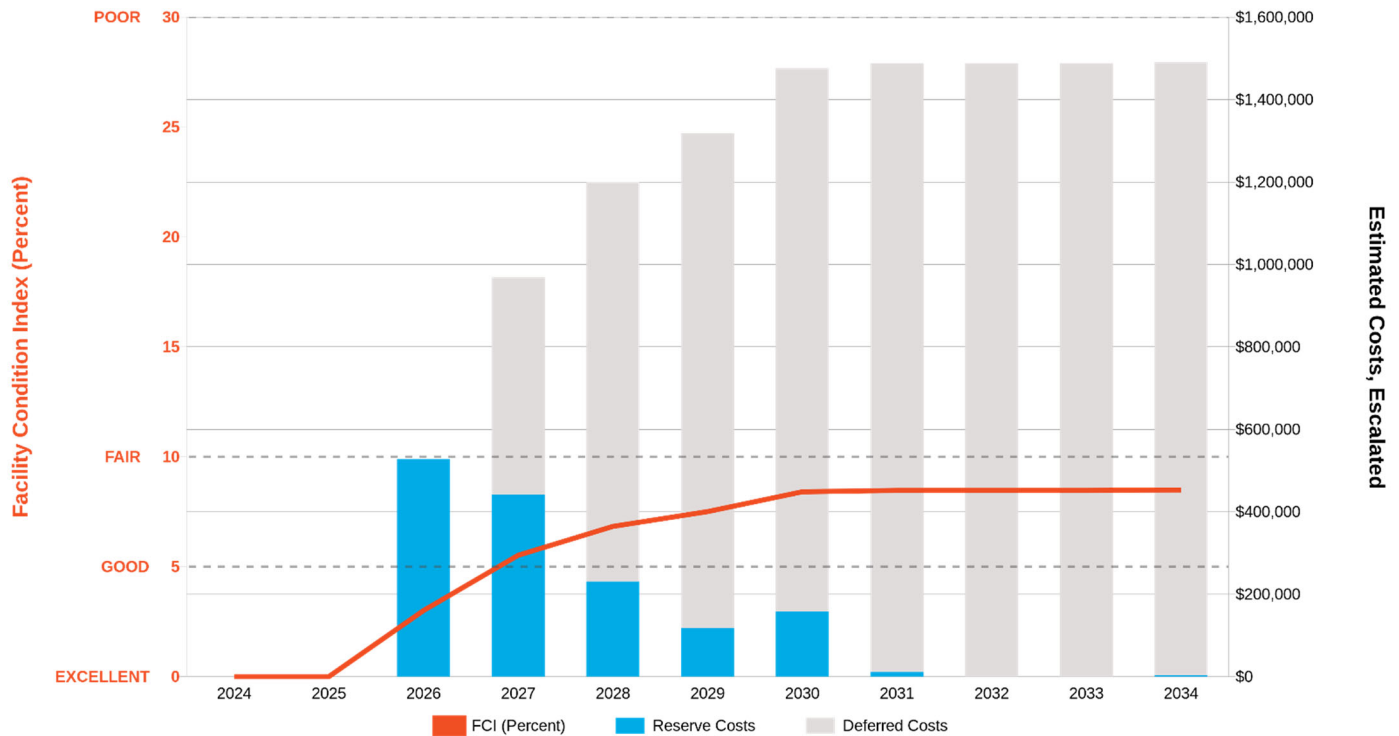
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$17,558,724.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$135,541.00



Immediate Needs

There are no immediate needs to report.

Gateways High School - Brattain Campus: Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - EXTERIOR WALLS



6 - EXTERIOR DOOR



7 - HALLWAY OVERVIEW



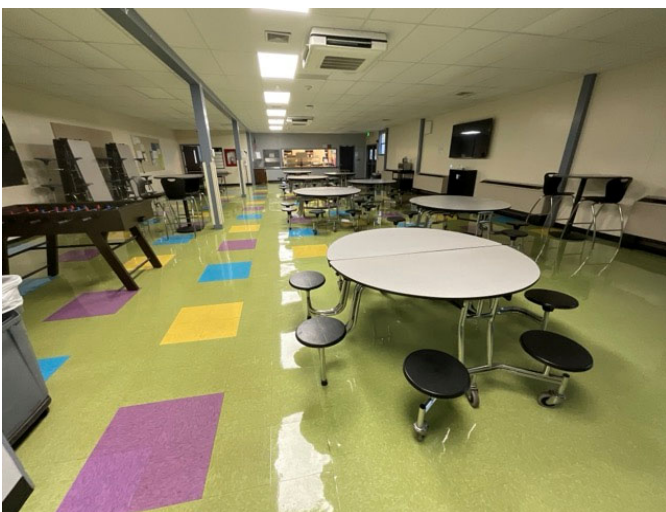
8 - HALLWAY OVERVIEW



9 - CLASSROOM OVERVIEW



10 - LIBRARY OVERVIEW



11 - CAFETERIA OVERVIEW



12 - GYMNASIUM OVERVIEW



13 - KITCHEN OVERVIEW



14 - CASEWORK

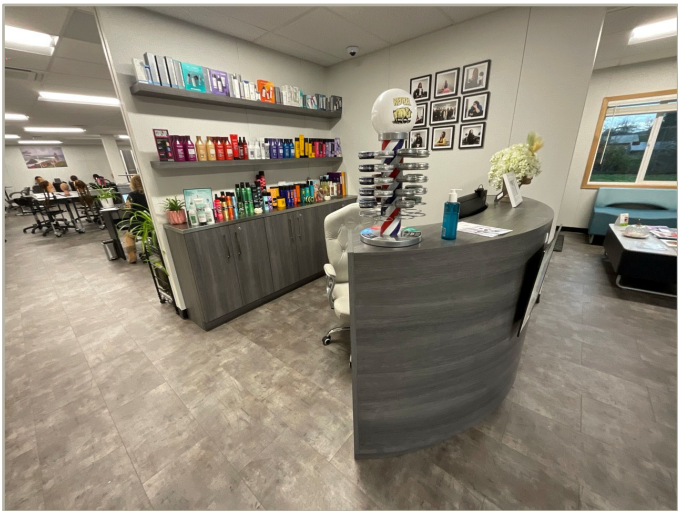


15 - RESTROOM OVERVIEW



16 - ELECTRICAL SYSTEM

3. School of Cosmetology



School of Cosmetology: Building Systems Summary

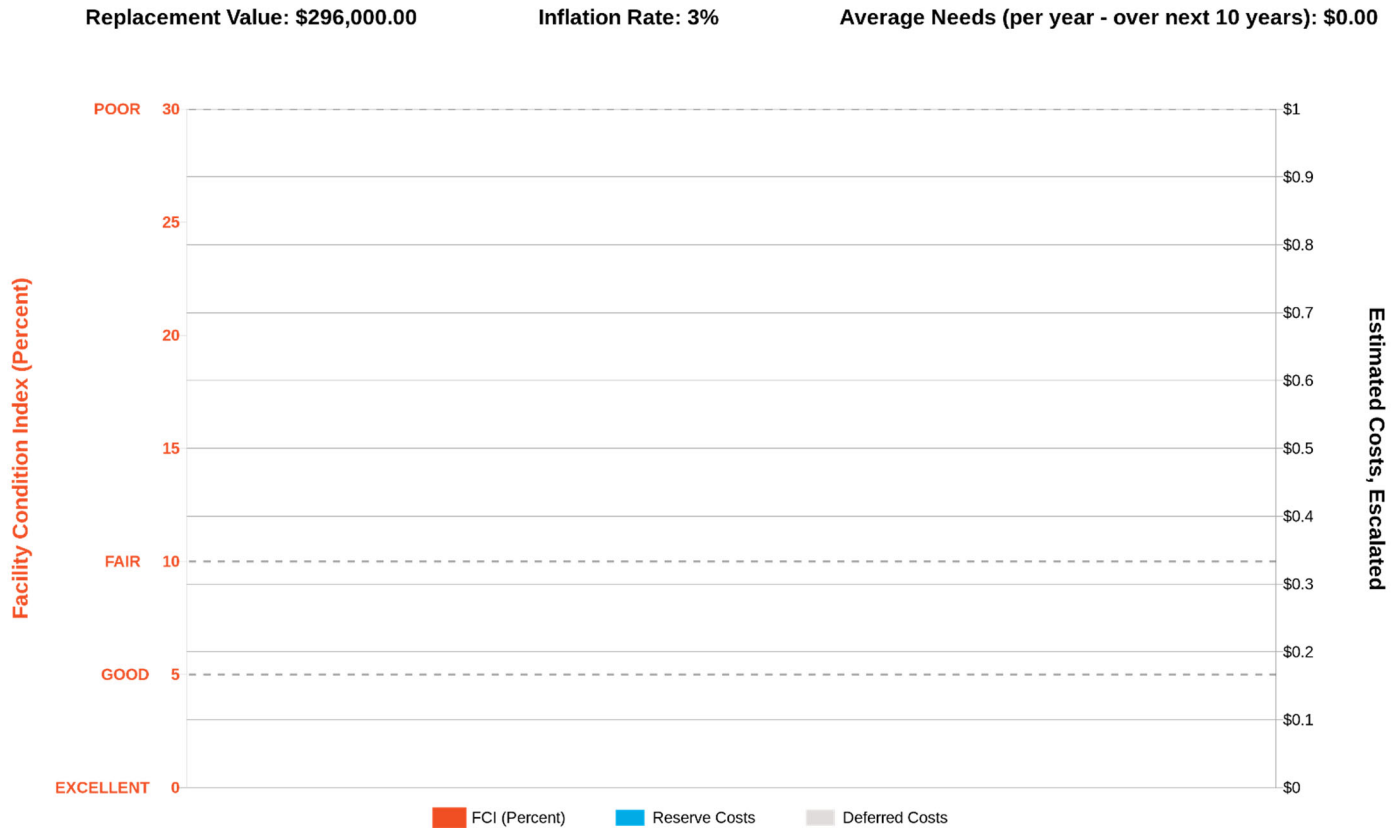
Address	425 10 th Street, Springfield, OR 97477
GPS Coordinates	44.049117703969756,-123.0110305759132
Constructed/Renovated	2023
Building Area	2,000 SF
Number of Stories	1 above grade

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

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

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

4. Site Summary



Site: Site Information		
Site Area	3.15 acres	
Parking Spaces	3 total spaces all in open lots; 1 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted signage; chain link fencing; chain-link fence dumpster enclosures Playground and field	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Moderate site slopes East	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	Storage sheds and Prefabricated modular buildings	Fair
Site Accessibility	An accessibility survey has been prepared as a separate report.	

Site: Site Information**Site Additional Studies**

Beyond the accessibility study recommended above, no additional studies are currently recommended for the site.

Site Areas Observed

The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.

Site Key Spaces Not Observed

All key areas of the exterior site were accessible and observed.

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

Site: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0
Special Construction and Demo	\$0	\$0	\$0	\$0	\$0	\$0
Sitework	\$0	\$25,892	\$42,302	\$38,334	\$597,863	\$704,391
TOTALS	\$0	\$25,900	\$42,400	\$38,400	\$597,900	\$704,600

Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Site: Photographic Overview



1 – SITE PHOTO



2 – PARKING LOTS



3 – PARKING LOTS



4 – DUMPSTER ENCLOSURE



5 – PARKING LOTS



6 – SIDEWALK



7 – FENCES AND GATES



8 – FENCES AND GATES



9 – SPORTS APPARATUS



10 – SHED

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the very detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *RSMeans data from Gordian*. While the *RSMeans data from Gordian* is the primary reference source for the Bureau Veritas cost library, secondary and supporting sources include but are not limited to other industry experts work, such as *Marshall & Swift* and *CBRE Whitestone*. For improved accuracy, additional research integrated with Bureau Veritas's historical experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions also come into play when deemed necessary. Invoice or bid documents provided either by the owner or facility construction resources may be reviewed early in the process or for specific projects as warranted.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for to market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including; labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety or Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

7. Certification

Oregon Department of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Gateways High School, 425 10th 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.

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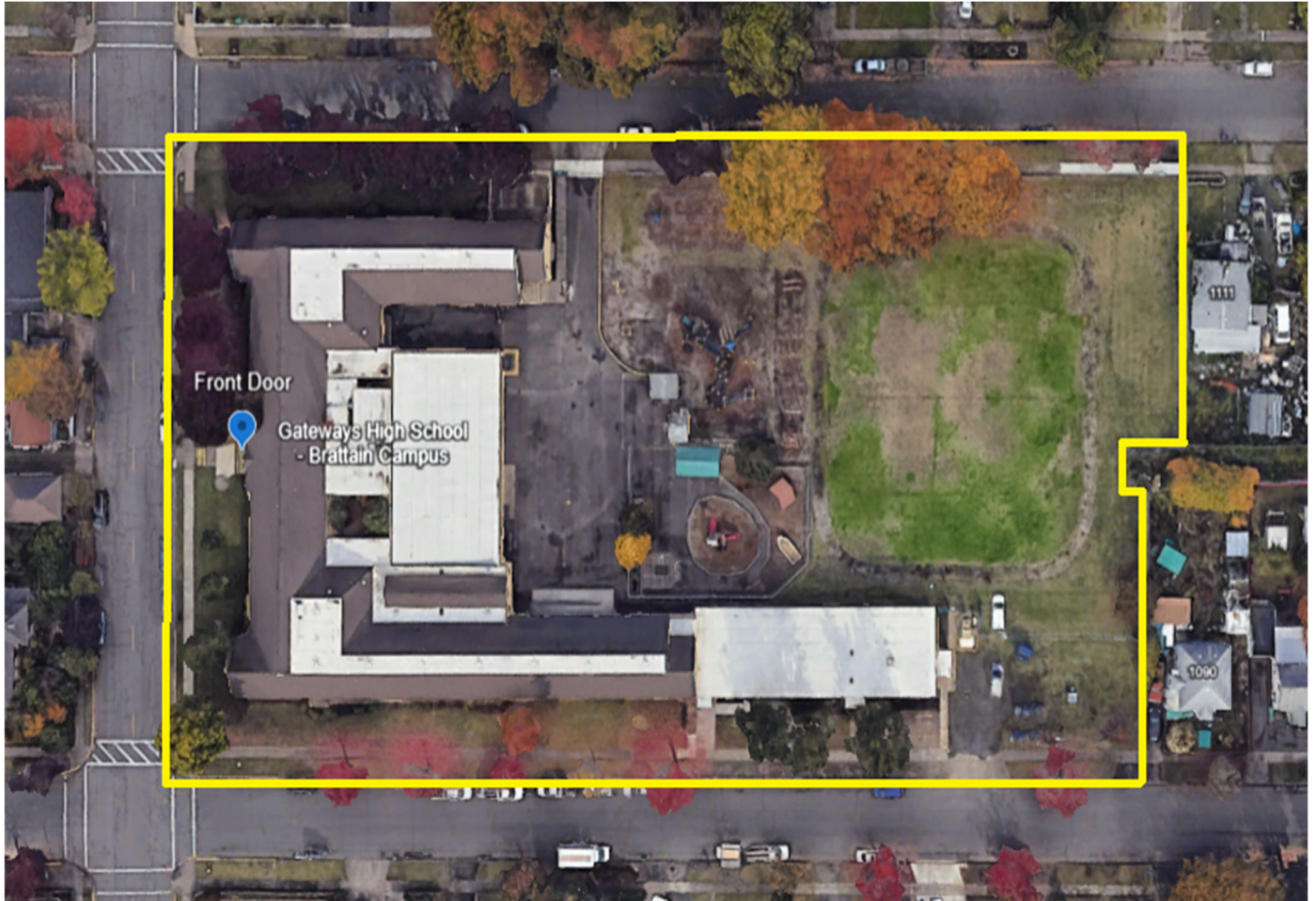
8. Appendices

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

Appendix A:

Site Plan(s)

Site Plan



**BUREAU
VERITAS**

Project Number

169411.24R000-073.017

Source

Google

Project Name

Gateways High School

On-Site Date

November 25, 2024



Appendix B:

Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Gateways High School

Name of person completing form: Lindsey Boss

Title / Association with property:

Length of time associated w/ property:

Date Completed: 11.27.2024

Phone Number:

Method of Completion: INCOMPLETE: client/POC unwilling or unable to complete

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

Data Overview		Response		
1	Year/s constructed / renovated	1925/2015		
2	Building size in SF	34,908		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	2015	
		Roof	2015	
		Interiors	2015	
		HVAC	2024	Summer of 2024
		Electrical		
		Site Pavement	2024	Small portion on East side of property
		Accessibility		
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Property remodel including roofing – 2015; Ductless units install Summer 2024.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Replaced boiler		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Boiler not working properly. The majority of the flooring is VCT with asbestos abatement needed.		

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 or mold related complaints from occupants?			X		
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?			X		
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?			X		
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?			X		
14	Is the electrical service outdated, undersized, or otherwise problematic?			X		
15	Are there any problems or inadequacies with exterior lighting?			X		
16	Is site/parking drainage inadequate, with excessive ponding or other problems?			X		
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?			X		
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			X		

Appendix C:

Component Condition Report

Component Condition Report | Gateways High School / Gateways High School - Brattain Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Fog Coat or Paint	27,908 SF	4	8629117
B2010	Building Exterior	Good	Exterior Walls, Wood Siding	7,000 SF	21	8629143
B2020	Building Exterior	Good	Exterior Glazing, any type by SF	1,500 SF	21	8629130
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	6	31	8629135
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	21	8629132
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	18,046 SF	11	8629124
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	17,853 SF	11	8629120
B3020	Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,400 LF	11	8656441
Interiors						
C1020	Throughout Building	Good	Interior Glazing, any type by SF	300 SF	31	8629118
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Commercial	1	3	8629144
C1030	Throughout Building	Good	Interior Door, Steel, Standard	45	31	8629113
C1030	Throughout Building	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	12	31	8629140
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	7,908 SF	16	8629110
C1070	Hallways & Common Areas	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	25,000 SF	2	8656411
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	15	11	8656455
C2010	Classrooms General	Fair	Wall Finishes, Gypsum Board, Prep & Paint	11,000 SF	5	8656416
C2010	Restrooms	Good	Wall Finishes, Laminated Paneling (FRP)	2,000 SF	21	8656425
C2010	Utility Rooms/Areas	Fair	Wall Finishes, Lath & Plaster, Prep & Paint	1,000 SF	2	8656440
C2010	Gymnasium	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	120 SF	4	8656427
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	38,362 SF	5	8629116
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	7,000 SF	6	8629111

Component Condition Report | Gateways High School / Gateways High School - Brattain Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Hallways & Common Areas	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	10,730 SF	2	8656446
C2030	Hallways & Common Areas	Fair	Flooring, Rubber Tile	408 SF	6	8656458
C2030	Restrooms	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	3,250 SF	4	8656459
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	4,000 SF	3	8629134
C2030	Utility Rooms/Areas	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	250 SF	5	8656408
C2030	Hallways & Common Areas	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	10,000 SF	2	8656419
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,000 SF	5	8629127
Plumbing						
D2010	Boiler Room	Fair	Storage Tank, Domestic Water	1	2	8656414
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	6	8629142
D2010	Restrooms	Good	Sink/Lavatory, Vanity Top, Enameled Steel	1	21	8656452
D2010	Throughout Building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	10	21	8656437
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Residential	1	5	8656454
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung	13	21	8656461
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	34,908 SF	31	8629123
D2010	Restrooms	Good	Toilet, Commercial Water Closet	16	21	8656449
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Laundry	2	4	8656420
D2010	Restrooms	Good	Urinal, Standard	4	21	8656424
D2010	Restrooms	Good	Sink/Lavatory, Service Sink, Floor	1	26	8656410
HVAC						
D3020	Commercial Kitchen	Good	Unit Heater, Electric	1	11	8656462
D3020	Restrooms	Fair	Unit Heater, Electric	1	6	8656436
D3020	Boiler Room	Poor	Boiler, Gas, HVAC	1	2	8656431
D3020	Throughout Building	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	5	6	8656435
D3020	Throughout Building	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	2	2	8656409

Component Condition Report | Gateways High School / Gateways High School - Brattain Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Throughout Building	Fair	Split System Ductless, Single Zone	11	6	8629136
D3030	Building Exterior	Excellent	Split System Ductless, Single Zone	14	15	8656415
D3030	Building Exterior	Excellent	Split System Ductless, Single Zone	11	15	8656430
Electrical						
D5020	Boiler Room	Fair	Switchboard, 277/480 V	1	3	8656413
D5020	Utility Rooms/Areas	Fair	Switchboard, 120/208 V	1	3	8656439
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	34,908 SF	3	8629114
D5040	Gymnasium	Good	Gymnasium Lighting, High Intensity Fixtures, 400 W	15	11	8656432
D5040	Building Exterior	Good	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	8	11	8656422
D5040	Throughout Building	Good	Emergency & Exit Lighting, Exit Sign, LED	20	7	8629119
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	34,908 SF	11	8629125
D5040	Building Exterior	Good	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	4	11	8629131
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	34,908 SF	2	8629139
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	34,908 SF	3	8629138
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	34,908 SF	11	8629122
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	3	8656429
E1030	Commercial Kitchen	Good	Commercial Kitchen Line, Dishwashing Equipment	30 LF	11	8656426
E1030	Commercial Kitchen	Good	Commercial Kitchen Line, Serving/Warming Equipment	10 LF	11	8656451
E1030	Commercial Kitchen	Good	Commercial Kitchen Line, Preparation Tables/Areas	20 LF	11	8656453
E1030	Commercial Kitchen	Good	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height	12 LF	11	8656412
E1030	Commercial Kitchen	Good	Commercial Kitchen Line, Cooking Equipment	20 LF	11	8656418
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	6	8656444
E1040	Throughout Building	Excellent	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	10	8629126

Component Condition Report | Gateways High School / Gateways High School - Brattain Campus

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1070	Gymnasium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	35 SF	2	8656447
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Fixed	4	21	8656450
E2010	Library	Good	Library Shelving, Single-Faced, up to 90" Height	200 LF	11	8656433
E2010	Throughout Building	Good	Casework, Cabinetry, Hardwood Standard	1,000 LF	11	8656421
Sitework						
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	4	8656448
G2060	Building Exterior	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	7	8656428

Component Condition Report | Gateways High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Utility Rooms/Areas	Excellent	Sink/Lavatory, Service Sink, Floor	1	34	8628049
D2010	Utility Rooms/Areas	Good	Sink/Lavatory, Vanity Top, Stainless Steel	2	29	8628051
D2010	Restrooms	Excellent	Sink/Lavatory, Wall-Hung	1	29	8628058
Special Construction & Demo						
F1020	Site Playground Areas	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	340 SF	21	8627999
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	16,543 SF	3	8658314
G2020	Site	Excellent	Parking Lots, Pavement, Asphalt, Mill & Overlay	2,273 SF	24	8658326
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	1,106 SF	41	8658317
G2030	Site Playground Areas	Excellent	Sidewalk, Concrete, Large Areas	1,958 SF	49	8627995
Athletic, Recreational & Playfield Areas						
G2050	Site Playground Areas	Fair	Playfield Surfaces, Chips Engineered Wood, 3" Depth	6,820 SF	2	8627992
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	2	8628005
G2050	Site Playground Areas	Fair	Play Structure, Swing Set, 4 Seats	2	3	8627988

Component Condition Report | Gateways High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	11	8628001
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	10	11	8627986
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Large	1	11	8627991
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	80 LF	4	8658320
G2060	Site Playground Areas	Excellent	Fences & Gates, Fence, Chain Link 6'	160 LF	39	8628003
G2060	Site Utility Areas	Excellent	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	50	19	8627996
G2060	Site	Fair	Flagpole, Metal	1	6	8658316
G2060	Site	Good	Fences & Gates, Fence, Chain Link 8'	180 LF	31	8658321
G2060	Site Playground Areas	Fair	Fences & Gates, Fence, Chain Link 4'	300 LF	31	8627981
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	132 LF	31	8658323
G2060	Site	Good	Bike Rack, Fixed 6-10 Bikes	2	11	8658324

Component Condition Report | Gateways High School / School of Cosmetology

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020		Excellent	Classroom/Office Module, Portable Building	2,000 SF	29	8792240

Appendix D: **Replacement Reserves**

Replacement Reserves Report



12/26/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total Escalated Estimate
Gateways High School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Gateways High School / Gateways High School - Brattain Campus	\$0	\$0	\$527,758	\$441,530	\$230,580	\$118,145	\$158,190	\$11,148	\$0	\$0	\$3,642	\$1,490,994
Gateways High School / School of Cosmetology	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Gateways High School / Site	\$0	\$0	\$25,894	\$21,045	\$3,847	\$17,415	\$6,376	\$0	\$31,961	\$0	\$0	\$106,538
Grand Total	\$0	\$0	\$553,653	\$462,575	\$234,426	\$135,561	\$164,566	\$11,148	\$31,961	\$0	\$3,642	\$1,597,533

Gateways High School

Gateways High School / Gateways High School - Brattain Campus

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	QuantityUnit	Unit Cost	w/ Markup *	Subtotal											Deficiency			
											2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Repair Estimate		
B2010	Building Exterior	8629117	Exterior Walls, Stucco, Prep & Fog Coat or Paint	10	6	4	27908	SF	\$3.58	\$4.78	\$133,381					\$133,381								\$133,381
C1030	Throughout Building	8629144	Interior Door, Wood, Solid-Core Commercial, Replace	40	37	3	1	EA	\$960.00	\$1,209.60	\$1,210				\$1,210									\$1,210
C1070	Hallways & Common Areas	8656411	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	23	2	25000	SF	\$3.76	\$5.02	\$125,490			\$125,490										\$125,490
C2010	Utility Rooms/Areas	8656440	Wall Finishes, Lath & Plaster, Prep & Paint	10	8	2	1000	SF	\$1.45	\$1.94	\$1,936			\$1,936										\$1,936
C2010	Throughout Building	8629116	Wall Finishes, any surface, Prep & Paint	10	5	5	38362	SF	\$1.45	\$1.94	\$74,259						\$74,259							\$74,259
C2010	Classrooms General	8656416	Wall Finishes, Gypsum Board, Prep & Paint	10	5	5	11000	SF	\$1.45	\$1.94	\$21,293						\$21,293							\$21,293
C2010	Gymnasium	8656427	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	21	4	120	SF	\$14.40	\$19.22	\$2,307					\$2,307								\$2,307
C2030	Restrooms	8656459	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	6	4	3250	SF	\$14.60	\$19.49	\$63,346					\$63,346								\$63,346
C2030	Utility Rooms/Areas	8656408	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	250	SF	\$1.09	\$1.37	\$343						\$343							\$343
C2030	Hallways & Common Areas	8656419	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	13	2	10000	SF	\$8.00	\$10.68	\$106,800			\$106,800										\$106,800
C2030	Hallways & Common Areas	8656446	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	13	2	10730	SF	\$8.00	\$10.68	\$114,596			\$114,596										\$114,596
C2030	Throughout Building	8629111	Flooring, Vinyl Tile (VCT), Replace	15	9	6	7000	SF	\$4.84	\$6.46	\$45,230							\$45,230						\$45,230
C2030	Hallways & Common Areas	8656458	Flooring, Rubber Tile, Replace	15	9	6	408	SF	\$8.40	\$11.21	\$4,575							\$4,575						\$4,575
C2030	Throughout Building	8629134	Flooring, Carpet, Commercial Standard, Replace	10	7	3	4000	SF	\$8.06	\$10.75	\$43,017				\$43,017									\$43,017
C2050	Throughout Building	8629127	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	2000	SF	\$1.81	\$2.42	\$4,839						\$4,839							\$4,839
D2010	Boiler Room	8656414	Storage Tank, Domestic Water, Replace	30	28	2	1	EA	\$7,050.00	\$9,411.75	\$9,412			\$9,412										\$9,412
D2010	Utility Rooms/Areas	8656454	Water Heater, Electric, Residential, Replace	15	10	5	1	EA	\$935.00	\$1,178.10	\$1,178						\$1,178							\$1,178
D2010	Utility Rooms/Areas	8656420	Sink/Lavatory, Service Sink, Laundry, Replace	30	26	4	2	EA	\$1,040.00	\$1,388.40	\$2,777					\$2,777								\$2,777
D2010	Throughout Building	8629142	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	3	EA	\$1,360.00	\$1,815.60	\$5,447							\$5,447						\$5,447
D3020	Boiler Room	8656431	Boiler, Gas, HVAC, Replace	30	28	2	1	EA	\$49,900.00	\$66,616.50	\$66,617			\$66,617										\$66,617
D3020	Throughout Building	8656409	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	28	2	2	EA	\$800.00	\$1,068.00	\$2,136			\$2,136										\$2,136
D3020	Throughout Building	8656435	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	24	6	5	EA	\$800.00	\$1,068.00	\$5,340							\$5,340						\$5,340
D3020	Restrooms	8656436	Unit Heater, Electric, Replace	20	14	6	1	EA	\$1,370.00	\$1,828.95	\$1,829							\$1,829						\$1,829
D3030	Throughout Building	8629136	Split System Ductless, Single Zone, Replace	15	9	6	11	EA	\$3,380.00	\$4,512.30	\$49,635							\$49,635						\$49,635
D5020	Utility Rooms/Areas	8656439	Switchboard, 120/208 V, Replace	40	37	3	1	EA	\$36,600.00	\$48,861.00	\$48,861				\$48,861									\$48,861
D5020	Boiler Room	8656413	Switchboard, 277/480 V, Replace	40	37	3	1	EA	\$29,000.00	\$38,715.00	\$38,715				\$38,715									\$38,715
D5030	Throughout Building	8629114	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	34908	SF	\$3.00	\$4.01	\$139,807				\$139,807									\$139,807

Replacement Reserves Report



12/26/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
D5040	Throughout Building	8629119	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	3	7	20	EA	\$225.00	\$300.38	\$6,008								\$6,008				\$6,008
D6060	Throughout Building	8629139	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	18	2	34908	SF	\$1.50	\$2.00	\$69,903			\$69,903									\$69,903
D7030	Throughout Building	8629138	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	12	3	34908	SF	\$2.00	\$2.67	\$93,204				\$93,204								\$93,204
E1030	Commercial Kitchen	8656429	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	17	3	1	EA	\$29,400.00	\$39,249.00	\$39,249				\$39,249								\$39,249
E1030	Commercial Kitchen	8656444	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	2	EA	\$7,650.00	\$10,212.75	\$20,426							\$20,426					\$20,426
E1040	Throughout Building	8629126	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	0	10	1	EA	\$2,030.00	\$2,710.05	\$2,710											\$2,710	\$2,710
E1070	Gymnasium	8656447	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	13	2	35	SF	\$13.00	\$16.38	\$573			\$573									\$573
G2060	Site	8656448	Signage, Property, Building or Pole-Mounted, Replace/Install	20	16	4	1	EA	\$2,290.00	\$3,057.15	\$3,057					\$3,057							\$3,057
G2060	Building Exterior	8656428	Signage, Property, Building or Pole-Mounted, Replace/Install	20	13	7	1	EA	\$2,290.00	\$3,057.15	\$3,057								\$3,057				\$3,057
Totals, Unescalated												\$0	\$0	\$497,463	\$404,062	\$204,867	\$101,913	\$132,482	\$9,065	\$0	\$0	\$2,710	\$1,352,562
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$527,758	\$441,530	\$230,580	\$118,145	\$158,190	\$11,148	\$0	\$0	\$3,642	\$1,490,994

Gateways High School / School of Cosmetology

Gateways High School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
G2020	Site	8658314	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	16543	SF	\$0.46	\$0.62	\$10,208				\$10,208					\$10,208			\$20,415
G2050	Site Sports Fields & Courts	8628005	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	23	2	1	EA	\$7,030.00	\$9,385.05	\$9,385			\$9,385									\$9,385
G2050	Site Playground Areas	8627992	Playfield Surfaces, Chips Engineered Wood, 3" Depth, Replace	3	1	2	6820	SF	\$1.65	\$2.20	\$15,023			\$15,023		\$15,023			\$15,023				\$45,068
G2050	Site Playground Areas	8627988	Play Structure, Swing Set, 4 Seats, Replace	20	17	3	2	EA	\$3,390.00	\$4,525.65	\$9,051				\$9,051								\$9,051
G2060	Site	8658320	Fences & Gates, Fence, Chain Link 8', Replace	40	36	4	80	LF	\$32.00	\$42.72	\$3,418					\$3,418							\$3,418
G2060	Site	8658316	Flagpole, Metal, Replace	30	24	6	1	EA	\$4,000.00	\$5,340.00	\$5,340						\$5,340						\$5,340
Totals, Unescalated												\$0	\$0	\$24,408	\$19,259	\$3,418	\$15,023	\$5,340	\$0	\$25,230	\$0	\$0	\$92,678
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$25,894	\$21,045	\$3,847	\$17,415	\$6,376	\$0	\$31,961	\$0	\$0	\$106,538