FACILITY CONDITION ASSESSMENT

prepared for

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

Two Rivers Dos Rios Elementary
1084 G Street
Springfield, OR 97477

PREPARED BY:
Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.bvna.com

BV CONTACT:
Matt Anderson
Program Manager
800.733.0660 x6713
matt.anderson@bureauveritas.com

BV PROJECT #:
169411.24R000-140.017

DATE OF REPORT:
January 7, 2025

ON SITE DATE:
November 21, 2024

TABLE OF CONTENTS

1. Executive Summary 1
Campus Overview and Assessment Details 1
Campus Findings and Deficiencies 2
Facility Condition Index (FCI) 4
Immediate Needs 5
Plan Types 6
2. Two Rivers Dos Rios Elementary - Main 7
3. Two Rivers Dos Rios Elementary School - Portable 1 16
4. Site Summary 17
5. Purpose and Scope 23
6. Opinions of Probable Costs 25
Methodology 25
Definitions 26
7. Certification 27
8. Appendices 28

1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	2
Main Address	1084 G Street, Springfield, OR 97477
Site Developed	1950 Renovated 2014
Outside Occupants / Leased Spaces	Leased by outside Parties "Community Transition Program"
Date(s) of Visit	November 21, 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)	Chris Smith
Assessment & Report Prepared By	Osama Mohamed
Reviewed By	Anas Sadkhi *for,* Matt Anderson Program Manager 800.733.0660 x6713 matt.anderson@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Two Rivers Elementary School (Springfield) was initially constructed in 1950. The whole school is one story except for staff offices area where there is a second story on top and that is reachable by a curved staircase. The building consists of administration, classrooms, a library, a gymnasium, and a commercial kitchen. These rooms are supported by restrooms, a nurse's station, a staff break room, storage, a terminated mechanical room, and various utility rooms and offices. In 2024, a major renovation of HVAC and Electrical systems were completed. In 2014 the primary roof was replaced and addition was added to the native center of the school. In 2024 a metal structure shaded area was built at the east side of the school. A portable for softball locker rooms were added in 2024.

Architectural

The school is constructed with brick bearing walls on a concrete raft foundation slab. The primary roof is gabled wood framing while the secondary roof is flat with a TPO/PVC roof membrane. The interior walls are wood stud construction.

Exterior glazing is comprised of individual vinyl windows. Interior access is gained by steel man doors and full-glazed aluminum entry doors.

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

Mechanical, Electrical, Plumbing and Fire (MEPF)

The school's central HVAC system consists of exterior air-handlers distributing air to the entire school. individual package unit supports the central system. All HVAC system components were observed to be adequately maintained with no visual or reported issues.

Domestic hot waters are supplied by residential water heaters. The domestic sanitary and supply system was reported to be adequate with no reported or visual issues.

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

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

Site

The site is located in residential area that shares houses on North and South sides. The east side of the building shares a public park. The south and the west sides share the main streets. The site contains a decent playground on the east side while softball field is located on the North.
The parking and driveways are lined with concrete curb and gutters, and the building is surrounded by concrete walkways. The site is irrigated and contains areas of lawn, trees, shrubs, and planting beds throughout. Site lighting consists of building mounted fixtures and parking lot pole light. Site furnishings are limited to a limited number of park benches.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

FCI Ranges and Description	
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
Two Rivers Dos Rios Elementary - Main	$593	68,438	$40,583,734	0.3%	1.6%	3.6%	9.9%

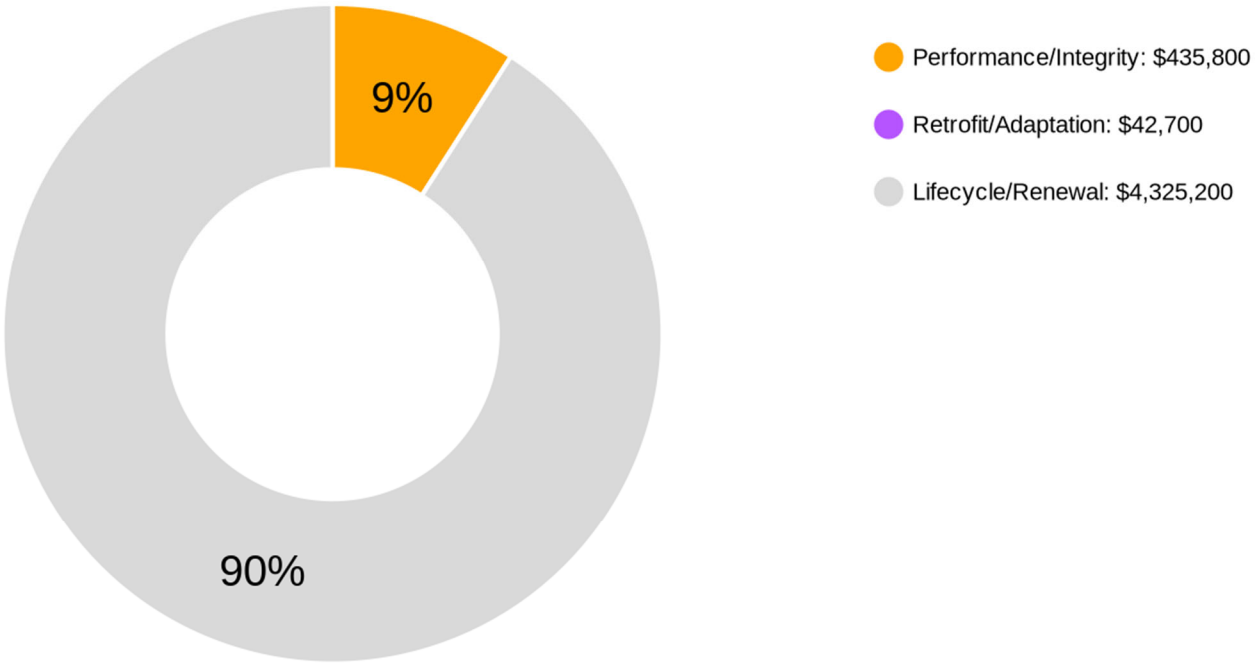
Immediate Needs

Facility/Building	Total Items	Total Cost
Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary - Site	2	$54,800
Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary - Main	2	$138,800
TOTAL	**4**	**$193,600**

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 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: $4,803,700

2. Two Rivers Dos Rios Elementary - Main

Two Rivers Dos Rios Elementary - Main: Building Systems Summary		
Address	1084 G Street, Springfield, OR 97477	
GPS Coordinates	44.052505461932, -123.01076862332111	
Constructed/Renovated	1950 Renovated 2014	
Building Area	68,438 SF	
Number of Stories	1 above grade (mechanical mezzanines are present but not included in the count)	
System	*Description*	*Condition*
Structure	Conventional wood/bricks frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Bricks Secondary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Single-ply TPO/PVC membrane Secondary: Metal finish	Good
Interiors	Walls: Painted gypsum board, wood paneling Floors: Carpet, VCT, wood strip, coated concrete Ceilings: Painted gypsum board wood paneling	Fair
Elevators	None	Fair

Two Rivers Dos Rios Elementary - Main: Building Systems Summary		
Plumbing	Distribution: Galvanized iron supply and cast iron waste & venting Hot Water: Electric domestic Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Exterior air handlers Supplemental components: Ductless split-systems Make-up air units	Excellent
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations,	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: A lock on a ladder to go down to the secondary roof that contain new HVAC package units	

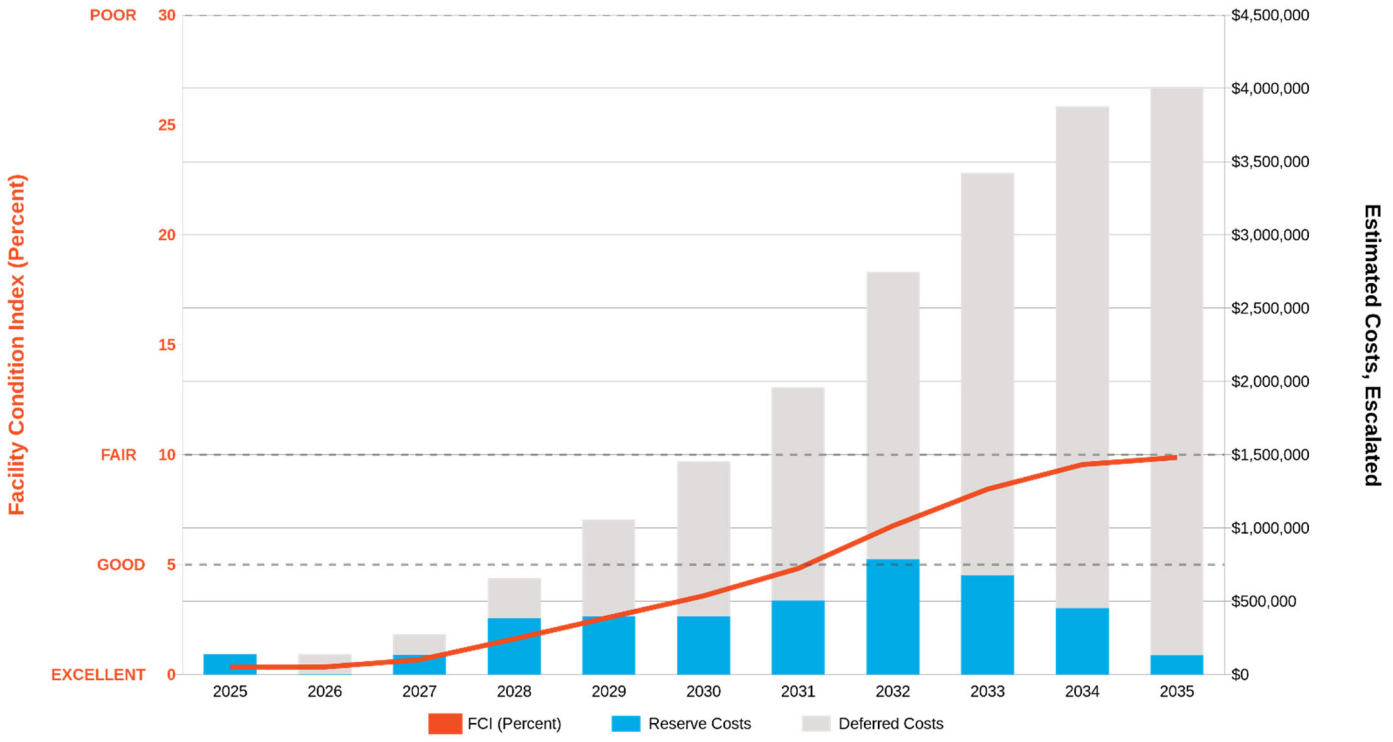
The table below shows the anticipated costs by trade or building system over the next 20 years.

Two Rivers Dos Rios Elementary - 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	$5,207	$5,207
Facade	$0	$15,890	$0	$662,965	$21,356	$700,211
Roofing	$0	$0	$306,181	$730,279	$0	$1,036,460
Interiors	$98,367	$110,210	$683,108	$132,197	$2,525,013	$3,548,895
Plumbing	$0	$2,322	$8,418	$28,883	$2,077,077	$2,116,700
HVAC	$0	$0	$105,442	$0	$898,295	$1,003,737
Fire Protection	$0	$0	$452	$0	$607	$1,059
Electrical	$0	$0	$10,742	$518,550	$3,316,980	$3,846,272
Fire Alarm & Electronic Systems	$0	$4,346	$9,974	$2,690	$38,642	$55,652
Equipment & Furnishings	$40,425	$2,960	$55,472	$453,840	$296,193	$848,890
Sitework	$0	$0	$0	$25,833	$0	$25,833
TOTALS	**$138,800**	**$135,800**	**$1,179,800**	**$2,555,300**	**$9,179,400**	**$13,189,100**

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

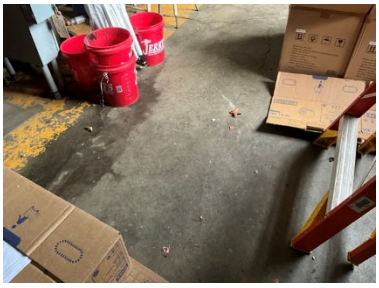
Replacement Value: $40,583,734.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $364,504.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary - Main	E1038	Foodservice Equipment, Walk-In, Refrigerator, Replace	Failed	Retrofit/Adaptation	$40,400
Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary - Main	C2031	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	Poor	Performance/Integrity	$98,400
TOTAL (2 items)					**$138,800**

Key Findings



Flooring in Poor condition.

any surface, w/ Epoxy Coating
Two Rivers Dos Rios Elementary - Main Mechanical Room

Uniformat Code: C2030
Recommendation: **Prep & Paint in 2025**

Plan Type: Performance/Integrity

Cost Estimate: $98,400

Aged and need maintenance - AssetCALC ID: 8668424

Sink/Lavatory in Poor condition.

Service Sink, Wall-Hung
Two Rivers Dos Rios Elementary - Main Terminated HVAC

Uniformat Code: D2010
Recommendation: **Replace in 2026**

Plan Type: Retrofit/Adaptation

Cost Estimate: $2,300

Corroded and rusted - AssetCALC ID: 8668346

Foodservice Equipment in Failed condition.

Walk-In, Refrigerator
Two Rivers Dos Rios Elementary - Main Commercial Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2025**

Plan Type: Retrofit/Adaptation

Cost Estimate: $40,400

Out of service - AssetCALC ID: 8668370

Two Rivers Dos Rios Elementary - Main: Photographic Overview

1 – LIBRARY SHELVING

2 – LIBRARY SHELVING

3 – COVER PHOTO

4 – REAR ELEVATION

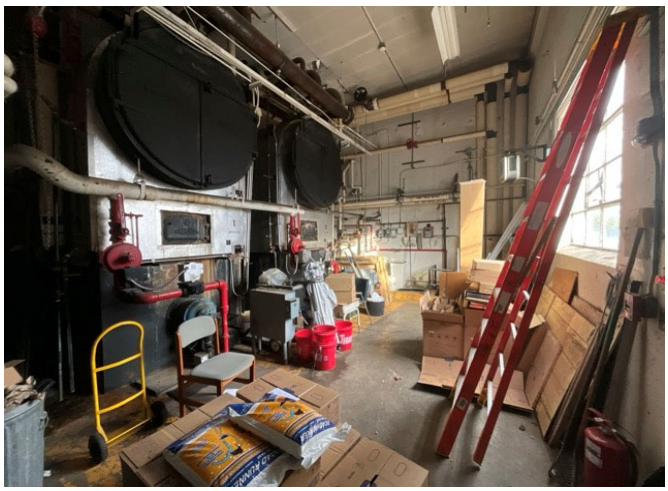
5 – LEFT ELEVATION

6 – RIGHT ELEVATION

7 – RESTROOM

8 – ABANDONED HVAC

9 – LOBBY



10 – TERMINATED BOILER MECHAMICAL

11 – KITCHEN STORAGE

12 – MUSIC CLASSROOM

13 – COMMERCIAL KITCHEN

14 – OFFICE

15 – TYPICAL CLASSROOM

16 – TYPICAL HALLWAY

17 – GYMNASIUM

18 – CAFETERIA

3. Two Rivers Dos Rios Elementary School - Portable 1

Two Rivers Dos Rios Elementary School - Portable 1: Building Systems Summary	
Address	1084 G Street, Springfield, OR 97477
GPS Coordinates	44.0526967, -123.0105216
Constructed/Renovated	2024
Building Area	5,513 SF
Number of Stories	1 above grade

4. Site Summary

Two Rivers Dos Rios Elementary: Site Information		
Site Area	17 acres	
Parking Spaces	100 car parking lots with 7 ADA and 2 vans. there is another parking lot cross street belongs to the church and can take 93 cars with 5 ADA and 4 vans.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks	Fair
Site Development	Property entrance signage; chain-link fence dumpster enclosures. Playgrounds and sports fields and courts	Fair
Landscaping & Topography	Limited landscaping features including lawns and Irrigation present	Fair
Utilities	Municipal water and sewer. Local utility-provided electric and natural gas with propane	Fair
Site Lighting	Building-mounted: LED, fluorescent Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Prefabricated modular buildings	Excellent
Site Accessibility	An accessibility survey has been prepared as a separate report	
Site Additional Studies	No additional studies are currently recommended for the site areas	

Two Rivers Dos Rios Elementary: Site Information	
Site Areas Observed	All of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition
Site Key Spaces Not Observed	Flat roof wasn't accessible due to a lock on the ladder

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

Two Rivers Dos Rios Elementary: 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	$0	$0	$0
Equipment & Furnishings	$0	$0	$0	$10,046	$0	$10,046
Special Construction & Demo	$0	$0	$165,051	$0	$507,788	$672,839
Sitework	$54,785	$2,045	$92,373	$469,840	$776,464	$1,395,507
TOTALS	**$54,800**	**$2,100**	**$257,500**	**$479,900**	**$1,284,300**	**$2,078,600**

Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary	G2055	Playfield Surfaces, Chips Engineered Wood, 3" Depth, Replace	Poor	Performance/Integrity	$12,200
Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary	G2021	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	$42,600
TOTAL (2 items)					**$54,800**

Key Findings

Parking Lots in Poor condition.

Pavement, Asphalt
Two Rivers Dos Rios Elementary
Site

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: $42,600

Asphalt, Seal & Stripe - AssetCALC ID: 8668463

Playfield Surfaces in Poor condition.

Chips Engineered Wood, 3" Depth
Two Rivers Dos Rios Elementary
Site Playground Areas

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

Plan Type:
Performance/Integrity

Cost Estimate: $12,200

Wood chips in the playground area is aged and needs to be replaced - AssetCALC ID: 8668449

Two Rivers Dos Rios Elementary: Photographic Overview

1 – COVER PHOTO

2 – PLAY STRUCTURE

3 – FENCES & GATES

4 – FLAGPOLE

5 – SHED/GAZEBO/SHADE STRUCTURE

6 – PARKING LOTS

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

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 Two Rivers Dos Rios Elementary, 1084 G 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 Bureau Veritas.

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

Prepared by: Osama Mohamed
Project Assessor

Reviewed by:

Anas Sadkhi
Technical Report Reviewer
for
Matt Anderson
Program Manager
800.733.0660 x6713
matt.anderson@bureauveritas.com

8. Appendices

Appendix A: Site and Floor Plan(s)

Appendix B: Pre-Survey Questionnaire(s)

Appendix C: Component Condition Report

Appendix D: Replacement Reserves

Appendix A:
Site and Floor Plan(s)

Aerial View

Project Number	Project Name
169411.24R000-140.017	Two Rivers Dos Rios Elementary
Source	**On-Site Date**
Google	November 29, 2024

N

Appendix B:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Two River 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:
Component Condition Report

Component Condition Report | Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary - Main

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4010	Throughout Building	Fair	Slab-on-Grade, Concrete, Standard w/ Integral Perimeter Footings, Standard w/ Integral Perimeter Footings	62,925 SF	24	8668349
B1010	Throughout Building	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	62,925 SF	24	8668411
B1080	Stairwells	Good	Stairs, Wood, Interior	54 SF	19	8668364
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	3,100 SF	2	8668384
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	6,300 SF	9	8668378
B2020		Good	Exterior Glazing, any type by SF	6,300 SF	8	8707920
B2050	Building Exterior	Fair	Exterior Door, Steel, any type, Refinish	24	2	8668350
Roofing						
B3010	Roof	Good	Primary Roofing, Single-Ply Membrane, TPO/PVC	31,351 SF	7	8668385
B3010	Roof	Fair	Secondary Roofing, Metal Panels	31,351 SF	3	8668421
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,044 LF	9	8668341
Interiors						
C1010	Gymnasium	Fair	Movable Partition, Gym Divider, Basic/Manual	371 SF	14	8668383
C1030	Lobby	Fair	Interior Door, Wood, Solid-Core	89	29	8668422
C1070	Gymnasium	Fair	Suspended Ceilings, Acoustical Tile (ACT)	44,000 SF	14	8668414
C1070	Library	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	12,600 SF	14	8668415
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	18	19	8668366
C2010	Cafeteria	Fair	Wall Finishes, Wood Paneling, Beadboard/Slats/Tongue & Groove	12,600 SF	19	8668367
C2010	Auditorium	Fair	Wall Finishes, any surface, Prep & Paint	85,000 SF	5	8668409
C2010	Gymnasium	Fair	Wall Finishes, Wood Paneling, Refinish	12,600 SF	5	8668402
C2030	Mechanical Room	Poor	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	4,900 SF	0	8668424
C2030	Auditorium	Fair	Flooring, Wood, Strip, Refinish	12,600 SF	2	8668394
C2030	Commercial Kitchen	Fair	Flooring, Linoleum	8,300 SF	4	8668412
C2030	Gymnasium	Fair	Flooring, Vinyl Tile (VCT)	37,700 SF	4	8668405
C2030	Office Areas	Fair	Flooring, Carpet, Commercial Standard	5,538 SF	3	8668386
C2050	Gymnasium	Fair	Ceiling Finishes, any flat surface, Prep & Paint	6,300 SF	2	8668372
Plumbing						
D2010	Commercial Kitchen/ Plumbing	Fair	Water Heater, Electric, Commercial (36 kW)	1	9	8668356

Component Condition Report | Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary - Main

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	68,438 SF	19	8708786
D2010	Restrooms	Good	Toilet, Commercial Water Closet	37	29	8668426
D2010	Restrooms	Good	Urinal, Standard	8	19	8668407
D2010	Terminated HVAC	Poor	Sink/Lavatory, Service Sink, Wall-Hung	1	1	8668346
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style	4	19	8668392
D2010	Lobby	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	4	8668416
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	20	19	8668360
HVAC						
D3030	Roof	Excellent	Split System/HVAC, Condensing Unit/Heat Pump	6	14	8668380
D3030	Roof	Excellent	Split System/HVAC, Condensing Unit/Heat Pump	22	14	8668339
D3050	Roof	Excellent	Packaged Unit/HVAC, RTU, Pad or Roof-Mounted	2	19	8668401
D3050	Roof	Excellent	Air Handler/HVAC, Exterior AHU	1	19	8668379
D3050	Attic	Excellent	Fan Coil Unit, Hydronic Terminal	13	19	8668390
D3050	Attic	Excellent	Air Handler/HVAC, Interior AHU, Easy/Moderate Access	4	24	8668357
D3050	Roof	Excellent	Packaged Unit/HVAC, RTU, Pad or Roof-Mounted	1	19	8668397
D3050	Roof	Excellent	Packaged Unit/HVAC, RTU, Pad or Roof-Mounted	2	19	8668391
D3050	Gymnasium	Good	HVAC System, Ductwork, Low Density	8,585 SF	29	8668641
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON	1	19	8668352
D3050	Gymnasium	Excellent	HVAC System, Ductwork, Low Density	62,925 SF	29	8668361
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	45	5	8668403
D3060	Roof	Excellent	Exhaust Fan, Centrifugal, 12" Damper	2	24	8668351
Fire Protection						
D4030	Lobby	Fair	Fire Extinguisher, Type ABC, up to 20 LB	2	5	8668368
Electrical						
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown	3	29	8668400
D5020	Electrical Room	Good	Primary Transformer, Dry, Property-Owned	1	17	8668417
D5020	Attic/Electrical	Fair	Distribution Panel, 120/208 V	1	3	8668369
D5020		Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	68,438 SF	19	8708831
D5020	Roof/Electrical	Excellent	Distribution Panel, 120/208 V	3	29	8668347
D5020	Roof/Electrical	Excellent	Distribution Panel, 277/480 V	2	29	8668398
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	68,438 SF	6	8668408

Component Condition Report | Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary - Main

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	16	9	8668420
Fire Alarm & Electronic Systems						
D6030	Auditorium	Fair	Sound System, Theater/Auditorium/Church	1,000 SF	9	8668345
D7030	Attic	Excellent	Security Panel, Alarm & Control (Main Panel)	1	14	8668419
D7030	Building Exterior	Fair	Security Camera, Closed Circuit Exterior, Fixed Black & White	1	2	8668410
D7050	Lobby	Good	Fire Alarm Devices, Alarm Siren	2	5	8668343
D7050	Lobby	Fair	Fire Alarm Panel, Multiplex	1	4	8668353
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	4	8668359
E1030	Commercial Kitchen	Failed	Foodservice Equipment, Walk-In, Refrigerator	1	0	8668370
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	9	8668354
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	4	8668363
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 2-Door	1	4	8668374
E1030	Commercial Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 2-Bowl	2	19	8668418
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	12 LF	9	8668388
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Freezer, 3-Door Reach-In	1	5	8668344
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	10 LF	13	8668395
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	20 LF	9	8668375
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	8668381
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Dishwashing Equipment	15 LF	7	8668340
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	2 LF	9	8668342
E1040	Throughout Building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	2	8668365
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed	6	19	8668382
E2010	Classrooms Music	Fair	Casework, Cabinetry, Hardwood Standard	53 LF	9	8668377
E2010	Library	Good	Library Shelving, Single-Faced, up to 90" Height	288 LF	9	8668423
E2010	Gymnasium	Good	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat)	36	9	8668425
E2010	Classrooms General	Fair	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top	17	8	8668406
E2010	Library	Fair	Casework, Cabinetry, Standard Classroom	15 LF	9	8668371
Sitework						
G2060	Cafeteria	Fair	Picnic Table, Wood/Composite/Fiberglass	20	9	8668413
G2060	Staff Room Upstairs	Fair	Picnic Table, Wood/Composite/Fiberglass	2	9	8668376

Component Condition Report | Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site General	Fair	Piping & Valves, Piping Copper, Domestic Water	103 LF	29	8668461
D2020	Site General	Fair	Piping & Valves, Piping PVC, Sanitary Drainage	103 LF	29	8668462
Equipment & Furnishings						
E1090	Site General	Fair	Waste Handling Equipment, Dumpster, Metal 8 CY	2	9	8668454
Special Construction & Demo						
F1020	Site Playground Areas	Excellent	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	5,060 SF	29	8668456
F1020	Site General	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	5,500 SF	14	8668458
F1020	Site General	Fair	Covered Walkway, Metal-Framed, Light/Medium Gauge, Prep & Paint	59,385 SF	5	8668453
Pedestrian Plazas & Walkways						
G2020	Site General	Fair	Parking Lots, any pavement type, Space or Stall Lines, Paint	114	2	8668464
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	66,993 SF	0	8668463
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	66,993 SF	14	8668448
G2030	Site General	Fair	Sidewalk, Concrete, Small Areas/Sections	5,988 SF	10	8668445
Athletic, Recreational & Playfield Areas						
G2050	Site General	Fair	Play Structure, Swing Set, 4 Seats	2	9	8668444
G2050	Site Playground Areas	Poor	Playfield Surfaces, Chips Engineered Wood, 3" Depth	5,382 SF	0	8668449
G2050		Fair	Sports Apparatus, Football, Goal Post	2	4	8692374
G2050	Site Playground Areas	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	8,820 SF	4	8668466
G2050	Site Playground Areas	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	8,820 SF	24	8668447
Sitework						
G2060	Site Utility Areas	Fair	Bike Rack, Fixed Single Loop	9	9	8668455
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 8'	2,281 LF	29	8668450
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 4'	736 LF	29	8668465
G2060	Site Parking Areas	Fair	Flagpole, Metal	1	19	8668457
G2060	Site General	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	9	8668452
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	9	8668446
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	45,000 SF	9	8668459
G4050	Building Exterior	Fair	Exterior Site Lighting, Wall Pack, 50 to 105 W	4	9	8668358
G4050	Site General	Fair	Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	40	15	8668451
G4050	Site General	Fair	Site Light Pole, 40' Height, w/o Base or Fixtures, Replace/Install	3	15	8668460

Component Condition Report | Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary School - Portable 1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site	Good	Classroom/Office Module, Portable Building	5,513 SF	29	8798643

Appendix D:
Replacement Reserves

Replacement Reserves Report

1/6/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total Escalated Estimate
Two Rivers Dos Rios Elementary	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary	$54,786	$0	$2,045	$13,343	$29,677	$214,409	$14,580	$0	$0	$201,181	$264,136	**$794,157**
Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary - Main	$138,793	$2,323	$133,411	$383,954	$397,877	$397,975	$505,634	$786,525	$677,477	$453,420	$132,198	**$4,009,585**
Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary School - Portable 1	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Grand Total	**$193,579**	**$2,323**	**$135,457**	**$397,297**	**$427,554**	**$612,384**	**$520,213**	**$786,525**	**$677,477**	**$654,601**	**$396,334**	**$4,803,743**

Two Rivers Dos Rios Elementary

Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary

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 Repair Estimate
E1090	Site General	8668454	Waste Handling Equipment, Dumpster, Metal 8 CY, Replace	20	11	9	2	EA	$2,800.00	$3,850.00	$7,700										$7,700		**$7,700**
F1020	Site General	8668453	Covered Walkway, Metal-Framed, Light/Medium Gauge, Prep & Paint	10	5	5	59385	SF	$2.74	$2.40	$142,376						$142,376						**$142,376**
G2020	Site	8668463	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	66993	SF	$0.46	$0.64	$42,576	$42,576					$42,576					$42,576	**$127,727**
G2020	Site General	8668464	Parking Lots, any pavement type, Space or Stall Lines, Paint	10	8	2	114	EA	$12.30	$16.91	$1,928			$1,928									**$1,928**
G2030	Site General	8668445	Sidewalk, Concrete, Small Areas/Sections, Replace	50	40	10	5988	SF	$18.70	$25.71	$153,966											$153,966	**$153,966**
G2050	Two Rivers Dos Rios Elementary	8692374	Sports Apparatus, Football, Goal Post, Replace	25	21	4	2	EA	$7,550.00	$10,381.25	$20,763					$20,763							**$20,763**
G2050	Site Playground Areas	8668466	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	1	4	8820	SF	$0.46	$0.64	$5,605					$5,605					$5,605		**$11,211**
G2050	Site Playground Areas	8668449	Playfield Surfaces, Chips Engineered Wood, 3" Depth, Replace	3	3	0	5382	SF	$1.65	$2.27	$12,210	$12,210			$12,210			$12,210			$12,210		**$48,842**
G2050	Site General	8668444	Play Structure, Swing Set, 4 Seats, Replace	20	11	9	2	EA	$3,390.00	$4,661.25	$9,323										$9,323		**$9,323**
G2060	Site Utility Areas	8668455	Bike Rack, Fixed Single Loop, Replace	20	11	9	9	EA	$300.00	$412.50	$3,713										$3,713		**$3,713**
G2060	Site	8668446	Park Bench, Metal Powder-Coated, Replace	20	11	9	1	EA	$1,030.00	$1,416.25	$1,416										$1,416		**$1,416**
G2060	Site General	8668452	Signage, Property, Building or Pole-Mounted, Replace/Install	20	11	9	1	EA	$2,290.00	$3,148.75	$3,149										$3,149		**$3,149**
G2080	Site	8668459	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	11	9	45000	SF	$1.70	$2.34	$105,188										$105,188		**$105,188**
G4050	Building Exterior	8668358	Exterior Site Lighting, Wall Pack, 50 to 105 W, Replace	20	11	9	4	EA	$1,070.00	$1,471.25	$5,885										$5,885		**$5,885**
Totals, Unescalated												**$54,786**	**$0**	**$1,928**	**$12,210**	**$26,368**	**$184,951**	**$12,210**	**$0**	**$0**	**$154,188**	**$196,542**	**$643,185**
Totals, Escalated (3.0% inflation, compounded annually)												**$54,786**	**$0**	**$2,045**	**$13,343**	**$29,677**	**$214,409**	**$14,580**	**$0**	**$0**	**$201,181**	**$264,136**	**$794,157**

Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary - Main

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 Repair Estimate
B2010	Building Exterior	8668384	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	8	2	3100	SF	$2.74	$3.77	$11,679			$11,679									**$11,679**
B2010	Building Exterior	8668378	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	11	9	6300	SF	$1.86	$2.56	$16,112										$16,112		**$16,112**
B2020	Two Rivers Dos Rios Elementary - Main	8707920	Exterior Glazing, any type by SF, Replace	30	22	8	6300	SF	$58.50	$80.44	$506,756									$506,756			**$506,756**
B2050	Building Exterior	8668350	Exterior Door, Steel, any type, Refinish	10	8	2	24	EA	$100.00	$137.50	$3,300			$3,300									**$3,300**
B3010	Roof	8668421	Secondary Roofing, Metal Panels, Replace	40	37	3	31351	SF	$6.50	$8.94	$280,200				$280,200								**$280,200**
B3010	Roof	8668385	Primary Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	13	7	31351	SF	$13.40	$18.43	$577,642									$577,642			**$577,642**
B3020	Roof	8668341	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	1044	LF	$10.60	$14.58	$15,216										$15,216		**$15,216**
C2010	Gymnasium	8668402	Wall Finishes, Wood Paneling, Refinish	10	5	5	12600	SF	$4.00	$5.50	$69,300						$69,300						**$69,300**
C2010	Auditorium	8668409	Wall Finishes, any surface, Prep & Paint	10	5	5	85000	SF	$1.45	$1.99	$169,469						$169,469						**$169,469**
C2030	Mechanical Room	8668424	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	10	0	4900	SF	$14.60	$20.08	$98,368	$98,368										$98,368	**$196,735**
C2030	Auditorium	8668394	Flooring, Wood, Strip, Refinish	10	8	2	12600	SF	$5.09	$7.00	$88,184			$88,184									**$88,184**
C2030	Gymnasium	8668405	Flooring, Vinyl Tile (VCT), Replace	15	11	4	37700	SF	$4.84	$6.66	$250,894					$250,894							**$250,894**
C2030	Commercial Kitchen	8668412	Flooring, Linoleum, Replace	15	11	4	8300	SF	$4.43	$6.09	$50,557					$50,557							**$50,557**
C2030	Office Areas	8668386	Flooring, Carpet, Commercial Standard, Replace	10	7	3	5538	SF	$8.06	$11.08	$61,341				$61,341								**$61,341**
C2050	Gymnasium	8668372	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	6300	SF	$1.81	$2.49	$15,701			$15,701									**$15,701**

Replacement Reserves Report

1/6/2025

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	2035	Deficiency Repair Estimate
D2010	Commercial Kitchen/ Plumbing	8668356	Water Heater, Electric, Commercial (36 kW), Replace	20	11	9	1	EA	$16,100.00	$22,137.50	$22,138										$22,138		**$22,138**
D2010	Terminated HVAC	8668346	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	34	1	1	EA	$1,640.00	$2,255.00	$2,255		$2,255										**$2,255**
D2010	Lobby	8668416	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	4	EA	$1,360.00	$1,870.00	$7,480					$7,480							**$7,480**
D3060	Roof	8668403	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	20	5	45	EA	$1,470.00	$2,021.25	$90,956						$90,956						**$90,956**
D4030	Lobby	8668368	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	2	EA	$150.00	$195.00	$390						$390						**$390**
D5020	Attic/Electrical	8668369	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$7,150.00	$9,831.25	$9,831				$9,831								**$9,831**
D5040	Throughout Building	8668408	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	68438	SF	$4.50	$6.19	$423,460							$423,460					**$423,460**
D5040	Building Exterior	8668420	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	11	9	16	EA	$450.00	$618.75	$9,900										$9,900		**$9,900**
D6030	Auditorium	8668345	Sound System, Theater/Auditorium/Church, Replace	20	11	9	1000	SF	$1.50	$2.06	$2,063										$2,063		**$2,063**
D7030	Building Exterior	8668410	Security Camera, Closed Circuit Exterior, Fixed Black & White, Replace	10	8	2	1	EA	$2,980.00	$4,097.50	$4,098			$4,098									**$4,098**
D7050	Lobby	8668353	Fire Alarm Panel, Multiplex, Replace	15	11	4	1	EA	$6,100.00	$8,387.50	$8,388					$8,388							**$8,388**
D7050	Lobby	8668343	Fire Alarm Devices, Alarm Siren, Replace	15	10	5	2	EA	$178.00	$231.40	$463						$463						**$463**
E1030	Commercial Kitchen	8668370	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	20	0	1	EA	$29,400.00	$40,425.00	$40,425	$40,425											**$40,425**
E1030	Commercial Kitchen	8668359	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	11	4	1	EA	$4,920.00	$6,765.00	$6,765					$6,765							**$6,765**
E1030	Commercial Kitchen	8668374	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace	15	11	4	1	EA	$4,500.00	$6,187.50	$6,188					$6,188							**$6,188**
E1030	Commercial Kitchen	8668363	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	11	4	1	EA	$9,250.00	$12,718.75	$12,719					$12,719							**$12,719**
E1030	Commercial Kitchen	8668381	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	11	4	1	EA	$7,650.00	$10,518.75	$10,519					$10,519							**$10,519**
E1030	Commercial Kitchen	8668344	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	10	5	1	EA	$9,250.00	$12,718.75	$12,719						$12,719						**$12,719**
E1030	Commercial Kitchen	8668340	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	13	7	15	LF	$3,000.00	$4,125.00	$61,875								$61,875				**$61,875**
E1030	Commercial Kitchen	8668354	Foodservice Equipment, Steam Kettle, Replace	20	11	9	1	EA	$26,900.00	$36,987.50	$36,988										$36,988		**$36,988**
E1030	Commercial Kitchen	8668388	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	11	9	12	LF	$300.00	$412.50	$4,950										$4,950		**$4,950**
E1030	Commercial Kitchen	8668375	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	11	9	20	LF	$1,000.00	$1,375.00	$27,500										$27,500		**$27,500**
E1030	Commercial Kitchen	8668342	Commercial Kitchen Line, Cooking Equipment, Replace	20	11	9	2	LF	$2,000.00	$4,750.00	$9,500										$9,500		**$9,500**
E1040	Throughout Building	8668365	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	8	2	1	EA	$2,030.00	$2,791.25	$2,791			$2,791									**$2,791**
E2010	Classrooms General	8668406	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top, Replace	20	12	8	17	EA	$1,200.00	$1,650.00	$28,050									$28,050			**$28,050**
E2010	Library	8668371	Casework, Cabinetry, Standard Classroom, Replace	20	11	9	15	LF	$325.00	$446.88	$6,703										$6,703		**$6,703**
E2010	Classrooms Music	8668377	Casework, Cabinetry, Hardwood Standard, Replace	20	11	9	53	LF	$325.00	$446.88	$23,684										$23,684		**$23,684**
E2010	Library	8668423	Library Shelving, Single-Faced, up to 90" Height, Replace	20	11	9	288	LF	$330.00	$453.75	$130,680										$130,680		**$130,680**
E2010	Gymnasium	8668425	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat), Replace	20	11	9	36	EA	$450.00	$618.75	$22,275										$22,275		**$22,275**
G2060	Cafeteria	8668413	Picnic Table, Wood/Composite/Fiberglass, Replace	20	11	9	20	EA	$600.00	$825.00	$16,500										$16,500		**$16,500**
G2060	Staff Room Upstairs	8668376	Picnic Table, Wood/Composite/Fiberglass, Replace	20	11	9	2	EA	$1,200.00	$1,650.00	$3,300										$3,300		**$3,300**
Totals, Unescalated												**$138,793**	**$2,255**	**$125,753**	**$351,372**	**$353,508**	**$343,297**	**$423,460**	**$639,517**	**$534,806**	**$347,509**	**$98,368**	**$3,358,637**
Totals, Escalated (3.0% inflation, compounded annually)												**$138,793**	**$2,323**	**$133,411**	**$383,954**	**$397,877**	**$397,975**	**$505,634**	**$786,525**	**$677,477**	**$453,420**	**$132,198**	**$4,009,585**