FACILITY CONDITION ASSESSMENT

prepared for

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

Yolanda Elementary School
2350 Yolanda Street
Springfield, OR 97477

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	2
Main Address	Yolanda Elementary School 2350 Yolanda Street Springfield, OR 97477
Site Developed	1981
Outside Occupants / Leased Spaces	None
Date(s) of Visit	November 12, 2024
Management Point of Contact	Oregon Department of Education Adam Krein, State Facility Assessment Administrator 971-720-9273 adam.krein@ode.oregon.gov
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AssetCalc Link	A full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Yolanda Elementary School is a public institution situated to the north of Springfield, OR, in a small city setting east of Eugene. The school serves a student population of 387, offering education from kindergarten through 5th grade. Originally constructed in 1963, the school underwent a renovation in 2015, which included the addition of a building for special education and an expanded area in the Multipurpose Room (MPR) building.

Architectural

Building Overview: Yolanda Elementary School features a unique honeycomb design, consisting of five interconnected hexagonal buildings connected by exterior covered walkways. Three of these buildings are dedicated to classrooms, one houses the Multipurpose Room (MPR), and the smallest hexagon contains the administrative offices and library. In 2015, an extension was added to the MPR, along with a separate building located at the southwest corner for special education. The original structure, built in 1963, utilizes wood framing over a concrete slab foundation.
Condition of Finishes and Interiors: Upon assessment, it was concluded that all original finishes are due for renovation, as the wear and aging are evident throughout the facility. A comprehensive upgrade of these finishes is recommended, excluding the areas constructed in 2015. The majority of the flooring consists of old Vinyl Composition Tile (VCT), which contains asbestos. Additionally, the existing casework, while still functional, shows signs of significant age and would benefit from a full replacement.
Restrooms: The school's restrooms should be redesigned to meet current ADA standards, alongside the replacement of fixtures, flooring, and wall finishes. These improvements would enhance accessibility and functionality for all users.
Doors and Windows: Approximately 95% of the doors and windows are original to the building. Though still operational, their replacement would greatly improve the building's overall efficiency and safety.
Roof Condition: While there were no reported leaks, the assessment revealed several areas on the roof where water was pooling, indicating improper drainage into the gutters. This has led to visible stains and debris accumulation, which could potentially compromise the roof's lifespan if not addressed. Timely maintenance and improved drainage solutions are recommended to prevent further deterioration.
Conclusion: Overall, the school would benefit significantly from a thorough renovation of its finishes, fixtures, and infrastructure, particularly in areas that have not been updated since the original construction in 1963. Addressing these concerns will extend the building's lifespan, improve safety, and ensure compliance with modern standards.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Mechanical Systems:
The HVAC system at Yolanda Elementary School is a hybrid system, comprising a central hydronic system with a boiler and air handlers that initially condition the building. This is supplemented by rooftop VRV (Variable Refrigerant Volume) heat pumps, each room equipped with individual cartridges for air distribution. The VRV system was installed in the summer of 2023. However, the boiler dates back to 2009, while the air handlers, piping, and ductwork are original to the building's construction. Although these components are still operational, they have exceeded their expected service life, and it may be beneficial to consider their replacement in the near future.
Plumbing Systems:
Hot water throughout the building is provided by individual electric water heaters located in each hexagonal building. During the assessment, a boiler dedicated to the cafeteria was found leaking, which requires immediate attention, as it is causing moisture issues in the adjacent room that houses the main electrical panel.
Fire Protection and Security:
The school lacks a fire suppression system, relying solely on portable fire extinguishers. Additionally, there is no surveillance or security camera system in place. The current safety infrastructure includes a fire alarm panel with smoke detectors, strobe lights, manual pull stations, and illuminated exit signs.
Electrical Systems:
The electrical service consists of a main panel located in the MPR's dedicated electrical room, with distribution panels placed throughout the building. The electrical distribution systems are original to the building's construction but are currently deemed sufficient to meet the school's power needs. Interior lighting predominantly uses linear fluorescent and compact fluorescent (CFL) fixtures, except for the areas updated during the recent renovations, which have been upgraded to LED lighting.
Recommendations:
HVAC System: Consider replacing the aging air handlers, piping, and ductwork to improve efficiency and reliability.
Plumbing: Address the leaking cafeteria boiler immediately to prevent further damage to the electrical room.
Fire and Security: Upgrade fire protection by installing a comprehensive fire suppression system and enhance security with surveillance cameras.
Electrical Systems: While adequate, modernizing the existing electrical distribution and lighting systems where possible would improve energy efficiency.
Implementing these upgrades will enhance the building’s safety, efficiency, and compliance with modern standards.

Site

Yolanda Elementary School is situated on a 9-acre property, featuring green field located on the northern and eastern sides of the site, with a few trees scattered throughout. It was noted that these green areas do not have an irrigation system, which may affect the grass quality during dry seasons.
The site includes two parking areas that were renovated in 2016. The main parking lot is located at the southwest corner, while a secondary lot is situated on the south side of the property. Both parking areas are in good condition, with no visible cracks and clear, well-maintained striping.
The playground structures are in fair condition, though the wood chip surfacing requires replenishment to maintain safety standards. The outdoor fields lack bleachers and water fountains, which could be considered for future improvements to support outdoor activities.

Additional Studies Recommended

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Yolanda Elementary School - Main	$593	57,826	$34,290,818	0.2%	4.1%	11.8%	20.1%
Yolanda Special Education Building	$616	3,200	$1,971,200	0%	0%	1.5%	3.7%

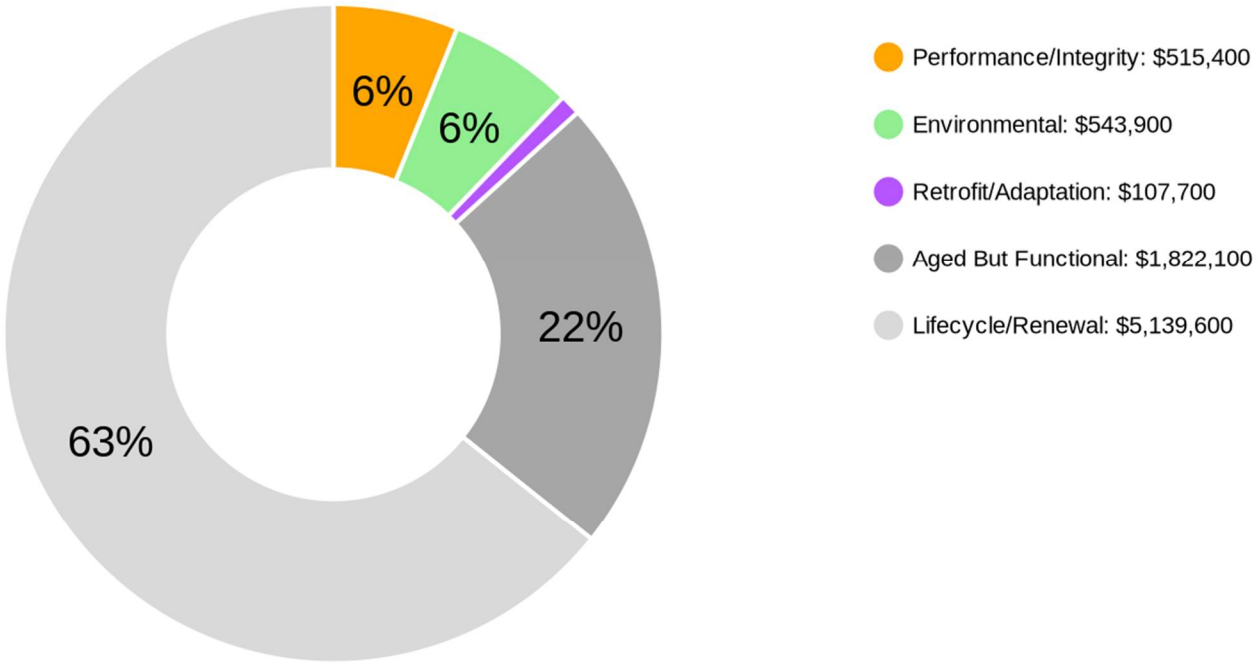
Immediate Needs

Facility/Building	Total Items	Total Cost
Yolanda Elementary School / Yolanda Elementary School - Main	1	$54,600
TOTAL	**1**	**$54,600**

Plan Types

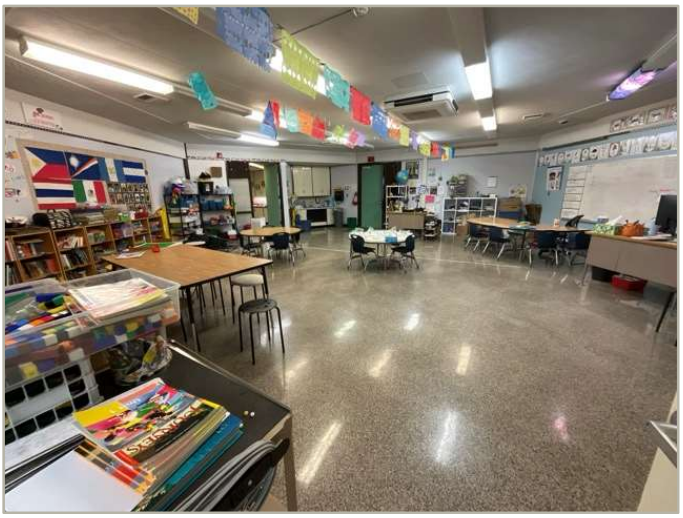
Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one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

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



10-Year Total: $8,128,600

2. Yolanda Elementary School - Main



Yolanda Elementary School - Main: Building Systems Summary		
Address	2350 Yolanda Street, Springfield, OR 97477	
GPS Coordinates	44.0731592, -122.9904201	
Constructed/Renovated	1981 Renovated 2015	
Building Area	57,826 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Painted wood siding Windows: Aluminum and wood	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane roofing Secondary: Shed construction with metal finish roofing	Fair
Interiors	Walls: Painted gypsum board , acoustical panels and ceramic tile Floors: VCT w/ Asbestos, ceramic tile, sealed concrete Ceilings: Painted gypsum board, exposed irregular elements painted and texture spray coating	Fair
Elevators	None	n/a

Yolanda Elementary School - Main: Building Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas domestic boilers with storage tanks and Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, air handlers, feeding fan coil. NOTE: For the initial set up of climate then to keep the temperature as desire uses the follow non-central system. Non-Central System: VRV Split-system heat pumps with cartridges Supplemental components: Ductless split-systems	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, CFL, and incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	Although the school roof was not reported to have leaks, during the assessment, several areas were found with puddles and areas where the water was not draining properly into the gutters. As a result, many spots were observed with stains and debris, which could negatively affect the roof's longevity. It would be beneficial for a roofing specialist to conduct a more thorough evaluation of this issue. A consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	

Yolanda Elementary School - Main: Building Systems Summary

Key Spaces Not Observed	All key areas of the facility were accessible and observed.

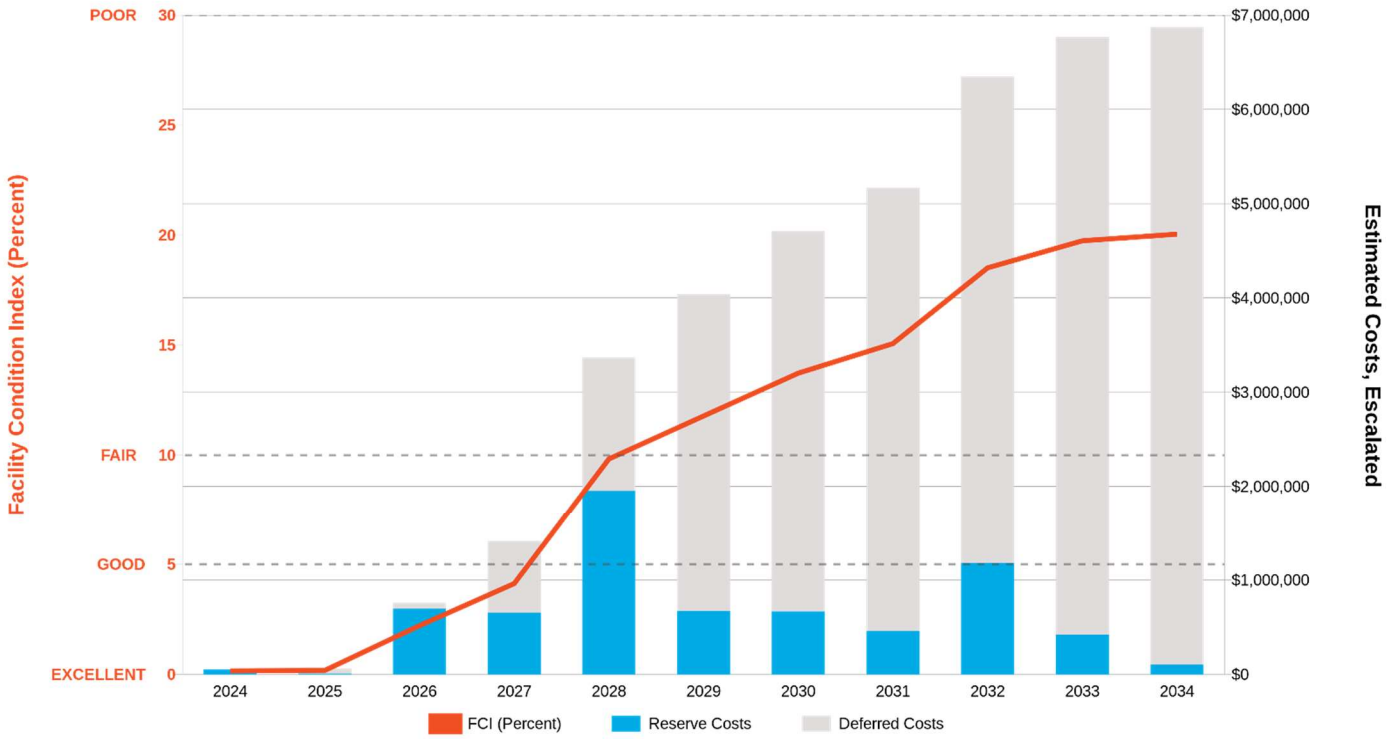
The table below shows the anticipated costs by trade or building system over the next 20 years.

Yolanda Elementary School - Main: System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Structure	$0	$0	$0	$0	$0	$0
Facade	$0	$5,907	$112,797	$100,507	$507,493	$726,704
Roofing	$0	$112,171	$1,083,221	$29,079	$0	$1,224,471
Interiors	$0	$587,097	$677,279	$383,660	$1,307,349	$2,955,385
Plumbing	$54,601	$0	$582,415	$111,804	$10,727	$759,547
HVAC	$0	$0	$399,042	$472,574	$1,223,263	$2,094,879
Fire Protection	$0	$0	$107,715	$10,979	$0	$118,694
Electrical	$0	$0	$39,509	$949,169	$48,297	$1,036,975
Fire Alarm & Electronic Systems	$0	$0	$134,239	$594,682	$0	$728,921
Equipment & Furnishings	$0	$0	$144,891	$160,529	$99,225	$404,645
Special Construction & Demo	$0	$0	$0	$21,529	$0	$21,529
TOTALS	**$54,700**	**$705,200**	**$3,281,200**	**$2,834,600**	**$3,196,400**	**$10,072,100**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $34,290,818.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $625,036.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Yolanda Elementary School / Yolanda Elementary School - Main	D2012	Boiler, Gas, Domestic, Replace	Poor	Performance/Integrity	$54,600
TOTAL (1 items)					**$54,600**

Key Findings

Exterior Walls in Poor condition.

Stucco Fog Coat, 1-2 Story Building
Yolanda Elementary School - Main
Building Exterior

Uniformat Code: B2010
Recommendation: **Prep & Fog Coat of Paint in 2025**

Plan Type: Performance/Integrity

Cost Estimate: $5,700

Cafeteria exterior wall is peeling off - AssetCALC ID: 8563832

Interior Remodel in Poor condition.

Down Unit/Space, Minor Repairs
Yolanda Elementary School - Main
Electrical Room

Uniformat Code: C1010
Recommendation: **Renovate in 2025**

Plan Type: Performance/Integrity

Cost Estimate: $3,200

The boiler is leaking, and water is getting into the electrical room next to it, immediately repairs needs to be done - AssetCALC ID: 8563854

Interior Remodel in Poor condition.

Down Unit/Space, Moderate Repairs
Yolanda Elementary School - Main
Hallways & Common Areas

Uniformat Code: C1010
Recommendation: **Renovate in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $8,000

Throughout the school, several areas were found where the baseboards were damaged and required repair. - AssetCALC ID: 8563837

Boiler in Poor condition.

Gas, Domestic
Yolanda Elementary School - Main
Cafeteria boiler room

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $54,600

Boiler during assessment was leaking - AssetCALC ID: 8563850

Soffit/Fascia in Poor condition.

Stucco
Yolanda Elementary School - Main
Roof

Uniformat Code: B3080
Recommendation: **Repair in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $105,700

The fascia has several noticeable damages that need attention. Some repairs are required, which can be estimated to take at least one week of work. Note this is part of the site walkway - AssetCALC ID: 8563820

Toilet Partitions in Poor condition.

Metal
Yolanda Elementary School - Main
Restrooms

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

Plan Type: Performance/Integrity

Cost Estimate: $29,600

The bathroom partitions are old and show signs of significant rusting, with various types of doors. It is time to replace them with new partitions - AssetCALC ID: 8563816

Flooring in Poor condition.

Vinyl Tile (VCT), w/ Asbestos Abatement
Yolanda Elementary School - Main
Office Areas

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

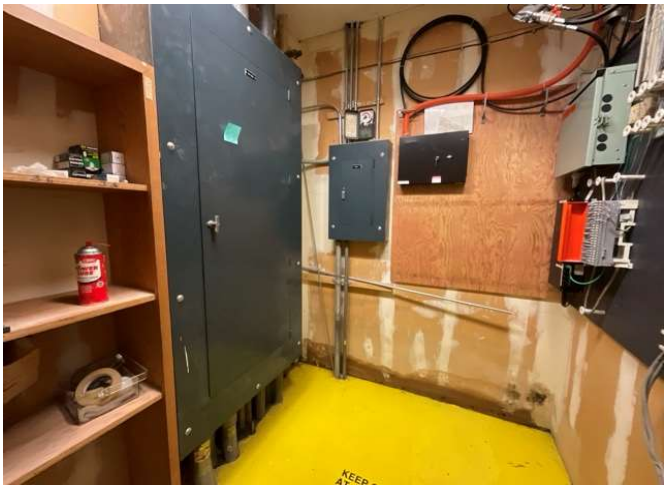
Plan Type: Environmental

Cost Estimate: $512,600

Asbestos Vct tile - AssetCALC ID: 8563860

Yolanda Elementary School - Main: Photographic Overview

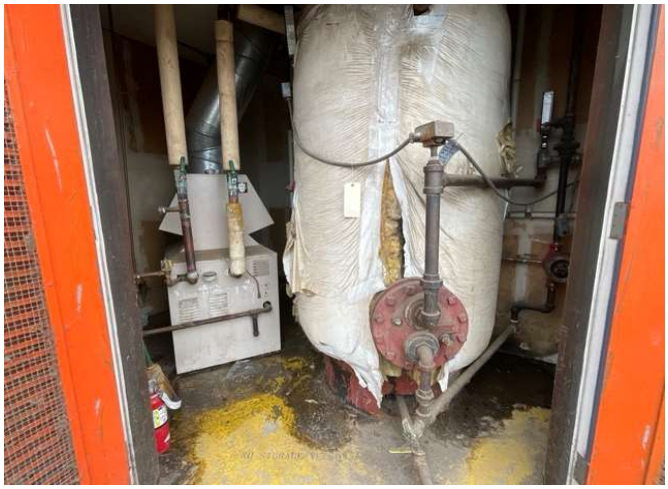
1 – FRONT ELEVATION



2 – MAIN ELECTRICAL PANEL

3 – RECEPTION AREA

4 – WATER HEATER



5 – DOMESTIC WATER BOILER WITH TANK

6 – AIR HANDLERS

7 – INTERIOR OVERVIEW

8 – LIBRARY

9 – SPLIT SYSTEM

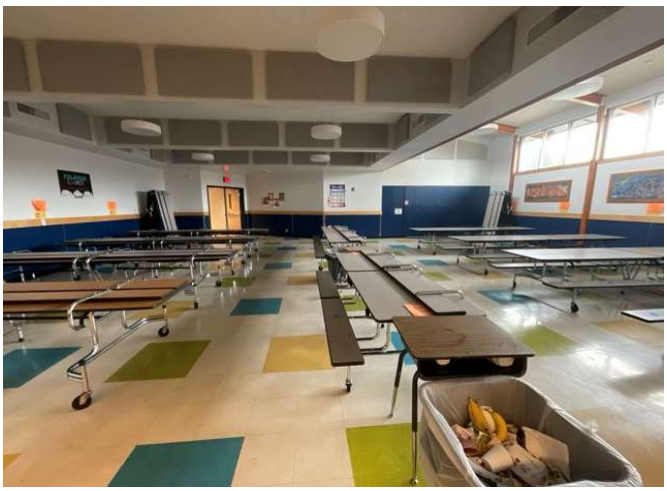
10 – HVAC BOILERS & PUMPS

11 – LEFT ELEVATION

12 – PACKAGED UNIT

13 – FIRE ALARM PANEL

14 – FAN COIL CASSETTE



15 – CAFETERIA

16 – COMMON AREA

17 – CONDENSING UNIT FOR WALK-IN CO

18 – PRIMARY ROOF OVERVIEW

19 – GYMNASIUM

20 – TYPICAL CLASSROOM

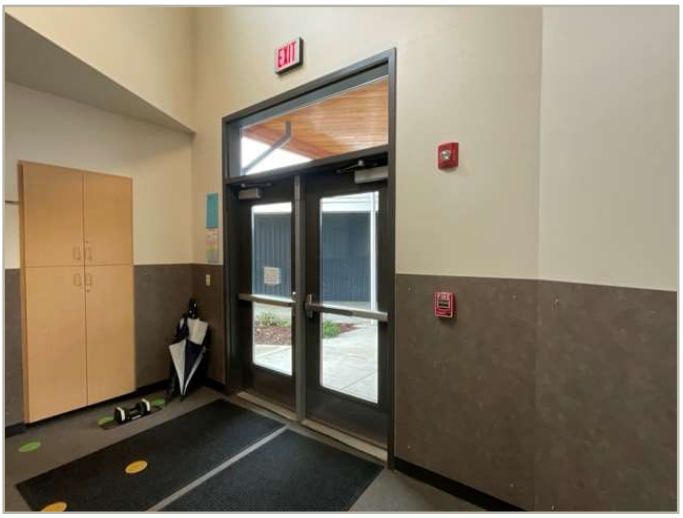
21 – RIGHT ELEVATION

22 – REAR ELEVATION

23 – PRIMARY ROOF OVERVIEW

24 – SECONDARY ROOFING

3. Yolanda Special Education Building



Yolanda Special Education Building: Building Systems Summary		
Address	2350 Yolanda Street, Springfield , OR 97477	
GPS Coordinates	44.0462362, -123.0220289	
Constructed/Renovated	2015	
Building Area	3,200 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Good
Facade	Primary Wall Finish: Vinyl Siding Windows: Aluminum	Good
Roof	Primary: Shed construction with metal finish roofing Secondary: Flat construction with single-ply TPO/PVC membrane roofing	Good
Interiors	Walls: Painted gypsum board and FRP Floors: Carpet, VCT, and vinyl sheeting Ceilings: Painted gypsum board , ACT and acoustical tile	Fair
Elevators	None	n/a

Yolanda Special Education Building: Building Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tanks fed from main building Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Central System: None Non-Central System: Packaged units Supplemental components: None	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report. Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	A representative sample of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

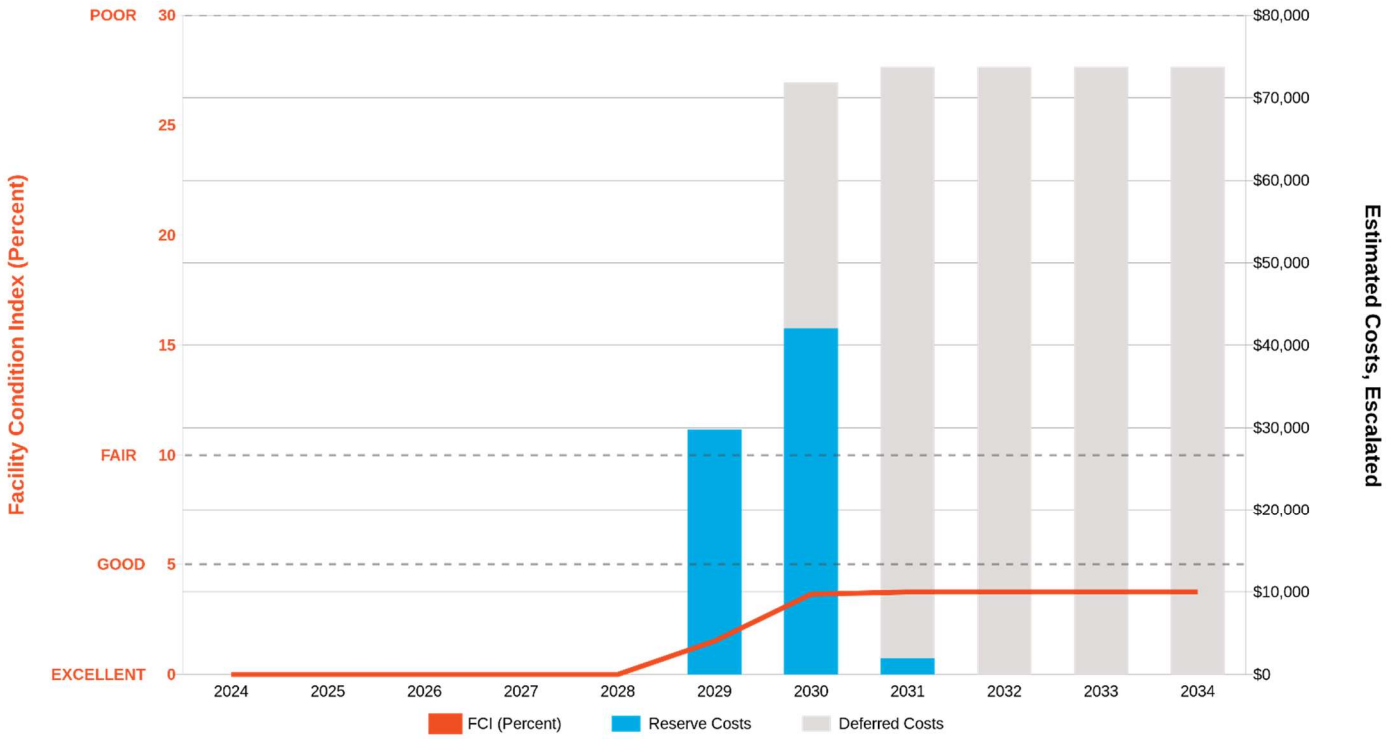
The table below shows the anticipated costs by trade or building system over the next 20 years.

Yolanda Special Education Building: System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Structure	$0	$0	$0	$0	$0	$0
Facade	$0	$0	$13,569	$0	$18,236	$31,805
Roofing	$0	$0	$0	$0	$6,438	$6,438
Interiors	$0	$0	$16,206	$31,239	$56,406	$103,851
Plumbing	$0	$0	$0	$0	$0	$0
HVAC	$0	$0	$0	$0	$14,376	$14,376
Electrical	$0	$0	$0	$0	$38,437	$38,437
Fire Alarm & Electronic Systems	$0	$0	$0	$12,752	$26,610	$39,362
Equipment & Furnishings	$0	$0	$0	$0	$36,034	$36,034
Sitework	$0	$0	$0	$0	$9,609	$9,609
TOTALS	**$0**	**$0**	**$29,800**	**$44,000**	**$206,200**	**$280,000**

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: $1,971,200.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $6,706.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Yolanda Special Education Building: Photographic Overview

1 – FRONT ELEVATION

2 – LEFT ELEVATION

3 – REAR ELEVATION

4 – RIGHT ELEVATION

5 – ROOF HVAC UNIT

6 – MAIN ELECTRICAL PANEL

7 – MAIN ENTRANCE

8 – ROOFING

9 – INTERCOM/PA SYSTEM

10 – CASEWORK

4. Site Summary

Site: Site Information		
Site Area	9 acres	
Parking Spaces	88 total spaces are all in open lots; 4 of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with areas of concrete aprons and pavement and adjacent concrete sidewalks and curbs	Fair
Site Development	Building-painted and pole mounted property entrance signage; chain link and wrought iron fencing; chain-link fence dumpster enclosures Playgrounds and sports fields and courts Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present only in the bushes and planter not at the lawns Flat side throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED, HPS, CFL, incandescent, fluorescent	Fair
Ancillary Structures	CMU building	Fair
Site Accessibility	An accessibility survey has been prepared as a separate report.	

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

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

Site: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$0	$181,506	$0	$0	$0	$181,506
Fire Alarm & Electronic Systems	$0	$0	$0	$15,220	$0	$15,220
Special Construction & Demo	$0	$0	$0	$403,678	$0	$403,678
Sitework	$0	$29,129	$211,882	$338,069	$1,473,578	$2,052,658
TOTALS	**$0**	**$210,700**	**$211,900**	**$757,000**	**$1,473,600**	**$2,653,200**

Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
TOTAL (0 items)					**$0**

Key Findings

Structural Flooring/Decking in Poor condition.

Wood
Site
Site General

Uniformat Code: B1010
Recommendation: **Replace in 2025**

Plan Type: Performance/Integrity

Cost Estimate: $176,200

The fascia has several noticeable damages that need attention. Some repairs are required, which can be estimated to take at least one week of work. - AssetCALC ID: 8564068

Playfield Surfaces in Poor condition.

Chips Engineered Wood, 3" Depth
Site
Site

Uniformat Code: G2050
Recommendation: **Replace in 2025**

Plan Type: Performance/Integrity

Cost Estimate: $24,000

It needs to be refilled - AssetCALC ID: 8564056

Fences & Gates in Poor condition.

Pedestrian Gate, Wrought Iron
Site
Site General

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Plan Type: Performance/Integrity

Cost Estimate: $4,300

Gates are oxidized - AssetCALC ID: 8564050

Site: Photographic Overview

1 – FRONT ELEVATION

2 – REAR ELEVATION

3 – BACK OVERVIEW

4 – MAIN PARKING LOT

5 – SECONDARY PARKING LOT

6 – GREEN FIELD

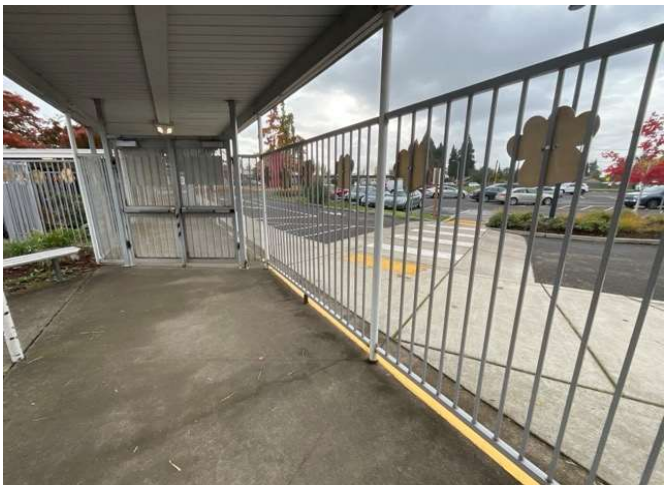
7 – VEHICULAR ACCESS DEVICES

8 – SHADE STRUCTURE

9 – SIDEWALKS

10 – PLAY STRUCTURE

11 – PLAY STRUCTURE



12 – FENCES & GATES

13 – BIKE RACK

14 – SITE FURNITURE

15 – MAIN SIGNAGE

16 – GARGABE DUMPSTER ENCLOSURE

17 – IRRIGATION SYSTEM

18 – POLE LIGHT FIXTURE W/ LAMPS

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Oregon Department of Education FCA ADA COMBINED (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Yolanda Elementary School, 2350 Yolanda Street, Springfield, OR 97477, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

Appendix A: Site Plan(s)

Appendix B: Pre-Survey Questionnaire(s)

Appendix C: Component Condition Report

Appendix D: Replacement Reserves

Appendix A:
Site Plan(s)

Site Plan

Project Number	Project Name
169411.24R000-149.017	Yolanda Elementary School
Source	**On-Site Date**
Google Earth Pro	November 5, 2024

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Appendix B:
Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

District Name and ID, School Name and ID:	**Springfield Public School District - 2083** **Yolanda Elementary School - 559**
Name of person completing form:	**Terry Rutledge**
Title / Association with property:	**Assistant Director of Facilities**
Length of time associated w/ property:	**9 Years**
Date Completed:	**11/4/2024**
Phone Number:	**541-744-6375**

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

Data Overview		Response		
1	Specific concerns regarding your facilities or the overall assessment:			
2	How would you rate your knowledge and understanding of the information provided in the facility condition assessments?	6		
3	Does the district rent or lease any properties from a 3rd party?	NO		
4	Do you have any vacant buildings?	NO		
6	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Building ID - 20831300
		Roof		Building ID - 20831300
		Interiors		Building ID - 20831300
		HVAC		Building ID - 20831300
		Electrical		Building ID - 20831300
		Site Pavement		Building ID - 20831300
		Accessibility		Building ID - 20831300

Question		Response
7	List other significant capital improvements (focus on recent years; provide approximate date).	Classroom and cafeteria addition - 2015
8	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
9	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	

Data Overview	**Year**	**Building ID**	**Description** (check all that apply)
Seismic Retrofitting in past 10 years			Safe Egress
			Collapse Prevention Performance
			Life Safety Performance
			Immediate Occupancy Performance

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

Question		Response				Comments
		Yes	No	Unk	NA	
10	Are there any problems with foundations or structures, like excessive settlement?					Building ID - 20831300
11	Are there any wall, window, basement or roof leaks?					Building ID - 20831300
12	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?					Building ID - 20831300
13	Are your elevators unreliable, with frequent service calls?					Building ID - 20831300
14	Are there any plumbing leaks, water pressure, or clogging/back-up problems?					Building ID - 20831300
15	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?					Building ID - 20831300
16	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?					Building ID - 20831300

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Response				Comments
		Yes	No	Unk	NA	
17	Is the electrical service outdated, undersized, or otherwise problematic?					Building ID - 20831300
18	Are there any problems or inadequacies with exterior lighting?					Building ID - 20831300
19	Is site/parking drainage inadequate, with excessive ponding or other problems?					Building ID - 20831300
20	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?					Building ID - 20831300
21	ADA: Has an accessibility study been performed at the site? If so, indicate when.					Building ID - 20831300
22	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?					Building ID - 20831300
23	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?					Building ID - 20831300
	Department of Energy's Renew America's Schools questionnaire					
24	What is the current HVAC system type?					Hydronic
25	What is the cooling source?					Ductless heat pump
26	What is the heating source?					Boiler and ductless heat pump
27	What is the age of the HVAC system?					Heat pumps - 2023 Boiler - 2009 Duct and piping - 1963
28	Total sq. ft. of conditioned space?					57,826
29	Is there a pv solar system on site?		x			
30	What is the size of the solar system?				x	

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

Question		Response				Comments
		Yes	No	Unk	NA	
31	What is the age of the solar system?				x	
32	Does it include an energy storage system?				x	
33	Who owns the solar system?				x	

Appendix C:
Component Condition Report

Component Condition Report | Yolanda Elementary School / Yolanda Elementary School - Main

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Fair	Slab-on-Grade, Concrete	57,826 SF	32	8687032
B1010	Throughout	Fair	Structural Framing, Wood	57,826 SF	32	8687152
B1010	Substructure	Fair	Structural Flooring/Decking, Concrete	58,000 SF	32	8592629
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	26,600 SF	5	8563859
B2010	Building Exterior	Poor	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	1,200 SF	1	8563832
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	3,000 SF	11	8563839
B2020	Cafeteria	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	10	8563819
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	2	22	8563812
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	15	8563805
B2050	Cafeteria	Fair	Automatic Door Opener, Commercial Overhead/Dock Door	1	8	8563831
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	45	6	8563809
B2070	Building Exterior	Fair	Louvers, Aluminum	12	12	8563890
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	53,800 SF	4	8563807
B3010	Roof	Good	Roofing, Metal	800 SF	30	8563861
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,575 LF	9	8563873
B3080	Roof	Poor	Soffit/Fascia, Stucco, Repair	12,000 SF	2	8563820
Interiors						
C1010	Electrical Room	Poor	Interior Remodel, Down Unit/Space, Minor Repairs, Renovate	240 SF	1	8563854
C1010	Hallways & Common Areas	Poor	Interior Remodel, Down Unit/Space, Moderate Repairs, Renovate	200 SF	2	8563837
C1020	Throughout Building	Fair	Interior Window, Fixed, 12 SF	24	10	8563848
C1030	Library	Good	Interior Door, Steel, Standard	2	27	8563895
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	75	5	8563842
C1090	Restrooms	Poor	Toilet Partitions, Metal	15	2	8563816
C2010	Gymnasium	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	6,300 SF	7	8563864
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	6,300 SF	3	8591169
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	113,000 SF	4	8591170
C2030	Cafeteria	Fair	Flooring, Vinyl Tile (VCT)	800 SF	6	8563877
C2030	Office Areas	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	48,000 SF	2	8563860
C2030	Restrooms	Fair	Flooring, Ceramic Tile	3,800 SF	4	8563870
C2030	Gymnasium	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	400 SF	3	8563836
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	3,600 SF	6	8563892
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	29,500 SF	5	8563865
C2050	Throughout Building	Fair	Ceiling Finishes, Textured Spray Coating	16,200 SF	8	8563817

Component Condition Report | Yolanda Elementary School / Yolanda Elementary School - Main

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	17	10	8563858
D2010	Restrooms	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	3	8563875
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	20	6	8563800
D2010	Mechanical Room	Fair	Water Heater, Electric, Residential	1	6	8563872
D2010	Mechanical Room	Fair	Water Heater, Electric, Residential	1	11	8563822
D2010	Mechanical Room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	5	7	8563852
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	5	6	8563847
D2010	Restrooms	Fair	Urinal, Standard	8	3	8563827
D2010	Restrooms	Fair	Toilet, Residential Water Closet	3	9	8563821
D2010	Mechanical Room	Good	Water Heater, Electric, Residential	1	10	8563878
D2010	Mechanical Room	Good	Water Heater, Electric, Residential	1	6	8563876
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	2	3	8563833
D2010	Cafeteria boiler room	Fair	Storage Tank, Domestic Water	1	3	8563803
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	57,826 SF	4	8563828
D2010	Gymnasium	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	9	8563810
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	4	8563889
D2010	Cafeteria boiler room	Poor	Boiler, Gas, Domestic	1	0	8563850
D2060	Mechanical Room	Fair	Air Compressor, Tank-Style	1	3	8563857
HVAC						
D3020	Gym Mechanical Room	Fair	Unit Heater, Electric	2	4	8563893
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Chemical Feed System	1	5	8563888
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank	1	24	8563855
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	1	15	8563891
D3030	Throughout Building	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON	24	14	8563856
D3030	Roof	Good	Split System Ductless, Single Zone	4	14	8563811
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	14	8563871
D3030	Roof	Good	Split System, Variable Refrigerant Volume (VRV) Exterior Unit, 3 TON	24	14	8563806
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	57,826 SF	3	8563802
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	57,826 SF	15	8563824
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	11	8563886
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	6	8563844
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water	1	7	8563851
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	3	6	8563840
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	6	5	8563879
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	2	13	8563882
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	4	6	8563867

Component Condition Report | Yolanda Elementary School / Yolanda Elementary School - Main

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	6	8563818
D3060	Gym Mechanical Room	Fair	Exhaust Fan, Centrifugal, 5 HP Motor	1	3	8563885
Fire Protection						
D4010		Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	58,000 SF	5	8597337
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	12 LF	10	8563823
Electrical						
D5010	Electrical Room	Fair	Uninterruptible Power Supply, UPS, 7.5 KVA	1	5	8563829
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	5	8563826
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	57,826 SF	7	8563813
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	40	6	8563834
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	57,826 SF	8	8563866
D5040	Cafeteria	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	9	11	8563853
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	57,826 SF	5	8563825
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	57,826 SF	9	8563846
D7050	Office Areas	Fair	Fire Alarm Panel, Multiplex	2	8	8563863
D7050	Office Areas	Fair	Fire Alarm Panel, Fully Addressable	1	8	8563841
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	57,826 SF	8	8563804
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	6	8563830
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height	12 LF	11	8563862
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	16 LF	5	8563881
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	3	8563845
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	3	8563835
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	6	8563814
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	12 LF	8	8563869
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Dishwashing Equipment	16 LF	9	8563874
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	12 LF	11	8563801
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	8	8563849
E1030	Kitchen	Fair	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height	6 LF	11	8563808
E1040	Office Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	7	8563838
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable, Operable	6	8	8563884
E2010	Throughout Building	Fair	Casework, Cabinetry, Hardwood Standard	95 LF	3	8563880
Special Construction & Demo						
F1020	Building Exterior	Fair	Ancillary Building, Wood-Framed or CMU, Standard	120 SF	10	8563815

Component Condition Report | Yolanda Elementary School / Yolanda Special Education Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete	3,200 SF	66	8687153
B1010		Good	Structural Framing, Wood	3,200 SF	66	8687154
B1010	Substructure	Good	Structural Flooring/Decking, Concrete	3,600 SF	66	8575281
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,200 SF	5	8575268
B2020	Building Exterior	Good	Exterior Glazing, any type by SF	400 SF	21	8575262
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	5	31	8575257
Roofing						
B3010	Roof	Good	Roofing, Metal	2,900 SF	31	8575271
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	260 SF	11	8575278
Interiors						
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core	7	31	8575273
C1070	Throughout Building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	1,300 SF	16	8575265
C1070	Office Areas	Fair	Suspended Ceilings, Acoustical Tile (ACT)	300 SF	16	8575267
C2010	Throughout Building	Good	Wall Finishes, Laminated Paneling (FRP)	1,700 SF	21	8575277
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	5,000 SF	6	8575260
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	1,300 SF	5	8575269
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	1,700 SF	6	8575272
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	200 SF	7	8575259
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,600 SF	6	8575261
Plumbing						
D2010	Restrooms	Good	Toilet, Commercial Water Closet	2	21	8575279
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,200 SF	31	8575253
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	2	21	8575266
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	11	8575252
D3050	Throughout Building	Good	HVAC System, Ductwork, Low Density	3,200 SF	21	8575264
Electrical						
D5020	Electrical Room	Good	Distribution Panel, 120/208 V	1	21	8575251
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,200 SF	31	8575256
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	3,200 SF	11	8575274
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	3,200 SF	11	8575258
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,200 SF	11	8575255
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	3,200 SF	6	8575270
Equipment & Furnishings						

Component Condition Report | Yolanda Elementary School / Yolanda Special Education Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Classrooms General	Fair	Casework, Cabinetry, Hardwood Standard	60 LF	11	8575254
Sitework						
G4050	Building Exterior	Fair	Exterior Site Lighting, Wall Pack, 13 to 26 W	8	11	8575276

Component Condition Report | Yolanda Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Site General	Poor	Structural Flooring/Decking, Wood	12,000 SF	1	8564068
Fire Alarm & Electronic Systems						
D7010	Site	Fair	Vehicular Access Devices, Gate w/ Controller	1	8	8564074
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	4,500 SF	10	8564051
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	45,000 SF	4	8564069
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	50,700 SF	17	8564073
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	18,000 SF	18	8564053
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	3	6	8564052
G2050	Site	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	14,800 SF	17	8564072
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	14,800 SF	4	8564070
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	4	8564061
G2050	Site	Fair	Sports Apparatus, Soccer, Movable Practice Goal	4	3	8564054
G2050	Site	Poor	Playfield Surfaces, Chips Engineered Wood, 3" Depth	10,900 SF	1	8564056
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	3	8564063
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	3	6	8564055
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	4	8564077
Sitework						
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	3	4	8564076
G2060	Site	Fair	Fences & Gates, Fence, Wrought Iron 6'	160 LF	5	8564064
G2060	Site	Fair	Dumpster Enclosure, Wood/Vinyl Walls, 8' High (per LF), Replace/Install	55 LF	9	8564071
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	6	13	8564059
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	12	8564060
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	5	8564066
G2060	Site	Fair	Flagpole, Metal	1	15	8564075
G2060	Site General	Poor	Fences & Gates, Pedestrian Gate, Wrought Iron	4	1	8564050
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	16	9	8564065
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	2,300 LF	20	8564067

Component Condition Report | Yolanda Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Park Bench, Metal Powder-Coated	3	9	8564058
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	8,500 SF	11	8564062
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	8	13	8564057
Utilities						
G3010	Site General	Fair	Piping & Valves, Piping Copper, Site Water, 4 IN, Replace/Install	300 LF	6	8592934
G3020	Site General	Fair	Piping & Valves, Piping PVC, Site Sanitary, 8 IN, Replace/Install	300 LF	6	8592935

Appendix D:
Replacement Reserves

Replacement Reserves Report

12/3/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total Escalated Estimate
Yolanda Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Yolanda Elementary School / Site	$0	$210,637	$0	$18,673	$177,789	$15,430	$199,895	$29,529	$15,220	$76,389	$435,946	**$1,179,508**
Yolanda Elementary School / Yolanda Elementary School - Main	$54,602	$9,207	$695,971	$655,435	$1,955,974	$669,724	$667,643	$461,119	$1,180,688	$421,521	$103,572	**$6,875,456**
Yolanda Elementary School / Yolanda Special Education Building	$0	$0	$0	$0	$0	$29,777	$42,048	$1,947	$0	$0	$0	**$73,772**
Grand Total	**$54,602**	**$219,844**	**$695,971**	**$674,108**	**$2,133,763**	**$714,931**	**$909,586**	**$492,596**	**$1,195,909**	**$497,910**	**$539,518**	**$8,128,737**

Yolanda Elementary School

Yolanda Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
B1010	Site General	8564068	Structural Flooring/Decking, Wood, Replace	75	74	1	12000	SF	$11.00	$14.69	$176,220		$176,220										**$176,220**
D7010	Site	8564074	Vehicular Access Devices, Gate w/ Controller, Replace	15	7	8	1	EA	$9,000.00	$12,015.00	$12,015									$12,015			**$12,015**
F1020	Site	8564051	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	20	10	4500	SF	$50.00	$66.75	$300,375											$300,375	**$300,375**
G2020	Site	8564069	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	45000	SF	$0.46	$0.62	$27,767					$27,767					$27,767		**$55,533**
G2050	Site	8564054	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	12	3	4	EA	$700.00	$934.50	$3,738				$3,738								**$3,738**
G2050	Site	8564070	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	1	4	14800	SF	$0.46	$0.62	$9,132					$9,132					$9,132		**$18,264**
G2050	Site	8564052	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	19	6	3	EA	$7,030.00	$9,385.05	$28,155							$28,155					**$28,155**
G2050	Site	8564056	Playfield Surfaces, Chips Engineered Wood, 3" Depth, Replace	3	2	1	10900	SF	$1.65	$2.20	$24,010		$24,010			$24,010			$24,010			$24,010	**$96,040**
G2050	Site	8564063	Play Structure, Multipurpose, Small, Replace	20	17	3	1	EA	$10,000.00	$13,350.00	$13,350				$13,350								**$13,350**
G2050	Site	8564077	Play Structure, Multipurpose, Large, Replace	20	16	4	1	EA	$35,000.00	$46,725.00	$46,725					$46,725							**$46,725**
G2050	Site	8564061	Play Structure, Multipurpose, Large, Replace	20	16	4	1	EA	$35,000.00	$46,725.00	$46,725					$46,725							**$46,725**
G2050	Site	8564055	Play Structure, Swing Set, 4 Seats, Replace	20	14	6	3	EA	$3,390.00	$4,525.65	$13,577							$13,577					**$13,577**
G2060	Site General	8564050	Fences & Gates, Pedestrian Gate, Wrought Iron, Replace	25	24	1	4	EA	$800.00	$1,068.00	$4,272		$4,272										**$4,272**
G2060	Site	8564076	Park Bench, Wood/Composite/Fiberglass, Replace	20	16	4	3	EA	$900.00	$1,201.50	$3,605					$3,605							**$3,605**
G2060	Site	8564064	Fences & Gates, Fence, Wrought Iron 6', Replace	50	45	5	160	LF	$48.00	$64.08	$10,253						$10,253						**$10,253**
G2060	Site	8564065	Picnic Table, Metal Powder-Coated, Replace	20	11	9	16	EA	$700.00	$934.50	$14,952										$14,952		**$14,952**
G2060	Site	8564058	Park Bench, Metal Powder-Coated, Replace	20	11	9	3	EA	$1,030.00	$1,375.05	$4,125										$4,125		**$4,125**
G2060	Site	8564066	Signage, Property, Building or Pole-Mounted, Replace/Install	20	15	5	1	EA	$2,290.00	$3,057.15	$3,057						$3,057						**$3,057**
G2060	Site	8564071	Dumpster Enclosure, Wood/Vinyl Walls, 8' High (per LF), Replace/Install	20	11	9	55	LF	$35.00	$46.73	$2,570										$2,570		**$2,570**
G3010	Site General	8592934	Piping & Valves, Piping Copper, Site Water, 4 IN, Replace/Install	40	34	6	300	LF	$205.60	$274.48	$82,343							$82,343					**$82,343**
G3020	Site General	8592935	Piping & Valves, Piping PVC, Site Sanitary, 8 IN, Replace/Install	40	34	6	300	LF	$108.20	$144.45	$43,334							$43,334					**$43,334**
Totals, Unescalated												**$0**	**$204,502**	**$0**	**$17,088**	**$157,963**	**$13,310**	**$167,409**	**$24,010**	**$12,015**	**$58,546**	**$324,385**	**$979,228**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$210,637**	**$0**	**$18,673**	**$177,789**	**$15,430**	**$199,895**	**$29,529**	**$15,220**	**$76,389**	**$435,946**	**$1,179,508**

Yolanda Elementary School / Yolanda Elementary School - Main

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
B2010	Building Exterior	8563832	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	10	9	1	1200	SF	$3.58	$4.78	$5,735		$5,735										**$5,735**
B2010	Building Exterior	8563859	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	5	5	26600	SF	$2.74	$3.66	$97,300						$97,300						**$97,300**
B2020	Cafeteria	8563819	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	10	10	1	EA	$2,000.00	$2,670.00	$2,670											$2,670	**$2,670**
B2050	Building Exterior	8563809	Exterior Door, Wood, Solid-Core, Replace	25	19	6	45	EA	$1,300.00	$1,735.50	$78,098								$78,098				**$78,098**
B2050	Cafeteria	8563831	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	7	8	1	EA	$2,170.00	$2,896.95	$2,897										$2,897		**$2,897**
B3010	Roof	8563807	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	16	4	53800	SF	$13.40	$17.89	$962,428							$962,428					**$962,428**
B3020	Roof	8563873	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	1575	LF	$10.60	$14.15	$22,288											$22,288	**$22,288**
B3080	Roof	8563820	Soffit/Fascia, Stucco, Repair	0	-2	2	12000	SF	$6.60	$8.81	$105,732			$105,732									**$105,732**
C1010	Electrical Room	8563854	Interior Remodel, Down Unit/Space, Minor Repairs, Renovate	0	-1	1	240	SF	$10.00	$13.35	$3,204		$3,204										**$3,204**
C1010	Hallways & Common Areas	8563837	Interior Remodel, Down Unit/Space, Moderate Repairs, Renovate	0	-2	2	200	SF	$30.00	$40.05	$8,010			$8,010									**$8,010**
C1020	Throughout Building	8563848	Interior Window, Fixed, 12 SF, Replace	40	30	10	24	EA	$500.00	$667.50	$16,020											$16,020	**$16,020**
C1030	Throughout Building	8563842	Interior Door, Wood, Solid-Core, Replace	40	35	5	75	EA	$960.00	$1,281.60	$96,120								$96,120				**$96,120**
C1090	Restrooms	8563816	Toilet Partitions, Metal, Replace	20	18	2	15	EA	$1,480.00	$1,975.80	$29,637			$29,637									**$29,637**
C2010	Restrooms	8591169	Wall Finishes, Ceramic Tile, Replace	40	37	3	6300	SF	$15.40	$20.56	$129,522				$129,522								**$129,522**
C2010	Throughout Building	8591170	Wall Finishes, any surface, Prep & Paint	10	6	4	113000	SF	$1.45	$1.94	$218,740							$218,740					**$218,740**
C2010	Gymnasium	8563864	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace	25	18	7	6300	SF	$14.40	$19.22	$121,111									$121,111			**$121,111**
C2030	Gymnasium	8563836	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	400	SF	$1.09	$1.37	$549				$549								**$549**

Replacement Reserves Report

12/3/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
C2030	Restrooms	8563870	Flooring, Ceramic Tile, Replace	40	36	4	3800	SF	$16.60	$22.16	$84,212					$84,212							**$84,212**
C2030	Office Areas	8563860	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	13	2	48000	SF	$8.00	$10.68	$512,640			$512,640									**$512,640**
C2030	Cafeteria	8563877	Flooring, Vinyl Tile (VCT), Replace	15	9	6	800	SF	$4.84	$6.46	$5,169							$5,169					**$5,169**
C2050	Throughout Building	8563865	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	29500	SF	$1.81	$2.42	$71,381						$71,381						**$71,381**
C2050	Gymnasium	8563892	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	4	6	3600	SF	$2.23	$2.97	$10,693							$10,693					**$10,693**
C2050	Throughout Building	8563817	Ceiling Finishes, Textured Spray Coating, Replace	20	12	8	16200	SF	$7.09	$9.47	$153,335									$153,335			**$153,335**
D2010	Cafeteria boiler room	8563803	Storage Tank, Domestic Water, Replace	30	27	3	1	EA	$15,800.00	$21,093.00	$21,093				$21,093								**$21,093**
D2010	Cafeteria boiler room	8563850	Boiler, Gas, Domestic, Replace	25	25	0	1	EA	$40,900.00	$54,601.50	$54,602	$54,602											**$54,602**
D2010	Mechanical Room	8563876	Water Heater, Electric, Residential, Replace	15	9	6	1	EA	$935.00	$1,178.10	$1,178							$1,178					**$1,178**
D2010	Mechanical Room	8563872	Water Heater, Electric, Residential, Replace	15	9	6	1	EA	$935.00	$1,178.10	$1,178							$1,178					**$1,178**
D2010	Mechanical Room	8563878	Water Heater, Electric, Residential, Replace	15	5	10	1	EA	$835.00	$1,052.10	$1,052											$1,052	**$1,052**
D2010	Throughout Building	8563828	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	36	4	57826	SF	$6.00	$8.01	$463,186					$463,186							**$463,186**
D2010	Restrooms	8563827	Urinal, Standard, Replace	30	27	3	8	EA	$1,030.00	$1,375.05	$11,000				$11,000								**$11,000**
D2010	Restrooms	8563833	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	27	3	2	EA	$2,500.00	$3,337.50	$6,675				$6,675								**$6,675**
D2010	Restrooms	8563875	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	3	EA	$1,360.00	$1,815.60	$5,447				$5,447								**$5,447**
D2010	Restrooms	8563889	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	26	4	4	EA	$1,140.00	$1,521.90	$6,088					$6,088							**$6,088**
D2010	Classrooms General	8563800	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	24	6	20	EA	$1,140.00	$1,521.90	$30,438							$30,438					**$30,438**
D2010	Restrooms	8563847	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	24	6	5	EA	$827.00	$1,104.05	$5,520							$5,520					**$5,520**
D2010	Mechanical Room	8563852	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	28	7	5	EA	$1,640.00	$2,189.40	$10,947								$10,947				**$10,947**
D2010	Restrooms	8563821	Toilet, Residential Water Closet, Replace	30	21	9	3	EA	$820.00	$1,094.70	$3,284										$3,284		**$3,284**
D2010	Gymnasium	8563810	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	1	EA	$1,360.00	$1,815.60	$1,816										$1,816		**$1,816**
D2010	Restrooms	8563858	Toilet, Commercial Water Closet, Replace	30	20	10	17	EA	$1,460.00	$1,949.10	$33,135											$33,135	**$33,135**
D2060	Mechanical Room	8563857	Air Compressor, Tank-Style, Replace	20	17	3	1	EA	$4,070.00	$5,433.45	$5,433				$5,433								**$5,433**
D3020	Gym Mechanical Room	8563893	Unit Heater, Electric, Replace	20	16	4	2	EA	$1,200.00	$1,602.00	$3,204					$3,204							**$3,204**
D3020	Mechanical Room	8563888	Boiler Supplemental Components, Chemical Feed System, Replace	15	10	5	1	EA	$11,700.00	$15,619.50	$15,620						$15,620						**$15,620**
D3050	Mechanical Room	8563851	Pump, Distribution, HVAC Heating Water, Replace	25	18	7	1	EA	$6,420.00	$8,570.70	$8,571								$8,571				**$8,571**
D3050	Throughout Building	8563802	HVAC System, Ductwork, Medium Density, Replace	30	27	3	57826	SF	$4.00	$5.34	$308,791				$308,791								**$308,791**
D3050	Mechanical Room	8563840	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	24	6	3	EA	$84,500.00	$112,807.50	$338,423							$338,423					**$338,423**
D3050	Mechanical Room	8563844	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	19	6	1	EA	$21,600.00	$28,836.00	$28,836							$28,836					**$28,836**
D3060	Gym Mechanical Room	8563885	Exhaust Fan, Centrifugal, 5 HP Motor, Replace	25	22	3	1	EA	$18,000.00	$24,030.00	$24,030				$24,030								**$24,030**
D3060	Roof	8563879	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	6	EA	$1,470.00	$1,962.45	$11,775						$11,775						**$11,775**
D3060	Roof	8563818	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	14	6	1	EA	$3,070.00	$4,098.45	$4,098							$4,098					**$4,098**
D3060	Roof	8563867	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	14	6	4	EA	$2,920.00	$3,898.20	$15,593							$15,593					**$15,593**
D4010	Yolanda Elementary School - Main	8597337	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	58000	SF	$1.20	$1.60	$92,916						$92,916						**$92,916**
D4010	Commercial Kitchen	8563823	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	10	10	12	LF	$510.00	$680.85	$8,170											$8,170	**$8,170**
D5010	Electrical Room	8563829	Uninterruptible Power Supply, UPS, 7.5 KVA, Replace	15	10	5	1	EA	$18,100.00	$24,163.50	$24,164						$24,164						**$24,164**
D5020	Electrical Room	8563826	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	$7,430.00	$9,919.05	$9,919						$9,919						**$9,919**
D5030	Throughout Building	8563813	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	33	7	57826	SF	$3.00	$4.01	$231,593								$231,593				**$231,593**
D5040	Building Exterior	8563834	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	14	6	40	EA	$450.00	$600.75	$24,030							$24,030					**$24,030**
D5040	Throughout Building	8563866	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	12	8	57826	SF	$6.50	$8.68	$501,785									$501,785			**$501,785**
D6060	Throughout Building	8563825	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	15	5	57826	SF	$1.50	$2.00	$115,797						$115,797						**$115,797**
D7050	Office Areas	8563841	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	$16,200.00	$21,627.00	$21,627									$21,627			**$21,627**
D7050	Office Areas	8563863	Fire Alarm Panel, Multiplex, Replace	15	7	8	2	EA	$6,100.00	$8,143.50	$16,287									$16,287			**$16,287**
D7050	Throughout Building	8563846	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	57826	SF	$3.00	$4.01	$231,593										$231,593		**$231,593**
D8010	Throughout Building	8563804	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	7	8	57826	SF	$2.50	$3.34	$192,994									$192,994			**$192,994**
E1030	Kitchen	8563845	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	12	3	1	EA	$5,100.00	$6,808.50	$6,809				$6,809								**$6,809**
E1030	Commercial Kitchen	8563835	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	17	3	1	EA	$29,400.00	$39,249.00	$39,249				$39,249								**$39,249**
E1030	Commercial Kitchen	8563881	Commercial Kitchen Line, Cooking Equipment, Replace	20	15	5	16	LF	$2,000.00	$2,670.00	$42,720						$42,720						**$42,720**
E1030	Commercial Kitchen	8563830	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	9	6	1	EA	$4,250.00	$5,673.75	$5,674							$5,674					**$5,674**
E1030	Commercial Kitchen	8563814	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	1	EA	$7,650.00	$10,212.75	$10,213							$10,213					**$10,213**
E1030	Commercial Kitchen	8563869	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	12	8	12	LF	$300.00	$400.50	$4,806									$4,806			**$4,806**
E1030	Commercial Kitchen	8563849	Foodservice Equipment, Sink, 3-Bowl, Replace	30	22	8	1	EA	$2,900.00	$3,871.50	$3,872									$3,872			**$3,872**
E1030	Commercial Kitchen	8563874	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	11	9	16	LF	$3,000.00	$4,005.00	$64,080										$64,080		**$64,080**
E1040	Office Areas	8563838	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	3	7	1	EA	$2,030.00	$2,710.05	$2,710								$2,710				**$2,710**

Replacement Reserves Report

12/3/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
E1070	Gymnasium	8563884	Basketball Backboard, Wall-Mounted, Operable, Operable	30	22	8	6	EA	$4,300.00	$5,740.50	$34,443									$34,443			**$34,443**
E2010	Throughout Building	8563880	Casework, Cabinetry, Hardwood Standard, Replace	20	17	3	95	LF	$325.00	$433.88	$41,218				$41,218								**$41,218**
F1020	Building Exterior	8563815	Ancillary Building, Wood-Framed or CMU, Standard, Replace	35	25	10	120	SF	$100.00	$133.50	$16,020											$16,020	**$16,020**
Totals, Unescalated												**$54,602**	**$8,939**	**$656,019**	**$599,816**	**$1,737,858**	**$577,710**	**$559,141**	**$374,932**	**$932,046**	**$323,061**	**$77,067**	**$5,901,190**
Totals, Escalated (3.0% inflation, compounded annually)												**$54,602**	**$9,207**	**$695,971**	**$655,435**	**$1,955,974**	**$669,724**	**$667,643**	**$461,119**	**$1,180,688**	**$421,521**	**$103,572**	**$6,875,456**

Yolanda Elementary School / Yolanda Special Education Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
B2010	Building Exterior	8575268	Exterior Walls, any painted surface, Prep & Paint	10	5	5	3200	SF	$2.74	$3.66	$11,705						$11,705						**$11,705**
C2010	Throughout Building	8575260	Wall Finishes, any surface, Prep & Paint	10	4	6	5000	SF	$1.45	$1.94	$9,679							$9,679					**$9,679**
C2030	Throughout Building	8575272	Flooring, Vinyl Tile (VCT), Replace	15	9	6	1700	SF	$4.84	$6.46	$10,984							$10,984					**$10,984**
C2030	Restrooms	8575259	Flooring, Vinyl Sheeting, Replace	15	8	7	200	SF	$5.93	$7.92	$1,583								$1,583				**$1,583**
C2030	Throughout Building	8575269	Flooring, Carpet, Commercial Standard, Replace	10	5	5	1300	SF	$8.06	$10.75	$13,980						$13,980						**$13,980**
C2050	Throughout Building	8575261	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	1600	SF	$1.81	$2.42	$3,872							$3,872					**$3,872**
D8010	Throughout Building	8575270	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	9	6	3200	SF	$2.50	$3.34	$10,680							$10,680					**$10,680**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$25,686**	**$35,215**	**$1,583**	**$0**	**$0**	**$0**	**$62,484**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$29,777**	**$42,048**	**$1,947**	**$0**	**$0**	**$0**	**$73,772**