FACILITY CONDITION ASSESSMENT

prepared for

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

Walterville Elementary School
40589 McKenzie Highway
Springfield, OR 97478

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BV PROJECT #:
169411.24R000-143.017

DATE OF REPORT:
January 9, 2025

ON SITE DATE:
November 19, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	ES
Number of Buildings	1
Main Address	40589 McKenzie Highway, Springfield, OR 97478
Site Developed	1950
Outside Occupants / Leased Spaces	None
Date(s) of Visit	November 19, 2024
Management Point of Contact	Oregon Department of Education Adam Krein, State Facility Assessment Administrator 971-720-9273 adam.krein@ode.oregon.gov
On-site Point of Contact (POC)	Brett Yancy
Assessment & Report Prepared By	Andrew Cosper
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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

Walterville Elementary School, built in 1950, has retained its original architectural design with no major renovations over the years. The facility has continued to serve the same educational purpose, accommodating the community's general education needs since its establishment.

Architectural

The school consists of several different flooring dishes throughout the school and has been upgraded throughout the years. Interior finishes are in fair condition and are otherwise budgeted and anticipated for replacement and/or repairs. Exterior finishes are in an overall general condition of fair with no obvious water intrusions via windows and ceilings/roofs. The slab on the school is in good condition with no obvious large cracks.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The mechanical system for the school is predominantly a split system with variable refrigerant and is backed up by a boiler hot water system. The HVAC system was installed in 2022, while the boilers were installed in 2008. Electrical system has been gradually upgraded over the years as new systems are added to the school or replacements for the existing equipment that requires it. Plumbing in the walls and underground are likely original to the building construction year, but fixtures and plumbing equipment has been replaced, and domestic lines have been upgraded to copper in most exposed and easy to access areas. The school does not currently have a fire suppression system, but there is a full fire control system installed and is maintained. MEPF systems repair and replacements are budgeted for and anticipated.

Site

The school has a parking lot, and a bus and student drop-off area. There is a play structure and sports court and field, with a metal shade structure in the playground area. Irrigation is present and landscaping is significant.

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
Walterville Elementary School	$593	22,668	$13,442,124	0%	5.1%	11.0%	20.3%

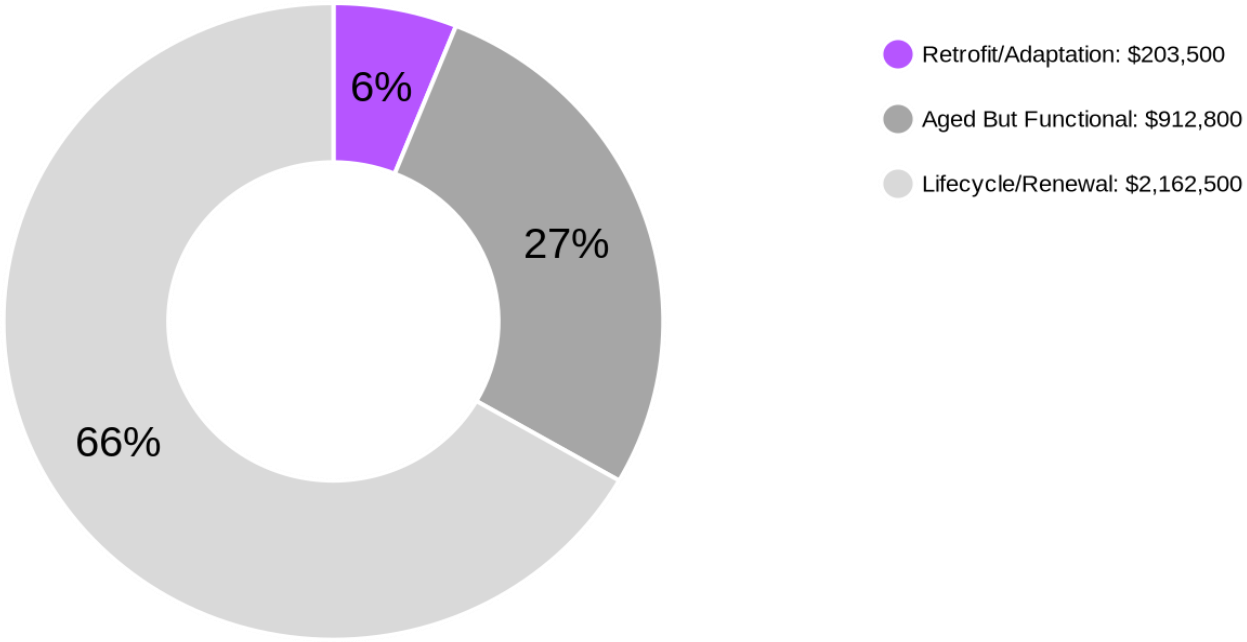
Immediate Needs

Facility/Building	Total Items	Total Cost
TOTAL	**0**	**$0**

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: $3,278,800

2. Walterville Elementary School

Walterville Elementary School: Building Systems Summary		
Address	40589 McKenzie Highway, Springfield, OR 97478	
GPS Coordinates	44.078400653814455, -122.76195998859485	
Constructed/Renovated	1950	
Building Area	22,668 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Brick and Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with asphalt shingles and single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board Floors: VCT, ceramic tile, wood strip, painted concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	Fair

Walterville Elementary School: Building Systems Summary		
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers feeding fan coil and hydronic baseboard radiators Non-Central System: Split-system heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	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	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

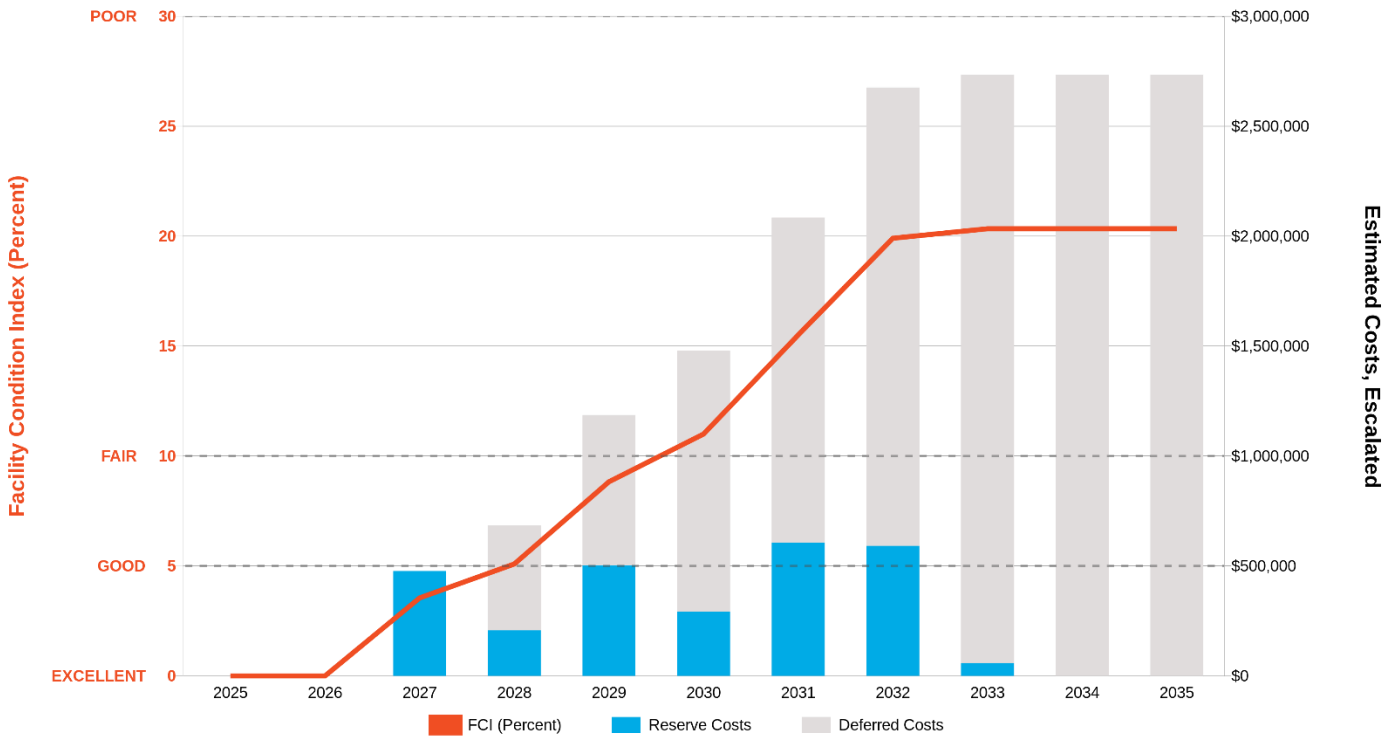
The table below shows the anticipated costs by trade or building system over the next 20 years.

Walterville Elementary School: System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Structure	$0	$0	$0	$0	$1,602,934	$1,602,934
Facade	$0	$0	$142,067	$21,388	$911,690	$1,075,145
Roofing	$0	$0	$0	$294,838	$0	$294,838
Interiors	$0	$421,172	$64,275	$0	$700,644	$1,186,091
Plumbing	$0	$41,718	$229,266	$24,313	$68,314	$363,611
HVAC	$0	$0	$144,531	$7,338	$1,078,666	$1,230,535
Fire Protection	$0	$0	$203,466	$0	$0	$203,466
Electrical	$0	$0	$105,240	$241,909	$69,661	$416,810
Fire Alarm & Electronic Systems	$0	$2,187	$0	$362,344	$0	$364,531
Equipment & Furnishings	$0	$11,712	$104,830	$303,010	$29,856	$449,408
Sitework	$0	$0	$8,288	$0	$0	$8,288
TOTALS	**$0**	**$476,800**	**$1,002,000**	**$1,255,200**	**$4,461,800**	**$7,195,800**

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: $13,442,124.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $248,535.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Walterville Elementary School
Throughout Building

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

Plan Type: Retrofit/Adaptation

Cost Estimate: $180,800

install fires sprinkler system - AssetCALC ID: 8764215

Walterville Elementary School: Photographic Overview

1 - FRONT ELEVATION

2 - REAR ELEVATION

3 - LEFT ELEVATION

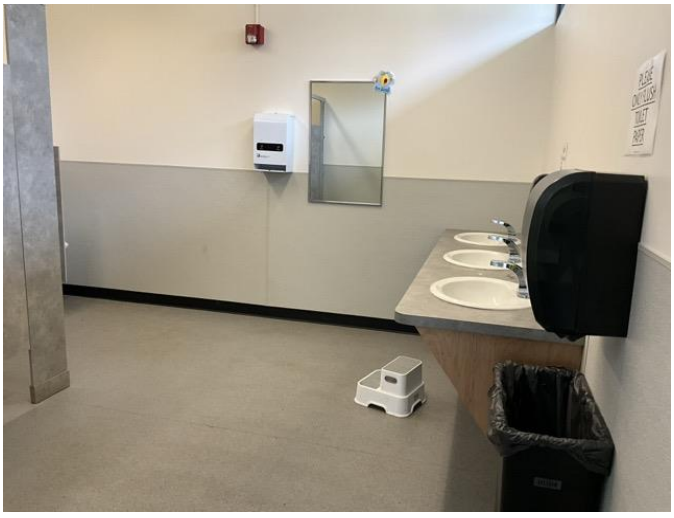
4 - RIGHT ELEVATION

5 - MUSIC CLASSROOM

6 - ROOF

7 - TYPICAL CLASSROOM

8 - RECEPTION AREA



9 - RESTROOM

10 - LOUNGE

11 - LIBRARY

12 - TYPICAL CLASSROOM

13 - MAINTENANCE AREA

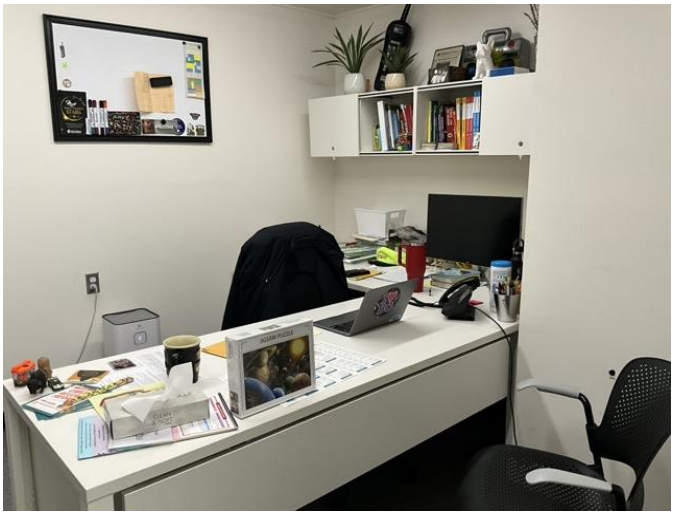
14 - BOILERS AND PUMPS

15 - SENSORY

16 - ROOFTOP MECHANICAL EQUIPMENT

17 - ROOF EDGE

18 - FACADE



19 - PRINCIPAL

20 - NURSE

21 - AUDITORIUM

22 - SWITCHBOARD

23 - PACKAGED UNIT

24 - COMMERCIAL KITCHEN LINE

3. Site Summary

Site: Site Information		
Site Area	23.50 acres	
Parking Spaces	51 total spaces are all in open lots; 3 of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks and curbs	Fair
Site Development	Property entrance signage; chain link fencing; Playgrounds and sports fields and courts Limited picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Gazebos	

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

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

Site: System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Plumbing	$0	$0	$0	$29,552	$110,176	$139,728
Special Construction & Demo	$0	$0	$24,373	$0	$558,428	$582,801
Sitework	$0	$93,355	$0	$397,583	$158,264	$649,202
TOTALS	**$0**	**$93,400**	**$24,400**	**$427,200**	**$826,900**	**$1,371,900**

Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Site: Photographic Overview

1 - DROP OFF/PICK UP

2 - WALKWAYS AND LANDSCAPING

3 - PLAYFIELD

4 - SPORT COURT

5 - SITE OVERVIEW

6 - PLAYGROUND

7 - LANDSCAPING

8 - PLAYFIELD

9 - PARKING AREA

10 - STORAGE TANK

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

6. Certification

Oregon Department of Education FCA ADA COMBINED (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Walterville Elementary School, 40589 McKenzie Highway, Springfield, OR 97478, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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7. Appendices

Appendix A: Site and Floor Plan(s)

Appendix B: Pre-Survey Questionnaire(s)

Appendix C: Not used

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

Appendix A:
Site Plan(s)

Site Plan

Project Number	Project Name
169411.24R000-143.017	Walterville Elementary School
Source	**On-Site Date**
Google	November 21, 2024

N

Appendix B:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Walterville Elementary 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

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

Signature of Assessor	*Signature of POC*

Appendix C:
Not used

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Appendix D:
Component Condition Report

Component Condition Report | Walterville Elementary School / Walterville Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020		Fair	Slab-on-Grade, Concrete	22,668 SF	14	8792284
B1010	Throughout	Fair	Structural Framing, Wood	22,668 SF	14	8792285
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	6,800 SF	7	8764234
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	9,000 SF	4	8764248
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	6,800 SF	11	8764218
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	20	11	8764232
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	8,000 SF	7	8764262
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	17,000 SF	7	8764251
Interiors						
C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core Commercial	22	11	8764216
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	11,400 SF	12	8764219
C1070	Classrooms General	Fair	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT	9,100 SF	2	8764242
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	4,500 SF	11	8764239
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	40,800 SF	2	8764263
C2030	Gymnasium	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	11,400 SF	2	8764224
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,100 SF	11	8764230
C2030	Office Areas	Fair	Flooring, Vinyl Sheeting	6,800 SF	5	8764200
C2030	Utility Rooms/Areas	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,100 SF	2	8764255
C2030	Stage	Fair	Flooring, Wood, Strip, Refinish	1,100 SF	2	8764226
C2050	Utility Rooms/Areas	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,300 SF	2	8764246
Plumbing						

Component Condition Report | Walterville Elementary School / Walterville Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Urinal, Standard	8	7	8764259
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Commercial (12 kW)	1	2	8764225
D2010	Nurse	Fair	Emergency Plumbing Fixtures, Eye Wash	1	7	8764198
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Commercial (36 kW)	1	4	8764210
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Laundry	1	8	8764223
D2010	Restrooms	Fair	Toilet, Residential Water Closet	15	11	8764249
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	22,668 SF	3	8764209
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	11	8764222
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	12	11	8764212
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Commercial (12 kW)	1	2	8764208
D2010	Faculty Break Rooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	8	8764201
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	11	8764221
D2010	Nurse	Fair	Shower, Fiberglass	1	7	8764244
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	11	8764254
HVAC						
D3020	Utility Rooms/Areas	Fair	Boiler, Gas, HVAC	2	13	8764257
D3020	Utility Rooms/Areas	Fair	Boiler Supplemental Components, Expansion Tank	1	24	8764240
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 2 Ton	12	17	8764237
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	2	7	8764252
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	2	12	8764256
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	12	12	8764261
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	17	8764250
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	22,668 SF	15	8764214
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	22,668 SF	5	8764231
D3050	Throughout Building	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	22,668 SF	16	8764211

Component Condition Report | Walterville Elementary School / Walterville Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	22,668 SF	4	8764215
Electrical						
D5020	Electrical Room	Fair	Switchboard, 120/208 V	1	11	8764227
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	22,668 SF	4	8764253
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	22,668 SF	6	8764202
Fire Alarm & Electronic Systems						
D6030	Auditorium	Fair	Sound System, Theater/Auditorium/Church	1,000 SF	2	8764236
D7050	Utility Rooms/Areas	Fair	Fire Alarm Panel, Fully Addressable	1	7	8764245
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	22,668 SF	6	8764241
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	22,668 SF	6	8764235
Equipment & Furnishings						
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	4	8764229
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	16 LF	5	8764258
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	6	8764238
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	11	8764206
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	15 LF	5	8764260
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height	6 LF	6	8764247
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	10 LF	4	8764264
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Dishwashing Equipment	10 LF	8	8764199
E1040	Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	4	8764207
E1040	Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	3	8764203
E1060	Utility Rooms/Areas	Fair	Residential Appliances, Washer/Dryer Combo Unit	1	2	8764205
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	500 SF	2	8764243
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Fixed	2	4	8764220

Component Condition Report | Walterville Elementary School / Walterville Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Library	Fair	Casework, Cabinetry, Standard Classroom	18 LF	7	8764217
E2010	Restrooms	Fair	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top	9	7	8764204
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard Classroom	200 LF	7	8764233
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	150 LF	7	8764213
Utilities						
G3010	Utility Rooms/Areas	Fair	Storage Tank, Site Well Water, Pressurized, 120 GAL, Replace/Install	1	27	8764197
Sitework						
G4050	Building Exterior	Fair	Exterior Site Lighting, Wall Pack, 13 to 26 W	8	5	8764228

Component Condition Report | Walterville Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Piping & Valves, Piping Copper, Domestic Water, 4 IN	240 LF	19	8786474
D2010	Site General	Fair	Storage Tank, Domestic Water	1	6	8764148
Special Construction & Demo						
F1020		Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	5,370 SF	14	8764152
F1020	Site General	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	200 SF	4	8764169
F1020	Site General	Fair	Ancillary Building, Greenhouse, Glazing & Accessories	50 SF	4	8764162
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	45,000 SF	2	8764166
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	45,000 SF	7	8764146
G2030	Site General	Fair	Sidewalk, Concrete, Large Areas	5,000 SF	29	8764164
Athletic, Recreational & Playfield Areas						
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	2	2	8764158
Sitework						

Component Condition Report | Walterville Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	2,300 LF	7	8764156
G2060	Site Parking Areas	Fair	Flagpole, Metal	1	11	8764160
G2060	Site Parking Areas	Fair	Signage, Property, Monument, Replace/Install	1	2	8764154
Utilities						
G3020	Site	Fair	Piping & Valves, Piping PVC, Site Sanitary, 8 IN	240 LF	19	8786475

Appendix E:
Replacement Reserves

Replacement Reserves Report

1/9/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total Esc
Walterville Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Walterville Elementary School / Site	$0	$0	$93,358	$0	$24,374	$0	$29,553	$397,587	$0	$0	$0	
Walterville Elementary School / Walterville Elementary School	$0	$0	$476,798	$207,402	$502,557	$292,015	$605,839	$591,282	$58,037	$0	$0	
Grand Total	**$0**	**$0**	**$570,156**	**$207,402**	**$526,931**	**$292,015**	**$635,392**	**$988,869**	**$58,037**	**$0**	**$0**	

Walterville Elementary School

Walterville Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Re
D2010	Site General	8764148	Storage Tank, Domestic Water, Replace	30	24	6	1	EA	$18,000.00	$24,750.00	$24,750							$24,750					
F1020	Site General	8764169	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	31	4	200	SF	$60.00	$82.50	$16,500					$16,500							
F1020	Site General	8764162	Ancillary Building, Greenhouse, Glazing & Accessories, Replace	30	26	4	50	SF	$75.00	$103.13	$5,156					$5,156							
G2020	Site Parking Areas	8764166	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	45000	SF	$0.46	$0.64	$28,599			$28,599					$28,599				
G2020	Site Parking Areas	8764146	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	18	7	45000	SF	$3.50	$4.81	$216,563								$216,563				
G2050	Site Playground Areas	8764158	Play Structure, Multipurpose, Medium, Replace	20	18	2	2	EA	$20,000.00	$27,500.00	$55,000			$55,000									
G2060	Site General	8764156	Fences & Gates, Fence, Chain Link 6', Replace	40	33	7	2300	LF	$24.70	$33.96	$78,114								$78,114				
G2060	Site Parking Areas	8764154	Signage, Property, Monument, Replace/Install	20	18	2	1	EA	$3,200.00	$4,400.00	$4,400			$4,400									
Totals, Unescalated												**$0**	**$0**	**$87,999**	**$0**	**$21,656**	**$0**	**$24,750**	**$323,275**	**$0**	**$0**	**$0**	
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$93,358**	**$0**	**$24,374**	**$0**	**$29,553**	**$397,587**	**$0**	**$0**	**$0**	

Walterville Elementary School / Walterville Elementary School

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
B2010	Building Exterior	8764248	Exterior Walls, Wood Siding, Replace	30	26	4	9000	SF	$10.20	$14.03	$126,225					$126,225					
B2010	Building Exterior	8764234	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	13	7	6800	SF	$1.86	$2.56	$17,391								$17,391		
B3010	Roof	8764251	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	13	7	17000	SF	$3.95	$5.43	$92,331								$92,331		
B3010	Roof	8764262	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	13	7	8000	SF	$13.40	$18.43	$147,400								$147,400		
C1070	Classrooms General	8764242	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT, Replace	25	23	2	9100	SF	$14.00	$19.25	$175,175			$175,175							
C2010	Classrooms General	8764263	Wall Finishes, any surface, Prep & Paint	10	8	2	40800	SF	$1.45	$1.99	$81,345			$81,345							
C2030	Utility Rooms/Areas	8764255	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	1100	SF	$1.09	$1.50	$1,649			$1,649							
C2030	Stage	8764226	Flooring, Wood, Strip, Refinish	10	8	2	1100	SF	$5.09	$7.00	$7,699			$7,699							
C2030	Gymnasium	8764224	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	13	2	11400	SF	$8.00	$11.00	$125,400			$125,400							
C2030	Office Areas	8764200	Flooring, Vinyl Sheeting, Replace	15	10	5	6800	SF	$5.93	$8.15	$55,446							$55,446			
C2050	Utility Rooms/Areas	8764246	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	2300	SF	$1.81	$2.49	$5,732			$5,732							
D2010	Utility Rooms/Areas	8764225	Water Heater, Electric, Commercial (12 kW), Replace	20	18	2	1	EA	$14,300.00	$19,662.50	$19,663			$19,663							

Replacement Reserves Report

1/9/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
D2010	Utility Rooms/Areas	8764208	Water Heater, Electric, Commercial (12 kW), Replace	20	18	2	1	EA	$14,300.00	$19,662.50	$19,663			$19,663							
D2010	Utility Rooms/Areas	8764210	Water Heater, Electric, Commercial (36 kW), Replace	20	16	4	1	EA	$16,100.00	$22,137.50	$22,138					$22,138					
D2010	Throughout Building	8764209	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	37	3	22668	SF	$6.00	$8.25	$187,011				$187,011						
D2010	Restrooms	8764259	Urinal, Standard, Replace	30	23	7	8	EA	$1,030.00	$1,416.25	$11,330								$11,330		
D2010	Nurse	8764198	Emergency Plumbing Fixtures, Eye Wash, Replace	20	13	7	1	EA	$1,100.00	$1,512.50	$1,513								$1,513		
D2010	Nurse	8764244	Shower, Fiberglass, Replace	20	13	7	1	EA	$1,620.00	$2,227.50	$2,228								$2,228		
D2010	Utility Rooms/Areas	8764223	Sink/Lavatory, Service Sink, Laundry, Replace	30	22	8	1	EA	$1,040.00	$1,430.00	$1,430									$1,430	
D2010	Faculty Break Rooms	8764201	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	22	8	2	EA	$1,140.00	$1,567.50	$3,135									$3,135	
D3030	Roof	8764252	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	2	EA	$2,170.00	$2,983.75	$5,968								$5,968		
D3050	Throughout Building	8764231	HVAC System, Ductwork, Medium Density, Replace	30	25	5	22668	SF	$4.00	$5.50	$124,674						$124,674				
D4010	Throughout Building	8764215	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	22668	SF	$5.80	$7.98	$180,777					$180,777					
D5030	Throughout Building	8764253	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	22668	SF	$3.00	$4.13	$93,506					$93,506					
D5040	Throughout Building	8764202	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	14	6	22668	SF	$6.50	$8.94	$202,595							$202,595			
D6030	Auditorium	8764236	Sound System, Theater/Auditorium/Church, Replace	20	18	2	1000	SF	$1.50	$2.06	$2,063			$2,063							
D7050	Throughout Building	8764241	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	22668	SF	$3.00	$4.13	$93,506							$93,506			
D7050	Utility Rooms/Areas	8764245	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	$16,200.00	$22,275.00	$22,275								$22,275		
D8010	Throughout Building	8764235	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	9	6	22668	SF	$6.00	$8.25	$187,011							$187,011			
E1030	Kitchen	8764229	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	26	4	1	EA	$2,330.00	$3,203.75	$3,204					$3,204					
E1030	Commercial Kitchen	8764264	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	16	4	10	LF	$300.00	$412.50	$4,125					$4,125					
E1030	Commercial Kitchen	8764258	Commercial Kitchen Line, Cooking Equipment, Replace	20	15	5	16	LF	$2,000.00	$2,750.00	$44,000						$44,000				
E1030	Commercial Kitchen	8764260	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	15	5	15	LF	$1,000.00	$1,375.00	$20,625						$20,625				
E1030	Commercial Kitchen	8764238	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	9	6	1	EA	$5,650.00	$7,768.75	$7,769							$7,769			
E1030	Commercial Kitchen	8764247	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height, Replace	20	14	6	6	LF	$2,000.00	$2,750.00	$16,500							$16,500			
E1030	Commercial Kitchen	8764199	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	12	8	10	LF	$3,000.00	$4,125.00	$41,250									$41,250	
E1040	Lobby	8764203	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	7	3	1	EA	$2,030.00	$2,791.25	$2,791				$2,791						
E1040	Lobby	8764207	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	6	4	1	EA	$2,030.00	$2,791.25	$2,791					$2,791					
E1060	Utility Rooms/Areas	8764205	Residential Appliances, Washer/Dryer Combo Unit, Replace	15	13	2	1	EA	$1,530.00	$2,103.75	$2,104			$2,104							
E1070	Auditorium	8764243	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	13	2	500	SF	$13.00	$17.88	$8,938			$8,938							
E1070	Gymnasium	8764220	Basketball Backboard, Ceiling-Mounted, Fixed	30	26	4	2	EA	$5,000.00	$6,875.00	$13,750					$13,750					
E2010	Library	8764217	Casework, Cabinetry, Standard Classroom, Replace	20	13	7	18	LF	$325.00	$446.88	$8,044								$8,044		
E2010	Restrooms	8764204	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top, Replace	20	13	7	9	EA	$1,200.00	$1,650.00	$14,850								$14,850		
E2010	Classrooms General	8764233	Casework, Cabinetry, Standard Classroom, Replace	20	13	7	200	LF	$325.00	$446.88	$89,375								$89,375		
E2010	Library	8764213	Library Shelving, Single-Faced, up to 90" Height, Replace	20	13	7	150	LF	$330.00	$453.75	$68,063								$68,063		
G4050	Building Exterior	8764228	Exterior Site Lighting, Wall Pack, 13 to 26 W, Replace	20	15	5	8	EA	$650.00	$893.75	$7,150						$7,150				
Totals, Unescalated												**$0**	**$0**	**$449,428**	**$189,802**	**$446,515**	**$251,895**	**$507,381**	**$480,766**	**$45,815**	**$0**

Replacement Reserves Report

1/9/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$476,798**	**$207,402**	**$502,557**	**$292,015**	**$605,839**	**$591,282**	**$58,037**	**$0**

w/ Markup* was affected due to 'Show Base vs. Markup cost' and 'Include Markups in Unit Costs' being checked.