

FACILITY CONDITION ASSESSMENT



prepared for

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



Briggs Middle School
2355 Yolanda Street
Springfield, OR 97477

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Middle School
Number of Buildings	1
Main Address	2355 Yolanda Street, Springfield, OR 97477
Site Developed	1963
Outside Occupants / Leased Spaces	None
Date(s) of Visit	November 7, 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

Briggs Middle School is a public school located in Springfield, OR, within a small city setting. The school serves students in grades 6, 7, and 8, with a total population of 428. Originally constructed in 1963, the school has never undergone a major renovation or expansion. One of its most significant upgrades occurred in 2015, when the HVAC system was partially renovated and partially refurbished.

Architectural

Building Overview

Briggs Middle School is primarily a single-story facility with all functions housed under one roof. The main entrance is centrally located along the north facade, with classrooms positioned to the west wing and the cafeteria and gymnasiums situated in the east wing. The original structure, constructed in 1963, features CMU (concrete masonry unit) perimeter walls with wood framing atop a concrete slab foundation.

Condition of Finishes and Interiors

The assessment determined that all original interior finishes are overdue for renovation due to evident wear and aging throughout the building. A comprehensive upgrade of these finishes is strongly recommended. The existing casework, while still functional, shows significant signs of aging and would benefit from full replacement. In the locker rooms, the original cage lockers remain in use and should be replaced in the near future to enhance functionality and safety.

Restrooms

The school's restrooms require a full redesign to comply with current ADA standards. This includes replacing outdated fixtures, flooring, and wall finishes. Additionally, the existing toilet partitions are only 5'6" tall, which is substandard and should be upgraded to modern specifications.

Doors and Windows

The majority of the doors appear to be original to the building, while the windows have been upgraded. However, the exact date of the window replacement is unknown.

Roof Condition

Although no leaks were reported during the assessment, the roof remains in fair condition and shows no immediate concerns.

Conclusion

Briggs Middle School requires significant updates to align with current standards and ensure its functionality for the future. Renovations should prioritize interior finishes, restroom upgrades, locker replacements, and ADA compliance. Addressing these issues will enhance the facility's usability and create a safer and more modern environment for students and staff.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Mechanical Systems

The HVAC system at Briggs Middle School is a hydronic system comprising boilers, condensing units, air handlers with DX coils, piping, and ductwork, originally installed in 1963. Despite its age, the system is in fair condition. The boilers, installed in 2013, have an estimated remaining lifespan of over 19 years. Four 20-ton condensing units were upgraded in 2016, and the air handlers with DX coils were refurbished in the same year. Overall, the HVAC system does not require immediate work. It is worth noting that the gymnasiums lack air conditioning and are instead equipped with an air circulation and ventilation system.

Plumbing Systems

Hot water throughout the building is supplied by three commercial water heaters installed in 2012, which remain in fair condition. No issues or concerns were identified with the plumbing system during the assessment.

Fire Protection and Security

The school is not equipped with a fire suppression system and relies solely on portable fire extinguishers. Additionally, there is no surveillance or security camera system on-site. The current fire safety infrastructure includes a fire alarm panel with smoke detectors, strobe lights, manual pull stations, and illuminated exit signs.

Electrical Systems

The electrical service includes a main panel switchboard located in the electrical room, with distribution panels placed throughout the building. These systems are original to the building's 1963 construction but are considered adequate for the school's current power requirements. Interior lighting primarily consists of linear fluorescent and compact fluorescent (CFL) fixtures. However, the STEM area was recently renovated, and its lighting has been upgraded to LED fixtures.

Conclusion

The mechanical, plumbing, fire protection, and electrical systems at Briggs Middle School are largely functional, though they rely heavily on older infrastructure. While the systems are currently sufficient, modernization of the fire protection system and gradual upgrades to lighting and security infrastructure are recommended for improved safety and energy efficiency.

Site

Briggs Middle School is situated on an approximately 18.6-acre property. The site features a large green field located primarily on the east side, with a few trees scattered in select areas. It was observed that these green areas lack an irrigation system, which could negatively impact grass quality during dry seasons. Irrigation is limited to planters at the main entrance and an interior courtyard near the main entryway.

The site includes a main parking area located along the north side of the property. The parking lot remains in fair condition, with no visible cracks and clear, well-maintained striping, requiring no immediate work.

To the south of the building, there is a small, paved area with two basketball hoops that are in need of replacement. Additionally, this area houses two ancillary buildings, which consist of cargo containers.

The school's football field is surrounded by a racetrack with a surface that requires renovation and replenishment. The football goalposts are also due to replacement. Notably, the athletic fields lack bleachers and water fountains, which could affect usability for larger events or prolonged activities.

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
Briggs Middle School	\$593	88,252	\$52,333,436	0%	1.9%	5.6%	25.2%

Immediate Needs

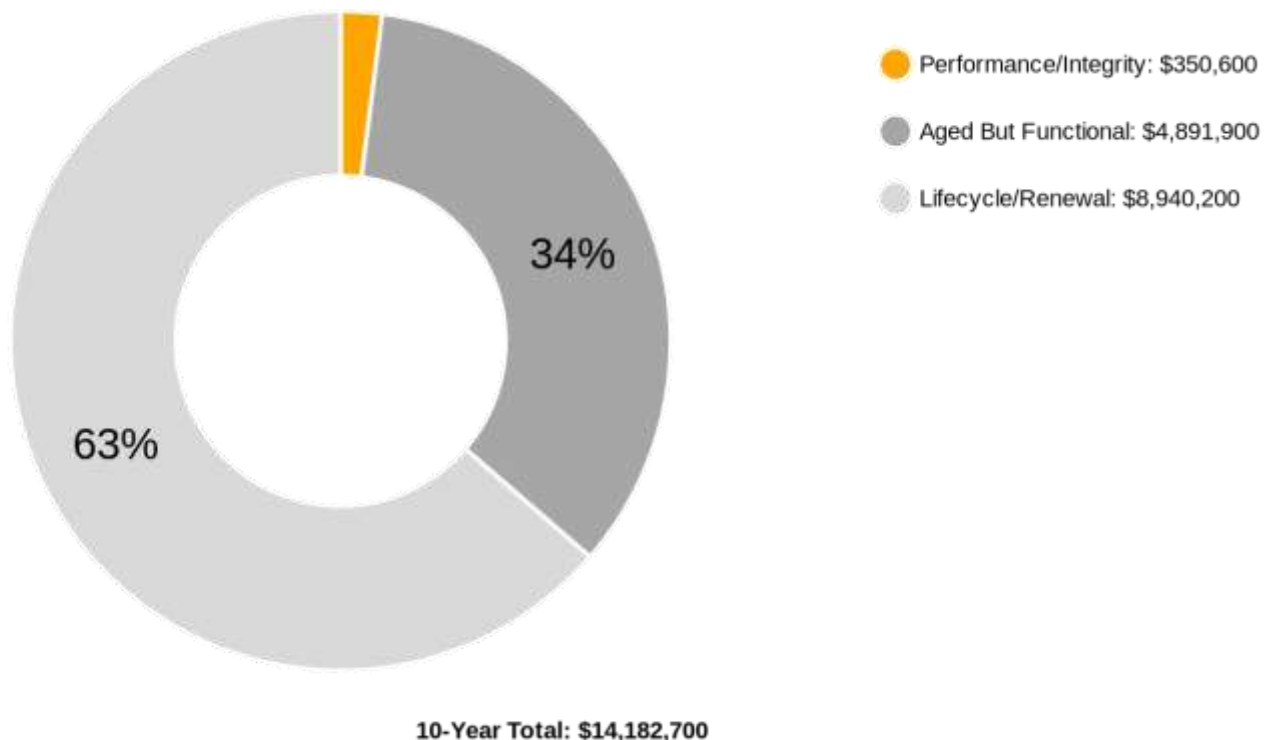
There are no immediate needs to report.

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 & 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. Briggs Middle School



Briggs Middle School: Building Systems Summary

Address	2355 Yolanda Street, Springfield, OR 97477	
GPS Coordinates	44.071886482009305, -122.99024148582147	
Constructed/Renovated	1963 Renovated 2015	
Building Area	88,252 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and cast-in place concrete deck with steel reinforced concrete joists over concrete slab foundation	Fair
Facade	Primary Wall Finish: Painted CMU Secondary Wall Finish: Precast concrete fascia Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane roofing	Fair
Interiors	Walls: Painted gypsum board, acoustical panels and FRP Floors: Carpet, VCT, wood strip sport, quarry tile, ceramic tile, rubber tile and sealed concrete Ceilings: Painted gypsum board, ACT, acoustical tile and textured spray coating	Fair
Elevators	None	n/a

Briggs Middle School: Building Systems Summary

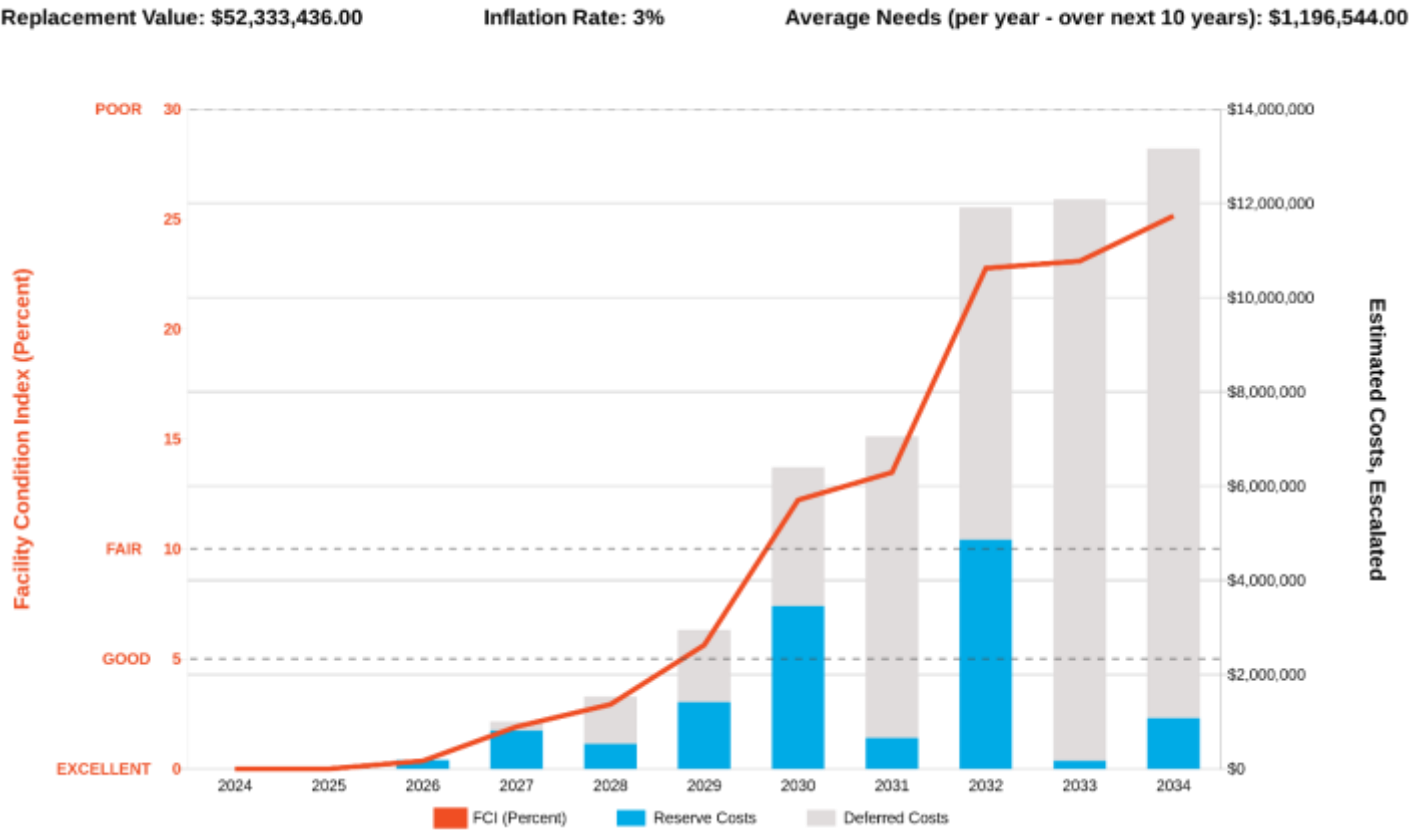
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms and showers in the lockers room	Fair
HVAC	Central System: Boilers, condensing units, air handlers with DX coils Non-Central System: None Supplemental components: Ductless split-systems	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL and incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, 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	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Briggs 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	\$0	\$0	\$7,752,041	\$7,752,041
Facade	\$0	\$0	\$83,537	\$184,292	\$538,123	\$805,952
Roofing	\$0	\$0	\$12,906	\$2,186,809	\$0	\$2,199,715
Interiors	\$0	\$81,410	\$1,538,329	\$1,694,866	\$640,618	\$3,955,223
Plumbing	\$0	\$0	\$136,478	\$2,052,783	\$36,811	\$2,226,072
HVAC	\$0	\$0	\$181,207	\$1,584,809	\$194,516	\$1,960,532
Fire Protection	\$0	\$0	\$0	\$10,349	\$0	\$10,349
Electrical	\$0	\$0	\$65,619	\$548,751	\$9,358	\$623,728
Fire Alarm & Electronic Systems	\$0	\$0	\$212,422	\$1,120,534	\$0	\$1,332,956
Equipment & Furnishings	\$0	\$106,575	\$529,154	\$798,690	\$210,082	\$1,644,501
Sitework	\$0	\$0	\$0	\$32,469	\$0	\$32,469
TOTALS	\$0	\$188,000	\$2,759,700	\$10,214,400	\$9,381,600	\$22,543,700

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings



Flooring in Poor condition.

Concrete
Briggs Middle School
Restrooms

Uniformat Code: C2030
Recommendation: **Repair in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,000

The fully finished floor is covered with stains and requires immediate repair - AssetCALC ID: 8575393



Fixed Seating in Poor condition.

Auditorium/Theater, Metal Cushioned Standard
Briggs Middle School
Auditorium

Uniformat Code: E2010
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$100,500

Old, and very wearing signs, some of them broken - AssetCALC ID: 8575410



Lockers in Poor condition.

Steel-Baked Enamel, 12" W x 15" D x 72" H
Briggs Middle School
Lockers room

Uniformat Code: C1090
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$74,800

Very old lockers - AssetCALC ID: 8575345

Briggs Middle School: Photographic Overview



1 - FRONT ELEVATION



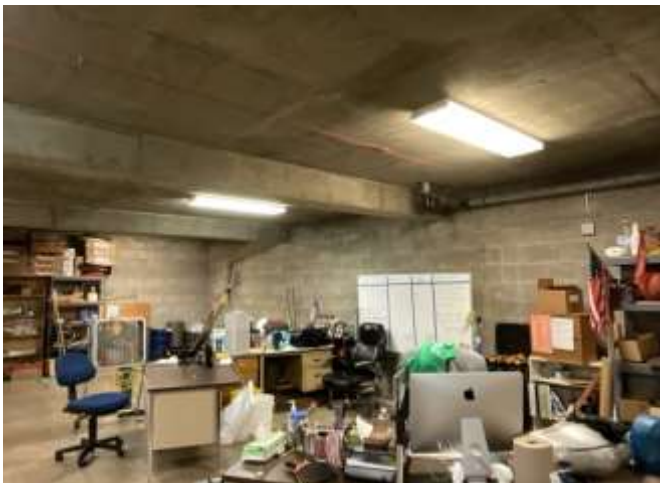
2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURAL ELEMENTS



6 - PRIMARY ROOF OVERVIEW



7 - TYPICAL CLASSROOM



8 - WOOD SHOP



9 - LIBRARY



10 - GYMNASIUM



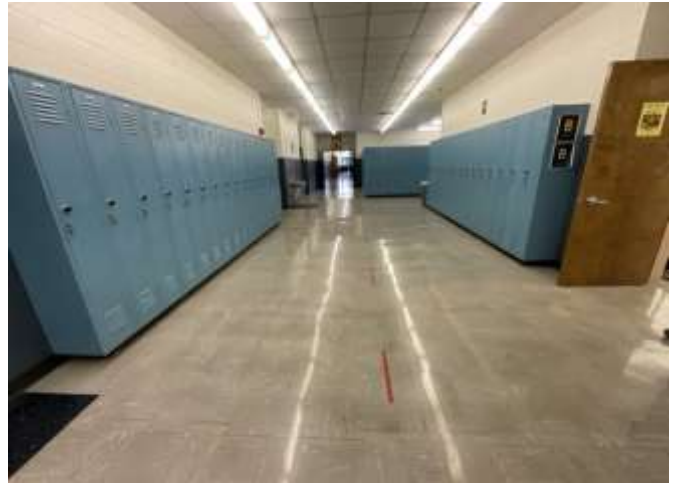
11 - CAFETERIA



12 - WEIGHT ROOM



13 - RESTROOM



14 - TYPICAL HALLWAY



15 - THEATER



16 - SCIENCE CLASSROOM



17 - DOMESTIC HOT WATER SUPPLY



18 - ROOFTOP MECHANICAL EQ



19 - AIR HANDLERS WITH DX COILS



20 - BOILER ROOM



21 - SPLIT SYSTEM DUCTLESS



22 - EXHAUST FAN



23 - SWITCHBOARD



24 - BLEACHERS

3. Site



Site: Site Information		
Site Area	18.6 acres	
Parking Spaces	87 total spaces all in open lots; 4 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 pole property signage; chain link fencing; Sports fields and limited courts, dugouts, fencing. Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Landscaping features including lawns, 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: Metal halide Building-mounted: HPS, CFL	Fair
Ancillary Structures	Prefabricated modular buildings	Fair
Site Accessibility	An accessibility survey has been prepared as a separate report.	

Site: Site Information**Site Additional Studies**

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

Site Areas Observed

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	\$3,966	\$49,804	\$68,861	\$122,631
Special Construction & Demo	\$0	\$0	\$0	\$0	\$21,182	\$21,182
Sitework	\$0	\$84,566	\$76,605	\$805,739	\$444,315	\$1,411,225
TOTALS	\$0	\$84,600	\$80,600	\$855,600	\$534,400	\$1,555,200

Immediate Needs

There are no immediate needs to report.

Key Findings



Running Track in Poor condition.

Aggregate/pebble, Surface Gravel
Site
Site

Uniformat Code: G2020
Recommendation: **Replenish in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$59,800

Needs to be replenish there are lots of areas with weed and missing surface material - AssetCALC ID: 8575895



Sports Apparatus in Poor condition.

Basketball, Backboard/Rim/Pole
Site
Site

Uniformat Code: G2050
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$18,800

Very aged - AssetCALC ID: 8575890



Park Bench in Poor condition.

Wood/Composite/Fiberglass
Site
Site

Uniformat Code: G2060
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

Very aged - AssetCALC ID: 8575887

Site: Photographic Overview



1 - MAIN PARKING AREA



2 - ANCILLARY BUILDING



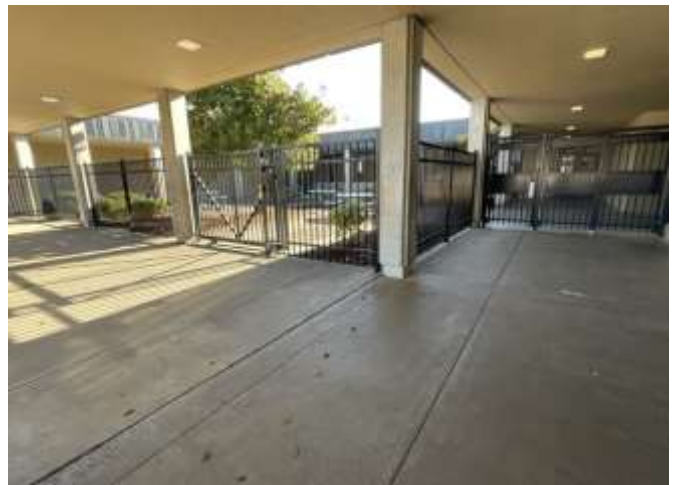
3 - MAIN PARKING AREA



4 - SIDEWALK



5 - SPORTS SITE APPARATUS



6 - FENCES & GATES



7 - SIGNAGE



8 - IRRIGATION SYSTEM



9 - SPORTS SITE APPARATUS



10 - SITE FURNISHING



11 - SPORT COURT



12 - FENCES & GATES



13 - SPORTS APPARATUS



14 - POLE LIGHT FIXTURE W/ LAMPS



15 - RUN TRACK



16 - SITE FURNISHINGS



17 - PUMP STATION



18 - BACKFLOW PREVENTER

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 *RSMMeans data from Gordian*. While the *RSMMeans 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.

6. 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 Briggs Middle School, 2355 Yolanda 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: Component Condition Report

Appendix D: Replacement Reserves

Appendix A:

Site Plan(s)

Site Plan



**BUREAU
VERITAS**

Project Number

169411.24R000-040.017

Project Name

Briggs Middle School

Source

Google Earth Pro

On-Site Date

November 7, 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 19 - 2083
Briggs Middle School - 542

Name of person completing form:

Terry Rutledge

Title / Association with property:

Assistant Director to Facilities

Length of time associated w/ property:

9 Years

Date Completed:

November 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?	Building ID - No		
4	Do you have any vacant buildings?	Building ID - No		
6	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Building ID - 20830100
		Roof		Building ID - 20830100
		Interiors		Building ID - 20830100
		HVAC	2015	Building ID - 20830100
		Electrical		Building ID - 20830100
		Site Pavement		Building ID - 20830100
		Accessibility		Building ID - 20830100

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 - 20830100
11	Are there any wall, window, basement or roof leaks?		x			Building ID - 20830100
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 - 20830100
13	Are your elevators unreliable, with frequent service calls?				x	Building ID - 20830100
14	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		x			Building ID - 20830100
15	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?			x		Building ID - 20830100
16	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		x			Building ID - 20830100

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 - 20830100
18	Are there any problems or inadequacies with exterior lighting?		x			Building ID - 20830100
19	Is site/parking drainage inadequate, with excessive ponding or other problems?		x			Building ID - 20830100
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 - 20830100
21	ADA: Has an accessibility study been performed at the site? If so, indicate when.			x		Building ID - 20830100
22	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x		Building ID - 20830100
23	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			x		Building ID - 20830100
Department of Energy's Renew America's Schools questionnaire						
24	What is the current HVAC system type?					Hydronic
25	What is the cooling source?					Dx Coils
26	What is the heating source?					Boiler
27	What is the age of the HVAC system?					Piping and duct 1963 Air Handlers and Dx coils 2015
28	Total sq. ft. of conditioned space?					88,252
29	Is there a pv solar system on site?		x			
30	What is the size of the solar system?				x	

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?				x	
32	Does it include an energy storage system?				x	
33	Who owns the solar system?				x	

Appendix C:

Component Condition Report

Component Condition Report | Briggs Middle School / Briggs Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Fair	Slab-on-Grade, Concrete	88,252 SF	14	8739055
B1010	Throughout	Fair	Structural Framing, Masonry (CMU) Bearing Walls	88,252 SF	14	8739056
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	19,700 SF	5	8575389
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	3,500 SF	15	8575390
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	21	10	8575434
B2070	Building Exterior	Fair	Louvers, Aluminum	18	10	8575361
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	96,500 SF	8	8575399
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	6	5	8575418
Interiors						
C1020	Throughout Building	Fair	Interior Window, Fixed, 24 SF	25	10	8575441
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	115	6	8575387
C1070	Auditorium	Fair	Suspended Ceilings, Acoustical Tile Fiberglass	10,600 SF	8	8575407
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	53,000 SF	6	8575359
C1090	Lockers room	Poor	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	200 LF	2	8575345
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	24	3	8575344
C1090	Throughout Building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	500 LF	10	8575420
C2010	Gymnasium	Good	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	700 SF	12	8575416
C2010	Auditorium	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	9,700 SF	5	8575378
C2010	Gymnasium	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	11,700 SF	6	8575383
C2010	Cafeteria	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	9,700 SF	5	8575405
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	159,200 SF	4	8575376

Component Condition Report | Briggs Middle School / Briggs Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Commercial Kitchen	Fair	Wall Finishes, Laminated Paneling (FRP)	3,900 SF	5	8575382
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	54,700 SF	6	8575391
C2030	Steam	Good	Flooring, Rubber Tile	900 SF	11	8575450
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	1,800 SF	5	8575445
C2030	Cafeteria	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	11,500 SF	5	8575436
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	1,800 SF	3	8575453
C2030	Weight Room	Fair	Flooring, Rubber Tile	900 SF	7	8575448
C2030	Restrooms	Fair	Flooring, Ceramic Tile	8,800 SF	5	8575385
C2030	Restrooms	Poor	Flooring, Concrete, Repair	60 SF	2	8575393
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	7,900 SF	5	8575341
C2050	Cafeteria	Fair	Ceiling Finishes, Wood Paneling	11,500 SF	5	8575435
C2050	Building Exterior	Fair	Ceiling Finishes, Textured Spray Coating	8,800 SF	7	8575350
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style	12	3	8575356
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	29	4	8575404
D2010	Electrical Room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	5	9	8575377
D2010	Mechanical Room	Fair	Pump, Circulation, Domestic Water	1	3	8575372
D2010	Lockers room	Fair	Shower, Ceramic Tile	5	10	8575392
D2010	Restrooms	Fair	Urinal, Standard	14	7	8575364
D2010	Lockers room	Fair	Shower, Valve & Showerhead	5	5	8575439
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (600 MBH)	3	8	8575346
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	9	10	8575398
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water	2	15	8575423
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	88,252 SF	8	8575373
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	31	6	8575336

Component Condition Report | Briggs Middle School / Briggs Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	8	8575415
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	6	5	8575449
D2060	Mechanical Room	Fair	Air Compressor, Tank-Style	1	3	8575394
HVAC						
D3020	Lockers room	Fair	Unit Heater, Electric	2	5	8575447
D3020	Mechanical Room	Good	Boiler Supplemental Components, Expansion Tank	1	28	8575362
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	2	19	8575430
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Chemical Feed System	1	6	8575371
D3020	Mechanical Room	Fair	Unit Heater, Natural Gas	1	10	8575425
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	1	19	8575342
D3020	Hallways & Common Areas	Fair	Unit Heater, Electric	4	6	8575433
D3030	Gym mezzanine	Fair	Unit Ventilator, approx/nominal 3 Ton	1	5	8575442
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	4	7	8575353
D3030	Building Exterior	Fair	Air Conditioner, Window/Thru-Wall	1	4	8575406
D3030	Roof	Good	Split System Ductless, Single Zone	1	14	8575339
D3030	Roof	Fair	Split System Ductless, Multi Zone, per 1 TON FCU	1	9	8575427
D3030	Roof	Fair	Split System Ductless, Single Zone	2	4	8575388
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	88,252 SF	6	8575375
D3050	Ceiling	Fair	Air Handler, Interior AHU, Easy/Moderate Access	4	21	8575370
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	88,252 SF	6	8575437
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water	3	3	8575368
D3060	Wood shop	Fair	Exhaust Fan, Industrial Dust Collection, 1 to 1.5 HP Motor	1	19	8575440
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	6	3	8575395
D3060	Gym roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	5	4	8575386
D3060	Ceiling	Fair	Exhaust Fan, Centrifugal, 36"Damper	4	5	8575451

Component Condition Report | Briggs Middle School / Briggs Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Ceiling	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	4	6	8575365
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	13	3	8575381
Fire Protection						
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	12 LF	8	8575452
Electrical						
D5020	Electrical Room	Fair	Distribution Panel, 120/240 V	2	6	8575419
D5020	Electrical Room	Fair	Switchboard, 120/208 V	1	5	8575411
D5030	Ceiling	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	4	10	8575408
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	88,252 SF	6	8575402
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	7	8575424
D5030	Ceiling	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	4	9	8575413
D5040	Steam	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,000 SF	15	8575444
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	26	8	8575456
D5040	Auditorium	Fair	Stage Lighting System, Full Upgrade, Specialty Fixtures	100 SF	10	8575366
Fire Alarm & Electronic Systems						
D6030	Auditorium	Fair	Sound System, Theater/Auditorium/Church	1,500 SF	10	8575432
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	88,252 SF	3	8575429
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	88,252 SF	7	8575426
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	88,252 SF	10	8575379
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	88,252 SF	6	8575417
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height	12 LF	9	8575443
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	6	8575421
E1030	Kitchen	Fair	Foodservice Equipment, Order Monitor	2	6	8575357
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	10 LF	4	8575431

Component Condition Report | Briggs Middle School / Briggs Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	30 LF	6	8575360
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	3	8575397
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	5	8575446
E1030	Commercial Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	5	8575348
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	7	8575409
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Dishwashing Equipment	34 LF	3	8575400
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	7	8575401
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	21 LF	4	8575403
E1040	Office Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	8575438
E1060	Wood shop	Fair	Residential Fixtures, Ceiling Fan	4	9	8575455
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable	16	12	8575369
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Standard	2	10	8575396
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,000 SF	4	8575428
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard Classroom	450 LF	3	8575384
E2010	Auditorium	Poor	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard	215	2	8575410
E2010	Gymnasium	Fair	Bleachers, Telescoping Power-Operated, 16 to 30 Tier (per Seat)	450	8	8575351
E2010	Classrooms General	Fair	Casework, Countertop, Plastic Laminate	240 LF	3	8575414
E2010	Science Classroom	Fair	Casework, Countertop, Natural Stone	280 LF	9	8575374

Athletic, Recreational & Playfield Areas

G2050	Gymnasium	Fair	Play Structure, Climbing Wall, by vertical surface area	480 SF	8	8575422
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Component Condition Report | Briggs Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	2	10	8575908

Component Condition Report | Briggs Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	4	8575904
D2010	Site	Fair	Piping & Valves, Piping Copper, Domestic Water, 4 IN	150 LF	20	8739159
D2010	Site	Fair	Pump Station, Duplex Mounted	1	10	8575902
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Steel, Pre-Engineered	320 SF	17	8575907
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Running Track, Aggregate/pepples, Surface Gravel, Replenish	32,000 SF	2	8575895
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	35,000 SF	3	8575903
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	73,500 SF	9	8575896
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	12,300 SF	23	8575892
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	2	3	8575893
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	3	8575885
G2050	Site	Fair	Sports Apparatus, Soccer, Movable Practice Goal	10	3	8575889
G2050	Site	Fair	Sports Apparatus, Football, Goal Post	2	3	8575897
G2050	Site	Poor	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	2	8575890
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	14	8575898
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	22,000 SF	10	8575909
Sitework						
G2060	Site	Fair	Flagpole, Metal	1	9	8575906
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	6	8	8575886
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	10	8575901
G2060	Site	Fair	Park Bench, Metal Powder-Coated	5	7	8575883
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	32	10	8575905
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	5	8575900

Component Condition Report | Briggs Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Poor	Park Bench, Wood/Composite/Fiberglass	1	2	8575887
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	3,450 LF	17	8575888
G2060	Site	Fair	Fences & Gates, Fence, Wrought Iron 6'	110 LF	20	8575894
G2080	Site	Fair	Irrigation System, Control Panel	1	7	8575891
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	6,300 SF	10	8575884
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	3	9	8575899
Utilities						
G3020	Site	Fair	Piping & Valves, Piping PVC, Site Sanitary, 8 IN	150 LF	20	8739160

Appendix D:

Replacement Reserves

Replacement Reserves Report



12/12/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total Escalated Estimate
Briggs Middle School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Briggs Middle School / Briggs Middle School	\$0	\$0	\$187,989	\$814,072	\$531,228	\$1,414,386	\$3,452,818	\$655,482	\$4,860,987	\$168,750	\$1,076,368	\$13,162,079
Briggs Middle School / Site	\$0	\$0	\$84,567	\$73,066	\$3,967	\$3,544	\$0	\$16,665	\$34,460	\$558,706	\$245,724	\$1,020,698
Grand Total	\$0	\$0	\$272,555	\$887,138	\$535,195	\$1,417,930	\$3,452,818	\$672,147	\$4,895,447	\$727,456	\$1,322,091	\$14,182,777

Briggs Middle School

Briggs Middle School / Briggs Middle School

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	8575389	Exterior Walls, any painted surface, Prep & Paint	10	5	5	19700	SF	\$2.74	\$3.66	\$72,061						\$72,061						\$72,061
B2050	Building Exterior	8575434	Exterior Door, Steel, Commercial, Replace	40	30	10	21	EA	\$4,060.00	\$5,420.10	\$113,822											\$113,822	\$113,822
B2070	Building Exterior	8575361	Louvers, Aluminum, Replace	40	30	10	18	EA	\$970.00	\$1,294.95	\$23,309											\$23,309	\$23,309
B3010	Roof	8575399	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	12	8	96500	SF	\$13.40	\$17.89	\$1,726,289										\$1,726,289		\$1,726,289
B3060	Roof	8575418	Roof Skylight, per unit, up to 20 SF, Replace	30	25	5	6	EA	\$1,390.00	\$1,855.65	\$11,134						\$11,134						\$11,134
C1020	Throughout Building	8575441	Interior Window, Fixed, 24 SF, Replace	40	30	10	25	EA	\$850.00	\$1,134.75	\$28,369											\$28,369	\$28,369
C1030	Throughout Building	8575387	Interior Door, Wood, Solid-Core, Replace	40	34	6	115	EA	\$960.00	\$1,281.60	\$147,384							\$147,384					\$147,384
C1070	Classrooms General	8575359	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	53000	SF	\$3.76	\$5.02	\$266,039							\$266,039					\$266,039
C1070	Auditorium	8575407	Suspended Ceilings, Acoustical Tile Fiberglass, Replace	25	17	8	10600	SF	\$5.94	\$7.93	\$84,057									\$84,057			\$84,057
C1090	Restrooms	8575344	Toilet Partitions, Plastic/Laminate, Replace	20	17	3	24	EA	\$1,200.00	\$1,602.00	\$38,448				\$38,448								\$38,448
C1090	Lockers room	8575345	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	18	2	200	LF	\$280.00	\$373.80	\$74,760			\$74,760									\$74,760
C1090	Throughout Building	8575420	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	500	LF	\$280.00	\$373.80	\$186,900											\$186,900	\$186,900
C2010	Commercial Kitchen	8575382	Wall Finishes, Laminated Paneling (FRP), Replace	30	25	5	3900	SF	\$11.30	\$15.09	\$58,833						\$58,833						\$58,833
C2010	Classrooms General	8575376	Wall Finishes, any surface, Prep & Paint	10	6	4	159200	SF	\$1.45	\$1.94	\$308,171					\$308,171							\$308,171
C2010	Cafeteria	8575405	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace	25	20	5	9700	SF	\$14.40	\$19.22	\$186,473						\$186,473						\$186,473
C2010	Auditorium	8575378	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	20	5	9700	SF	\$14.40	\$19.22	\$186,473						\$186,473						\$186,473
C2010	Gymnasium	8575383	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	19	6	11700	SF	\$14.40	\$19.22	\$224,921							\$224,921					\$224,921
C2030	Restrooms	8575393	Flooring, Concrete, Repair	0	-2	2	60	SF	\$24.70	\$32.97	\$1,978			\$1,978									\$1,978
C2030	Cafeteria	8575436	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	11500	SF	\$1.09	\$1.46	\$16,734						\$16,734						\$16,734
C2030	Restrooms	8575385	Flooring, Ceramic Tile, Replace	40	35	5	8800	SF	\$16.60	\$22.16	\$195,017						\$195,017						\$195,017
C2030	Commercial Kitchen	8575445	Flooring, Quarry Tile, Replace	50	45	5	1800	SF	\$19.70	\$26.30	\$47,339						\$47,339						\$47,339
C2030	Classrooms General	8575391	Flooring, Vinyl Tile (VCT), Replace	15	9	6	54700	SF	\$4.84	\$6.46	\$353,439							\$353,439					\$353,439
C2030	Weight Room	8575448	Flooring, Rubber Tile, Replace	15	8	7	900	SF	\$8.40	\$11.21	\$10,093								\$10,093				\$10,093
C2030	Library	8575453	Flooring, Carpet, Commercial Standard, Replace	10	7	3	1800	SF	\$8.06	\$10.75	\$19,358				\$19,358								\$19,358
C2030	Gymnasium	8575341	Flooring, Wood, Sports, Refinish	10	5	5	7900	SF	\$5.09	\$6.80	\$53,682						\$53,682						\$53,682
C2050	Cafeteria	8575435	Ceiling Finishes, Wood Paneling, Replace	30	25	5	11500	SF	\$14.90	\$19.89	\$228,752						\$228,752						\$228,752
C2050	Building Exterior	8575350	Ceiling Finishes, Textured Spray Coating, Replace	20	13	7	8800	SF	\$7.09	\$9.47	\$83,293								\$83,293				\$83,293
D2010	Mechanical Room	8575372	Pump, Circulation, Domestic Water, Replace	15	12	3	1	EA	\$2,820.00	\$3,764.70	\$3,765				\$3,765								\$3,765
D2010	Mechanical Room	8575346	Water Heater, Gas, Commercial (600 MBH), Replace	20	12	8	3	EA	\$26,900.00	\$35,911.50	\$107,735									\$107,735			\$107,735
D2010	Throughout Building	8575373	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	32	8	88252	SF	\$12.00	\$16.02	\$1,413,797									\$1,413,797			\$1,413,797
D2010	Restrooms	8575356	Sink/Lavatory, Trough Style, Replace	30	27	3	12	EA	\$2,500.00	\$3,337.50	\$40,050				\$40,050								\$40,050

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
D2010	Restrooms	8575404	Toilet, Commercial Water Closet, Replace	30	26	4	29	EA	\$1,460.00	\$1,949.10	\$56,524					\$56,524							\$56,524
D2010	Hallways & Common Areas	8575449	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	6	EA	\$1,360.00	\$1,815.60	\$10,894						\$10,894						\$10,894
D2010	Lockers room	8575439	Shower, Valve & Showerhead, Replace	30	25	5	5	EA	\$830.00	\$1,108.05	\$5,540						\$5,540						\$5,540
D2010	Classrooms General	8575336	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	24	6	31	EA	\$905.00	\$1,208.18	\$37,453							\$37,453					\$37,453
D2010	Restrooms	8575364	Urinal, Standard, Replace	30	23	7	14	EA	\$1,030.00	\$1,375.05	\$19,251								\$19,251				\$19,251
D2010	Hallways & Common Areas	8575415	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	3	EA	\$1,360.00	\$1,815.60	\$5,447									\$5,447			\$5,447
D2010	Electrical Room	8575377	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	26	9	5	EA	\$1,640.00	\$2,189.40	\$10,947										\$10,947		\$10,947
D2010	Restrooms	8575398	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	20	10	9	EA	\$827.00	\$1,104.05	\$9,936											\$9,936	\$9,936
D2010	Lockers room	8575392	Shower, Ceramic Tile, Replace	30	20	10	5	EA	\$2,500.00	\$3,337.50	\$16,688											\$16,688	\$16,688
D2060	Mechanical Room	8575394	Air Compressor, Tank-Style, Replace	20	17	3	1	EA	\$4,070.00	\$5,433.45	\$5,433				\$5,433								\$5,433
D3020	Lockers room	8575447	Unit Heater, Electric, Replace	20	15	5	2	EA	\$1,200.00	\$1,602.00	\$3,204						\$3,204						\$3,204
D3020	Hallways & Common Areas	8575433	Unit Heater, Electric, Replace	20	14	6	4	EA	\$1,370.00	\$1,828.95	\$7,316							\$7,316					\$7,316
D3020	Mechanical Room	8575425	Unit Heater, Natural Gas, Replace	20	10	10	1	EA	\$3,900.00	\$5,206.50	\$5,207											\$5,207	\$5,207
D3020	Mechanical Room	8575371	Boiler Supplemental Components, Chemical Feed System, Replace	15	9	6	1	EA	\$11,700.00	\$15,619.50	\$15,620							\$15,620					\$15,620
D3030	Roof	8575388	Split System Ductless, Single Zone, Replace	15	11	4	2	EA	\$3,380.00	\$4,512.30	\$9,025					\$9,025							\$9,025
D3030	Building Exterior	8575406	Air Conditioner, Window/Thru-Wall, Replace	10	6	4	1	EA	\$1,010.00	\$1,348.35	\$1,348					\$1,348							\$1,348
D3030	Gym mezzanine	8575442	Unit Ventilator, approx/nominal 3 Ton, Replace	20	15	5	1	EA	\$9,450.00	\$12,615.75	\$12,616						\$12,616						\$12,616
D3030	Roof	8575353	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	4	EA	\$30,500.00	\$40,717.50	\$162,870								\$162,870				\$162,870
D3030	Roof	8575427	Split System Ductless, Multi Zone, per 1 TON FCU, Replace	15	6	9	1	EA	\$2,470.00	\$3,297.45	\$3,297										\$3,297		\$3,297
D3050	Mechanical Room	8575368	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	3	EA	\$6,420.00	\$8,570.70	\$25,712				\$25,712								\$25,712
D3050	Throughout Building	8575437	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	34	6	88252	SF	\$5.50	\$7.34	\$647,990							\$647,990					\$647,990
D3050	Throughout Building	8575375	HVAC System, Ductwork, Medium Density, Replace	30	24	6	88252	SF	\$4.00	\$5.34	\$471,266							\$471,266					\$471,266
D3060	Roof	8575395	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	17	3	6	EA	\$1,200.00	\$1,602.00	\$9,612				\$9,612								\$9,612
D3060	Roof	8575381	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	13	EA	\$2,920.00	\$3,898.20	\$50,677				\$50,677								\$50,677
D3060	Gym roof	8575386	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	5	EA	\$2,920.00	\$3,898.20	\$19,491					\$19,491							\$19,491
D3060	Ceiling	8575451	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	20	5	4	EA	\$5,700.00	\$7,609.50	\$30,438						\$30,438						\$30,438
D3060	Ceiling	8575365	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	14	6	4	EA	\$1,470.00	\$1,962.45	\$7,850							\$7,850					\$7,850
D4010	Commercial Kitchen	8575452	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	12	8	12	LF	\$510.00	\$680.85	\$8,170									\$8,170			\$8,170
D5020	Electrical Room	8575411	Switchboard, 120/208 V, Replace	40	35	5	1	EA	\$42,400.00	\$56,604.00	\$56,604						\$56,604						\$56,604
D5020	Electrical Room	8575419	Distribution Panel, 120/240 V, Replace	30	24	6	2	EA	\$5,700.00	\$7,609.50	\$15,219							\$15,219					\$15,219
D5030	Throughout Building	8575402	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	34	6	88252	SF	\$3.00	\$4.01	\$353,449							\$353,449					\$353,449
D5030	Mechanical Room	8575424	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	13	7	1	EA	\$3,600.00	\$4,806.00	\$4,806								\$4,806				\$4,806
D5030	Ceiling	8575413	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	11	9	4	EA	\$4,650.00	\$6,207.75	\$24,831										\$24,831		\$24,831
D5030	Ceiling	8575408	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	4	EA	\$6,280.00	\$8,383.80	\$33,535											\$33,535	\$33,535
D5040	Building Exterior	8575456	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	12	8	26	EA	\$450.00	\$600.75	\$15,620									\$15,620			\$15,620
D5040	Auditorium	8575366	Stage Lighting System, Full Upgrade, Specialty Fixtures, Replace	20	10	10	100	SF	\$30.00	\$40.05	\$4,005											\$4,005	\$4,005
D6030	Auditorium	8575432	Sound System, Theater/Auditorium/Church, Replace	20	10	10	1500	SF	\$1.50	\$2.00	\$3,004											\$3,004	\$3,004
D6060	Throughout Building	8575429	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	88252	SF	\$1.65	\$2.20	\$194,397				\$194,397								\$194,397
D7030	Throughout Building	8575426	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	88252	SF	\$2.00	\$2.67	\$235,633								\$235,633				\$235,633
D7050	Throughout Building	8575379	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	88252	SF	\$3.00	\$4.01	\$353,449											\$353,449	\$353,449
D8010	Throughout Building	8575417	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	9	6	88252	SF	\$2.50	\$3.34	\$294,541							\$294,541					\$294,541

Replacement Reserves Report



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Unifor mat 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
E1030	Commercial Kitchen		8575400	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	17	3	34	LF	\$3,000.00	\$4,005.00	\$136,170				\$136,170								\$136,170
E1030	Commercial Kitchen		8575397	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	12	3	1	EA	\$5,650.00	\$7,542.75	\$7,543				\$7,543								\$7,543
E1030	Commercial Kitchen		8575431	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	16	4	10	LF	\$300.00	\$400.50	\$4,005					\$4,005							\$4,005
E1030	Commercial Kitchen		8575403	Commercial Kitchen Line, Cooking Equipment, Replace	20	16	4	21	LF	\$2,000.00	\$2,670.00	\$56,070					\$56,070							\$56,070
E1030	Commercial Kitchen		8575348	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	25	5	1	EA	\$1,730.00	\$2,309.55	\$2,310						\$2,310						\$2,310
E1030	Commercial Kitchen		8575446	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	1	EA	\$29,400.00	\$39,249.00	\$39,249						\$39,249						\$39,249
E1030	Kitchen		8575357	Foodservice Equipment, Order Monitor, Replace	15	9	6	2	EA	\$1,300.00	\$1,735.50	\$3,471							\$3,471					\$3,471
E1030	Commercial Kitchen		8575360	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	14	6	30	LF	\$1,000.00	\$1,335.00	\$40,050						\$40,050						\$40,050
E1030	Commercial Kitchen		8575421	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	9	6	1	EA	\$4,250.00	\$5,673.75	\$5,674							\$5,674					\$5,674
E1030	Commercial Kitchen		8575401	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	8	7	1	EA	\$5,100.00	\$6,808.50	\$6,809								\$6,809				\$6,809
E1030	Commercial Kitchen		8575409	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	8	7	1	EA	\$7,650.00	\$10,212.75	\$10,213								\$10,213				\$10,213
E1030	Commercial Kitchen		8575443	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height, Replace	20	11	9	12	LF	\$2,000.00	\$2,670.00	\$32,040									\$32,040			\$32,040
E1040	Office Areas		8575438	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$2,030.00	\$2,710.05	\$2,710						\$2,710						\$2,710
E1060	Wood shop		8575455	Residential Fixtures, Ceiling Fan, Replace	15	6	9	4	EA	\$350.00	\$817.25	\$3,269									\$3,269			\$3,269
E1070	Auditorium		8575428	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	11	4	1000	SF	\$13.00	\$17.36	\$17,355					\$17,355							\$17,355
E1070	Gymnasium		8575396	Gym Scoreboard, Electronic Standard, Replace	30	20	10	2	EA	\$8,500.00	\$11,347.50	\$22,695										\$22,695		\$22,695
E2010	Classrooms General		8575384	Casework, Cabinetry, Standard Classroom, Replace	20	17	3	450	LF	\$325.00	\$433.88	\$195,244				\$195,244								\$195,244
E2010	Classrooms General		8575414	Casework, Countertop, Plastic Laminate, Replace	15	12	3	240	LF	\$58.00	\$77.43	\$18,583				\$18,583								\$18,583
E2010	Science Classroom		8575374	Casework, Countertop, Natural Stone, Replace	50	41	9	280	LF	\$147.00	\$196.25	\$54,949									\$54,949			\$54,949
E2010	Auditorium		8575410	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	18	2	215	EA	\$350.00	\$467.25	\$100,459			\$100,459									\$100,459
E2010	Gymnasium		8575351	Bleachers, Telescoping Power-Operated, 16 to 30 Tier (per Seat), Replace	20	12	8	450	EA	\$750.00	\$1,001.25	\$450,563								\$450,563				\$450,563
G2050	Gymnasium		8575422	Play Structure, Climbing Wall, by vertical surface area, Replace	15	7	8	480	SF	\$40.00	\$53.40	\$25,632									\$25,632			\$25,632
Totals, Unescalated													\$0	\$0	\$177,197	\$744,991	\$471,989	\$1,220,062	\$2,891,681	\$532,967	\$3,837,308	\$129,333	\$800,919	\$10,806,447
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$0	\$187,989	\$814,072	\$531,228	\$1,414,386	\$3,452,818	\$655,482	\$4,860,987	\$168,750	\$1,076,368	\$13,162,079

Briggs Middle School / Site

Unifor mat 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
D2010	Site		8575902	Pump Station, Duplex Mounted, Replace	25	15	10	1	EA	\$19,400.00	\$25,899.00	\$25,899										\$25,899		\$25,899
D2010	Site		8575904	Backflow Preventer, Domestic Water, Replace	30	26	4	1	EA	\$2,640.00	\$3,524.40	\$3,524					\$3,524							\$3,524
D2010	Site		8575908	Backflow Preventer, Domestic Water, Replace	30	20	10	2	EA	\$4,180.00	\$5,580.30	\$11,161										\$11,161		\$11,161
G2020	Site		8575895	Running Track, Aggregate/pepples, Surface Gravel, Replenish	7	5	2	32000	SF	\$1.40	\$1.87	\$59,808			\$59,808							\$59,808		\$119,616
G2020	Site		8575903	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	35000	SF	\$0.46	\$0.62	\$21,596				\$21,596				\$21,596				\$43,193
G2020	Site		8575896	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	16	9	73500	SF	\$3.50	\$4.67	\$343,429									\$343,429			\$343,429
G2050	Site		8575890	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	23	2	2	EA	\$7,030.00	\$9,385.05	\$18,770			\$18,770									\$18,770
G2050	Site		8575893	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	12	3	2	EA	\$450.00	\$567.00	\$1,134				\$1,134								\$1,134
G2050	Site		8575885	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	17	3	2	EA	\$5,480.00	\$7,315.80	\$14,632				\$14,632								\$14,632
G2050	Site		8575897	Sports Apparatus, Football, Goal Post, Replace	25	22	3	2	EA	\$7,550.00	\$10,079.25	\$20,159				\$20,159								\$20,159
G2050	Site		8575889	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	12	3	10	EA	\$700.00	\$934.50	\$9,345				\$9,345								\$9,345
G2050	Site		8575909	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	15	10	22000	SF	\$3.50	\$4.67	\$102,795										\$102,795		\$102,795
G2060	Site		8575887	Park Bench, Wood/Composite/Fiberglass, Replace	20	18	2	1	EA	\$900.00	\$1,134.00	\$1,134			\$1,134									\$1,134
G2060	Site		8575883	Park Bench, Metal Powder-Coated, Replace	20	13	7	5	EA	\$1,030.00	\$1,375.05	\$6,875								\$6,875				\$6,875

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
G2060	Site	8575886	Picnic Table, Metal Powder-Coated, Replace	20	12	8	6	EA	\$700.00	\$934.50	\$5,607									\$5,607			\$5,607
G2060	Site	8575905	Bike Rack, Fixed 1-5 Bikes, Replace	20	10	10	32	EA	\$600.00	\$801.00	\$25,632											\$25,632	\$25,632
G2060	Site	8575900	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	8575906	Flagpole, Metal, Replace	30	21	9	1	EA	\$4,000.00	\$5,340.00	\$5,340										\$5,340		\$5,340
G2060	Site	8575901	Signage, Property, Building or Pole-Mounted, Replace/Install	20	10	10	1	EA	\$2,290.00	\$3,057.15	\$3,057											\$3,057	\$3,057
G2080	Site	8575891	Irrigation System, Control Panel, Replace	15	8	7	1	EA	\$5,000.00	\$6,675.00	\$6,675								\$6,675				\$6,675
G2080	Site	8575884	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	6300	SF	\$1.70	\$2.27	\$14,298											\$14,298	\$14,298
G4050	Site	8575899	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	11	9	3	EA	\$4,900.00	\$6,541.50	\$19,625										\$19,625		\$19,625
Totals, Unescalated												\$0	\$0	\$79,712	\$66,865	\$3,524	\$3,057	\$0	\$13,550	\$27,203	\$428,201	\$182,842	\$804,955
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$84,567	\$73,066	\$3,967	\$3,544	\$0	\$16,665	\$34,460	\$558,706	\$245,724	\$1,020,698