

FACILITY CONDITION ASSESSMENT



prepared for

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



Academy of Arts and Academics
615 Main Street
Springfield, OR 97477

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BV PROJECT #:

169411.24R000-030.017

DATE OF REPORT:

December 13, 2024

ON SITE DATE:

November 8, 2024

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	K12
Number of Buildings	1
Main Address	Academy of Arts and Academics, 615 Main Street, Springfield, OR 97477
Site Developed	2009
Outside Occupants / Leased Spaces	None
Date(s) of Visit	November 8, 2024
Management Point of Contact	Oregon Department of Education Adam Krein, State Facility Assessment Administrator 971-720-9273 adam.krein@ode.oregon.gov
On-site Point of Contact (POC)	Brian Watson
Assessment & Report Prepared By	Alvaro Bedoya
Reviewed By	Allen Manning <i>for</i> , Matt Anderson Program Manager 800.733.0660 x7297613 matt.anderson@bureauveritas.com
AssetCalc Link	A full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Academy of Arts and Academics (A3) is a public high school located in downtown Springfield, Oregon. This institution provides students with opportunities to focus on their preferred art forms, including visual arts, theater, music composition, and more.

The current building was constructed in 2009 following a restoration and expansion of an existing structure located on the same corner. However, there is limited historical information available regarding the original building.

Architectural

Building Overview:

The Academy of Arts and Academics operates in a building that underwent restoration, expansion, and was opened to students in 2009. According to PSQ, a structural settlement was mentioned, but no evidence of this was observed during the assessment, nor was it highlighted by the point of contact (POC).

Condition of Finishes and Interiors:

The exterior finishes remain in good condition overall. The exposed brick on the main facade is in better-than-fair condition. The west facade murals are well-maintained, while the painted CMU (concrete masonry unit) walls at the rear are in fair condition.

Restrooms:

All restroom finishes are still within their optimal Remaining Useful Life (RUL) and do not require any immediate work.

Doors and Windows:

As the building was constructed in 2009, these assets are in good condition.

Roof Condition:

No leaks have been reported, and the assessment did not reveal any anomalies in the roof's condition. It remains within its expected useful life.

Conclusion:

The building is generally well-maintained, with no significant issues requiring immediate attention. The finishes and fixtures assets continue to perform as expected for a facility of its age.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Mechanical Systems:

The Academy of Arts and Academics does not have a centralized HVAC system but instead utilizes roof-mounted package units of varying capacities. While the PSQ reported some areas with inadequate ventilation, no temperature anomalies were observed during the assessment. Additionally, none of the package units appeared to be damaged or malfunctioning.

Plumbing Systems:

Hot water is supplied by an electric water heater installed in 1995. While it remains operational, it is nearing the end of its lifespan and may require replacement soon. Overall, the plumbing system is in fair condition, and no significant issues have been reported.

Fire Protection and Security:

The academy lacks a built-in fire suppression system and relies solely on portable fire extinguishers for fire safety. The security system includes surveillance cameras, along with a fire alarm panel equipped with smoke detectors, strobe lights, manual pull stations, and illuminated exit signs.

Electrical Systems:

The electrical service is managed through a main panel located in a dedicated electrical room. The electrical distribution system, original to the building's 2009 construction, is currently sufficient to meet the academy's

power requirements. Interior lighting primarily consists of linear and compact fluorescent fixtures, with partial integration of LED fixtures.

Site

The Academy of Arts and Academics' main building is situated on the west corner of a 1-acre property in downtown Springfield. The entire block is owned by the academy and includes three additional buildings located on the east side of the property.

The site features a parking lot along the southern edge, adjacent to A Street. Due to its designation as a higher education academy, the nature of its specialized educational focus, and its downtown location, the site does not include green fields or sports courts. The property is a flat, with landscaping consisting primarily of shrubs, small trees, and planters, all of which are equipped with an irrigation system.

Additional Studies Recommended

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
Academy of Arts and Academics - Main	\$616	16,130	\$9,936,080	0%	0.0%	8.6%	13.7%

Immediate Needs

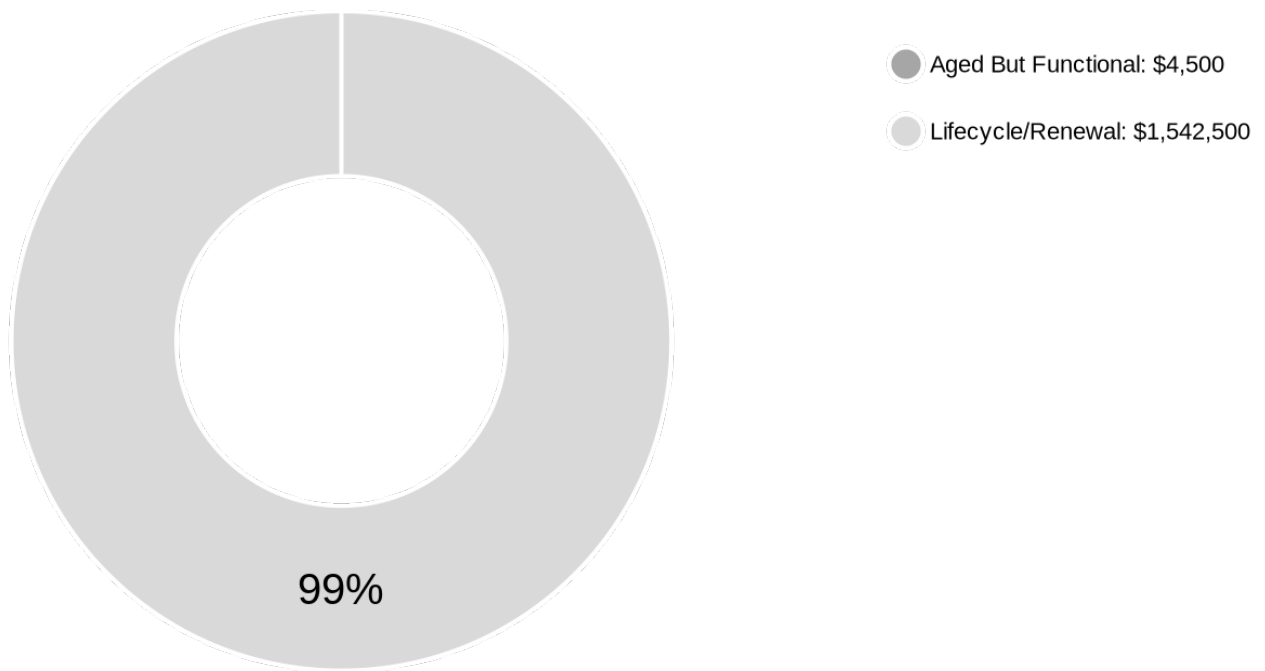
There are no immediate needs to report.

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 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: \$1,547,000

2. Academy of Arts and Academics - Main



Academy of Arts and Academics - Main: Building Systems Summary

Address	615 Main Street, Springfield, OR 97477	
GPS Coordinates	44.046051539323955, -123.01795954416063	
Constructed/Renovated	2009	
Building Area	16,130 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Facade	Primary Wall Finish: Brick and CMU Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane roofing Secondary: Gable construction with metal finish roofing	Fair
Interiors	Walls: Painted gypsum board and CMU walls, ceramic tile and wood paneling Floors: VCT, rubber tile and ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a

Academy of Arts and Academics - Main: Building Systems Summary

Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Domestic electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: None Non-Central System: Roof packaged units Supplemental components: Ductless split-systems	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main distribution panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL and incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up , and exit signs	Fair
Equipment/Special	None	Fair
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Academy of Arts and Academics - Main: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$0	\$0	\$0	\$0	\$0	\$0
Facade	\$0	\$0	\$24,151	\$0	\$342,199	\$366,350
Roofing	\$0	\$0	\$315,428	\$0	\$3,452	\$318,880
Interiors	\$0	\$0	\$158,388	\$119,156	\$335,713	\$613,257
Plumbing	\$0	\$0	\$5,373	\$0	\$63,756	\$69,129
HVAC	\$0	\$0	\$111,880	\$0	\$139,123	\$251,003
Electrical	\$0	\$0	\$0	\$172,142	\$14,870	\$187,012
Fire Alarm & Electronic Systems	\$0	\$0	\$234,215	\$124,474	\$364,901	\$723,590
Equipment & Furnishings	\$0	\$0	\$0	\$83,276	\$4,348	\$87,624
Sitework	\$0	\$0	\$4,023	\$6,701	\$0	\$10,724
TOTALS	\$0	\$0	\$853,500	\$505,800	\$1,268,400	\$2,627,700

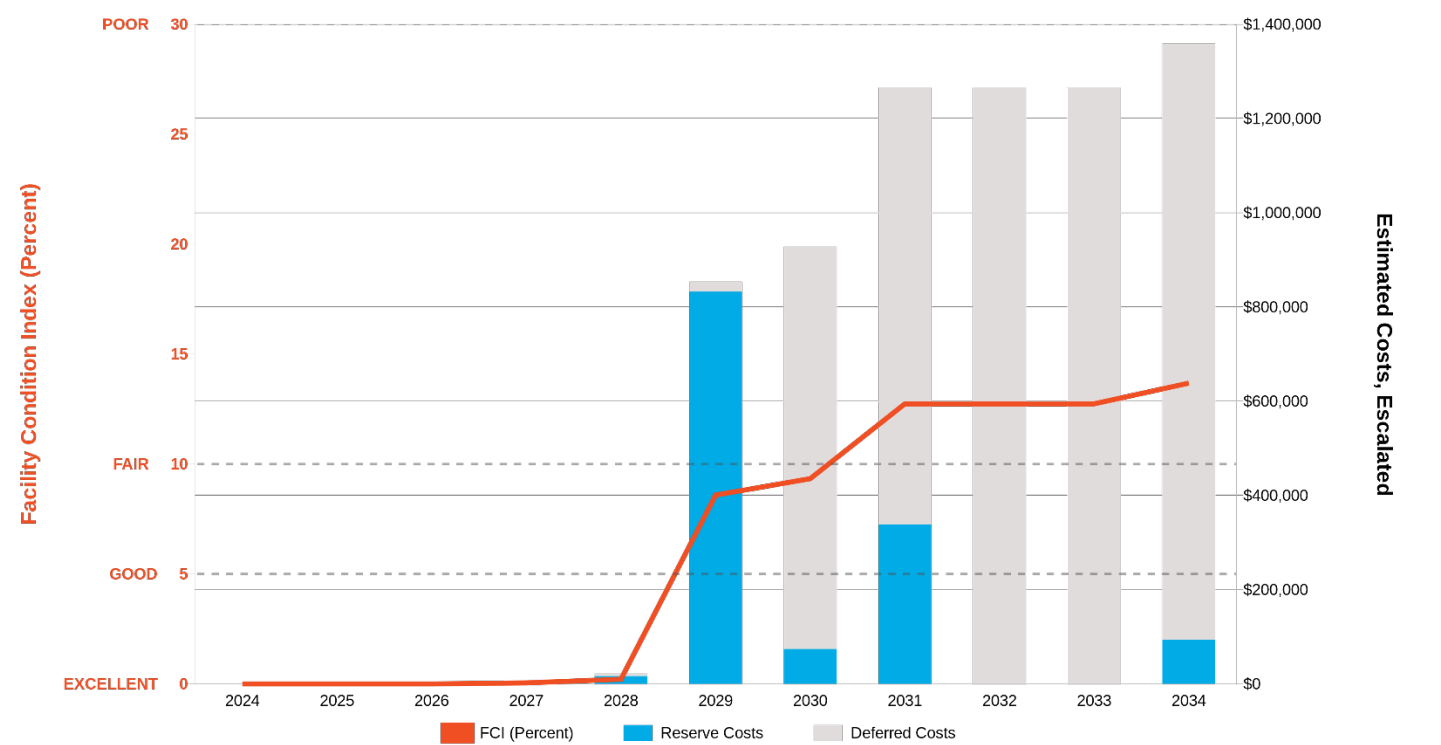
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$9,936,080.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$123,564.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Academy of Arts and Academics - Main: Photographic Overview



1 - FRONT ELEVATION



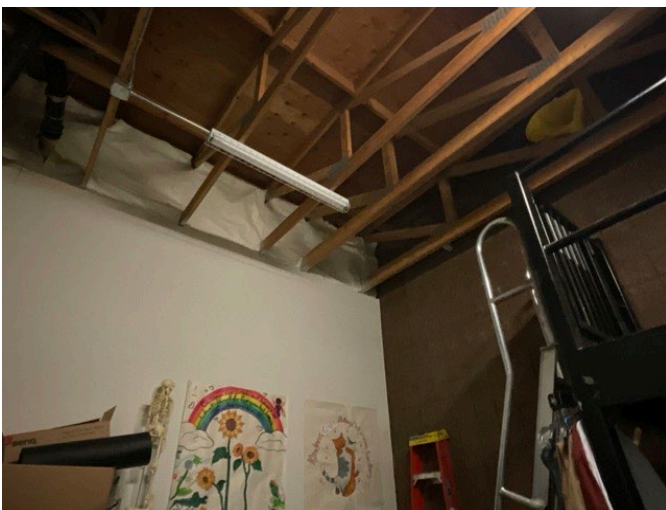
2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURAL OVERVIEW



6 - EXTERIOR GLAZING



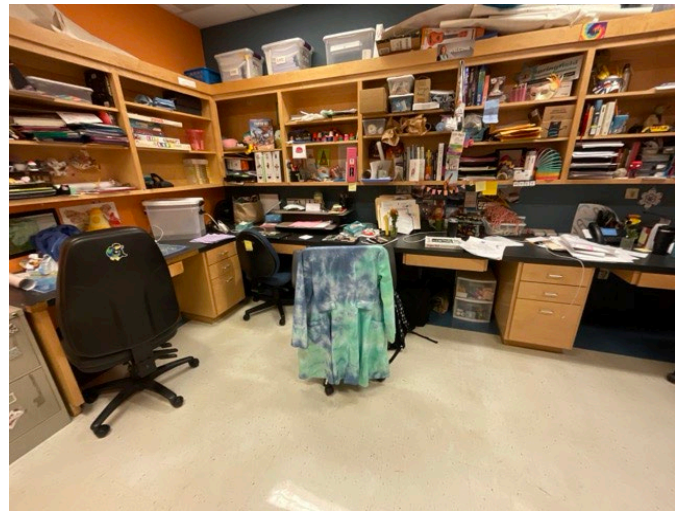
7 - MAIN ENTRANCE



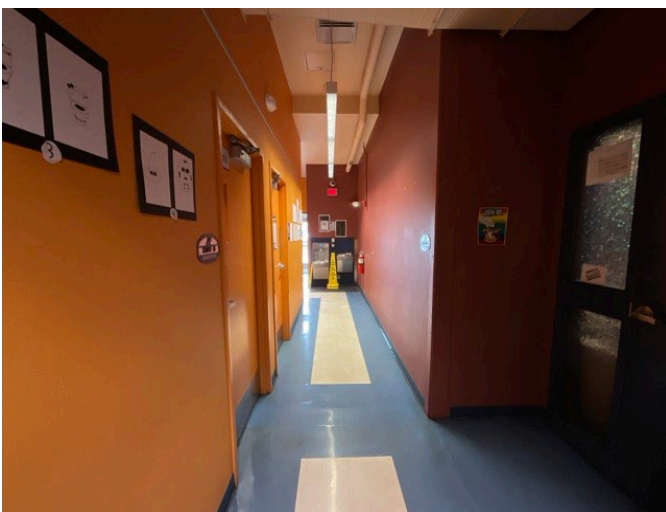
8 - SECONDARY ROOF OVERVIEW



9 - PRIMARY ROOF OVERVIEW



10 - ADMINISTRATION



11 - TYPICAL HALLWAY



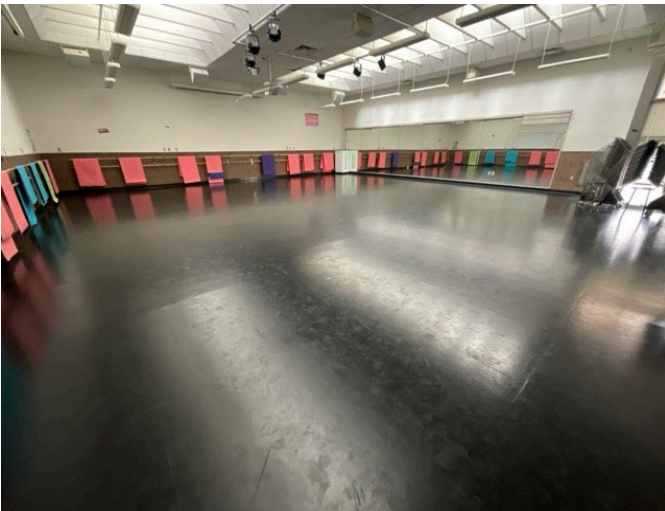
12 - RECEPTION AREA



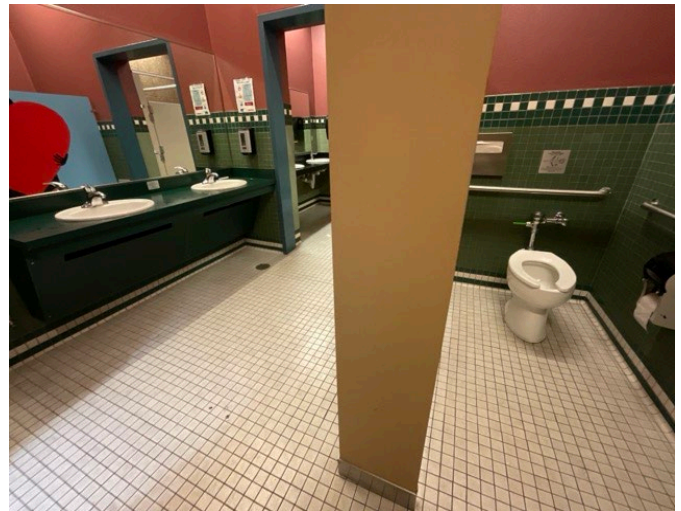
13 - STUDIO



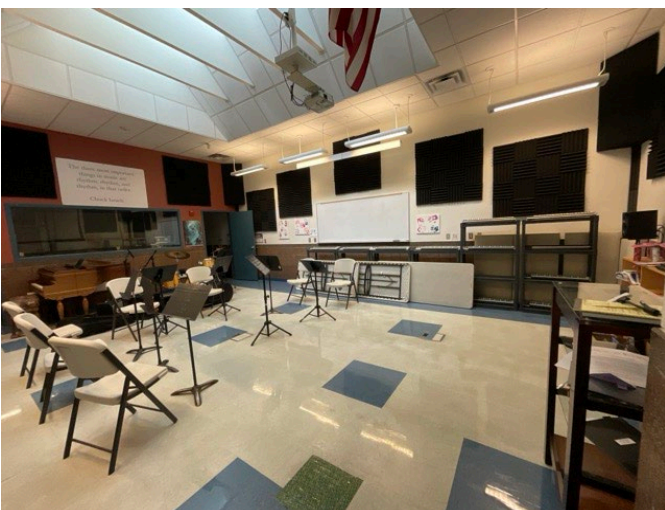
14 - LOBBY



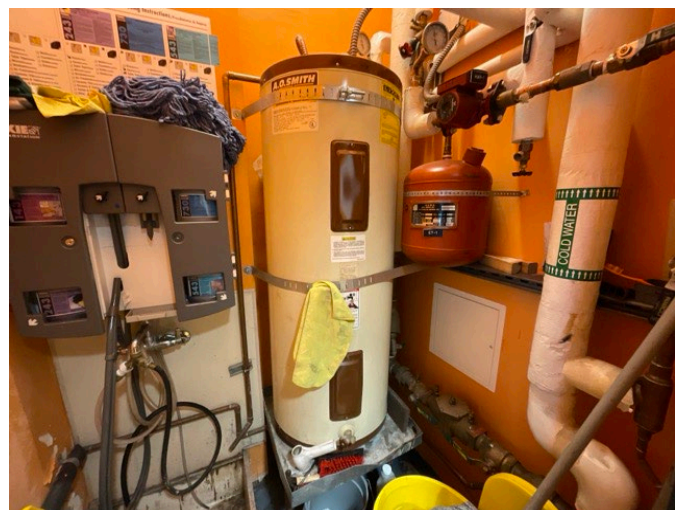
15 - DANCE STUDIO



16 - RESTROOM



17 - MUSIC CLASSROOM



18 - DOMESTIC HOT WATER SUPPLY



19 - DRINKING FOUNTAIN



20 - ROOF MOUNTED PACKAGED UNIT



21 - EXHAUST FAN



22 - MAIN ELECTRICAL ROOM



23 - FIRE ALARM PANEL



24 - FIRE ALARM SYSTEM

3. Site Summary



Site: Site Information		
Site Area	1 acre	
Parking Spaces	36 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 and curbs	Fair
Site Development	Building-mounted and property entrance signage; wrought iron fencing; CMU wall dumpster enclosures Site lights Limited Park benches, picnic tables	Fair
Landscaping & Topography	Limited landscaping features including trees, bushes, and planters Irrigation present Flat site	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED, HPS, metal halide Building-mounted: LED Pedestrian walkway accent lighting	Fair
Ancillary Structures	Fenced bike storage enclosure with a solar panel installed on the roof	Fair

Site: Site Information	
Site Accessibility	An accessibility survey has been prepared as a separate report.
Site Additional Studies	No additional studies are currently recommended for the site areas.
Site Areas Observed	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

The table below shows the anticipated costs by trade or 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
Electrical	\$0	\$0	\$14,217	\$0	\$5,272	\$19,489
Special Construction & Demo	\$0	\$0	\$0	\$0	\$31,198	\$31,198
Sitework	\$0	\$0	\$43,897	\$129,656	\$33,860	\$207,413
TOTALS	\$0	\$0	\$58,200	\$129,700	\$70,400	\$258,300

Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Site: Photographic Overview



1 – SOLAR POWER PANELS



2 – SOLAR POWER INVERTER



3 – FENCING



4 – PARKING LOTS



5 – SITE FURNISHINGS



6 – PROPERTY SIGNAGE



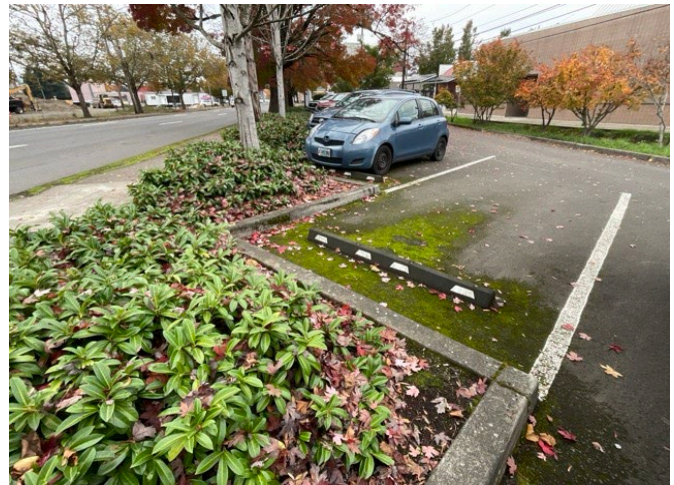
7 – CONCRETE WALKWAY



8 – BIKE RACK



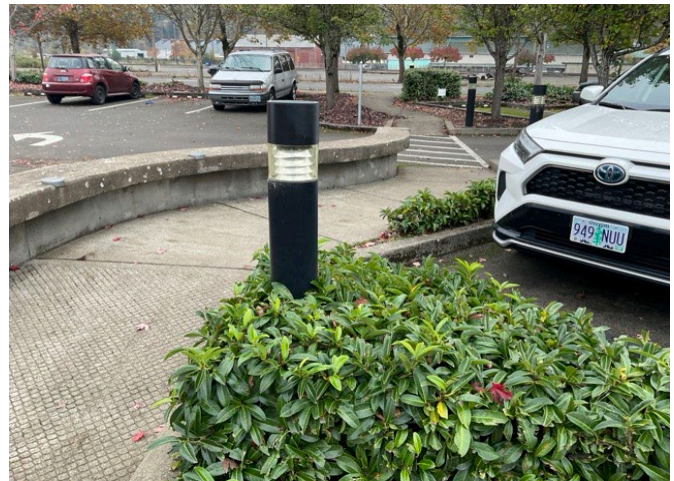
9 – DUMPSTER ENCLOSURE



10 – IRRIGATION



11 – POLE LIGHT FIXTURE WITH LAMPS



12 – SITE WALKWAY FIXTURE

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on the observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

5. Opinions of Probable Costs

Cost estimates are 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 ownerships or property management 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.

6. Certification

Oregon Department of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Academy of Arts and Academics, 615 Main 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 the Bureau of 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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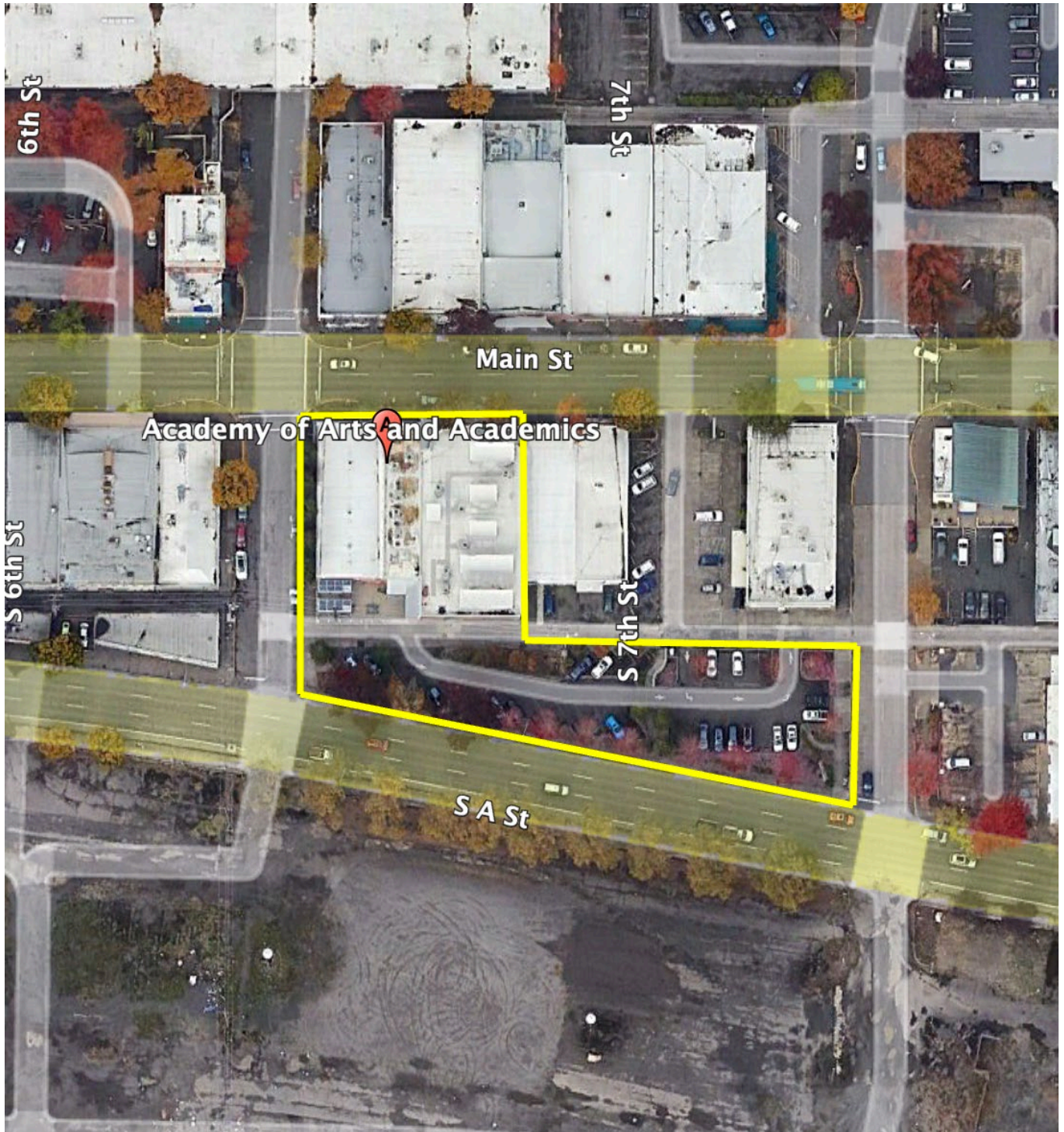
7. Appendices

- Appendix A: Site Plan(s)
- Appendix B: Pre-Survey Questionnaire(s)
- Appendix C: Not used
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves

Appendix A:

Site Plan(s)

Site Plan



**BUREAU
VERITAS**

Project Number

169411.24R000-030.017

Project Name

Academy of Arts and Academics

Source

Google Earth Pro

On-Site Date

November 8, 2024



Appendix B:

Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

District Name and ID, School Name and ID:	Springfield Public School District - 2083 Academy of Arts and Academics - 4440
Name of person completing form:	Terry Rutledge
Title / Association with property:	Assistant Director of Facilities
Length of time associated w/ property:	9 Years
Date Completed:	11/4/2024
Phone Number:	541-744-6375

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	Specific concerns regarding your facilities or the overall assessment:			
2	How would you rate your knowledge and understanding of the information provided in the facility condition assessments?	6		
3	Does the district rent or lease any properties from a 3 rd party?	NO		
4	Do you have any vacant buildings?	NO		
6	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	2009	Building ID - 20832000
		Roof		Building ID - 20832000
		Interiors		Building ID - 20832000
		HVAC	2009/2023	Building ID - 20832000
		Electrical		Building ID - 20832000
		Site Pavement		Building ID - 20832000
		Accessibility		Building ID - 20832000

Question		Response	
7	List other significant capital improvements (focus on recent years; provide approximate date).		
8	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?		
9	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.		
Data Overview		Year	Description (check all that apply)
Seismic Retrofitting in past 10 years			Safe Egress
			Collapse Prevention Performance
			Life Safety Performance
			Immediate Occupancy Performance

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	
10	Are there any problems with foundations or structures, like excessive settlement?	x				Building ID - 20832000
11	Are there any wall, window, basement or roof leaks?		x			Building ID - 20832000
12	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		Building ID - 20832000
13	Are your elevators unreliable, with frequent service calls?				x	Building ID - 20832000
14	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		x			Building ID - 20832000
15	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		x			Building ID - 20832000
16	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	x				Building ID - 20832000

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	
17	Is the electrical service outdated, undersized, or otherwise problematic?		x			Building ID - 20832000
18	Are there any problems or inadequacies with exterior lighting?		x			Building ID - 20832000
19	Is site/parking drainage inadequate, with excessive ponding or other problems?		x			Building ID - 20832000
20	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		x			Building ID - 20832000
21	ADA: Has an accessibility study been performed at the site? If so, indicate when.			x		Building ID - 20832000
22	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x		Building ID - 20832000
23	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			x		Building ID - 20832000
Department of Energy's Renew America's Schools questionnaire						
24	What is the current HVAC system type?					Rooftop package units
25	What is the cooling source?					Heat pump
26	What is the heating source?					Heat pump and gas pack
27	What is the age of the HVAC system?					2009 and 2023
28	Total sq. ft. of conditioned space?					16,130
29	Is there a pv solar system on site?	x				
30	What is the size of the solar system?					

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	
31	What is the age of the solar system?					2009
32	Does it include an energy storage system?					
33	Who owns the solar system?					SPS

Appendix C:

Not used

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Appendix D:

Component Condition Report

Component Condition Report | Academy of Arts and Academics / Academy of Arts and Academics - Main

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete	16,130 SF	60	8744853
B1010	Throughout	Good	Structural Framing, Masonry (CMU) Bearing Walls	16,130 SF	60	8744854
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	4,100 SF	5	8567384
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	3,000 SF	4	8659036
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	2,000 SF	15	8567388
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	15	8567362
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	5	15	8567371
Roofing						
B3010	Roof	Fair	Roofing, Metal	920 SF	25	8567356
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	15,210 SF	5	8567376
B3060	Roof	Fair	Roof Hatch, Metal	1	15	8567373
Interiors						
C1010	Throughout Building	Good	Interior Wall, Concrete Block (CMU)	12,200 SF	35	8567359
C1020	Throughout Building	Fair	Interior Window, Fixed, 12 SF	24	25	8567372
C1030	Throughout Building	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	21	25	8567402
C1030	Throughout Building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	2	25	8567379
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	12,900 SF	10	8567370
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	7	5	8567369
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	20,400 SF	5	8567365
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,600 SF	25	8567382
C2010	Lobby	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	1,900 SF	15	8567399
C2030	Dance studio	Fair	Flooring, Rubber Tile	2,400 SF	6	8567380

Component Condition Report | Academy of Arts and Academics / Academy of Arts and Academics - Main

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	12,100 SF	5	8567366
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,600 SF	25	8567398
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,200 SF	5	8567387
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	15	8567363
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	15	8567401
D2010	Custodial closet	Fair	Sink/Lavatory, Service Sink, Floor	1	20	8567361
D2010	Restrooms	Fair	Urinal, Standard	4	15	8567383
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	4	8567389
D2010	Custodial closet	Fair	Water Heater, Electric, Residential	1	3	8567403
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	4	15	8567377
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	16,130 SF	25	8567375
HVAC						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	8567374
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	5	8567357
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	5	5	8567358
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	5	8567378
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	16,130 SF	15	8567393
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	2	5	8567386
Electrical						
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	15	8567395
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	16,130 SF	25	8567397
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	16,130 SF	7	8567364
Fire Alarm & Electronic Systems						
D6030	Dance studio	Fair	Sound System, Theater/Auditorium/Church	2,400 SF	10	8567394

Component Condition Report | Academy of Arts and Academics / Academy of Arts and Academics - Main

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D6060	Throughout Building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	16,130 SF	6	8567368
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	16,130 SF	5	8567400
D7050	Electrical Room	Fair	Fire Alarm Panel, Fully Addressable	1	5	8567392
D7050	Electrical Room	Fair	Fire Alarm Panel, Multiplex	1	5	8567391
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	16,130 SF	7	8567381
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	16,130 SF	5	8567367
Equipment & Furnishings						
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	8567390
E2010	Throughout Building	Fair	Casework, Cabinetry, Hardwood Standard	150 LF	7	8567385
Sitework						
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	26	7	8567360
G4050	Building Exterior	Fair	Exterior Site Lighting, Wall Pack, 13 to 26 W	4	5	8567396

Component Condition Report | Academy of Arts and Academics / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Good	Piping & Valves, Piping Copper, Domestic Water, 4 IN	50 LF	25	8745020
Electrical						
D5010	Site	Fair	Solar Power, Inverter	1	3	8568446
D5010	Site	Fair	Solar Power, Photovoltaic (PV) Panel, 24 SF	14	5	8568450
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	300 SF	15	8568452
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	11,500 SF	3	8568443
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	11,500 SF	10	8568441

Component Condition Report | Academy of Arts and Academics / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2030	Site	Good	Sidewalk, Concrete, Large Areas	2,100 SF	35	8568438
Sitework						
G2060	Site	Good	Fences & Gates, Fence, Wrought Iron 6'	60 LF	35	8661778
G2060	Site	Fair	Park Bench, Metal Powder-Coated	2	5	8568449
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	5	8568451
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	13	6	8568439
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	2	6	8568437
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	3	8568440
G2060	Site	Fair	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	1	3	8568454
G2060	Site	Good	Fences & Gates, Fence, Wrought Iron 4'	55 LF	35	8568442
G2080	Site	Fair	Irrigation System, Control Panel	1	3	8568447
G2080	Site	Fair	Irrigation System, Drip System, Replace/Install	6,400 SF	6	8568445
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	5	8568448
G4050	Site	Fair	Floodlights, Floodlights, 50 W, Replace/Install	1	5	8568453
G4050	Site	Fair	Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	4	5	8568444
Utilities						
G3020	Site	Fair	Piping & Valves, Piping PVC, Site Sanitary, 8 IN	50 LF	25	8745021

Appendix E: **Replacement Reserves**

Replacement Reserves Report



12/13/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total Escalated Estimate
Academy of Arts and Academics	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Academy of Arts and Academics / Academy of Arts and Academics - Main	\$0	\$0	\$0	\$4,453	\$16,438	\$832,585	\$73,940	\$338,338	\$0	\$0	\$93,481	\$1,359,235
Academy of Arts and Academics / Site	\$0	\$0	\$0	\$20,325	\$0	\$37,796	\$48,459	\$0	\$8,989	\$0	\$72,214	\$187,783
Grand Total	\$0	\$0	\$0	\$24,778	\$16,438	\$870,381	\$122,400	\$338,338	\$8,989	\$0	\$165,695	\$1,547,019

Academy of Arts and Academics

Academy of Arts and Academics / Academy of Arts and Academics - Main

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
B2010	Building Exterior	8659036	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	3000	SF	\$2.74	\$3.66	\$10,974					\$10,974							\$10,974
B2010	Building Exterior	8567384	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	15	5	4100	SF	\$1.86	\$2.48	\$10,181						\$10,181						\$10,181
B3010	Roof	8567376	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	15	5	15210	SF	\$13.40	\$17.89	\$272,092						\$272,092						\$272,092
C1070	Throughout Building	8567370	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	12900	SF	\$3.76	\$5.02	\$64,753											\$64,753	\$64,753
C1090	Restrooms	8567369	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	7	EA	\$1,200.00	\$1,602.00	\$11,214						\$11,214						\$11,214
C2010	Throughout Building	8567365	Wall Finishes, any surface, Prep & Paint	10	5	5	20400	SF	\$1.45	\$1.94	\$39,489						\$39,489						\$39,489
C2030	Throughout Building	8567366	Flooring, Vinyl Tile (VCT), Replace	15	10	5	12100	SF	\$4.84	\$6.46	\$78,183						\$78,183						\$78,183
C2030	Dance studio	8567380	Flooring, Rubber Tile, Replace	15	9	6	2400	SF	\$8.40	\$11.21	\$26,914							\$26,914					\$26,914
C2050	Throughout Building	8567387	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	3200	SF	\$1.81	\$2.42	\$7,743						\$7,743						\$7,743
D2010	Custodial closet	8567403	Water Heater, Electric, Residential, Replace	15	12	3	1	EA	\$935.00	\$1,178.10	\$1,178				\$1,178								\$1,178
D2010	Hallways & Common Areas	8567389	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	2	EA	\$1,360.00	\$1,815.60	\$3,631					\$3,631							\$3,631
D3030	Roof	8567374	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$2,170.00	\$2,896.95	\$2,897				\$2,897								\$2,897
D3050	Roof	8567358	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	5	EA	\$4,450.00	\$5,940.75	\$29,704						\$29,704						\$29,704
D3050	Roof	8567378	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	4	EA	\$6,650.00	\$8,877.75	\$35,511						\$35,511						\$35,511
D3050	Roof	8567357	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	2	EA	\$7,780.00	\$10,386.30	\$20,773						\$20,773						\$20,773
D3060	Roof	8567386	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	2	EA	\$2,920.00	\$3,898.20	\$7,796						\$7,796						\$7,796
D5040	Throughout Building	8567364	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	13	7	16130	SF	\$6.50	\$8.68	\$139,968								\$139,968				\$139,968
D6030	Dance studio	8567394	Sound System, Theater/Auditorium/Church, Replace	20	10	10	2400	SF	\$1.50	\$2.00	\$4,806											\$4,806	\$4,806
D6060	Throughout Building	8567368	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	14	6	16130	SF	\$1.50	\$2.00	\$32,300							\$32,300					\$32,300
D7030	Throughout Building	8567400	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	16130	SF	\$2.00	\$2.67	\$43,067						\$43,067						\$43,067
D7050	Electrical Room	8567392	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$16,200.00	\$21,627.00	\$21,627						\$21,627						\$21,627
D7050	Electrical Room	8567391	Fire Alarm Panel, Multiplex, Replace	15	10	5	1	EA	\$6,100.00	\$8,143.50	\$8,144						\$8,144						\$8,144
D7050	Throughout Building	8567381	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	13	7	16130	SF	\$3.00	\$4.01	\$64,601								\$64,601				\$64,601
D8010	Throughout Building	8567367	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	10	5	16130	SF	\$6.00	\$8.01	\$129,201						\$129,201						\$129,201
E1040	Hallways & Common Areas	8567390	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	\$2,030.00	\$2,710.05	\$2,710							\$2,710					\$2,710
E2010	Throughout Building	8567385	Casework, Cabinetry, Hardwood Standard, Replace	20	13	7	150	LF	\$325.00	\$433.88	\$65,081								\$65,081				\$65,081
G2060	Site	8567360	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	13	7	26	EA	\$157.00	\$209.60	\$5,449								\$5,449				\$5,449
G4050	Building Exterior	8567396	Exterior Site Lighting, Wall Pack, 13 to 26 W, Replace	20	15	5	4	EA	\$650.00	\$867.75	\$3,471						\$3,471						\$3,471
Totals, Unescalated												\$0	\$0	\$0	\$4,075	\$14,605	\$718,195	\$61,924	\$275,099	\$0	\$0	\$69,559	\$1,143,458
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$4,453	\$16,438	\$832,585	\$73,940	\$338,338	\$0	\$0	\$93,481	\$1,359,235

Replacement Reserves Report



12/13/2024

Academy of Arts and Academics / Site																										
Unifor	mat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
D5010		Site		8568446	Solar Power, Inverter, Replace	15		12	3	1	EA	\$2,320.00	\$3,097.20	\$3,097				\$3,097								\$3,097
D5010		Site		8568450	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20		15	5	14	EA	\$500.00	\$667.50	\$9,345						\$9,345						\$9,345
G2020		Site		8568443	Parking Lots, Pavement, Asphalt, Seal & Stripe	5		2	3	11500	SF	\$0.46	\$0.62	\$7,096				\$7,096					\$7,096			\$14,192
G2020		Site		8568441	Parking Lots, Pavement, Asphalt, Mill & Overlay	25		15	10	11500	SF	\$3.50	\$4.67	\$53,734										\$53,734		\$53,734
G2060		Site		8568440	Picnic Table, Metal Powder-Coated, Replace	20		17	3	1	EA	\$700.00	\$882.00	\$882				\$882								\$882
G2060		Site		8568449	Park Bench, Metal Powder-Coated, Replace	20		15	5	2	EA	\$1,030.00	\$1,375.05	\$2,750						\$2,750						\$2,750
G2060		Site		8568439	Bike Rack, Fixed 1-5 Bikes, Replace	20		14	6	13	EA	\$600.00	\$801.00	\$10,413							\$10,413					\$10,413
G2060		Site		8568454	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	20		17	3	1	EA	\$675.00	\$850.50	\$851				\$851								\$851
G2060		Site		8568451	Signage, Property, Building or Pole-Mounted, Replace/Install	20		15	5	1	EA	\$2,290.00	\$3,057.15	\$3,057						\$3,057						\$3,057
G2060		Site		8568437	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20		14	6	2	EA	\$1,700.00	\$2,269.50	\$4,539							\$4,539					\$4,539
G2080		Site		8568447	Irrigation System, Control Panel, Replace	15		12	3	1	EA	\$5,000.00	\$6,675.00	\$6,675				\$6,675								\$6,675
G2080		Site		8568445	Irrigation System, Drip System, Replace/Install	20		14	6	6400	SF	\$3.00	\$4.01	\$25,632							\$25,632					\$25,632
G4050		Site		8568444	Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	20		15	5	4	EA	\$1,050.00	\$1,401.75	\$5,607						\$5,607						\$5,607
G4050		Site		8568448	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20		15	5	2	EA	\$4,200.00	\$5,607.00	\$11,214						\$11,214						\$11,214
G4050		Site		8568453	Floodlights, Floodlights, 50 W, Replace/Install	20		15	5	1	EA	\$500.00	\$630.00	\$630						\$630						\$630
Totals, Unescalated															\$0	\$0	\$0	\$18,601	\$0	\$32,603	\$40,584	\$0	\$7,096	\$0	\$53,734	\$152,618
Totals, Escalated (3.0% inflation, compounded annually)															\$0	\$0	\$0	\$20,325	\$0	\$37,796	\$48,459	\$0	\$8,989	\$0	\$72,214	\$187,783