

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Thurston Elementary School
7345 Thurston Road
Springfield, OR 97478

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BV PROJECT #:

169411.24R000-135.017

DATE OF REPORT:

January 7, 2025

ON SITE DATE:

December 2, 2024

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	1
Main Address	7345 Thurston Road, Springfield, OR 97478
Site Developed	2009
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 2, 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)	Mario Reg
Assessment & Report Prepared By	Osama Mohamed
Reviewed By	Allen Manning for, Matt Anderson Program Manager 800.733.0660 x6713 matt.anderson@bureauveritas.com
AssetCalc Link	A full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Thurston Elementary School was initially constructed in 2009. The building consists of administration, classrooms, a library, a gymnasium, and a commercial kitchen. These rooms are supported by restrooms, a nurse's station, a staff break room, storage, a mechanical room, and various utility rooms and offices.

Architectural

The school is constructed with concrete bearing walls on a concrete raft foundation slab. The facade is mix between solid concrete wall and horizontal wood panels. The roof is mono pitch wood framing with a TPO roof membrane. The interior walls are wood stud and CMU 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. The package units RTU support 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 fluorescent fixtures. The electrical service is made up of a local utility fed switchboard which intern feeds distribution panels throughout. The building is equipped with an emergency diesel generator. The electrical service is reportedly adequate to serve the building and the surrounding site.

Site

The site is located in a residential area that shares houses on the south and west sides. The north and the west sides of the building shares residential homes. The site contains a decent playground area on the south side.

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.

Additional Studies Recommended

An addition is planned for the future in the North side.

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
Thurston Elementary School	\$593	49,167	\$29,156,031	0%	1.0%	11.7%	14.4%

Immediate Needs

Facility/Building	Total Items	Total Cost
Thurston Elementary School / Thurston Elementary School	2	\$93,100
TOTAL	2	\$93,100

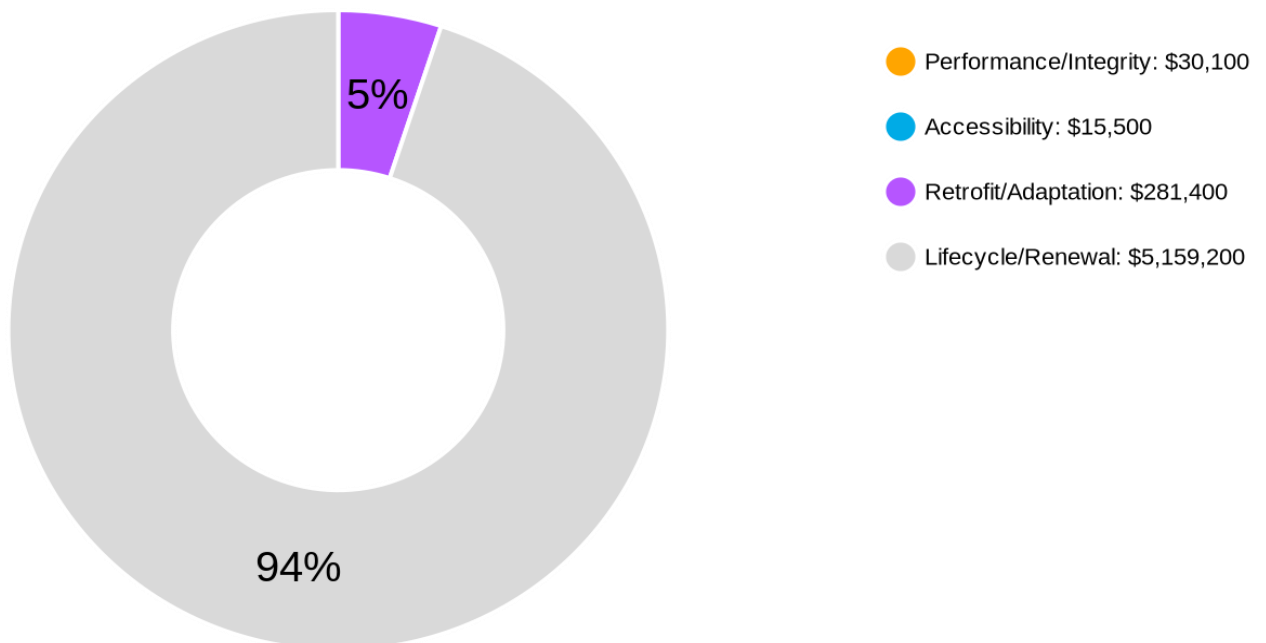


Plan Types

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: \$5,486,200

2. Thurston Elementary School



Thurston Elementary School: Building Systems Summary

Address	7345 Thurston Road, Springfield, OR 97478	
GPS Coordinates	44.050450408229864, -122.89502110681181	
Constructed/Renovated	2009	
Building Area	49,167 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Good
Facade	Primary Wall Finish: Solid concrete wall Secondary Wall Finish: Wood siding Windows: Aluminum, Vinyl	Good
Roof	Primary: single-ply TPO/PVC membrane roofing Secondary: single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board, CMU, ceramic tile Floors: Carpet, VCT, wood strip, coated concrete Ceilings: Painted gypsum board, wood paneling	Good
Elevators	Passenger: One hydraulic car serving both floors	Good

Thurston Elementary School: Building Systems Summary		
Plumbing	Distribution: Copper, PEX, PVC waste & venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central System: Boilers, chillers, Package units Non-Central System: Ductless split-systems Supplemental components: Ductless split-systems, Make-up air units	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Good
Electrical	Source & Distribution: Main switchboard panel with copper // aluminum wiring Interior Lighting: LED, linear fluorescent Emergency Power: Diesel generator with automatic transfer switch and UPS	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	Good
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building, but it's planned to be in the nearest future	
Areas Observed	Most of the representative sample of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility.	
Key Spaces Not Observed	Some pitched roofs were not observed with TPO due to rain.	

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

Thurston 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	\$433	\$474	\$0	\$1,220	\$2,127
Facade	\$0	\$17,985	\$31,935	\$0	\$119,632	\$169,552
Roofing	\$0	\$0	\$953,785	\$0	\$0	\$953,785
Interiors	\$0	\$21,297	\$596,708	\$344,139	\$1,360,236	\$2,322,380
Conveying	\$0	\$14,587	\$8,511	\$0	\$147,514	\$170,612
Plumbing	\$0	\$0	\$84,107	\$0	\$223,093	\$307,200
HVAC	\$0	\$10,633	\$547,660	\$403,011	\$553,545	\$1,514,849
Fire Protection	\$0	\$0	\$5,610	\$0	\$7,540	\$13,150
Electrical	\$0	\$0	\$263,689	\$9,023	\$102,448	\$375,160
Fire Alarm & Electronic Systems	\$0	\$0	\$156,744	\$0	\$0	\$156,744
Equipment & Furnishings	\$0	\$12,192	\$426,543	\$51,515	\$157,298	\$647,548
Sitework	\$0	\$0	\$243,785	\$0	\$0	\$243,785
TOTALS	\$0	\$77,200	\$3,319,600	\$807,700	\$2,672,600	\$6,877,100

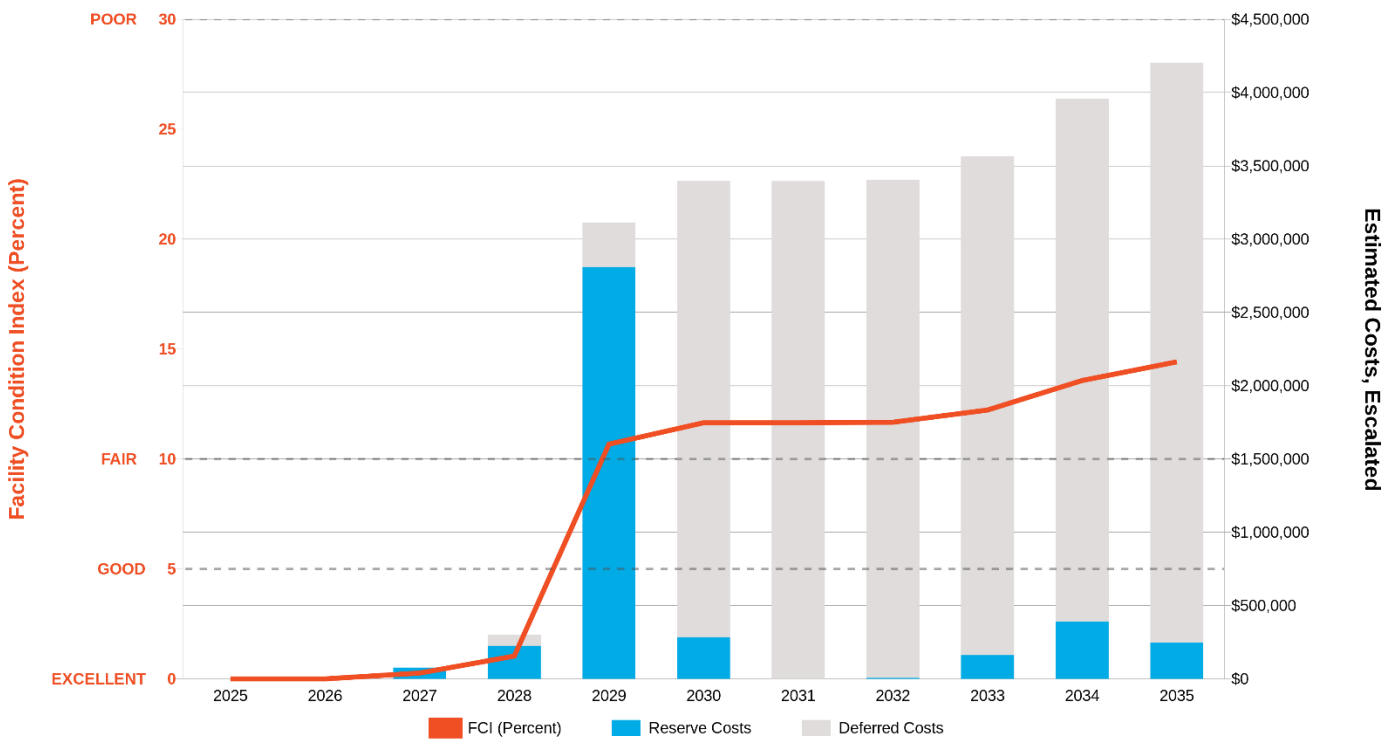
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$29,156,031.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$382,215.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Thurston Elementary School: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – RIGHT ELEVATION



4 – REAR ELEVATION



5 – SECOND STORY



6 – MECHANICAL



7 – LOBBY



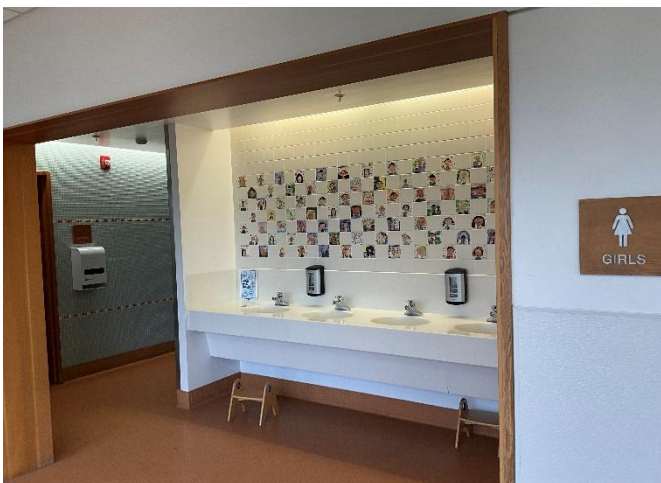
8 – CAFETERIA



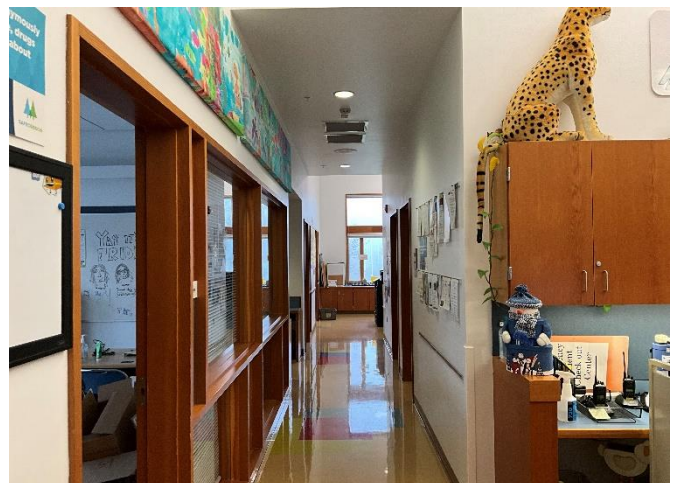
9 – BETWEEN BUILDINGS



10 – RECEPTION AREA



11 – RESTROOM



12 – OFFICES



13 – COMMERCIAL KITCHEN



14 – ELECTRICAL



15 – LIBRARY



16 – CLASSROOM



17 – AIR HANDLER



18 – ROOFING

3. Site Summary



Thurston Elementary School: Site Information

Site Area	10.8 acres	
Parking Spaces	100 public parking and 6 ADA with 2 paces for van ADA	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted // Property entrance signage; wood board // vinyl // chain link fencing and dumpster enclosures Playgrounds and sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited 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	Good
Site Lighting	Pole-mounted: LED, metal halide Building-mounted: LED Pedestrian walkway and landscape accent lighting	Good
Ancillary Structures	3 Prefabricated modular buildings	Good

Thurston Elementary School: Site Information

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.
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	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.

Thurston 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
Electrical	\$0	\$0	\$0	\$62,792	\$21,214	\$84,006
Equipment & Furnishings	\$0	\$12,253	\$4,333	\$0	\$19,090	\$35,676
Special Construction & Demo	\$0	\$0	\$0	\$0	\$532,327	\$532,327
Sitework	\$93,169	\$0	\$165,223	\$944,026	\$301,726	\$1,504,144
TOTALS	\$93,200	\$12,300	\$169,600	\$1,006,900	\$874,400	\$2,156,400

Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Thurston Elementary School / Thurston Elementary School	G2021	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Retrofit/Adaptation	\$80,300
Thurston Elementary School / Thurston Elementary School	G2053	Playground, Natural Wood Covering, Chips 3" Depth, Benches	Poor	Performance/Integrity	\$12,800
TOTAL (2 items)					\$93,100

Key Findings



Playground in Poor condition.

Natural Wood Covering, Chips 3" Depth
Thurston Elementary School
Site Playground Areas

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

Plan Type:
Performance/Integrity

Cost Estimate: \$12,800

Burnt black wood chips - AssetCALC ID: 8709520



Parking Lots in Poor condition.

Pavement, Asphalt
Thurston Elementary School
Site Parking Areas

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

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$80,300

Asphalt, Seal & Stripe - AssetCALC ID: 8709515

Thurston Elementary School: Photographic Overview



1 – PARKING LOTS



2 – SIGNAGE



3 – POLE LIGHT FIXTURE WITH LAMPS



4 – SPORTS APPARATUS



5 – SITE LIGHT POLE



6 – FLAGPOLE



7 – FENCES AND GATES



8 – FENCES AND GATES



9 – PARK BENCH



10 – BIKE RACK



11 – COVERED PARKING STRUCTURE



12 – COVER PHOTO

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 Thurston Elementary School, 7345 Thurston Road, 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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Project Assessor

Reviewed by:



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7. Appendices

Appendix A: Site Plan(s)

Appendix B: Pre-Survey Questionnaire(s)

Appendix C: Not used

Appendix D: Component Condition Report

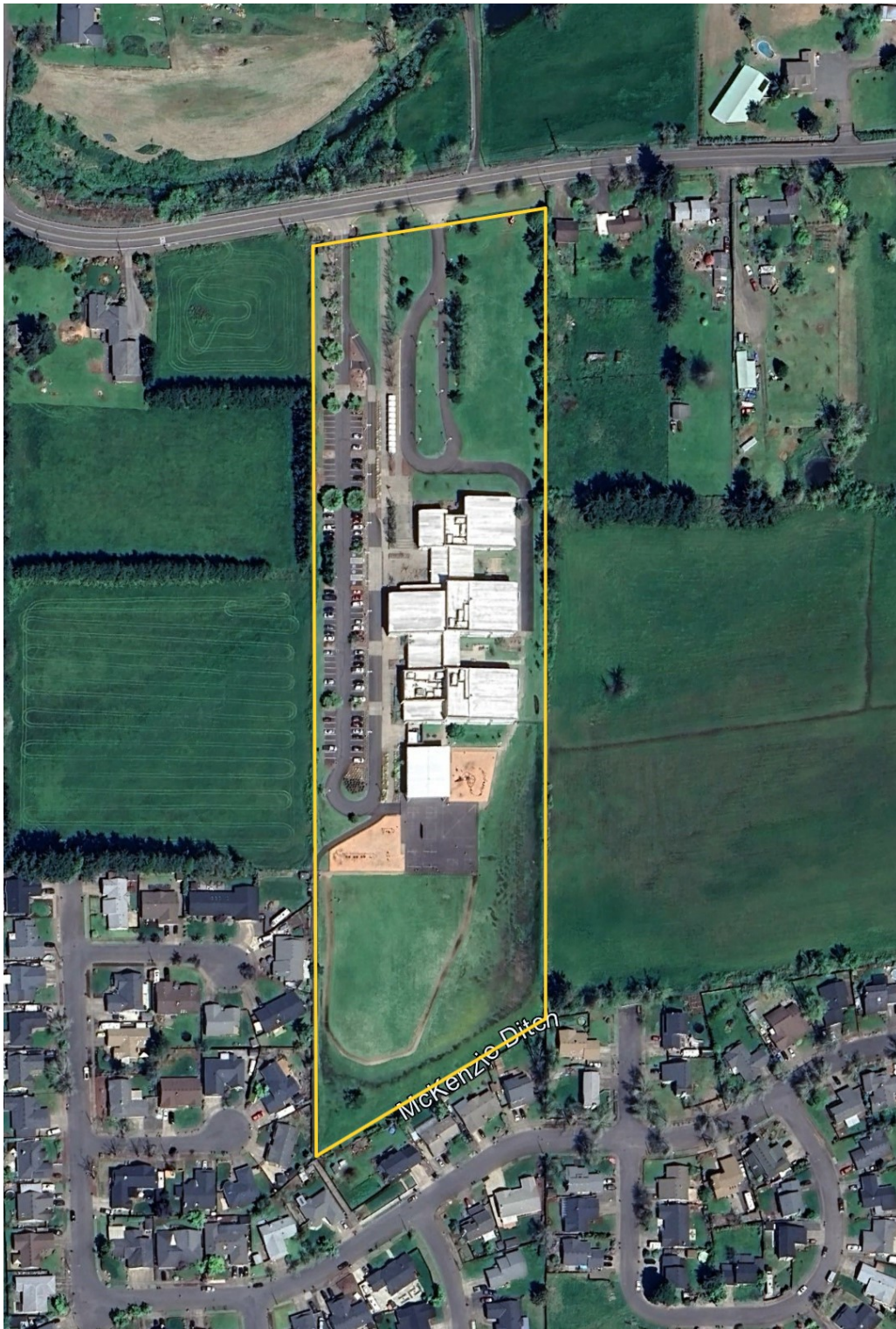
Appendix E: Replacement Reserves

Appendix A:

Site Plan(s)



Site Plan



BUREAU
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Project Number

169411.24R000-135.017

Source

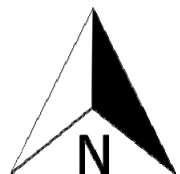
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Project Name

Thurston Elementary School

On-Site Date

December 7, 2024



Appendix B:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:

Thurston 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 | Thurston Elementary School / Thurston Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout Building	Fair	Slab-on-Grade, Concrete, Structural w/ Integral Perimeter Footings, Structural w/ Integral Perimeter Footings	35,745 SF	59	8710440
B1010	Throughout Building	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	35,745 SF	59	8710444
B1080	Stairwells	Excellent	Stairs, Concrete, Interior, Refinish	210 SF	5	8710442
B1080	Building Exterior	Fair	Stairs, Metal, Exterior, Refinish	210 SF	2	8710443
Facade						
B2010	Building Exterior	Good	Exterior Walls, Concrete, Clean & Seal	13,400 SF	4	8710388
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	4,500 SF	2	8710390
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	4,500 SF	14	8710389
B2020	Building Exterior	Good	Exterior Glazing, any type by SF	3,400 SF	22	8710387
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	45,731 SF	4	8710432
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	322 LF	5	8710431
Interiors						
C1010	Library	Good	Interior Wall Construction, Concrete	9,800 SF	34	8710416
C1010	Multi-Purpose Upstairs	Good	Movable Partition, Gym Divider, Basic/Manual	7,500 SF	9	8710419
C1020	Offices	Good	Interior Glazing, any type by SF	20,000 SF	24	8710414
C1030	Offices	Good	Interior Door, Wood, Solid-Core Commercial	78	24	8710413
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	19,700 SF	9	8710445
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	26	4	8710448
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	4,900 SF	24	8710451
C2010	Second Story	Fair	Wall Finishes, any surface, Prep & Paint	83,600 SF	4	8710450
C2030	Electrical Room	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	1,000 SF	2	8710396

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Good	Flooring, Ceramic Tile	2,500 SF	24	8710394
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	2,500 SF	3	8710398
C2030	Confrance room	Fair	Flooring, Carpet, Commercial Tile	4,900 SF	3	8710395
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	38,400 SF	4	8710397
C2050	Library	Fair	Ceiling Finishes, Wood Paneling	17,200 SF	14	8710371
C2050	Classroom	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	2,500 SF	3	8710372
C2050	Mechanical Room	Good	Ceiling Finishes, Metal	9,800 SF	34	8710370
Conveying						
D1010	Hallways & Common Areas	Good	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	14	8710426
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	2	8766886
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	4	8766887
Plumbing						
D2010	Restrooms	Good	Toilet, Commercial Water Closet	35	14	8710447
D2010	Commercial Kitchen	Good	Sink/Lavatory, Service Sink, Wall-Hung	1	19	8710437
D2010	Plumbing	Good	Piping & Valves, Piping Steel, Domestic Water	400 LF	24	8710427
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	8	3	8710380
D2010	Restrooms	Fair	Urinal, Standard	5	14	8710449
D2010	Plumbing	Fair	Water Heater, Gas, Commercial (200 MBH)	3	4	8710454
D2010	Restrooms	Good	Sink/Lavatory, Service Sink, Wall-Hung	5	19	8710436
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	8	19	8710439
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	49,167 SF	24	8748775
HVAC						
D3020	Plumbing	Good	Boiler Supplemental Components, Expansion Tank	1	23	8710366

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Mechanical Room	Good	Boiler, Gas, HVAC	2	14	8710365
D3020	Plumbing	Fair	Boiler Supplemental Components, Expansion Tank	1	20	8710367
D3030	Roof/HVAC	Fair	Chiller, Air-Cooled, 61 to 80 TON	1	8	8710374
D3030	Roof	Fair	Split System Ductless, Single Zone	3	2	8710441
D3050	Throughout	Fair	HVAC System, Hydronic Piping, 4-Pipe	49,167	SF 24	8767657
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	49,167	SF 14	8710412
D3050	Roof/HVAC	Fair	Air Handler, Exterior AHU, 6001 to 8000 CFM	1	4	8710425
D3050	Roof/HVAC	Fair	Air Handler, Exterior AHU, 4001 to 6000 CFM	1	4	8710422
D3050	Roof/HVAC	Fair	Air Handler, Exterior AHU, 8001 to 10000 CFM	2	4	8710423
D3050	Roof/HVAC	Fair	Air Handler, Exterior AHU, 6001 to 8000 CFM	1	3	8710424
D3050	Roof/HVAC	Good	Air Handler, Exterior AHU, 10001 to 15000 CFM	1	10	8710421
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	2	9	8710382
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	4	8710383
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	4	8710384
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Renovate	49,167	SF 24	8710393
D4030	Throughout Building	Fair	Fire Extinguisher, Wet Chemical/CO2	8	5	8710392
Electrical						
D5010		Fair	Automatic Transfer Switch, ATS, 200 AMP	1	9	8767658
D5010	Site General/Electrical	Fair	Generator, Diesel	1	9	8709528
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown	2	14	8710435
D5020	Electrical Room	Good	Distribution Panel, 120/208 V	1	14	8710378
D5020		Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	49,167	SF 24	8767656
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown	1	14	8710433

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	14	8709523
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	6	14	8710379
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown	1	14	8710434
D5020	Electrical Room	Good	Switchboard, 120/208 V	2	24	8710446
D5030	Plumbing	Fair	Motor, AHU or Pump	2	3	8710418
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	35,745 SF	4	8710381
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	11	5	8710386
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	5	8710385
Fire Alarm & Electronic Systems						
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	49,167 SF	5	8710391
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Dishwashing Equipment	20 LF	4	8710377
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator	1	5	8710408
E1030	Classrooms Science	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	14	8710438
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	2 LF	7	8710404
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	4	8710403
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	14	8710409
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	2	3	8710402
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	4	8710400
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding	1	9	8710406
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	30 LF	4	8710375
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	15 LF	4	8710376
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	10 LF	12	8710407
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	2 LF	8	8710401

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	2	8710405
E1040	Mechanical Room	Fair	Ceramics Equipment, Kiln	1	4	8710373
E1040	Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	8710411
E1060	Utility Rooms/Areas	Fair	Residential Appliances, Dishwasher	1	2	8710428
E1060	Utility Rooms/Areas	Fair	Residential Appliances, Clothes Dryer/Washer	2	5	8710430
E1060	Commercial Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	3	8710429
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Operable	6	14	8710364
E1090	Site General	Fair	Waste Handling Equipment, Dumpster, Metal 8 CY	1	4	8709527
E1090	Site General	Fair	Waste Handling Equipment, Trash Compactor, Cardboard Bailing Press	1	2	8709529
E2010	Hallways & Common Areas	Fair	Casework, Cabinetry, Economy	50 LF	4	8710369
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	100 LF	4	8710417
E2010	Office Areas	Fair	Casework, Cabinetry, Standard Classroom	66 LF	5	8710368
Special Construction & Demo						
F1020	Site Playground Areas	Fair	Covered Parking Structure, Metal-Framed, Rain/Shade	5,119 SF	14	8709521
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	126,384 SF	0	8709515
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	126,384 SF	9	8709524
Athletic, Recreational & Playfield Areas						
G2050	Site Playground Areas	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	9	8709522
G2050	Site Playground Areas	Poor	Playground, Natural Wood Covering, Chips 3" Depth	11,681 SF	0	8709520
G2050	Site Playground Areas	Fair	Play Structure, Swing Set, 4 Seats	2	4	8709532
Sitework						
G2060	Site General	Fair	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	1	4	8709516

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UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site Parking Areas	Fair	Flagpole, Metal	1	14	8709526
G2060	Site Parking Areas	Good	Fences & Gates, Fence, Chain Link 4'	252 LF	24	8709530
G2060	Cafeteria	Fair	Picnic Table, Wood/Composite/Fiberglass	152	4	8710420
G2060	Site General	Excellent	Fences & Gates, Fence, Chain Link 6'	3,426 LF	24	8709519
G2060	Site Playground Areas	Fair	Park Bench, Metal Powder-Coated	1	4	8709517
G2060	Site General	Fair	Bike Rack, Fixed Single Loop	34	4	8709518
G4050	Site General	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	6	4	8709534
G4050	Site Parking Areas	Good	Site Light Pole, 40' Height, w/o Base or Fixtures, Replace/Install	24	24	8709533
G4050	Site Playground Areas	Fair	Floodlights, Floodlights, 50 W, Replace/Install	4	4	8709531

Appendix E:

Replacement Reserves

Replacement Reserves Report

1/7/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Thurston Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Thurston Elementary School / Thurston Elementary School	\$0	\$0	\$77,134	\$225,108	\$2,810,824	\$283,645	\$0	\$6,764	\$162,020	\$391,294	\$247,617	
Thurston Elementary School / Thurston Elementary School	\$93,169	\$0	\$12,253	\$0	\$76,449	\$93,113	\$0	\$0	\$0	\$881,610	\$125,212	
Grand Total	\$93,169	\$0	\$89,387	\$225,108	\$2,887,273	\$376,758	\$0	\$6,764	\$162,020	\$1,272,903	\$372,828	

Thurston Elementary School

Thurston Elementary School / Thurston Elementary School

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
B1080	Building Exterior	8710443	Stairs, Metal, Exterior, Refinish		10	8	2	210	SF	\$1.50	\$1.95	\$410			\$410							
B1080	Stairwells	8710442	Stairs, Concrete, Interior, Refinish		10	5	5	210	SF	\$1.50	\$1.95	\$410						\$410				
B2010	Building Exterior	8710390	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint		10	8	2	4500	SF	\$2.74	\$3.77	\$16,954			\$16,954							
B2010	Building Exterior	8710388	Exterior Walls, Concrete, Clean & Seal, Replace		20	16	4	13400	SF	\$1.54	\$2.12	\$28,375					\$28,375					
B3010	Roof	8710432	Roofing, Single-Ply Membrane, TPO/PVC, Replace		20	16	4	45731	SF	\$13.40	\$18.43	\$842,594					\$842,594					
B3020	Roof	8710431	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace		20	15	5	322	LF	\$10.60	\$14.58	\$4,693						\$4,693				
C1010	Multi-Purpose Upstairs	8710419	Movable Partition, Gym Divider, Basic/Manual, Replace		25	16	9	7500	SF	\$15.70	\$21.59	\$161,906										\$161,906
C1070	Throughout Building	8710445	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	16	9	19700	SF	\$3.76	\$5.17	\$101,849										\$101,849
C1090	Restrooms	8710448	Toilet Partitions, Plastic/Laminate, Replace		20	16	4	26	EA	\$1,200.00	\$1,650.00	\$42,900					\$42,900					
C2010	Second Story	8710450	Wall Finishes, any surface, Prep & Paint		10	6	4	83600	SF	\$1.45	\$1.99	\$166,678					\$166,678					
C2030	Electrical Room	8710396	Flooring, any surface, w/ Epoxy Coating, Prep & Paint		10	8	2	1000	SF	\$14.60	\$20.08	\$20,075			\$20,075							
C2030	Throughout Building	8710397	Flooring, Vinyl Tile (VCT), Replace		15	11	4	38400	SF	\$4.84	\$6.66	\$255,552					\$255,552					
C2030	Confrance room	8710395	Flooring, Carpet, Commercial Tile, Replace		10	7	3	4900	SF	\$6.21	\$8.54	\$41,847					\$41,847					
C2030	Gymnasium	8710398	Flooring, Wood, Sports, Refinish		10	7	3	2500	SF	\$5.09	\$7.00	\$17,497					\$17,497					
C2050	Classroom	8710372	Ceiling Finishes, exposed irregular elements, Prep & Paint		10	7	3	2500	SF	\$2.23	\$3.06	\$7,648					\$7,648					
D1010	Elevator	8766886	Elevator Cab Finishes, Standard, Replace		15	13	2	1	EA	\$10,000.00	\$13,750.00	\$13,750			\$13,750							
D1010	Elevator	8766887	Elevator Controls, Automatic, 1 Car, Replace		20	16	4	1	EA	\$5,500.00	\$7,562.50	\$7,563					\$7,563					
D2010	Plumbing	8710454	Water Heater, Gas, Commercial (200 MBH), Replace		20	16	4	3	EA	\$11,100.00	\$15,262.50	\$45,788					\$45,788					
D2010	Hallways & Common Areas	8710380	Drinking Fountain, Wall-Mounted, Bi-Level, Replace		15	12	3	8	EA	\$2,710.00	\$3,726.25	\$29,810					\$29,810					
D3030	Roof/HVAC	8710374	Chiller, Air-Cooled, 61 to 80 TON, Replace		25	17	8	1	EA	\$83,200.00	\$114,400.00	\$114,400										\$114,400
D3030	Roof	8710441	Split System Ductless, Single Zone, Replace		15	13	2	3	EA	\$2,430.00	\$3,341.25	\$10,024			\$10,024							
D3050	Roof/HVAC	8710424	Air Handler, Exterior AHU, 6001 to 8000 CFM, Replace		20	17	3	1	EA	\$65,400.00	\$89,925.00	\$89,925					\$89,925					
D3050	Roof/HVAC	8710422	Air Handler, Exterior AHU, 4001 to 6000 CFM, Replace		20	16	4	1	EA	\$42,600.00	\$58,575.00	\$58,575					\$58,575					
D3050	Roof/HVAC	8710425	Air Handler, Exterior AHU, 6001 to 8000 CFM, Replace		20	16	4	1	EA	\$65,400.00	\$89,925.00	\$89,925					\$89,925					
D3050	Roof/HVAC	8710423	Air Handler, Exterior AHU, 8001 to 10000 CFM, Replace		20	16	4	2	EA	\$88,200.00	\$121,275.00	\$242,550					\$242,550					

Replacement Reserves Report

1/7/2025

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	
D3050	Roof/HVAC	8710421	Air Handler, Exterior AHU, 10001 to 15000 CFM, Replace	20	10	10	1	EA	\$134,000.00	\$184,250.00	\$184,250										\$	
D3060	Roof	8710383	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	16	4	1	EA	\$3,070.00	\$4,221.25	\$4,221					\$4,221						
D3060	Roof	8710384	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	\$2,920.00	\$4,015.00	\$4,015					\$4,015						
D3060	Roof	8710382	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	16	9	2	EA	\$2,920.00	\$4,015.00	\$8,030										\$8,030	
D4030	Throughout Building	8710392	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	8	EA	\$440.00	\$605.00	\$4,840						\$4,840					
D5010	Thurston Elementary School	8767658	Automatic Transfer Switch, ATS, 200 AMP, Replace	25	16	9	1	EA	\$5,030.00	\$6,916.25	\$6,916										\$6,916	
D5030	Plumbing	8710418	Motor, AHU or Pump, Replace	18	15	3	2	EA	\$1,570.00	\$2,158.75	\$4,318				\$4,318							
D5040	Throughout Building	8710381	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	35745	SF	\$4.50	\$6.19	\$221,172					\$221,172						
D5040	Building Exterior	8710385	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	3	EA	\$450.00	\$618.75	\$1,856						\$1,856					
D5040	Building Exterior	8710386	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	11	EA	\$450.00	\$618.75	\$6,806						\$6,806					
D7050	Throughout Building	8710391	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	15	5	49167	SF	\$2.00	\$2.75	\$135,209						\$135,209					
E1030	Commercial Kitchen	8710405	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	13	2	1	EA	\$7,650.00	\$10,518.75	\$10,519			\$10,519								
E1030	Roof	8710402	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	12	3	2	EA	\$5,100.00	\$7,012.50	\$14,025				\$14,025							
E1030	Commercial Kitchen	8710377	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	16	4	20	LF	\$3,000.00	\$4,125.00	\$82,500					\$82,500						
E1030	Commercial Kitchen	8710375	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	16	4	30	LF	\$1,000.00	\$1,375.00	\$41,250					\$41,250						
E1030	Commercial Kitchen	8710376	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	16	4	15	LF	\$300.00	\$412.50	\$6,188					\$6,188						
E1030	Commercial Kitchen	8710403	Foodservice Equipment, Steam Kettle, Replace	20	16	4	1	EA	\$26,900.00	\$36,987.50	\$36,988					\$36,988						
E1030	Commercial Kitchen	8710400	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	16	4	1	EA	\$29,400.00	\$40,425.00	\$40,425					\$40,425						
E1030	Commercial Kitchen	8710408	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator, Replace	20	15	5	1	EA	\$40,600.00	\$55,825.00	\$55,825						\$55,825					
E1030	Commercial Kitchen	8710404	Commercial Kitchen Line, Cooking Equipment, Replace	20	13	7	2	LF	\$2,000.00	\$2,750.00	\$5,500								\$5,500			
E1030	Commercial Kitchen	8710401	Commercial Kitchen Line, Cooking Equipment, Replace	20	12	8	2	LF	\$2,000.00	\$6,750.00	\$13,500								\$13,500			
E1030	Commercial Kitchen	8710406	Foodservice Equipment, Mixer, Freestanding, Replace	25	16	9	1	EA	\$17,300.00	\$21,192.50	\$21,193									\$21,193		
E1040	Mechanical Room	8710373	Ceramics Equipment, Kiln, Replace	20	16	4	1	EA	\$3,200.00	\$4,400.00	\$4,400					\$4,400						
E1040	Lobby	8710411	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$2,030.00	\$2,791.25	\$2,791						\$2,791					
E1060	Utility Rooms/Areas	8710428	Residential Appliances, Dishwasher, Replace	10	8	2	1	EA	\$750.00	\$975.00	\$975			\$975								
E1060	Commercial Kitchen	8710429	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	1	EA	\$720.00	\$936.00	\$936				\$936							
E1060	Utility Rooms/Areas	8710430	Residential Appliances, Clothes Dryer/Washer, Replace	15	10	5	2	EA	\$1,000.00	\$1,375.00	\$2,750						\$2,750					
E2010	Library	8710417	Library Shelving, Single-Faced, up to 90" Height, Replace	20	16	4	100	LF	\$330.00	\$453.75	\$45,375					\$45,375						
E2010	Hallways & Common Areas	8710369	Casework, Cabinetry, Economy, Replace	20	16	4	50	LF	\$200.00	\$275.00	\$13,750					\$13,750						
E2010	Office Areas	8710368	Casework, Cabinetry, Standard Classroom, Replace	20	15	5	66	LF	\$325.00	\$446.88	\$29,494						\$29,494					
G2060	Cafeteria	8710420	Picnic Table, Wood/Composite/Fiberglass, Replace	20	16	4	152	EA	\$600.00	\$1,425.00	\$216,600					\$216,600						
Totals, Unescalated												\$0	\$0	\$72,706	\$206,006	\$2,497,381	\$244,674	\$0	\$5,500	\$127,900	\$299,894	\$
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$77,134	\$225,108	\$2,810,824	\$283,645	\$0	\$6,764	\$162,020	\$391,294	\$

Replacement Reserves Report																						
1/7/2025																						
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
D5010	Site General/Electrical	8709528	Generator, Diesel, Replace	25	16	9	1	EA	\$35,000.00	\$48,125.00	\$48,125										\$48,125	
E1090	Site General	8709529	Waste Handling Equipment, Trash Compactor, Cardboard Bailing Press, Replace	15	13	2	1	EA	\$8,400.00	\$11,550.00	\$11,550			\$11,550								
E1090	Site General	8709527	Waste Handling Equipment, Dumpster, Metal 8 CY, Replace	20	16	4	1	EA	\$2,800.00	\$3,850.00	\$3,850					\$3,850						
G2020	Site Parking Areas	8709515	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	126384	SF	\$0.46	\$0.64	\$80,320	\$80,320					\$80,320					\$80,320
G2020	Site Parking Areas	8709524	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	16	9	126384	SF	\$3.50	\$4.81	\$608,223										\$608,223	
G2050	Site Playground Areas	8709522	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	16	9	2	EA	\$7,030.00	\$9,666.25	\$19,333										\$19,333	
G2050	Site Playground Areas	8709520	Playground, Natural Wood Covering, Chips 3" Depth, Replace	10	10	0	11681	SF	\$0.80	\$1.10	\$12,849	\$12,849										\$12,849
G2050	Site Playground Areas	8709532	Play Structure, Swing Set, 4 Seats, Replace	20	16	4	2	EA	\$3,390.00	\$4,661.25	\$9,323					\$9,323						
G2060	Site Playground Areas	8709517	Park Bench, Metal Powder-Coated, Replace	20	16	4	1	EA	\$1,030.00	\$1,416.25	\$1,416					\$1,416						
G2060	Site General	8709518	Bike Rack, Fixed Single Loop, Replace	20	16	4	34	EA	\$300.00	\$412.50	\$14,025					\$14,025						
G2060	Site General	8709516	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	20	16	4	1	EA	\$200.00	\$260.00	\$260					\$260						
G4050	Site General	8709534	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	6	EA	\$4,400.00	\$6,050.00	\$36,300					\$36,300						
G4050	Site Playground Areas	8709531	Floodlights, Floodlights, 50 W, Replace/Install	20	16	4	4	EA	\$500.00	\$687.50	\$2,750					\$2,750						
Totals, Unescalated												\$93,169	\$0	\$11,550	\$0	\$67,924	\$80,320	\$0	\$0	\$0	\$675,681	\$93,169
Totals, Escalated (3.0% inflation, compounded annually)												\$93,169	\$0	\$12,253	\$0	\$76,449	\$93,113	\$0	\$0	\$0	\$881,610	\$125,212