

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Thurston Middle School
6300 Thurston Road
Springfield, OR 97478

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ON SITE DATE:

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Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Middle School
Number of Buildings	5
Main Address	6300 Thurston Road, Springfield, OR 97478
Site Developed	1953
Outside Occupants / Leased Spaces	None
Date(s) of Visit	November 19, 2024
Management Point of Contact	Oregon Department of Education Adam Krein, State Facility Assessment Administrator 971-720-9273 adam.krein@ode.oregon.gov
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AssetCalc Link	A full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The middle school campus was originally constructed in 1953. The school is currently undergoing a heating and cooling project for better efficiency and comfort for the students. Various projects have occurred over the years, but the school is architecturally original. There is a major roof leak on the main building, but it has already been addressed and is under a work order and repair.

Architectural

The campus buildings are all original to the year built. The typical sides of the buildings are painted wood side and brick. The roof is a combination of sloped and flat, with the flat roofing being TPO and the sloped roof being asphalt shingles. Interior finishes vary but are budgeted and anticipated for replacement or repair.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components have been replaced throughout the years, but there has been an HVAC system replacement and renovation to install variable refrigeration systems, and air handlers finished in 2024.

Site

Fencing, parking lots, walkways, and playing fields are in fair condition. The running track is gravel. Irrigation is present with significant landscaping.

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
Thurston Middle School	\$593	68,000	\$40,324,000	0.1%	41.0%	46.4%	55.5%
Thurston Middle School - Portable 4	\$169.4	900	\$152,460	0%	98.4%	98.4%	98.4%
Thurston Middle School - Portable 5	\$169.4	900	\$162,300	0%	0%	100.0%	100.0%
Thurston middle school portable 1	\$148	600	\$104,000	0%	100.0%	100.0%	100.0%
Thurston middle school portable 3	\$148	900	\$156,000	0%	100.0%	100.0%	100.0%

Immediate Needs

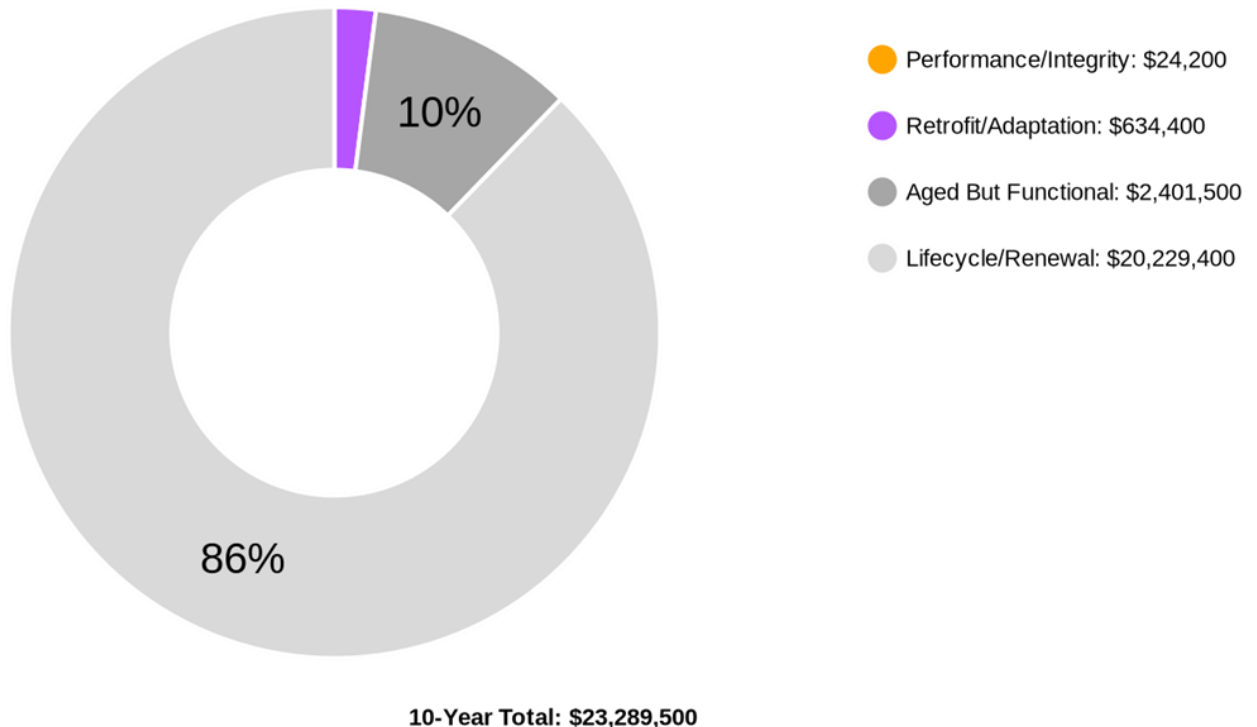
Facility/Building	Total Items	Total Cost
Thurston Middle School / Thurston Middle School	1	\$24,200
TOTAL	1	\$24,200

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 & 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.



2. Thurston Middle School



Thurston Middle School: Building Systems Summary

Address	6300 Thurston Road, Springfield, OR 97478	
GPS Coordinates	44.0537344, -122.916531	
Constructed/Renovated	1953	
Building Area	68,000 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: Brick and Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Sloped construction with asphalt shingle	Fair
Interiors	Walls: Painted gypsum board and/or lath & plaster, brick, FRP Floors: Carpet, VCT, quarry tile, wood strip, sealed, stained and coated concrete Ceilings: Painted gypsum board and/or lath & plaster and ACT, wood paneling and Unfinished/exposed	Fair
Elevators	None	n/a

Thurston Middle School: Building Systems Summary

Plumbing	Distribution: Undeterminable due to age of building and access to older and newer pipes. Hot Water: Electric water heater and domestic boiler Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, air handlers, heat pump system feeding fan coil and cabinet terminal units	Fair
Fire Suppression	Fire Extinguisher	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, and linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Thurston Middle School: 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	\$12,620,974	\$0	\$0	\$12,620,974
Facade	\$0	\$8,773	\$448,888	\$1,597,930	\$0	\$2,055,591
Roofing	\$24,200	\$955,297	\$0	\$0	\$0	\$979,497
Interiors	\$0	\$5,298	\$2,212,836	\$21,865	\$1,578,823	\$3,818,822
Plumbing	\$0	\$60,911	\$760,880	\$41,701	\$60,870	\$924,362
HVAC	\$0	\$74,210	\$0	\$0	\$1,658,647	\$1,732,857
Fire Protection	\$0	\$0	\$634,414	\$0	\$0	\$634,414
Electrical	\$0	\$53,609	\$9,651	\$354,921	\$1,094,523	\$1,512,704
Fire Alarm & Electronic Systems	\$0	\$0	\$173,352	\$1,434,693	\$0	\$1,608,045
Equipment & Furnishings	\$0	\$1,054	\$649,996	\$242,456	\$79,281	\$972,787
Sitework	\$0	\$0	\$3,682	\$0	\$0	\$3,682
TOTALS	\$24,200	\$1,159,200	\$17,514,700	\$3,693,600	\$4,472,200	\$26,863,900

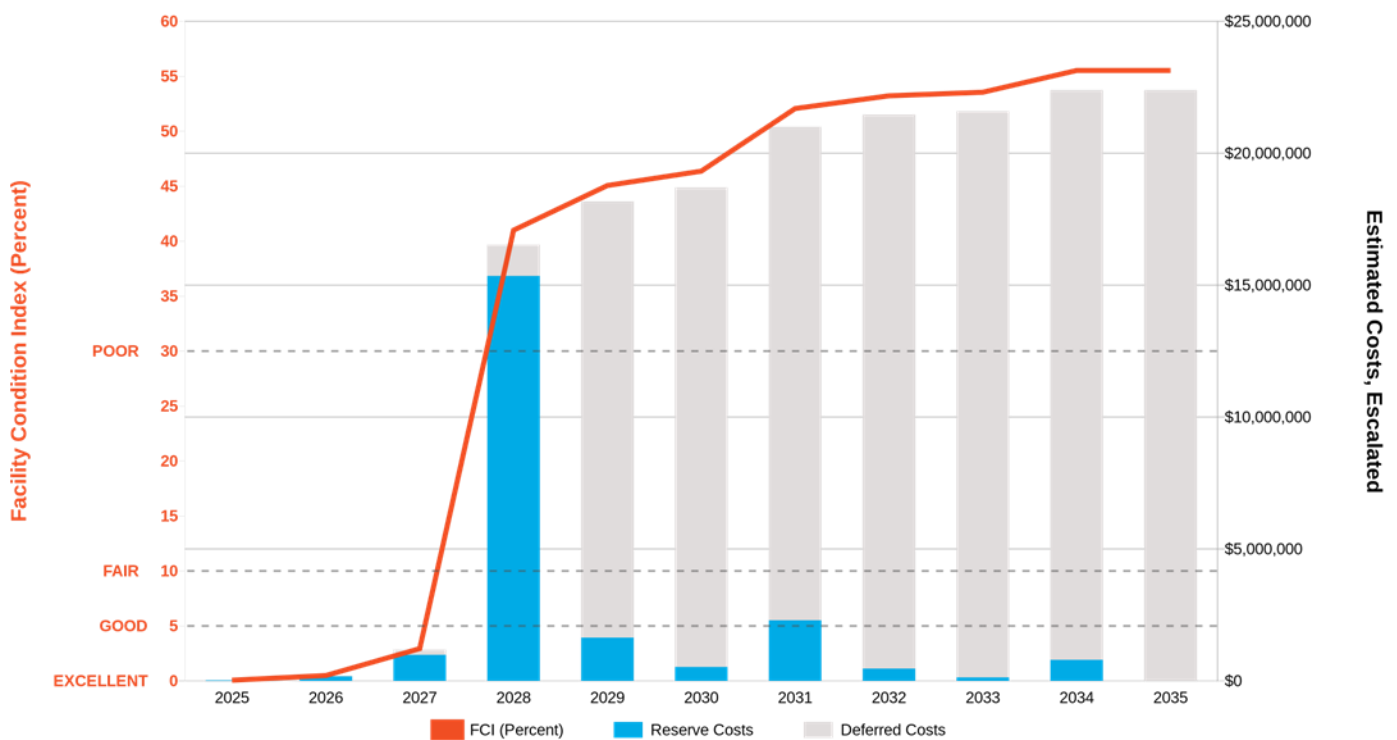
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$40,324,000.00

Inflation Rate: 4%

Average Needs (per year - over next 10 years): \$2,035,599.00



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Thurston Middle School / Thurston Middle School	B3015	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$24,200
TOTAL (1 items)					\$24,200

Key Findings



Roofing in Poor condition.

any type, Repairs per Man-Day
Thurston Middle School
Roof

Unifomat Code: B3010
Recommendation: **Repair in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$24,200

Roof leak covered by tarp to prevent further damage to the interior of the building. - AssetCALC ID: 8727593



Fire Suppression System

Full System Install/Retrofit, Medium
Density/Complexity
Thurston Middle School
Throughout Building

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$542,300

install fire sprinkler system - AssetCALC ID: 8727528

Thurston Middle School: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



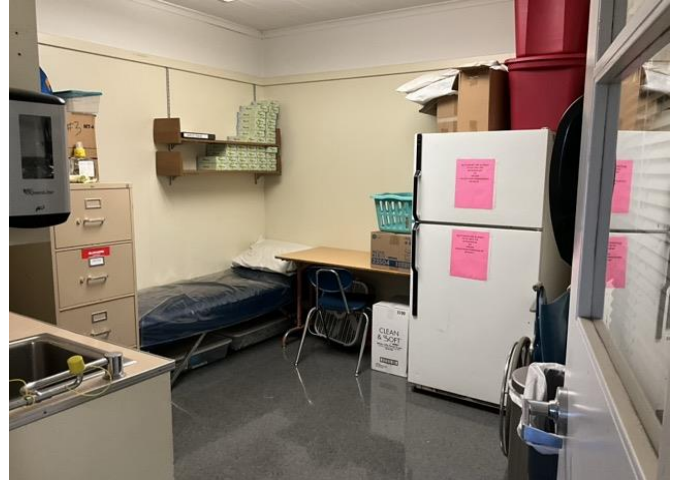
5 – GLAZING



6 – ROOF OVERVIEW



7 – ROOF OVERVIEW



8 – NURSE



9 – OVERVIEW PHOTO OF CAFETORIUM



10 – DANCE



11 – COMMERCIAL KITCHEN



12 – LOBBY



13 – LIBRARY



14 – GYMNASIUM OVERVIEW



15 – TYPICAL HALLWAY



16 – LOUNGE



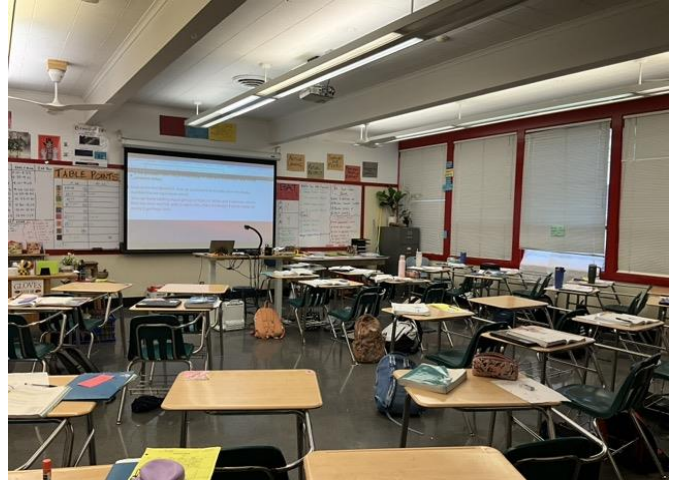
17 – STAGE



18 – RECEPTION AREA



19 – ART CLASSROOM



20 – TYPICAL CLASSROOM



21 – LOCKER ROOM



22 – TYPICAL CLASSROOM



23 – RESTROOM



24 – RESTROOM



25 – MECHANICAL ROOM



26 – MECHANICAL ROOM



27 – HVAC OVERVIEW



28 – TRANSFORMER



29 – SWITCHBOARD



30 – ELECTRICAL ROOM

3. Thurston Middle School - Portable 4



Thurston Middle School - Portable 4: Building Systems Summary

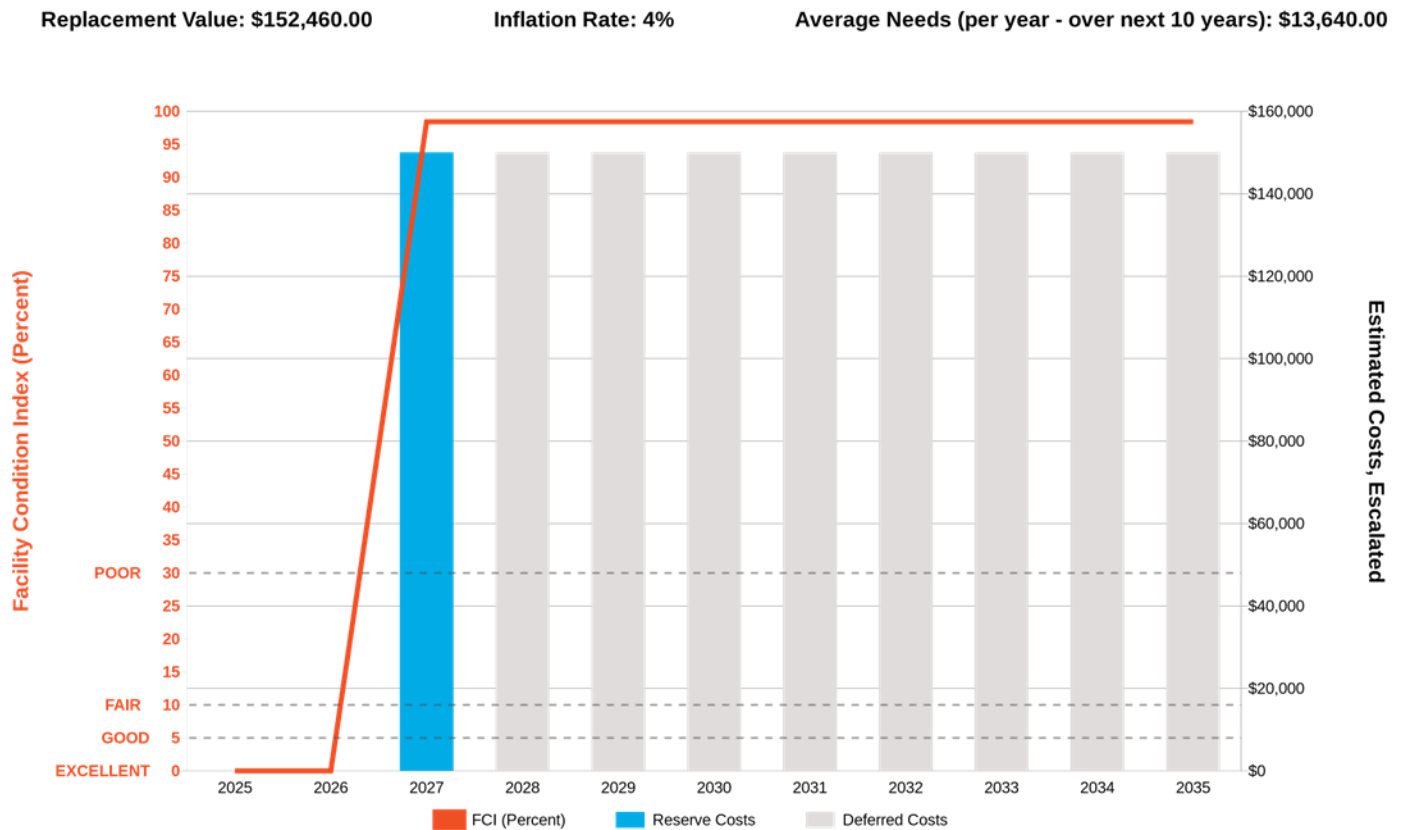
Address	6300 Thurston Road, Springfield, OR 97478
GPS Coordinates	44.0537344, -122.916531
Constructed/Renovated	1999
Building Area	900 SF
Number of Stories	1 above grade

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

Thurston Middle School - Portable 4: 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 & Demo	\$0	\$150,042	\$0	\$0	\$0	\$150,042
TOTALS	\$0	\$150,100	\$0	\$0	\$0	\$150,100

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. Thurston Middle School - Portable 5



Thurston Middle School - Portable 5: Building Systems Summary

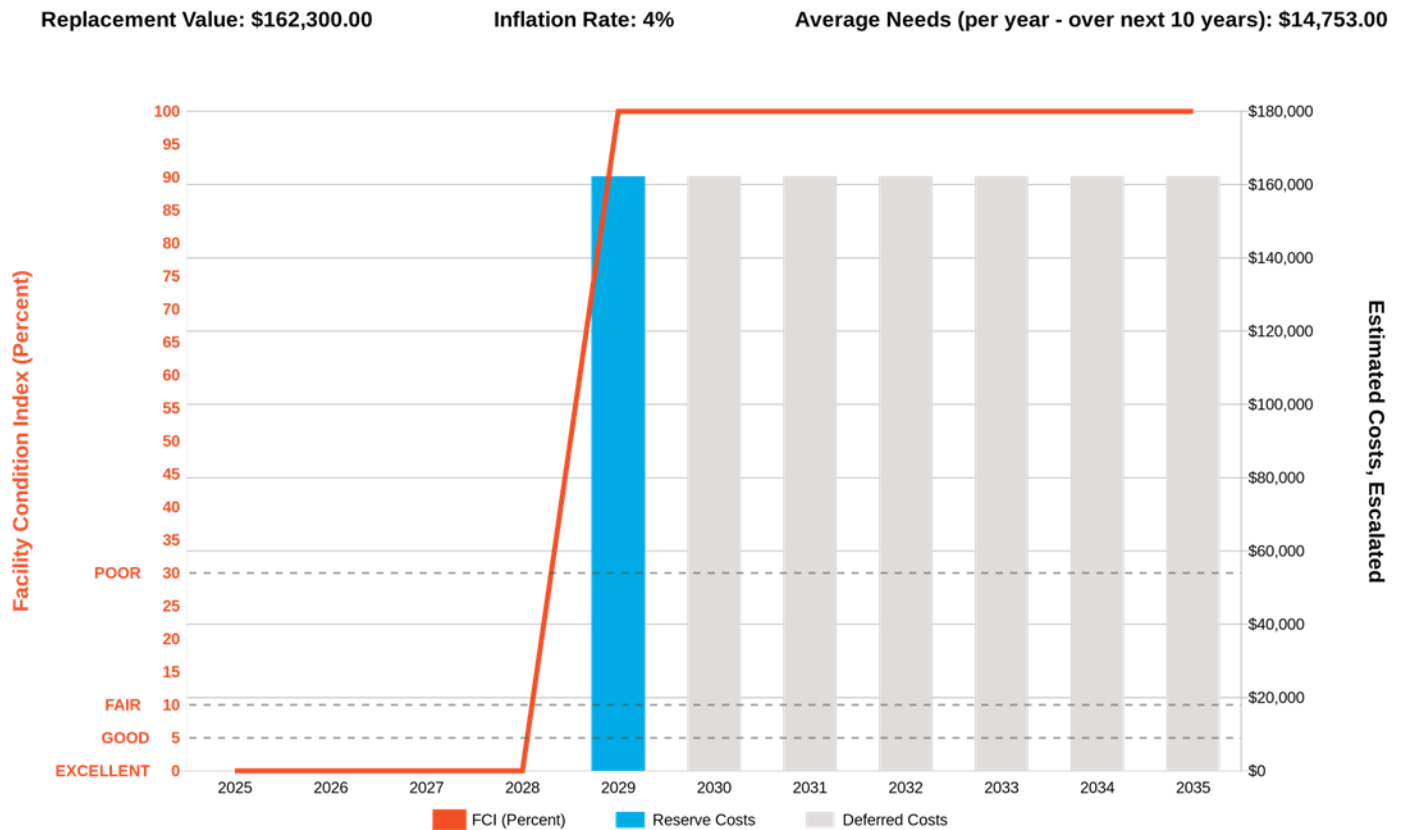
Address	6300 Thurston Road, Springfield, OR 97478
GPS Coordinates	44.0537344, -122.916531
Constructed/Renovated	1953
Building Area	900 SF
Number of Stories	1 above grade

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

Thurston Middle School - Portable 5: 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 & Demo	\$0	\$0	\$162,286	\$0	\$0	\$162,286
TOTALS	\$0	\$0	\$162,300	\$0	\$0	\$162,300

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.

5. Thurston middle school portable 1



Thurston middle school portable 1: Building Systems Summary

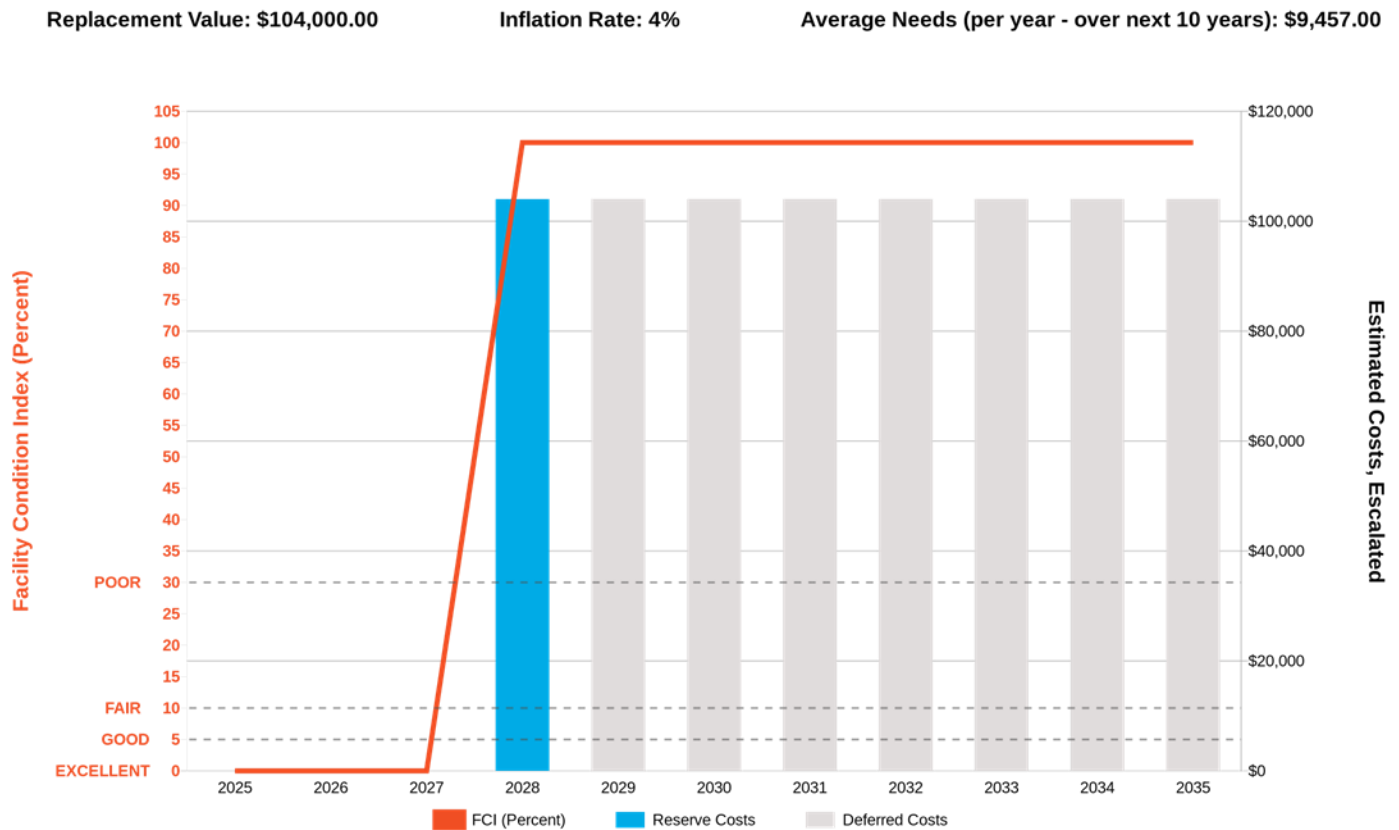
Address	6300 Thurston Road, Springfield, OR 97478
GPS Coordinates	44.0542067, -122.9162246
Constructed/Renovated	1998
Building Area	600 SF
Number of Stories	1 above grade

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

Thurston middle school portable 1: 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 & Demo	\$0	\$0	\$104,029	\$0	\$0	\$104,029
TOTALS	\$0	\$0	\$104,100	\$0	\$0	\$104,100

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.

6. Thurston middle school portable 3



Thurston Middle School 3: Building Systems Summary

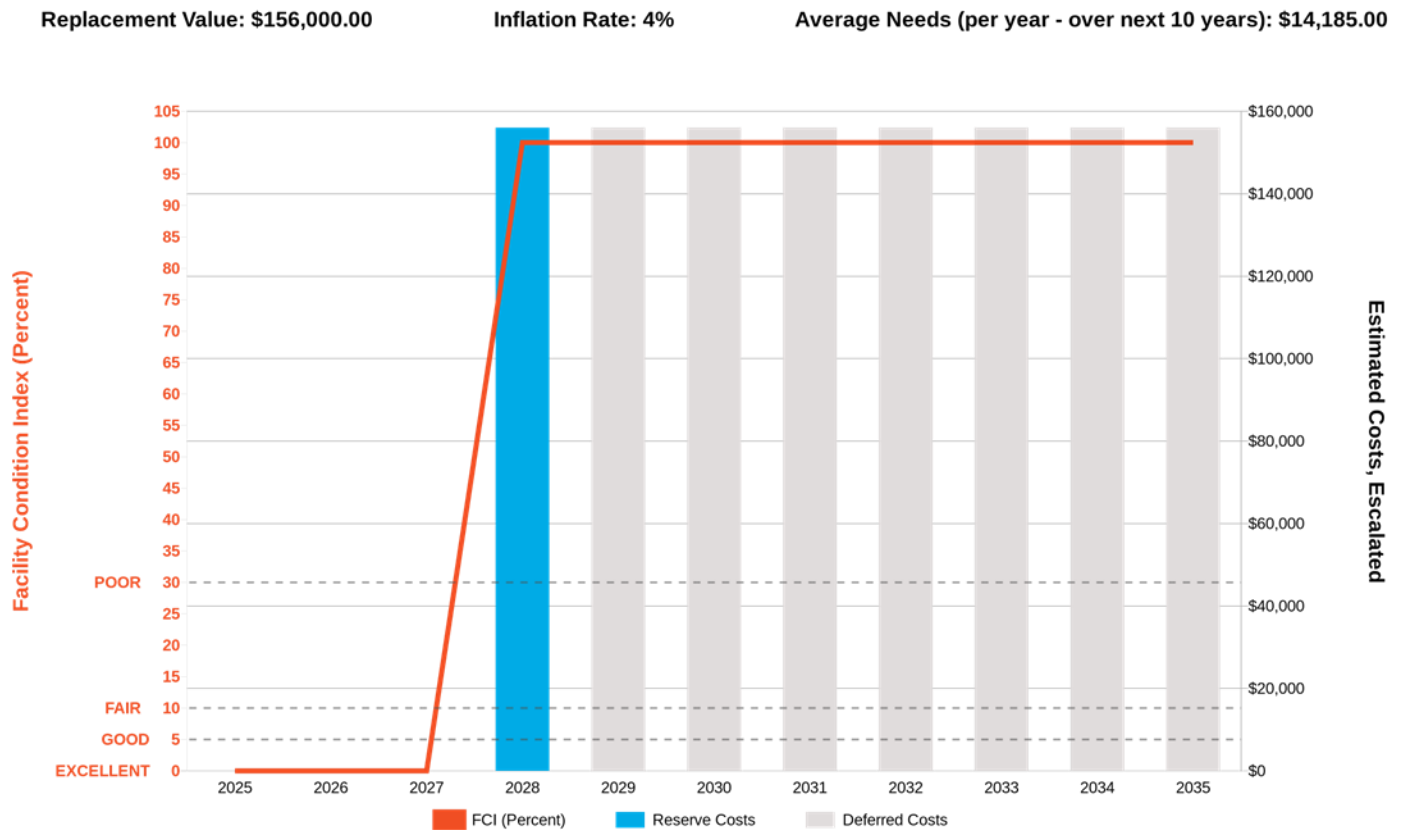
Address	6300 Thurston Road, Springfield, OR 97478
GPS Coordinates	44.0462362, -123.0220289
Constructed/Renovated	1998
Building Area	900 SF
Number of Stories	1 above grade

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

Thurston middle school portable 3: 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 & Demo	\$0	\$0	\$156,044	\$0	\$0	\$156,044
TOTALS	\$0	\$0	\$156,100	\$0	\$0	\$156,100

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

7. Site



Site: Site Information		
Site Area	33.5 acres	
Parking Spaces	105 total spaces are all in open lots; 5 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	Fair
Site Development	Building-mounted and Property entrance signage; chain link fencing Sports fields Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features include lawns, trees, bushes, and planters Irrigation present	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Gazebos and Prefabricated modular buildings	Fair

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

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

Site: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	\$0	\$0	\$0	\$0	\$16,878	\$16,878
Sitework	\$0	\$0	\$93,753	\$214,479	\$1,937,067	\$2,245,299
TOTALS	\$0	\$0	\$93,800	\$214,500	\$1,954,000	\$2,262,300

Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Site: Photographic Overview



1 – LANDSCAPING AND WALKWAY



2 – PLAYING FIELD



3 – PARKING LOT AREA



4 – FENCING



5 – SECONDARY PARKING LOT



6 – LANDSCAPING



7 – PLAYING FIELD



8 – LANDSCAPING



9 – LANDSCAPING



10 – PLAYFIELDS

8. 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.

9. 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 two 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 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.

10. Certification

Oregon Department of Education FCA ADA COMBINED (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Thurston Middle School, 6300 Thurston Road, Springfield, OR 97478, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

Prepared by: Mark Cospers
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Reviewed by:



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11. 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

169411.24R000-137.017

Source

Google

Project Name

Thurston Middle School

On-Site Date

November 21, 2024



Appendix B:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Thurston Middle School

Name of person completing form: _____

Title / Association w/ property: _____

Length of time associated w/ property: _____

Date Completed: 11/19/2024

Phone Number: _____

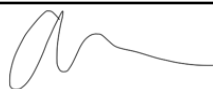
Method of Completion: _____

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1953	Renovated	
2	Building size in SF	68,000	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	2024	New outdoor and indoor systems
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Roof leaks throughout the building		

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				Leaks in several classrooms
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?					
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.					
20	ADA: Has building management reported any accessibility-based complaints or litigation?					
21	Are any areas of the property leased to outside occupants?					



Signature of Assessor



Signature of POC

Appendix C:

Not Used

Appendix D:

Component Condition Report

Component Condition Report | Thurston Middle School / Thurston Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Building Exterior	Fair	Foundation System, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building, 1-2 Story Building	68,000 LF	3	8727520
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	15,700 SF	4	8727553
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	20,900 SF	4	8727579
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	15,700 SF	6	8727598
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	2	2	8727567
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	50	3	8727538
Roofing						
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	16	0	8727593
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	28,000 SF	1	8727585
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	40,000 SF	2	8727550
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	37	5	8727545
C1070	Throughout Building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	40,000 SF	3	8727531
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	23,000 SF	5	8727590
C1090	Hallways & Common Areas	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	390 LF	5	8727517
C2010	Commercial Kitchen	Fair	Wall Finishes, Laminated Paneling (FRP)	13,600 SF	15	8727594
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	108,800 SF	3	8727589
C2010	Throughout Building	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	13,600 SF	3	8727522
C2030	Stage	Fair	Flooring, Wood, Strip	10,200 SF	3	8727597
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	13,600 SF	3	8727513

Component Condition Report | Thurston Middle School / Thurston Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Locker Rooms	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,400 SF	1	8727565
C2030	Gymnasium	Fair	Flooring, Wrestling Mats, Secured and 2" Think	3,400 SF	3	8727561
C2030	Restrooms	Fair	Flooring, Ceramic Tile	700 SF	8	8727521
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	36,700 SF	3	8727587
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	5,400 SF	4	8727556
Plumbing						
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Residential	1	1	8727540
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	18	4	8727552
D2010	Classrooms Science	Fair	Emergency Plumbing Fixtures, Eye Wash	3	5	8727592
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	6	8727523
D2010	Utility Rooms/Areas	Fair	Backflow Preventer, Domestic Water	1	2	8727578
D2010	Mechanical Room	Fair	Storage Tank, Domestic Water	1	3	8727554
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	3	8727515
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	12	4	8727539
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	16	3	8727557
D2010	Locker Rooms	Fair	Shower, Valve & Showerhead	10	2	8727530
D2010	Utility Rooms/Areas	Fair	Storage Tank, Domestic Water	1	2	8727519
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	68,000 SF	3	8727562
D2010	Restrooms	Fair	Urinal, Standard	10	11	8727563
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Laundry	3	4	8727588
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	4	6	8727511
D2010	Classrooms Science	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	10	6	8727549
D2030	Utility Rooms/Areas	Fair	Pump, Sump	1	2	8727518
HVAC						

Component Condition Report | Thurston Middle School / Thurston Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Utility Rooms/Areas	Fair	Boiler, Gas, HVAC	1	2	8727571
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	14	8727512
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	17	14	8727584
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	5	14	8727573
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	14	8727529
D3050	Roof	Good	Make-Up Air Unit, MUA or MAU	1	18	8727546
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	2	19	8727564
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	2	19	8727526
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	68,000 SF	16	8727541
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal	24	16	8727574
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	68,000 SF	4	8727528
Electrical						
D5020	Roof	Good	Distribution Panel, 277/480 V	1	28	8727568
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	1	8727559
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	2	8727572
D5020	Roof	Good	Secondary Transformer, Dry, Stepdown	2	28	8727576
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	68,000 SF	6	8727525
D5040	Auditorium	Fair	Stage Lighting System, Full Upgrade, Specialty Fixtures	200 SF	4	8727570
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	68,000 SF	15	8727577
Fire Alarm & Electronic Systems						
D6030	Auditorium	Fair	Sound System, Theater/Auditorium/Church	4,000 SF	3	8727534
D6060	Throughout Building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	68,000 SF	4	8727596
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	68,000 SF	6	8727547

Component Condition Report | Thurston Middle School / Thurston Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Office Areas	Fair	Fire Alarm Panel, Fully Addressable	1	8	8727586
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	68,000 SF	7	8727542
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	68,000 SF	9	8727537
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	15 LF	6	8727560
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	14	8727543
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Dishwashing Equipment	12 LF	8	8727555
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	8	8727532
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	8727580
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	15 LF	7	8727548
E1030	Classrooms Industrial Arts	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	6	8727569
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height	10 LF	7	8727566
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	7	8727582
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	8	8727591
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	10 LF	6	8727583
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	4	8727595
E1060	Classrooms Industrial Arts	Fair	Residential Appliances, Range, Electric	1	3	8727544
E1060	Classrooms Industrial Arts	Fair	Residential Appliances, Dishwasher	1	2	8727558
E1060	Classrooms Industrial Arts	Fair	Residential Appliances, Clothes Dryer	1	3	8727575
E1060	Classrooms Industrial Arts	Fair	Residential Appliances, Washer	1	3	8727524
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,000 SF	3	8727535
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Basic	1	3	8727514
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed	6	4	8727533
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	300	3	8727551

Component Condition Report | Thurston Middle School / Thurston Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	200 LF	5	8727536
E2010	Library	Fair	Casework, Cabinetry, Standard Classroom	20 LF	5	8727516
E2010	Classrooms General	Fair	Casework, Cabinetry, Economy	1,000 LF	4	8727581
Sitework						
G2060	Building Exterior	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	4	8727527

Component Condition Report | Thurston Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site Parking Areas	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	140 SF	19	8727601
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	135,000 SF	3	8727607
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	135,000 SF	11	8727609
G2020	Site Parking Areas	Fair	Vehicular Access Devices, Operator, Large Gate	1	8	8727602
G2030	Site General	Fair	Sidewalk, Concrete, Large Areas	12,000 SF	14	8727604
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	12	8727606
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Football, Goal Post	2	11	8727611
Sitework						
G2060	Site General	Fair	Picnic Table, Metal Powder-Coated	6	14	8727605
G2060	Site Parking Areas	Fair	Bike Rack, Fixed 6-10 Bikes	3	12	8727608
G2060	Site General	Fair	Signage, Property, Monument, Replace/Install	1	6	8727603
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	8,000 LF	16	8727612
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	12	5	8727610

Component Condition Report | Thurston Middle School / Thurston Middle School - Portable 4

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site General	Fair	Classroom/Office Module, Portable Building	900 SF	2	8727600

Component Condition Report | Thurston Middle School / Thurston Middle School - Portable 5

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site General	Fair	Classroom/Office Module, Portable Building	900 SF	4	8727599

Component Condition Report | Thurston Middle School / Thurston middle school portable 1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site General	Fair	Classroom/Office Module, Portable Building	600 SF	3	8727510

Component Condition Report | Thurston Middle School / Thurston middle school portable 3

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site General	Fair	Classroom/Office Module, Portable Building	900 SF	3	8727509

Appendix E:

Replacement Reserves

Replacement Reserves Report



6/18/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total Escalated Estimate
Thurston Middle School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Thurston Middle School / Site	\$0	\$0	\$0	\$96,509	\$0	\$88,329	\$5,567	\$0	\$135,106	\$0	\$0	\$325,511
Thurston Middle School / Thurston Middle School	\$24,200	\$172,229	\$986,934	\$15,348,094	\$1,640,234	\$526,377	\$2,297,111	\$466,646	\$131,348	\$798,478	\$0	\$22,391,651
Thurston Middle School / Thurston Middle School - Portable 4	\$0	\$0	\$150,044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,044
Thurston Middle School / Thurston Middle School - Portable 5	\$0	\$0	\$0	\$0	\$162,287	\$0	\$0	\$0	\$0	\$0	\$0	\$162,287
Thurston Middle School / Thurston middle school portable 1	\$0	\$0	\$0	\$104,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104,030
Thurston Middle School / Thurston middle school portable 3	\$0	\$0	\$0	\$156,045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,045
Grand Total	\$24,200	\$172,229	\$1,136,978	\$15,704,678	\$1,802,521	\$614,706	\$2,302,678	\$466,646	\$266,455	\$798,478	\$0	\$23,289,569

Thurston Middle School

Thurston Middle School / Site

Unit	Informant Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency	Repair Estimate
G2020		Site	Parking Areas	8727607	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3		135000	SF	\$0.46	\$0.64	\$85,796				\$85,796					\$85,796				\$171,592
G2020		Site	Parking Areas	8727602	Vehicular Access Devices, Operator, Large Gate, Replace	15	7	8		1	EA	\$9,400.00	\$12,925.00	\$12,925									\$12,925				\$12,925
G2060		Site	General	8727603	Signage, Property, Monument, Replace/Install	20	14	6		1	EA	\$3,200.00	\$4,400.00	\$4,400							\$4,400						\$4,400
G4050		Site	Parking Areas	8727610	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5		12	EA	\$4,400.00	\$6,050.00	\$72,600						\$72,600							\$72,600
Totals, Unescalated															\$0	\$0	\$0	\$85,796	\$0	\$72,600	\$4,400	\$0	\$98,721	\$0	\$0		\$261,517
Totals, Escalated (4.0% inflation, compounded annually)															\$0	\$0	\$0	\$96,509	\$0	\$88,329	\$5,567	\$0	\$135,106	\$0	\$0		\$325,511

Thurston Middle School / Thurston Middle School

Format Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency	Repair Estimate
A1010	Building Exterior	8727520	Foundation System, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building, 1-2 Story Building		75	72	3	68000	LF	\$120.00	\$165.00	\$11,220,000				\$11,220,000									\$11,220,000
B2010	Building Exterior	8727553	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain		20	16	4	15700	SF	\$1.86	\$2.56	\$40,153					\$40,153								\$40,153
B2010	Building Exterior	8727579	Exterior Walls, Wood Siding, Replace		30	26	4	20900	SF	\$10.20	\$14.03	\$293,123					\$293,123								\$293,123
B2020	Building Exterior	8727598	Exterior Glazing, any type by SF, Replace		30	24	6	15700	SF	\$58.50	\$80.44	\$1,262,869						\$1,262,869							\$1,262,869
B2050	Building Exterior	8727538	Exterior Door, Steel, Standard, Replace		30	27	3	50	EA	\$763.00	\$1,049.13	\$52,456				\$52,456									\$52,456
B2050	Building Exterior	8727567	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace		30	28	2	2	EA	\$2,950.00	\$4,056.25	\$8,113			\$8,113										\$8,113
B3010	Roof	8727585	Roofing, Asphalt Shingle, 20-Year Standard, Replace		20	19	1	28000	SF	\$3.95	\$5.43	\$152,075		\$152,075											\$152,075
B3010	Roof	8727593	Roofing, any type, Repairs per Man-Day, Repair		0	0	0	16	EA	\$1,100.00	\$1,512.50	\$24,200	\$24,200												\$24,200
B3010	Roof	8727550	Roofing, Single-Ply Membrane, TPO/PVC, Replace		20	18	2	40000	SF	\$13.40	\$18.43	\$737,000			\$737,000										\$737,000
C1030	Throughout Building	8727545	Interior Door, Wood, Solid-Core, Replace		40	35	5	37	EA	\$960.00	\$1,320.00	\$48,840						\$48,840							\$48,840
C1070	Throughout Building	8727531	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace		25	22	3	40000	SF	\$3.76	\$5.17	\$206,800				\$206,800									\$206,800
C1070	Throughout Building	8727590	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	20	5	23000	SF	\$3.76	\$5.17	\$118,910						\$118,910							\$118,910
C1090	Hallways & Common Areas	8727517	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace		20	15	5	390	LF	\$280.00	\$385.00	\$150,150						\$150,150							\$150,150
C2010	Throughout Building	8727522	Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace		30	27	3	13600	SF	\$30.60	\$42.08	\$572,220				\$572,220									\$572,220
C2010	Throughout Building	8727589	Wall Finishes, any surface, Prep & Paint		10	7	3	108800	SF	\$1.45	\$1.99	\$216,920				\$216,920									\$216,920
C2030	Locker Rooms	8727565	Flooring, any surface, w/ Paint or Sealant, Prep & Paint		10	9	1	3400	SF	\$1.09	\$1.50	\$5,096		\$5,096											\$5,096
C2030	Restrooms	8727521	Flooring, Ceramic Tile, Replace		40	32	8	700	SF	\$16.60	\$22.83	\$15,978								\$15,978					\$15,978
C2030	Stage	8727597	Flooring, Wood, Strip, Replace		30	27	3	10200	SF	\$13.00	\$17.88	\$182,325				\$182,325									\$182,325
C2030	Throughout Building	8727587	Flooring, Vinyl Tile (VCT), Replace		15	12	3	36700	SF	\$4.84	\$6.66	\$244,239				\$244,239									\$244,239
C2030	Throughout Building	8727513	Flooring, Carpet, Commercial Standard, Replace		10	7	3	13600	SF	\$8.06	\$11.08	\$150,640				\$150,640									\$150,640
C2030	Gymnasium	8727561	Flooring, Wrestling Mats, Secured and 2" Think, Replace		10	7	3	3400	SF	\$7.75	\$10.66	\$36,231				\$36,231									\$36,231
C2050	Throughout Building	8727556	Ceiling Finishes, any flat surface, Prep & Paint		10	6	4	5400	SF	\$1.81	\$2.49	\$13,458					\$13,458								\$13,458
D2010	Utility Rooms/Areas	8727519	Storage Tank, Domestic Water, Replace		30	28	2	1	EA	\$15,800.00	\$21,725.00	\$21,725			\$21,725										\$21,725
D2010	Mechanical Room	8727554	Storage Tank, Domestic Water, Replace		30	27	3	1	EA	\$15,800.00	\$21,725.00	\$21,725				\$21,725									\$21,725
D2010	Utility Rooms/Areas	8727540	Water Heater, Electric, Residential, Replace		15	14	1	1	EA	\$935.00	\$1,215.50	\$1,216		\$1,216											\$1,216
D2010	Utility Rooms/Areas	8727578	Backflow Preventer, Domestic Water, Replace		30	28	2	1	EA	\$7,930.00	\$10,903.75	\$10,904			\$10,904										\$10,904
D2010	Throughout Building	8727562	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace		40	37	3	68000	SF	\$6.00	\$8.25	\$561,000				\$561,000									\$561,000
D2010	Locker Rooms	8727530	Shower, Valve & Showerhead, Replace		30	28	2	10	EA	\$830.00	\$1,141.25	\$11,413			\$11,413										\$11,413
D2010	Throughout Building	8727515	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	12	3	4	EA	\$1,360.00	\$1,870.00	\$7,480				\$7,480									\$7,480
D2010	Throughout Building	8727557	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	27	3	16	EA	\$1,140.00	\$1,567.50	\$25,080				\$25,080									\$25,080
D2010	Restrooms	8727552	Toilet, Commercial Water Closet, Replace		30	26	4	18	EA	\$1,460.00	\$2,007.50	\$36,135					\$36,135								\$36,135
D2010	Restrooms	8727539	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace		30	26	4	12	EA	\$827.00	\$1,137.13	\$13,646					\$13,646								\$13,646
D2010	Utility Rooms/Areas	8727588	Sink/Lavatory, Service Sink, Laundry, Replace		30	26	4	3	EA	\$1,040.00	\$1,430.00	\$4,290					\$4,290								\$4,290
D2010	Classrooms Science	8727592	Emergency Plumbing Fixtures, Eye Wash, Replace		20	15	5	3	EA	\$1,100.00	\$1,512.50	\$4,538						\$4,538							\$4,538
D2010	Utility Rooms/Areas	8727523	Sink/Lavatory, Service Sink, Wall-Hung, Replace		35	29	6	3	EA	\$1,640.00	\$2,255.00	\$6,765							\$6,765						\$6,765
D2010	Restrooms	8727511	Sink/Lavatory, Trough Style, Solid Surface, Replace		30	24	6	4	EA	\$2,500.00	\$3,437.50	\$13,750							\$13,750						\$13,750

Form	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
D2010		Classrooms	Science	8727549	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	24	6	10	EA	\$905.00	\$1,244.38	\$12,444							\$12,444					\$12,444
D2030		Utility Rooms	/Areas	8727518	Pump, Sump, Replace	15	13	2	1	EA	\$8,080.00	\$11,110.00	\$11,110			\$11,110									\$11,110
D3020		Utility Rooms	/Areas	8727571	Boiler, Gas, HVAC, Replace	30	28	2	1	EA	\$49,900.00	\$68,612.50	\$68,613			\$68,613									\$68,613
D4010		Throughout Building		8727528	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	68000	SF	\$5.80	\$7.98	\$542,300					\$542,300							\$542,300
D5020		Electrical Room		8727559	Secondary Transformer, Dry, Stepdown, Replace	30	29	1	1	EA	\$5,250.00	\$7,218.75	\$7,219		\$7,219										\$7,219
D5020		Electrical Room		8727572	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	\$31,000.00	\$42,625.00	\$42,625			\$42,625									\$42,625
D5030		Throughout Building		8727525	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	34	6	68000	SF	\$3.00	\$4.13	\$280,500							\$280,500					\$280,500
D5040		Auditorium		8727570	Stage Lighting System, Full Upgrade, Specialty Fixtures, Replace	20	16	4	200	SF	\$30.00	\$41.25	\$8,250					\$8,250							\$8,250
D6030		Auditorium		8727534	Sound System, Theater/Auditorium/Church, Replace	20	17	3	4000	SF	\$1.50	\$2.06	\$8,250				\$8,250								\$8,250
D6060		Throughout Building		8727596	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	16	4	68000	SF	\$1.50	\$2.06	\$140,250					\$140,250							\$140,250
D7030		Throughout Building		8727547	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	68000	SF	\$2.00	\$2.75	\$187,000							\$187,000					\$187,000
D7050		Throughout Building		8727542	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	13	7	68000	SF	\$3.00	\$4.13	\$280,500								\$280,500				\$280,500
D7050		Office Areas		8727586	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	\$16,200.00	\$22,275.00	\$22,275									\$22,275			\$22,275
D8010		Throughout Building		8727537	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	6	9	68000	SF	\$6.00	\$8.25	\$561,000										\$561,000		\$561,000
E1030		Commercial Kitchen		8727580	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	\$7,650.00	\$10,518.75	\$10,519						\$10,519						\$10,519
E1030		Commercial Kitchen		8727560	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	14	6	15	LF	\$1,000.00	\$1,375.00	\$20,625							\$20,625					\$20,625
E1030		Classrooms	Industrial Arts	8727569	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	24	6	1	EA	\$2,900.00	\$3,987.50	\$3,988								\$3,988				\$3,988
E1030		Commercial Kitchen		8727583	Commercial Kitchen Line, Cooking Equipment, Replace	20	14	6	10	LF	\$2,000.00	\$2,750.00	\$27,500								\$27,500				\$27,500
E1030		Commercial Kitchen		8727548	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	13	7	15	LF	\$300.00	\$412.50	\$6,188								\$6,188				\$6,188
E1030		Commercial Kitchen		8727566	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height, Replace	20	13	7	10	LF	\$2,000.00	\$2,750.00	\$27,500								\$27,500				\$27,500
E1030		Commercial Kitchen		8727582	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	13	7	1	EA	\$29,400.00	\$40,425.00	\$40,425												

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Replacement Reserves Report



6/18/2025

Thurston Middle School / Thurston middle school portable 3

Uniformat Code	Location	DescriptionID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Costw/ Markup	*Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate		
F1020	Site General	8727509	Classroom/Office Module, Portable Building, Replace	30	27	3	900	SF	\$112.10	\$154.14	\$138,724			\$138,724									\$138,724	
Totals, Unescalated												\$0	\$0	\$0	\$138,724	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$138,724
Totals, Escalated (4,0% inflation, compounded annually)												\$0	\$0	\$0	\$156,045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,045

* Markup has been included in unit costs.