

# FACILITY CONDITION ASSESSMENT



*prepared for*

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



Agnes Stewart Middle School  
900 S 32<sup>nd</sup> Street  
Springfield, OR 97478

**PREPARED BY:**

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

**BV CONTACT:**

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

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# 1. Executive Summary

## Campus Overview and Assessment Details

| General Information               |                                                                                                                                                                                   |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Middle School                                                                                                                                                                     |
| Number of Buildings               | 1                                                                                                                                                                                 |
| Main Address                      | 9000 S 32 <sup>nd</sup> Street, Springfield, OR 97478                                                                                                                             |
| Site Developed                    | 1997<br>Renovated 2014                                                                                                                                                            |
| Outside Occupants / Leased Spaces | None                                                                                                                                                                              |
| Date(s) of Visit                  | December 16, 2024                                                                                                                                                                 |
| Management Point of Contact       | Oregon Department of Education<br>Adam Krein, State Facility Assessment Administrator<br>971-720-9273<br><a href="mailto:adam.krein@ode.oregon.gov">adam.krein@ode.oregon.gov</a> |
| On-site Point of Contact (POC)    | Chris Smith                                                                                                                                                                       |
| Assessment and Report Prepared By | Osama Mohamed                                                                                                                                                                     |
| Reviewed By                       | Anas Sadkhi <i>for</i> ,<br>Matt Anderson<br>Program Manager<br>800.733.0660<br><a href="mailto:matt.anderson@bureauveritas.com">matt.anderson@bureauveritas.com</a>              |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                                          |

## Campus Findings and Deficiencies

### Historical Summary

The Stewart Middle School was initially constructed in 1997. The building consists of administration, classrooms, a library, a gymnasium, and a commercial kitchen. These rooms are supported by restrooms, a nurse's station, a staff break room, storage, a mechanical room, and various utility rooms. The building is divided into 4 sectors. Sector A encompasses the left wing accessible from the main entrance. Sector B comprises the central, middle part of the building. Sector C houses the two gymnasium halls situated on the right side. Sector D refers to the middle part of the building located on the upper floor.

### Architectural

The school was originally construct with CMU framed bearing walls on a concrete raft foundation slab. The ground-level walls feature Concrete Masonry Unit (CMU) siding, while the second-story exterior of the building is clad in metal panel siding. The roof's secondary finish is a flat surface with a TPO membrane, while the primary roof structure has a gable design finished with shingles.

The exterior glazing of the building is composed of glass panels framed with aluminum. Interior access is gained by steel man doors, and full-glazed aluminum entry doors.

Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

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

The school's central HVAC system consists of furnaces and air-handlers distributing air throughout. There are no individual components supporting the central system. Supplementary components include a ductless split systems. The HVAC system components were generally observed to be adequately maintained, with the exception of one of the chilled water pumps, which was found to be uncovered and producing noticeable noise.

Domestic hot water is supplied by a commercial gas water heater. The inspection of the domestic sanitary and supply systems revealed a leak in one of the pipes connected to the building's boiler.

The building is sprinklered, contains fire extinguishers throughout, and is supported by site located fire hydrant(s). Typical lifecycle replacements and ongoing maintenance of any fire alarm and suppression system is required. The building is equipped with a security/surveillance system that includes intrusion detection, keycard/keypad entry devices, and security cameras throughout.

Interior lighting consists of linear LED and spot light fixtures . The electrical service is made up of a local utility fed switchboard which intern feeds distribution panels throughout. The building is equipped with diesel emergency generator. The electrical service is reportedly adequate to serve the building and the surrounding site.

### Site

The initial site design included plans for two soccer fields on the northern side of the property, but these fields are currently abandoned and no longer in use. The school has a residential home located on its eastern side, adjacent to the main street entrance that provides access to the primary parking lot. The northern and western sides of the property are largely open, featuring only some scattered trees and lawn areas.

There are two parking lots on the school site. The first, located on the northern side, is abandoned as it was originally designed to serve the now-unused soccer field area. The second, primary parking lot is situated on the eastern side of the property. The parking and driveways are lined with concrete curb and gutters, and the building is surrounded by concrete walkways. The site is irrigated and contains areas of lawn, trees, shrubs, and planting beds throughout. Site lighting is pole mounted LED, and city owned street lighting. Site furnishings are limited to a few picnic tables and park benches.

### **Recommended Additional Studies**

No additional studies recommended at this time.

## Facility Condition Index (FCI)

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

### FCI Ranges and Description

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

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

| Facility                           | Cost/SF | Total SF | Replacement Value | Current | 3-Year | 5-Year | 10-Year |
|------------------------------------|---------|----------|-------------------|---------|--------|--------|---------|
| <b>Agnes Stewart Middle School</b> | \$593   | 92,414   | \$54,801,502      | 0.1%    | 10.0%  | 12.5%  | 20.9%   |

## Immediate Needs

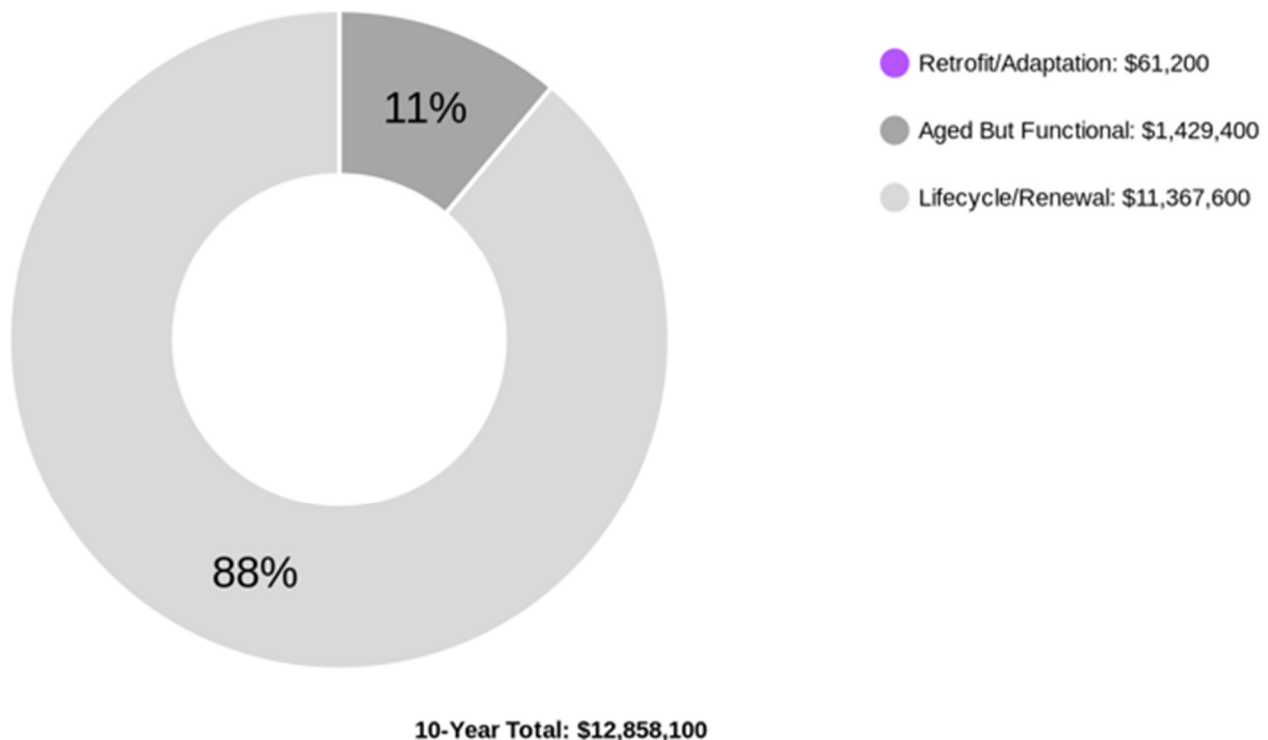
| Facility/Building                                         | Total Items | Total Cost      |
|-----------------------------------------------------------|-------------|-----------------|
| Agnes Stewart Middle School / Agnes Stewart Middle School | 2           | \$61,200        |
| <b>TOTAL</b>                                              | <b>2</b>    | <b>\$61,200</b> |

## Plan Types

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

### Plan Type Descriptions and Distribution

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



## 2. Agnes Stewart Middle School



### Agnes Stewart Middle School: Building Systems Summary

| <b>Address</b>               | 9000 S 32 <sup>nd</sup> Street, Springfield, OR 97478                                                                                                                   |                  |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>GPS Coordinates</b>       | 44.0372899232523, -122.98220704239306                                                                                                                                   |                  |
| <b>Constructed/Renovated</b> | 1997 Renovated 2014                                                                                                                                                     |                  |
| <b>Building Area</b>         | 92,414 SF                                                                                                                                                               |                  |
| <b>Number of Stories</b>     | 2 above grade (mechanical mezzanines are present but not included in the count)                                                                                         |                  |
| <i>System</i>                | <i>Description</i>                                                                                                                                                      | <i>Condition</i> |
| <b>Structure</b>             | Conventional CMU frame structure over concrete slab foundation                                                                                                          | Good             |
| <b>Facade</b>                | Primary Wall Finish: CMU<br>Secondary Wall Finish: Metal siding<br>Windows: Aluminum                                                                                    | Good             |
| <b>Roof</b>                  | Primary: Gable construction with asphalt shingles<br>Secondary: Flat construction with single-ply TPO/PVC membrane                                                      | Fair             |
| <b>Interiors</b>             | Walls: Painted gypsum board, Ceramic tile<br>Floors: Carpet, VCT, wood plank, ceramic tile, quarry tile, wood strip, concrete<br>Ceilings: Painted gypsum board and ACT | Fair             |
| <b>Elevators</b>             | Passenger: hydraulic cars serving all two floors                                                                                                                        | Fair             |
| <b>Plumbing</b>              | Distribution: Copper, PVC waste and venting<br>Hot Water: Gas // Electric domestic boilers with storage tanks<br>Fixtures: Toilets, urinals, and sinks in all restrooms | Fair             |

| Agnes Stewart Middle School: Building Systems Summary |                                                                                                                                                                                                                                                                                                               |      |
|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>HVAC</b>                                           | Central System: Boilers, air handlers,<br>Non-Central System: Ductless split-systems<br>Supplemental components: Ductless split-systems                                                                                                                                                                       | Fair |
| <b>Fire Suppression</b>                               | Wet-pipe sprinkler system IF with dry-piped portion and fire extinguishers, and kitchen hood system                                                                                                                                                                                                           | Fair |
| <b>Electrical</b>                                     | Source and Distribution: Main switchboard, panel with aluminum wiring<br>Interior Lighting: LED, linear fluorescent<br>Emergency Power: Diesel generator with automatic transfer switch and UPS                                                                                                               | Fair |
| <b>Fire Alarm</b>                                     | Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs                                                                                                                                                                                    | Fair |
| <b>Equipment/Special</b>                              | Commercial kitchen equipment                                                                                                                                                                                                                                                                                  | Fair |
| <b>Accessibility</b>                                  | An accessibility survey has been prepared as a separate report.                                                                                                                                                                                                                                               |      |
| <b>Additional Studies</b>                             | No additional studies are currently recommended for the building.                                                                                                                                                                                                                                             |      |
| <b>Areas Observed</b>                                 | Most of the representative sample of the The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs. |      |
| <b>Key Spaces Not Observed</b>                        | Areas of note that were either inaccessible or not observed for other reasons are listed here: Roof as there was no access nor ladder.                                                                                                                                                                        |      |

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

### Agnes Stewart Middle School: System Expenditure Forecast

| System                             | Immediate       | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL               |
|------------------------------------|-----------------|------------------------|-----------------------|-----------------------|-------------------------|---------------------|
| Structure                          | \$0             | \$0                    | \$681                 | \$0                   | \$916                   | \$1,597             |
| Facade                             | \$0             | \$0                    | \$430,690             | \$66,071              | \$342,249               | \$839,010           |
| Roofing                            | \$0             | \$7,947                | \$541,977             | \$0                   | \$0                     | \$549,924           |
| Interiors                          | \$0             | \$1,207,344            | \$518,456             | \$0                   | \$2,507,293             | \$4,233,093         |
| Conveying                          | \$0             | \$22,609               | \$96,159              | \$0                   | \$22,726                | \$141,494           |
| Plumbing                           | \$0             | \$67,597               | \$362,645             | \$0                   | \$2,234,222             | \$2,664,464         |
| HVAC                               | \$58,300        | \$5,171                | \$1,778,097           | \$0                   | \$1,013,249             | \$2,854,817         |
| Fire Protection                    | \$0             | \$161,769              | \$0                   | \$988                 | \$40,535                | \$203,292           |
| Electrical                         | \$0             | \$0                    | \$157,626             | \$4,544,331           | \$4,351,863             | \$9,053,820         |
| Fire Alarm &<br>Electronic Systems | \$0             | \$471,825              | \$209,388             | \$0                   | \$420,456               | \$1,101,669         |
| Equipment &<br>Furnishings         | \$0             | \$64,634               | \$679,129             | \$0                   | \$137,236               | \$880,999           |
| Sitework                           | \$2,864         | \$0                    | \$5,859               | \$0                   | \$0                     | \$8,723             |
| <b>TOTALS</b>                      | <b>\$61,200</b> | <b>\$2,008,900</b>     | <b>\$4,780,800</b>    | <b>\$4,611,400</b>    | <b>\$11,070,800</b>     | <b>\$22,533,100</b> |

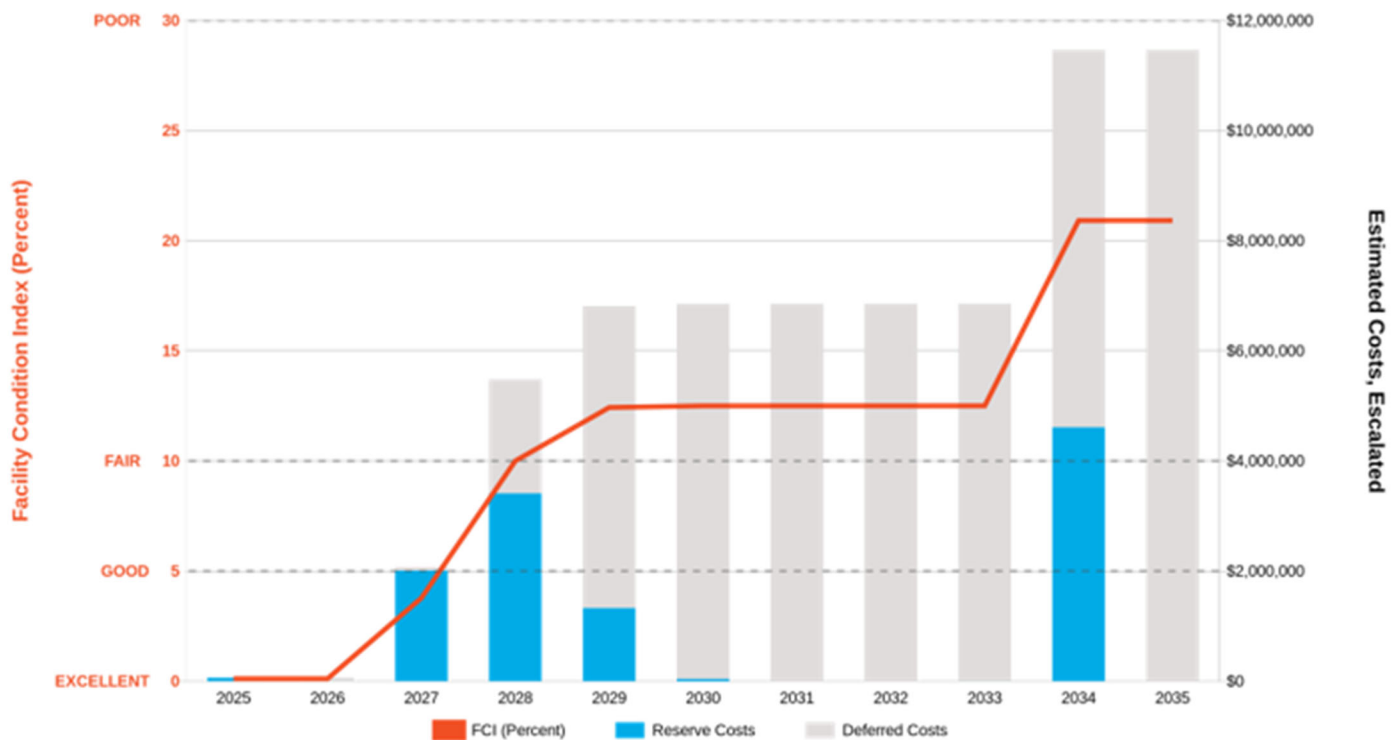
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

## Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$54,801,502.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$1,042,014.00



## Immediate Needs

| Location                                                     | UF Code | Description                                                     | Condition | Plan Type           | Cost     |
|--------------------------------------------------------------|---------|-----------------------------------------------------------------|-----------|---------------------|----------|
| Agnes Stewart Middle School /<br>Agnes Stewart Middle School | G3011   | Piping & Valves, Piping Ductile<br>Iron, Site Water, Replace    | Failed    | Retrofit/Adaptation | \$2,900  |
| Agnes Stewart Middle School /<br>Agnes Stewart Middle School | D3051   | Pump, Distribution, HVAC Chilled<br>or Condenser Water, Replace | Failed    | Retrofit/Adaptation | \$58,300 |
| TOTAL (2 items)                                              |         |                                                                 |           |                     | \$61,200 |

## Key Findings



### Piping & Valves in Failed condition.

Piping Ductile Iron, Site Water  
Agnes Stewart Middle School  
Mechanical Room

Uniformat Code: G3010  
Recommendation: **Replace in 2025**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$2,900

Continuous Leaking - AssetCALC ID: 8772178



### Pump in Failed condition.

Distribution, HVAC Chilled or Condenser Water  
Agnes Stewart Middle School  
Mechanical Room

Uniformat Code: D3050  
Recommendation: **Replace in 2025**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$58,300

Pump is down and slated to be replaced - AssetCALC ID: 8772147

## Agnes Stewart Middle School: Photographic Overview



1 – COVER PHOTO



2 – REAR ELEVATION



3 – FRONT ELEVATION



4 – LEFT ELEVATION



5 – ROOFING



6 – RESTROOM



7 – LIBRARY



8 – LOBBY



9 – ATTIC



10 – STORE IN LIBRARY



11 – MAIN OFFICE



12 – AUDITORIUM



13 – MAIN MECHANICAL ROOM



14 – TYPICAL HALLWAY



15 – CAFETERIA



16 – COMMERCIAL KITCHEN



17 – SLOPES DOWN TO CAFETERIA



18 – KITCHEN STORAGE

### 3. Site Summary



#### Agnes Stewart Middle School: Site Information

|                                   |                                                                                                                                                                 |                  |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Site Area</b>                  | 26 acres                                                                                                                                                        |                  |
| <b>Parking Spaces</b>             | 148 public and staff parking lot, 63 public parking lot for the soccer field, 9ADA and 5 van ADA                                                                |                  |
| <i>System</i>                     | <i>Description</i>                                                                                                                                              | <i>Condition</i> |
| <b>Site Pavement</b>              | Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs                                       | Fair             |
| <b>Site Development</b>           | Property entrance signage; chain link fencing; CMU wall<br>dumpster enclosures<br>Playgrounds and sports Limited park benches, picnic tables, trash receptacles | Fair             |
| <b>Landscaping and Topography</b> | Limited landscaping features including lawns, trees, bushes, and planters<br>Irrigation present                                                                 | Fair             |
| <b>Utilities</b>                  | Municipal water and sewer<br>Local utility-provided electric and natural gas                                                                                    | Fair             |
| <b>Site Lighting</b>              | Pole-mounted: LED<br>Building-mounted: LED                                                                                                                      | Fair             |
| <b>Ancillary Structures</b>       | None                                                                                                                                                            | Fair             |
| <b>Site Accessibility</b>         | An accessibility survey has been prepared as a separate report.                                                                                                 |                  |

**Agnes Stewart Middle School: Site Information**

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

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

### Agnes Stewart Middle School: System Expenditure Forecast

| System                  | Immediate  | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL              |
|-------------------------|------------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| Plumbing                | \$0        | \$0                    | \$0                   | \$0                   | \$160,503               | \$160,503          |
| Equipment & Furnishings | \$0        | \$27,860               | \$0                   | \$0                   | \$0                     | \$27,860           |
| Sitework                | \$0        | \$1,187,358            | \$63,104              | \$117,667             | \$2,039,638             | \$3,407,767        |
| <b>TOTALS</b>           | <b>\$0</b> | <b>\$1,215,300</b>     | <b>\$63,200</b>       | <b>\$117,700</b>      | <b>\$2,200,200</b>      | <b>\$3,596,400</b> |

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

## Scope

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

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

## 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 to market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including; labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

## Definitions

### Immediate Needs

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

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

### Replacement Reserves

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

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

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

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

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

### Key Findings

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

## 6. Certification

Oregon Department of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Agnes Stewart Middle School, 9000 S 32<sup>nd</sup> Street, 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 Bureau Veritas.

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

**Prepared by:** Osama Mohamed  
Project Assessor

**Reviewed by:**



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Anas Sadkhi  
Technical Report Reviewer  
for  
Matt Anderson  
Program Manager  
800.733.0660  
[matt.anderson@bureauveritas.com](mailto:matt.anderson@bureauveritas.com)

## 7. Appendices

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- 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)

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# Site Plan



BUREAU  
VERITAS

**Project Number**

169411.24R000-032.017

**Source**

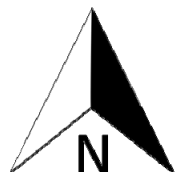
Google

**Project Name**

Agnes Stewart Middle School

**On-Site Date**

December 19, 2024



## **Appendix B:**

### Pre-Survey Questionnaire(s)

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## BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Agnes Stewart Middle School

**Name of person completing form:** \_\_\_\_\_

**Title / Association w/ property:** \_\_\_\_\_

**Length of time associated w/ property:** \_\_\_\_\_

**Date Completed:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

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

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The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.

## Appendix C:

Not used

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## **Appendix D:**

### Component Condition Report

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Component Condition Report | Agnes Stewart Middle School / Agnes Stewart Middle School

| UF L3 Code | Location                | Condition | Asset/Component/Repair                                                                                    | Quantity   | RUL | ID      |
|------------|-------------------------|-----------|-----------------------------------------------------------------------------------------------------------|------------|-----|---------|
| Structure  |                         |           |                                                                                                           |            |     |         |
| A4010      |                         | Fair      | Slab-on-Grade, Concrete, Standard w/ Integral Perimeter Footings, Standard w/ Integral Perimeter Footings | 92,414 SF  | 48  | 8772584 |
| B1010      | Throughout Building     | Fair      | Structural Framing, Concrete Cast-in-Place, 1-2 Story Building                                            | 92,414 SF  | 48  | 8772585 |
| B1080      | Stairwells              | Fair      | Stairs, Metal, Exterior, Replace                                                                          | 320 SF     | 4   | 8772121 |
| B1080      | Hallways & Common Areas | Fair      | Stairs, Masonry, Interior                                                                                 | 288 SF     | 23  | 8772161 |
| Facade     |                         |           |                                                                                                           |            |     |         |
| B2010      | Building Exterior       | Fair      | Exterior Walls, Brick/Masonry/Stone, Clean & Seal                                                         | 19,800 SF  | 10  | 8772136 |
| B2020      | Building Exterior       | Fair      | Exterior Glazing, any type by SF                                                                          | 4,900 SF   | 3   | 8772125 |
| B2050      | Building Exterior       | Fair      | Exterior Door, Steel, Commercial                                                                          | 43         | 13  | 8772144 |
| Roofing    |                         |           |                                                                                                           |            |     |         |
| B3010      | Roof                    | Fair      | Roofing, Single-Ply Membrane, TPO/PVC                                                                     | 7,309 SF   | 5   | 8772145 |
| B3010      | Roof                    | Fair      | Roofing, Asphalt Shingle, 20-Year Standard                                                                | 65,782 SF  | 4   | 8772101 |
| B3020      | Roof                    | Fair      | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings                                            | 514 LF     | 3   | 8772151 |
| Interiors  |                         |           |                                                                                                           |            |     |         |
| C1020      | Library                 | Fair      | Interior Glazing, any type by SF                                                                          | 400 SF     | 13  | 8772176 |
| C1030      | Building Exterior       | Fair      | Interior Door, Wood, Solid-Core                                                                           | 128        | 13  | 8772153 |
| C1070      | Throughout Building     | Fair      | Suspended Ceilings, Acoustical Tile (ACT)                                                                 | 73,900 SF  | 4   | 8772160 |
| C1090      | Locker Rooms            | Fair      | Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H                                                        | 90 LF      | 4   | 8772183 |
| C1090      | Restrooms               | Fair      | Toilet Partitions, Plastic/Laminate                                                                       | 35         | 4   | 8772122 |
| C2010      | Restrooms               | Fair      | Wall Finishes, Ceramic Tile                                                                               | 13,900 SF  | 13  | 8772138 |
| C2010      | Gymnasium               | Fair      | Wall Finishes, any surface                                                                                | 124,700 SF | 3   | 8772162 |
| C2030      | Gymnasium               | Fair      | Flooring, Wood, Sports                                                                                    | 9,200 SF   | 3   | 8772180 |

## Component Condition Report | Agnes Stewart Middle School / Agnes Stewart Middle School

| UF L3 Code | Location                | Condition | Asset/Component/Repair                                                 | Quantity  | RUL | ID      |
|------------|-------------------------|-----------|------------------------------------------------------------------------|-----------|-----|---------|
| C2030      | Classrooms Art          | Fair      | Flooring, any surface, w/ Epoxy Coating                                | 4,600 SF  | 2   | 8772118 |
| C2030      | Throughout Building     | Fair      | Flooring, Vinyl Tile (VCT)                                             | 27,700 SF | 3   | 8772143 |
| C2030      | Classrooms General      | Fair      | Flooring, Carpet, Commercial Standard                                  | 46,200 SF | 3   | 8772139 |
| C2030      | Restrooms               | Fair      | Flooring, Ceramic Tile                                                 | 4,600 SF  | 13  | 8772115 |
| C2050      | Throughout Building     | Fair      | Ceiling Finishes, exposed irregular elements                           | 11,968 SF | 3   | 8772142 |
| Conveying  |                         |           |                                                                        |           |     |         |
| D1010      | Lobby                   | Fair      | Passenger Elevator, Hydraulic, 2 Floors                                | 1         | 4   | 8772163 |
| D1010      | Lobby                   | Fair      | Elevator Controls, Automatic, 1 Car                                    | 1         | 3   | 8772184 |
| D1010      | Lobby                   | Fair      | Elevator Cab Finishes, Standard                                        | 1         | 3   | 8772177 |
| Plumbing   |                         |           |                                                                        |           |     |         |
| D2010      | Restrooms               | Fair      | Toilet, Commercial Water Closet                                        | 50        | 4   | 8772165 |
| D2010      | Restrooms               | Fair      | Urinal, Standard                                                       | 17        | 3   | 8772154 |
| D2010      | Mechanical Room         | Fair      | Pump, Circulation, Domestic Water                                      | 1         | 3   | 8772130 |
| D2010      | Mechanical Room         | Fair      | Water Heater, Gas, Commercial (600 MBH)                                | 2         | 4   | 8772100 |
| D2010      | Mechanical Room         | Fair      | Water Heater, Gas, Residential                                         | 1         | 3   | 8772129 |
| D2010      | Utility Rooms/Areas     | Fair      | Sink/Lavatory, Wall-Hung, Enameled Steel                               | 1         | 3   | 8772132 |
| D2010      | Restrooms               | Fair      | Sink/Lavatory, Trough Style                                            | 12        | 5   | 8772120 |
| D2010      | Throughout Building     | Fair      | Piping & Valves, Piping Copper, Domestic Water                         | 430 LF    | 13  | 8776619 |
| D2010      | Utility Rooms/Areas     | Fair      | Sink/Lavatory, Wall-Hung, Enameled Steel                               | 43        | 5   | 8772156 |
| D2010      | Mechanical Room         | Fair      | Boiler, Gas, Domestic                                                  | 1         | 3   | 8772127 |
| D2010      | Throughout              | Fair      | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 92,414 SF | 13  | 8779505 |
| D2010      | Plumbing                | Fair      | Boiler, Gas, Domestic                                                  | 1         | 6   | 8772146 |
| D2010      | Hallways & Common Areas | Fair      | Drinking Fountain, Wall-Mounted, Bi-Level                              | 8         | 4   | 8772109 |
| HVAC       |                         |           |                                                                        |           |     |         |

Component Condition Report | Agnes Stewart Middle School / Agnes Stewart Middle School

| UF L3 Code      | Location                | Condition | Asset/Component/Repair                                       | Quantity  | RUL | ID      |
|-----------------|-------------------------|-----------|--------------------------------------------------------------|-----------|-----|---------|
| D3010           | Mechanical Room         | Fair      | Storage Tank, Fuel, Interior                                 | 1         | 3   | 8772141 |
| D3020           | Mechanical Room         | Fair      | Boiler Supplemental Components, Expansion Tank, 11 to 30 GAL | 4         | 13  | 8772123 |
| D3020           | Mechanical Room         | Fair      | Boiler, Gas, HVAC                                            | 2         | 4   | 8772169 |
| D3030           | Mechanical Room         | Fair      | Chiller, Water-Cooled                                        | 1         | 4   | 8772152 |
| D3030           | Roof                    | Fair      | Split System Ductless, Single Zone                           | 1         | 3   | 8772134 |
| D3050           | Mechanical Room         | Fair      | Air Handler, Interior AHU, Easy/Moderate Access              | 1         | 5   | 8772149 |
| D3050           | Mechanical Room         | Fair      | Air Handler, Interior AHU, Easy/Moderate Access              | 1         | 5   | 8772150 |
| D3050           | Plumbing                | Fair      | Supplemental Components, Fire Damper                         | 1         | 3   | 8772093 |
| D3050           | Mechanical Room         | Fair      | Air Handler, Interior AHU, Easy/Moderate Access              | 2         | 5   | 8772105 |
| D3050           | Throughout Building     | Fair      | HVAC System, Ductwork, Medium Density                        | 92,414 SF | 4   | 8772128 |
| D3050           | Mechanical Room         | Poor      | Pump, Distribution, HVAC Chilled or Condenser Water          | 4         | 0   | 8772147 |
| D3050           | Throughout Building     | Fair      | HVAC System, Hydronic Piping, 2-Pipe                         | 92,414 SF | 13  | 8772108 |
| D3050           | Mechanical Room         | Fair      | Air Handler, Interior AHU, Easy/Moderate Access              | 2         | 5   | 8772170 |
| Fire Protection |                         |           |                                                              |           |     |         |
| D4010           | Mechanical Room         | Fair      | Supplemental Components, Fire Riser, Wet                     | 2         | 13  | 8772166 |
| D4010           | Throughout Building     | Fair      | Fire Suppression System, Existing Sprinkler Heads, by SF     | 92,414 SF | 3   | 8772159 |
| D4030           | Hallways & Common Areas | Fair      | Fire Extinguisher, Type ABC, up to 20 LB                     | 4         | 9   | 8772174 |
| Electrical      |                         |           |                                                              |           |     |         |
| D5010           | Electrical Room         | Fair      | Generator, Diesel                                            | 1         | 4   | 8772135 |
| D5010           | Electrical Room         | Fair      | Automatic Transfer Switch, ATS                               | 1         | 4   | 8772104 |
| D5020           | Electrical Room         | Fair      | Secondary Transformer, Dry, Stepdown                         | 1         | 4   | 8772155 |
| D5020           | Electrical Room         | Fair      | Switchboard, 277/480 V                                       | 3         | 13  | 8772112 |
| D5020           | Electrical Room         | Fair      | Distribution Panel, 120/208 V                                | 3         | 4   | 8772158 |
| D5020           | Commercial Kitchen      | Fair      | Distribution Panel, 120/208 V                                | 2         | 5   | 8772096 |

Component Condition Report | Agnes Stewart Middle School / Agnes Stewart Middle School

| UF L3 Code                      | Location            | Condition | Asset/Component/Repair                                                       | Quantity  | RUL | ID      |
|---------------------------------|---------------------|-----------|------------------------------------------------------------------------------|-----------|-----|---------|
| D5020                           | Electrical Room     | Fair      | Switchboard, 120/208 V                                                       | 1         | 12  | 8772094 |
| D5020                           | Electrical Room     | Fair      | Secondary Transformer, Dry, Stepdown                                         | 1         | 4   | 8772126 |
| D5020                           | Electrical Room     | Fair      | Secondary Transformer, Dry, Stepdown                                         | 1         | 4   | 8772102 |
| D5020                           | Throughout Building | Fair      | Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity | 92,414 SF | 13  | 8779764 |
| D5030                           | Throughout Building | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity      | 92,414 SF | 13  | 8772168 |
| D5040                           | Building Exterior   | Fair      | Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen                 | 20        | 5   | 8772185 |
| D5040                           | Gymnasium           | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures   | 92,414 SF | 10  | 8772175 |
| Fire Alarm & Electronic Systems |                     |           |                                                                              |           |     |         |
| D6030                           | Auditorium          | Fair      | Sound System, Theater/Auditorium/Church                                      | 400 SF    | 4   | 8772111 |
| D6060                           | Throughout Building | Fair      | Intercom/PA System, Intercom System Upgrade, Facility-Wide                   | 92,414 SF | 3   | 8772110 |
| D7030                           | Throughout Building | Fair      | Security/Surveillance System, Full System Upgrade, Average Density           | 92,414 SF | 3   | 8772172 |
| D7050                           | Throughout Building | Fair      | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install         | 92,414 SF | 4   | 8772148 |
| D7050                           | Office Areas        | Fair      | Fire Alarm Devices, Alarm Siren                                              | 1         | 5   | 8772171 |
| Equipment & Furnishings         |                     |           |                                                                              |           |     |         |
| E1030                           | Commercial Kitchen  | Fair      | Foodservice Equipment, Walk-In, Freezer                                      | 1         | 4   | 8772164 |
| E1030                           | Commercial Kitchen  | Fair      | Foodservice Equipment, Sink, 3-Bowl                                          | 1         | 3   | 8772179 |
| E1030                           | Commercial Kitchen  | Fair      | Commercial Kitchen Line, Dishwashing Equipment                               | 20 LF     | 5   | 8772107 |
| E1030                           | Commercial Kitchen  | Fair      | Commercial Kitchen Line, Cooking Equipment                                   | 20 LF     | 4   | 8772119 |
| E1030                           | Commercial Kitchen  | Fair      | Foodservice Equipment, Ice maker, Freestanding                               | 1         | 5   | 8772114 |
| E1030                           | Site                | Fair      | Foodservice Equipment, Trash Compactor, 600 LB                               | 1         | 3   | 8776625 |
| E1030                           | Commercial Kitchen  | Fair      | Commercial Kitchen Line, Preparation Tables/Areas                            | 30 LF     | 4   | 8772106 |
| E1030                           | Commercial Kitchen  | Fair      | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels               | 1         | 3   | 8772116 |
| E1030                           | Kitchen             | Fair      | Foodservice Equipment, Mixer, Freestanding                                   | 1         | 3   | 8772173 |
| E1030                           | Commercial Kitchen  | Fair      | Foodservice Equipment, Mixer, Freestanding                                   | 1         | 15  | 8772095 |

Component Condition Report | Agnes Stewart Middle School / Agnes Stewart Middle School

| UF L3 Code                               | Location                    | Condition | Asset/Component/Repair                                     | Quantity   | RUL | ID      |
|------------------------------------------|-----------------------------|-----------|------------------------------------------------------------|------------|-----|---------|
| E1030                                    | Commercial Kitchen          | Fair      | Foodservice Equipment, Refrigerator, 4-Door Reach-In       | 1          | 5   | 8772098 |
| E1030                                    | Commercial Kitchen          | Fair      | Foodservice Equipment, Walk-In, Refrigerator               | 1          | 4   | 8772131 |
| E1030                                    | Commercial Kitchen          | Fair      | Foodservice Equipment, Mixer, Freestanding                 | 1          | 3   | 8772133 |
| E1030                                    | Commercial Kitchen          | Fair      | Commercial Kitchen Line, Serving/Warming Equipment         | 24 LF      | 4   | 8772099 |
| E1030                                    | Commercial Kitchen          | Fair      | Foodservice Equipment, Exhaust Hood, 8 to 10 LF            | 2          | 5   | 8772097 |
| E1040                                    | Office Areas                | Fair      | Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted | 1          | 6   | 8772157 |
| E1060                                    | Store in library            | Fair      | Residential Appliances, Refrigerator Mini, 3 to 5 CF       | 2          | 4   | 8772167 |
| E1060                                    | Utility Rooms/Areas         | Fair      | Residential Appliances, Clothes Dryer                      | 2          | 3   | 8772140 |
| E1070                                    | Gymnasium                   | Fair      | Basketball Backboard, Wall-Mounted                         | 4          | 4   | 8772113 |
| E1090                                    | Site Parking Areas          | Fair      | Waste Handling Equipment, Dumpster, Metal 8 CY             | 1          | 3   | 8776626 |
| E2010                                    | Library                     | Fair      | Casework, Cabinetry, Standard Classroom                    | 33 LF      | 5   | 8772092 |
| E2010                                    | Library                     | Fair      | Library Shelving, Single-Faced, up to 90" Height           | 9 LF       | 3   | 8772181 |
| E2010                                    | Classrooms Industrial Arts  | Fair      | Casework, Countertop, Plastic Laminate                     | 40 LF      | 5   | 8772182 |
| E2010                                    | Library                     | Fair      | Library Shelving, Single-Faced, up to 90" Height           | 246 LF     | 4   | 8772137 |
| E2010                                    | Classrooms General          | Fair      | Casework, Cabinetry, Standard Classroom                    | 360 LF     | 5   | 8772124 |
| Pedestrian Plazas & Walkways             |                             |           |                                                            |            |     |         |
| G2020                                    | Site Parking Areas          | Good      | Parking Lots, Pavement, Asphalt                            | 102,918 SF | 21  | 8776628 |
| G2020                                    | Site                        | Fair      | Parking Lots, any pavement type, Space or Stall Lines      | 211        | 3   | 8776629 |
| G2020                                    | Site Parking Areas          | Fair      | Parking Lots, Pavement, Asphalt, Seal & Stripe             | 102,918 SF | 3   | 8776621 |
| Athletic, Recreational & Playfield Areas |                             |           |                                                            |            |     |         |
| G2050                                    | Site Sports Fields & Courts | Fair      | Sports Apparatus, Basketball, Outside Backboard/Rim/Pole   | 8          | 3   | 8776622 |
| Sitework                                 |                             |           |                                                            |            |     |         |
| G2060                                    | Site General                | Fair      | Bike Rack, Fixed Single Loop                               | 52         | 10  | 8776617 |
| G2060                                    | Site General                | Fair      | Fences & Gates, Fence, Metal Tube 6'                       | 6,283 LF   | 13  | 8776618 |

Component Condition Report | Agnes Stewart Middle School / Agnes Stewart Middle School

| UF L3 Code | Location            | Condition | Asset/Component/Repair                                                                     | Quantity   | RUL | ID      |
|------------|---------------------|-----------|--------------------------------------------------------------------------------------------|------------|-----|---------|
| G2060      | Site General        | Fair      | Signage, Property, Monument, Replace/Install                                               | 1          | 3   | 8776623 |
| G2060      | Site General        | Fair      | Park Bench, Metal Powder-Coated                                                            | 5          | 10  | 8776630 |
| G2060      | Site Parking Areas  | Fair      | Flagpole, Metal                                                                            | 1          | 3   | 8776624 |
| G2080      | Site                | Fair      | Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install                         | 411,978 SF | 3   | 8776627 |
| G4050      | Site Parking Areas  | Fair      | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install | 10         | 4   | 8776620 |
| G4050      | Building Exterior   | Good      | Exterior Site Lighting, Wall Pack, 13 to 26 W                                              | 6          | 4   | 8772117 |
| Utilities  |                     |           |                                                                                            |            |     |         |
| G3010      | Mechanical Room     | Failed    | Piping & Valves, Piping Ductile Iron, Site Water                                           | 9 LF       | 0   | 8772178 |
| G3020      | Throughout Building | Fair      | Piping & Valves, Piping PVC, Site Sanitary, Replace/Install                                | 430 LF     | 13  | 8776616 |

## **Appendix E:** **Replacement Reserves**

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Replacement Reserves Report



12/31/2024

| Location                                                  | 2024     | 2025 | 2026     | 2027        | 2028        | 2029        | 2030     | 2031 | 2032     | 2033  | 2034        | Total Escalated Estimate |
|-----------------------------------------------------------|----------|------|----------|-------------|-------------|-------------|----------|------|----------|-------|-------------|--------------------------|
| Agnes Stewart Middle School                               | \$0      | \$0  | \$0      | \$0         | \$0         | \$0         | \$0      | \$0  | \$0      | \$0   | \$0         |                          |
| Agnes Stewart Middle School / Agnes Stewart Middle School | \$59,385 | \$0  | \$95,119 | \$2,329,095 | \$2,980,114 | \$1,328,757 | \$41,334 | \$0  | \$0      | \$986 | \$4,724,381 | \$11,559,172             |
| Agnes Stewart Middle School / Agnes Stewart Middle School | \$0      | \$0  | \$0      | \$1,215,270 | \$63,107    | \$0         | \$0      | \$0  | \$80,445 | \$0   | \$37,228    | \$1,396,050              |
| Grand Total                                               | \$59,385 | \$0  | \$95,119 | \$3,544,365 | \$3,043,222 | \$1,328,757 | \$41,334 | \$0  | \$80,445 | \$986 | \$4,761,610 | \$12,955,222             |

Agnes Stewart Middle School

Agnes Stewart Middle School / Agnes Stewart 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 |
|----------------|-------------------------|---------|-------------------------------------------------------------------------|----------------|------|-----|----------|------|-------------|----------------------|-----------|------|------|-----------|-----------|-----------|----------|------|------|------|----------|----------------------------|
| B1080          | Stairwells              | 8772121 | Stairs, Metal, Exterior, Replace                                        | 10             | 6    | 4   | 320      | SF   | \$1.50      | \$1.89               | \$605     |      |      |           | \$605     |           |          |      |      |      |          | \$605                      |
| B2010          | Building Exterior       | 8772136 | Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Replace              | 20             | 10   | 10  | 19800    | SF   | \$1.86      | \$2.48               | \$49,165  |      |      |           |           |           |          |      |      |      | \$49,165 | \$49,165                   |
| B2020          | Building Exterior       | 8772125 | Exterior Glazing, any type by SF, Replace                               | 30             | 27   | 3   | 4900     | SF   | \$58.50     | \$78.10              | \$382,678 |      |      | \$382,678 |           |           |          |      |      |      |          | \$382,678                  |
| B3010          | Roof                    | 8772101 | Roofing, Asphalt Shingle, 20-Year Standard, Replace                     | 20             | 16   | 4   | 65782    | SF   | \$3.95      | \$5.27               | \$346,885 |      |      |           | \$346,885 |           |          |      |      |      |          | \$346,885                  |
| B3010          | Roof                    | 8772145 | Roofing, Single-Ply Membrane, TPO/PVC, Replace                          | 20             | 15   | 5   | 7309     | SF   | \$13.40     | \$17.89              | \$130,751 |      |      |           |           | \$130,751 |          |      |      |      |          | \$130,751                  |
| B3020          | Roof                    | 8772151 | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace | 20             | 17   | 3   | 514      | LF   | \$10.60     | \$14.15              | \$7,274   |      |      | \$7,274   |           |           |          |      |      |      |          | \$7,274                    |
| C1070          | Throughout Building     | 8772160 | Suspended Ceilings, Acoustical Tile (ACT), Replace                      | 25             | 21   | 4   | 73900    | SF   | \$3.76      | \$5.02               | \$370,948 |      |      |           | \$370,948 |           |          |      |      |      |          | \$370,948                  |
| C1090          | Restrooms               | 8772122 | Toilet Partitions, Plastic/Laminate, Replace                            | 20             | 16   | 4   | 35       | EA   | \$1,200.00  | \$1,602.00           | \$56,070  |      |      |           | \$56,070  |           |          |      |      |      |          | \$56,070                   |
| C1090          | Locker Rooms            | 8772183 | Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace             | 20             | 16   | 4   | 90       | LF   | \$280.00    | \$373.80             | \$33,642  |      |      |           | \$33,642  |           |          |      |      |      |          | \$33,642                   |
| C2010          | Gymnasium               | 8772162 | Wall Finishes, any surface, Replace                                     | 10             | 7    | 3   | 124700   | SF   | \$1.45      | \$1.94               | \$241,388 |      |      | \$241,388 |           |           |          |      |      |      |          | \$241,388                  |
| C2030          | Classrooms Art          | 8772118 | Flooring, any surface, w/ Epoxy Coating, Replace                        | 10             | 8    | 2   | 4600     | SF   | \$14.60     | \$19.49              | \$89,659  |      |      | \$89,659  |           |           |          |      |      |      |          | \$89,659                   |
| C2030          | Throughout Building     | 8772143 | Flooring, Vinyl Tile (VCT), Replace                                     | 15             | 12   | 3   | 27700    | SF   | \$4.84      | \$6.46               | \$178,981 |      |      | \$178,981 |           |           |          |      |      |      |          | \$178,981                  |
| C2030          | Classrooms General      | 8772139 | Flooring, Carpet, Commercial Standard, Replace                          | 10             | 7    | 3   | 46200    | SF   | \$8.06      | \$10.75              | \$496,845 |      |      | \$496,845 |           |           |          |      |      |      |          | \$496,845                  |
| C2030          | Gymnasium               | 8772180 | Flooring, Wood, Sports, Replace                                         | 10             | 7    | 3   | 9200     | SF   | \$5.09      | \$6.80               | \$62,515  |      |      | \$62,515  |           |           |          |      |      |      |          | \$62,515                   |
| C2050          | Throughout Building     | 8772142 | Ceiling Finishes, exposed irregular elements, Replace                   | 10             | 7    | 3   | 11968    | SF   | \$2.23      | \$2.97               | \$35,549  |      |      | \$35,549  |           |           |          |      |      |      |          | \$35,549                   |
| D1010          | Lobby                   | 8772177 | Elevator Cab Finishes, Standard, Replace                                | 15             | 12   | 3   | 1        | EA   | \$10,000.00 | \$13,350.00          | \$13,350  |      |      | \$13,350  |           |           |          |      |      |      |          | \$13,350                   |
| D1010          | Lobby                   | 8772184 | Elevator Controls, Automatic, 1 Car, Replace                            | 20             | 17   | 3   | 1        | EA   | \$5,500.00  | \$7,342.50           | \$7,343   |      |      | \$7,343   |           |           |          |      |      |      |          | \$7,343                    |
| D1010          | Lobby                   | 8772163 | Passenger Elevator, Hydraulic, 2 Floors, Replace                        | 30             | 26   | 4   | 1        | EA   | \$64,000.00 | \$85,440.00          | \$85,440  |      |      |           | \$85,440  |           |          |      |      |      |          | \$85,440                   |
| D2010          | Mechanical Room         | 8772130 | 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         | 8772129 | Water Heater, Gas, Residential, Replace                                 | 15             | 12   | 3   | 1        | EA   | \$1,330.00  | \$1,775.55           | \$1,776   |      |      | \$1,776   |           |           |          |      |      |      |          | \$1,776                    |
| D2010          | Mechanical Room         | 8772127 | Boiler, Gas, Domestic, Replace                                          | 25             | 22   | 3   | 1        | EA   | \$23,900.00 | \$31,906.50          | \$31,907  |      |      | \$31,907  |           |           |          |      |      |      |          | \$31,907                   |
| D2010          | Mechanical Room         | 8772100 | Water Heater, Gas, Commercial (600 MBH), Replace                        | 20             | 16   | 4   | 2        | EA   | \$26,900.00 | \$35,911.50          | \$71,823  |      |      |           | \$71,823  |           |          |      |      |      |          | \$71,823                   |
| D2010          | Plumbing                | 8772146 | Boiler, Gas, Domestic, Replace                                          | 25             | 19   | 6   | 1        | EA   | \$23,900.00 | \$31,906.50          | \$31,907  |      |      |           |           |           | \$31,907 |      |      |      |          | \$31,907                   |
| D2010          | Restrooms               | 8772154 | Urinal, Standard, Replace                                               | 30             | 27   | 3   | 17       | EA   | \$1,030.00  | \$1,375.05           | \$23,376  |      |      | \$23,376  |           |           |          |      |      |      |          | \$23,376                   |
| D2010          | Utility Rooms/Areas     | 8772132 | Sink/Lavatory, Wall-Hung, Enameled Steel, Replace                       | 30             | 27   | 3   | 1        | EA   | \$827.00    | \$1,042.02           | \$1,042   |      |      | \$1,042   |           |           |          |      |      |      |          | \$1,042                    |
| D2010          | Hallways & Common Areas | 8772109 | Drinking Fountain, Wall-Mounted, Bi-Level, Replace                      | 15             | 11   | 4   | 8        | EA   | \$2,710.00  | \$3,617.85           | \$28,943  |      |      |           | \$28,943  |           |          |      |      |      |          | \$28,943                   |
| D2010          | Restrooms               | 8772165 | Toilet, Commercial Water Closet, Replace                                | 30             | 26   | 4   | 50       | EA   | \$1,460.00  | \$1,949.10           | \$97,455  |      |      |           | \$97,455  |           |          |      |      |      |          | \$97,455                   |
| D2010          | Restrooms               | 8772120 | Sink/Lavatory, Trough Style, Replace                                    | 30             | 25   | 5   | 12       | EA   | \$2,500.00  | \$3,337.50           | \$40,050  |      |      |           |           | \$40,050  |          |      |      |      |          | \$40,050                   |
| D2010          | Utility Rooms/Areas     | 8772156 | Sink/Lavatory, Wall-Hung, Enameled Steel, Replace                       | 30             | 25   | 5   | 43       | EA   | \$827.00    | \$1,104.05           | \$47,474  |      |      |           |           | \$47,474  |          |      |      |      |          | \$47,474                   |
| D3010          | Mechanical Room         | 8772141 | Storage Tank, Fuel, Interior, Replace                                   | 25             | 22   | 3   | 1        | EA   | \$1,000.00  | \$1,260.00           | \$1,260   |      |      | \$1,260   |           |           |          |      |      |      |          | \$1,260                    |
| D3020          | Mechanical Room         | 8772169 | Boiler, Gas, HVAC, Replace                                              | 30             | 26   | 4   | 2        | EA   | \$23,900.00 | \$31,906.50          | \$63,813  |      |      |           | \$63,813  |           |          |      |      |      |          | \$63,813                   |

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 |
|----------------|-------------------------|---------|-------------------------------------------------------------------------------------|----------------|------|-----|----------|------|--------------|--------------|-------------|----------|------|------|-----------|-----------|-----------|---------|------|------|-------|-------------|----------------------------|
| D3030          | Mechanical Room         | 8772152 | Chiller, Water-Cooled, Replace                                                      | 25             | 21   | 4   | 1        | EA   | \$300,000.00 | \$400,500.00 | \$400,500   |          |      |      |           | \$400,500 |           |         |      |      |       |             | \$400,500                  |
| D3030          | Roof                    | 8772134 | Split System Ductless, Single Zone, Replace                                         | 15             | 12   | 3   | 1        | EA   | \$2,430.00   | \$3,244.05   | \$3,244     |          |      |      | \$3,244   |           |           |         |      |      |       |             | \$3,244                    |
| D3050          | Mechanical Room         | 8772147 | Pump, Distribution, HVAC Chilled or Condenser Water, Replace                        | 25             | 25   | 0   | 4        | EA   | \$10,600.00  | \$14,151.00  | \$56,604    | \$56,604 |      |      |           |           |           |         |      |      |       |             | \$56,604                   |
| D3050          | Plumbing                | 8772093 | Supplemental Components, Fire Damper, Replace                                       | 20             | 17   | 3   | 1        | EA   | \$180.00     | \$226.80     | \$227       |          |      |      | \$227     |           |           |         |      |      |       |             | \$227                      |
| D3050          | Throughout Building     | 8772128 | HVAC System, Ductwork, Medium Density, Replace                                      | 30             | 26   | 4   | 92414    | SF   | \$4.00       | \$5.34       | \$493,491   |          |      |      |           | \$493,491 |           |         |      |      |       |             | \$493,491                  |
| D3050          | Mechanical Room         | 8772170 | Air Handler, Interior AHU, Easy/Moderate Access, Replace                            | 30             | 25   | 5   | 2        | EA   | \$84,500.00  | \$112,807.50 | \$225,615   |          |      |      |           |           | \$225,615 |         |      |      |       |             | \$225,615                  |
| D3050          | Mechanical Room         | 8772149 | Air Handler, Interior AHU, Easy/Moderate Access, Replace                            | 30             | 25   | 5   | 1        | EA   | \$121,000.00 | \$161,535.00 | \$161,535   |          |      |      |           |           | \$161,535 |         |      |      |       |             | \$161,535                  |
| D3050          | Mechanical Room         | 8772150 | Air Handler, Interior AHU, Easy/Moderate Access, Replace                            | 30             | 25   | 5   | 1        | EA   | \$45,000.00  | \$60,075.00  | \$60,075    |          |      |      |           |           | \$60,075  |         |      |      |       |             | \$60,075                   |
| D3050          | Mechanical Room         | 8772105 | Air Handler, Interior AHU, Easy/Moderate Access, Replace                            | 30             | 25   | 5   | 2        | EA   | \$58,700.00  | \$78,364.50  | \$156,729   |          |      |      |           |           | \$156,729 |         |      |      |       |             | \$156,729                  |
| D4010          | Throughout Building     | 8772159 | Fire Suppression System, Existing Sprinkler Heads, by SF, Replace                   | 25             | 22   | 3   | 92414    | SF   | \$1.20       | \$1.60       | \$148,047   |          |      |      | \$148,047 |           |           |         |      |      |       |             | \$148,047                  |
| D4030          | Hallways & Common Areas | 8772174 | Fire Extinguisher, Type ABC, up to 20 LB, Replace                                   | 10             | 1    | 9   | 4        | EA   | \$150.00     | \$189.00     | \$756       |          |      |      |           |           |           |         |      |      | \$756 |             | \$756                      |
| D5010          | Electrical Room         | 8772135 | Generator, Diesel, Replace                                                          | 25             | 21   | 4   | 1        | EA   | \$35,000.00  | \$46,725.00  | \$46,725    |          |      |      |           | \$46,725  |           |         |      |      |       |             | \$46,725                   |
| D5010          | Electrical Room         | 8772104 | Automatic Transfer Switch, ATS, Replace                                             | 25             | 21   | 4   | 1        | EA   | \$6,530.00   | \$8,717.55   | \$8,718     |          |      |      |           | \$8,718   |           |         |      |      |       |             | \$8,718                    |
| D5020          | Electrical Room         | 8772155 | Secondary Transformer, Dry, Stepdown, Replace                                       | 30             | 26   | 4   | 1        | EA   | \$7,820.00   | \$10,439.70  | \$10,440    |          |      |      |           | \$10,440  |           |         |      |      |       |             | \$10,440                   |
| D5020          | Electrical Room         | 8772126 | Secondary Transformer, Dry, Stepdown, Replace                                       | 30             | 26   | 4   | 1        | EA   | \$13,600.00  | \$18,156.00  | \$18,156    |          |      |      |           | \$18,156  |           |         |      |      |       |             | \$18,156                   |
| D5020          | Electrical Room         | 8772102 | Secondary Transformer, Dry, Stepdown, Replace                                       | 30             | 26   | 4   | 1        | EA   | \$3,700.00   | \$4,939.50   | \$4,940     |          |      |      |           | \$4,940   |           |         |      |      |       |             | \$4,940                    |
| D5020          | Electrical Room         | 8772158 | Distribution Panel, 120/208 V, Replace                                              | 30             | 26   | 4   | 3        | EA   | \$5,730.00   | \$7,649.55   | \$22,949    |          |      |      |           | \$22,949  |           |         |      |      |       |             | \$22,949                   |
| D5020          | Commercial Kitchen      | 8772096 | Distribution Panel, 120/208 V, Replace                                              | 30             | 25   | 5   | 2        | EA   | \$5,730.00   | \$7,649.55   | \$15,299    |          |      |      |           |           | \$15,299  |         |      |      |       |             | \$15,299                   |
| D5040          | Building Exterior       | 8772185 | Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace               | 20             | 15   | 5   | 20       | EA   | \$450.00     | \$600.75     | \$12,015    |          |      |      |           |           | \$12,015  |         |      |      |       |             | \$12,015                   |
| D5040          | Gymnasium               | 8772175 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20             | 10   | 10  | 92414    | SF   | \$4.50       | \$37.51      | \$3,466,218 |          |      |      |           |           |           |         |      |      |       | \$3,466,218 | \$3,466,218                |
| D6030          | Auditorium              | 8772111 | Sound System, Theater/Auditorium/Church, Replace                                    | 20             | 16   | 4   | 400      | SF   | \$1.50       | \$1.89       | \$756       |          |      |      |           | \$756     |           |         |      |      |       |             | \$756                      |
| D6060          | Throughout Building     | 8772110 | Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace                 | 20             | 17   | 3   | 92414    | SF   | \$1.50       | \$2.00       | \$185,059   |          |      |      | \$185,059 |           |           |         |      |      |       |             | \$185,059                  |
| D7030          | Throughout Building     | 8772172 | Security/Surveillance System, Full System Upgrade, Average Density, Replace         | 15             | 12   | 3   | 92414    | SF   | \$2.00       | \$2.67       | \$246,745   |          |      |      | \$246,745 |           |           |         |      |      |       |             | \$246,745                  |
| D7050          | Throughout Building     | 8772148 | Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install                | 20             | 16   | 4   | 92414    | SF   | \$1.50       | \$2.00       | \$185,059   |          |      |      |           | \$185,059 |           |         |      |      |       |             | \$185,059                  |
| D7050          | Office Areas            | 8772171 | Fire Alarm Devices, Alarm Siren, Replace                                            | 15             | 10   | 5   | 1        | EA   | \$178.00     | \$224.28     | \$224       |          |      |      |           |           | \$224     |         |      |      |       |             | \$224                      |
| E1030          | Commercial Kitchen      | 8772179 | Foodservice Equipment, Sink, 3-Bowl, Replace                                        | 30             | 27   | 3   | 1        | EA   | \$2,900.00   | \$3,871.50   | \$3,872     |          |      |      | \$3,872   |           |           |         |      |      |       |             | \$3,872                    |
| E1030          | Commercial Kitchen      | 8772116 | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace             | 15             | 12   | 3   | 1        | EA   | \$3,730.00   | \$4,979.55   | \$4,980     |          |      |      | \$4,980   |           |           |         |      |      |       |             | \$4,980                    |
| E1030          | Commercial Kitchen      | 8772133 | Foodservice Equipment, Mixer, Freestanding, Replace                                 | 25             | 22   | 3   | 1        | EA   | \$17,300.00  | \$20,500.50  | \$20,501    |          |      |      | \$20,501  |           |           |         |      |      |       |             | \$20,501                   |
| E1030          | Kitchen                 | 8772173 | Foodservice Equipment, Mixer, Freestanding, Replace                                 | 25             | 22   | 3   | 1        | EA   | \$17,300.00  | \$23,095.50  | \$23,096    |          |      |      | \$23,096  |           |           |         |      |      |       |             | \$23,096                   |
| E1030          | Commercial Kitchen      | 8772164 | Foodservice Equipment, Walk-In, Freezer, Replace                                    | 20             | 16   | 4   | 1        | EA   | \$19,800.00  | \$26,433.00  | \$26,433    |          |      |      |           | \$26,433  |           |         |      |      |       |             | \$26,433                   |
| E1030          | Commercial Kitchen      | 8772119 | Commercial Kitchen Line, Cooking Equipment, Replace                                 | 20             | 16   | 4   | 20       | LF   | \$2,000.00   | \$2,670.00   | \$53,400    |          |      |      |           | \$53,400  |           |         |      |      |       |             | \$53,400                   |
| E1030          | Commercial Kitchen      | 8772106 | Commercial Kitchen Line, Preparation Tables/Areas, Replace                          | 20             | 16   | 4   | 30       | LF   | \$300.00     | \$400.50     | \$12,015    |          |      |      |           | \$12,015  |           |         |      |      |       |             | \$12,015                   |
| E1030          | Commercial Kitchen      | 8772131 | Foodservice Equipment, Walk-In, Refrigerator, Replace                               | 20             | 16   | 4   | 1        | EA   | \$29,400.00  | \$39,249.00  | \$39,249    |          |      |      |           | \$39,249  |           |         |      |      |       |             | \$39,249                   |
| E1030          | Commercial Kitchen      | 8772099 | Commercial Kitchen Line, Serving/Warming Equipment, Replace                         | 20             | 16   | 4   | 24       | LF   | \$1,000.00   | \$1,335.00   | \$32,040    |          |      |      |           | \$32,040  |           |         |      |      |       |             | \$32,040                   |
| E1030          | Commercial Kitchen      | 8772107 | Commercial Kitchen Line, Dishwashing Equipment, Replace                             | 20             | 15   | 5   | 20       | LF   | \$3,000.00   | \$4,005.00   | \$80,100    |          |      |      |           |           | \$80,100  |         |      |      |       |             | \$80,100                   |
| E1030          | Commercial Kitchen      | 8772114 | Foodservice Equipment, Ice maker, Freestanding, Replace                             | 15             | 10   | 5   | 1        | EA   | \$7,000.00   | \$9,345.00   | \$9,345     |          |      |      |           |           | \$9,345   |         |      |      |       |             | \$9,345                    |
| E1030          | Commercial Kitchen      | 8772098 | Foodservice Equipment, Refrigerator, 4-Door Reach-In, Replace                       | 15             | 10   | 5   | 1        | EA   | \$9,700.00   | \$12,949.50  | \$12,950    |          |      |      |           |           | \$12,950  |         |      |      |       |             | \$12,950                   |
| E1030          | Commercial Kitchen      | 8772097 | Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace                            | 15             | 10   | 5   | 2        | EA   | \$7,650.00   | \$10,212.75  | \$20,426    |          |      |      |           |           | \$20,426  |         |      |      |       |             | \$20,426                   |
| E1040          | Office Areas            | 8772157 | Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace                 | 10             | 4    | 6   | 1        | EA   | \$2,030.00   | \$2,710.05   | \$2,710     |          |      |      |           |           |           | \$2,710 |      |      |       |             | \$2,710                    |
| E1060          | Utility Rooms/Areas     | 8772140 | Residential Appliances, Clothes Dryer, Replace                                      | 15             | 12   | 3   | 2        | EA   | \$1,000.00   | \$1,335.00   | \$2,670     |          |      |      | \$2,670   |           |           |         |      |      |       |             | \$2,670                    |
| E1060          | Store in library        | 8772167 | Residential Appliances, Refrigerator Mini, 3 to 5 CF, Replace                       | 10             | 6    | 4   | 2        | EA   | \$300.00     | \$378.00     | \$756       |          |      |      |           | \$756     |           |         |      |      |       |             | \$756                      |

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 |
|---------------------------------------------------------|----------------------------|---------|-----------------------------------------------------------|----------------|------|-----|----------|------|------------|-------------|-----------|----------|------|----------|-------------|-------------|-------------|----------|------|------|-------|-------------|----------------------------|
| E1070                                                   | Gymnasium                  | 8772113 | Basketball Backboard, Wall-Mounted, Replace               | 30             | 26   | 4   | 4        | EA   | \$4,300.00 | \$5,740.50  | \$22,962  |          |      |          |             | \$22,962    |             |          |      |      |       |             | \$22,962                   |
| E2010                                                   | Library                    | 8772181 | Library Shelving, Single-Faced, up to 90" Height, Replace | 20             | 17   | 3   | 9        | LF   | \$330.00   | \$440.55    | \$3,965   |          |      |          | \$3,965     |             |             |          |      |      |       |             | \$3,965                    |
| E2010                                                   | Library                    | 8772137 | Library Shelving, Single-Faced, up to 90" Height, Replace | 20             | 16   | 4   | 246      | LF   | \$330.00   | \$440.55    | \$108,375 |          |      |          |             | \$108,375   |             |          |      |      |       |             | \$108,375                  |
| E2010                                                   | Library                    | 8772092 | Casework, Cabinetry, Standard Classroom, Replace          | 20             | 15   | 5   | 33       | LF   | \$325.00   | \$433.88    | \$14,318  |          |      |          |             |             | \$14,318    |          |      |      |       |             | \$14,318                   |
| E2010                                                   | Classrooms Industrial Arts | 8772182 | Casework, Countertop, Plastic Laminate, Replace           | 15             | 10   | 5   | 40       | LF   | \$58.00    | \$77.43     | \$3,097   |          |      |          |             |             | \$3,097     |          |      |      |       |             | \$3,097                    |
| E2010                                                   | Classrooms General         | 8772124 | Casework, Cabinetry, Standard Classroom, Replace          | 20             | 15   | 5   | 360      | LF   | \$325.00   | \$433.88    | \$156,195 |          |      |          |             |             | \$156,195   |          |      |      |       |             | \$156,195                  |
| G3010                                                   | Mechanical Room            | 8772178 | Piping & Valves, Piping Ductile Iron, Site Water, Replace | 40             | 40   | 0   | 9        | LF   | \$231.50   | \$309.05    | \$2,781   | \$2,781  |      |          |             |             |             |          |      |      |       |             | \$2,781                    |
| G4050                                                   | Building Exterior          | 8772117 | Exterior Site Lighting, Wall Pack, 13 to 26 W, Replace    | 20             | 16   | 4   | 6        | EA   | \$650.00   | \$867.75    | \$5,207   |          |      |          |             | \$5,207     |             |          |      |      |       |             | \$5,207                    |
| Totals, Unescalated                                     |                            |         |                                                           |                |      |     |          |      |            |             |           | \$59,385 | \$0  | \$89,659 | \$2,131,452 | \$2,647,793 | \$1,146,197 | \$34,617 | \$0  | \$0  | \$756 | \$3,515,383 | \$9,625,242                |
| Totals, Escalated (3.0% inflation, compounded annually) |                            |         |                                                           |                |      |     |          |      |            |             |           | \$59,385 | \$0  | \$95,119 | \$2,329,095 | \$2,980,114 | \$1,328,757 | \$41,334 | \$0  | \$0  | \$986 | \$4,724,381 | \$11,559,172               |

Agnes Stewart Middle School / Agnes Stewart Middle School

| Unifomat 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                                                   | Site                        | 8776625 | Foodservice Equipment, Trash Compactor, 600 LB, Replace                                    | 20             | 17   | 3   | 1        | EA   | \$16,300.00 | \$21,760.50 | \$21,761  |      |      |      | \$21,761    |          |      |      |      |          |          |          | \$21,761                   |
| E1090                                                   | Site Parking Areas          | 8776626 | Waste Handling Equipment, Dumpster, Metal 8 CY, Replace                                    | 20             | 17   | 3   | 1        | EA   | \$2,800.00  | \$3,738.00  | \$3,738   |      |      |      | \$3,738     |          |      |      |      |          |          |          | \$3,738                    |
| G2020                                                   | Site Parking Areas          | 8776621 | Parking Lots, Pavement, Asphalt, Seal & Stripe                                             | 5              | 2    | 3   | 102918   | SF   | \$0.46      | \$0.62      | \$63,504  |      |      |      | \$63,504    |          |      |      |      | \$63,504 |          |          | \$127,008                  |
| G2020                                                   | Site                        | 8776629 | Parking Lots, any pavement type, Space or Stall Lines, Replace                             | 10             | 7    | 3   | 211      | EA   | \$12.30     | \$16.42     | \$3,465   |      |      |      | \$3,465     |          |      |      |      |          |          |          | \$3,465                    |
| G2050                                                   | Site Sports Fields & Courts | 8776622 | Sports Apparatus, Basketball, Outside Backboard/Rim/Pole, Replace                          | 25             | 22   | 3   | 8        | EA   | \$7,030.00  | \$9,385.05  | \$75,080  |      |      |      | \$75,080    |          |      |      |      |          |          |          | \$75,080                   |
| G2060                                                   | Site General                | 8776617 | Bike Rack, Fixed Single Loop, Replace                                                      | 20             | 10   | 10  | 52       | EA   | \$300.00    | \$400.50    | \$20,826  |      |      |      |             |          |      |      |      |          | \$20,826 |          | \$20,826                   |
| G2060                                                   | Site General                | 8776630 | Park Bench, Metal Powder-Coated, Replace                                                   | 20             | 10   | 10  | 5        | EA   | \$1,030.00  | \$1,375.05  | \$6,875   |      |      |      |             |          |      |      |      |          | \$6,875  |          | \$6,875                    |
| G2060                                                   | Site General                | 8776623 | Signage, Property, Monument, Replace/Install                                               | 20             | 17   | 3   | 1        | EA   | \$3,200.00  | \$4,272.00  | \$4,272   |      |      |      | \$4,272     |          |      |      |      |          |          |          | \$4,272                    |
| G2060                                                   | Site Parking Areas          | 8776624 | Flagpole, Metal, Replace                                                                   | 30             | 27   | 3   | 1        | EA   | \$4,000.00  | \$5,340.00  | \$5,340   |      |      |      | \$5,340     |          |      |      |      |          |          |          | \$5,340                    |
| G2080                                                   | Site                        | 8776627 | Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install                         | 20             | 17   | 3   | 411978   | SF   | \$1.70      | \$2.27      | \$934,984 |      |      |      | \$934,984   |          |      |      |      |          |          |          | \$934,984                  |
| G4050                                                   | Site Parking Areas          | 8776620 | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install | 20             | 16   | 4   | 10       | EA   | \$4,200.00  | \$5,607.00  | \$56,070  |      |      |      |             | \$56,070 |      |      |      |          |          |          | \$56,070                   |
| Totals, Unescalated                                     |                             |         |                                                                                            |                |      |     |          |      |             |             |           | \$0  | \$0  | \$0  | \$1,112,144 | \$56,070 | \$0  | \$0  | \$0  | \$63,504 | \$0      | \$27,701 | \$1,259,419                |
| Totals, Escalated (3.0% inflation, compounded annually) |                             |         |                                                                                            |                |      |     |          |      |             |             |           | \$0  | \$0  | \$0  | \$1,215,270 | \$63,107 | \$0  | \$0  | \$0  | \$80,445 | \$0      | \$37,228 | \$1,396,050                |