

FACILITY CONDITION ASSESSMENT



prepared for

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



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October 6, 2025

ON SITE DATE:

January 20, 2025

Riverbend Elementary School
320 51st Street
Springfield, OR 97478

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	Riverbend Elementary School, 320 51st Street, Springfield, OR 97478
Site Developed	1997 Renovated 2017
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 20, 2025
Management Point of Contact	Oregon Department of Education Adam Krein, State Facility Assessment Administrator 971.720.9273 adam.krein@ode.oregon.gov
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Riverbend Elementary School, located in Springfield, Oregon, is part of the Springfield Public Schools district and serves students from kindergarten through fifth grade. The school was originally built in 1997 and has undergone minimal changes since then. The only significant modification occurred around 2015, when four additional classrooms were constructed in the southwest corner of the building, increasing its capacity.

Architectural

Riverbend Elementary School is a single-story facility encompassing its administrative offices, cafeteria, multi-purpose room (MPR), library, and classrooms under one roof. The original structure, built in 1997, features masonry bearing walls, a wood roof deck supported by wood joists, and a concrete strip/wall footing foundation system. The building underwent a significant renovation in 2015, during which four additional classrooms were constructed in the southwest wing. The majority of the building's architectural finishes date back to its original construction in 1997. However, they remain within their Remaining Useful Life (RUL). These finishes have been well-maintained, with necessary repairs carried out over the years. No significant signs of wear or immediate attention needs were observed. The roof was replaced during the 2015 renovation and remains in more than fair condition.

Additionally, the upper sections of the exterior walls underwent renovations within the past 10 years due to water infiltration issues. This required the replacement of the metal siding earlier than expected.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system at Riverbend Elementary School is made up a couple components. The main system is a central hydronic system with a boiler, supported by roof-mounted packaged units and a ductless split system for specific areas. The boiler, installed in 1997, is holding up in fair condition, while the packaged units, replaced in 2023, are in good shape. The school's electrical system includes two main switchboards, one running at 120/208 volts and the other at 277/480 volts. A diesel generator with an Automatic Transfer Switch (ATS) is also on-site and is in fair condition. Most of the lighting inside the building uses linear fluorescent or compact fluorescent fixtures, except in the gymnasium and cafeteria, which have specialized lighting. Everything is currently working fine, and no immediate repairs are needed.

Hot water is supplied by electric and gas water heaters located throughout the building. These heaters were installed when the school was built in 1997, and they've already exceeded their expected lifespan by seven years. They're at risk of failing soon, so replacement should be a priority. During the assessment, we found one of the water heaters in the kitchen leaking, and it needs immediate attention.

The school is equipped with fire sprinklers, extinguishers, and a fire alarm system that includes smoke detectors, strobe lights, manual pull stations, and lit exit signs. There's also a security system with cameras in place. Everything is currently working as it should, and there were no problems reported by staff or the Point of Contact (POC). Repairs or updates will be needed as the systems age or if any issues arise.

Site

Riverbend Elementary School is located on an approximately 11-acre property. The site includes green fields to the west and south, with some trees enhancing the landscape.

The parking lot, situated east of the school near the main entrance, is in good condition. There are no visible cracks, and the striping remains clear and does not require repainting at this time.

The playground structures, while aged, are functional but should be considered for replacement in the coming years. The wood chip surfacing needs replenishment to ensure compliance with safety standards.

The outdoor fields currently lack bleachers and water fountains, limiting their usability for organized outdoor activities. Additionally, the football/soccer posts are in poor condition, with visible signs of wear and misalignment, and should be prioritized for renovation.

No irrigation system was observed for the fields or landscaped areas, which may impact the property's appearance and the health of vegetation, especially during dry seasons.

The site is functional and generally in fair condition, but improvements in specific areas, such as playground facilities, fields, and landscaping, would enhance its usability and safety.

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
Riverbend Elementary School	\$601	68,190	\$40,982,190	0.1%	3.0%	7.0%	19.2%
Riverbend Elementary School	\$600	68,190	\$46,232,820	0.1%	3.3%	7.3%	19.4%

Immediate Needs

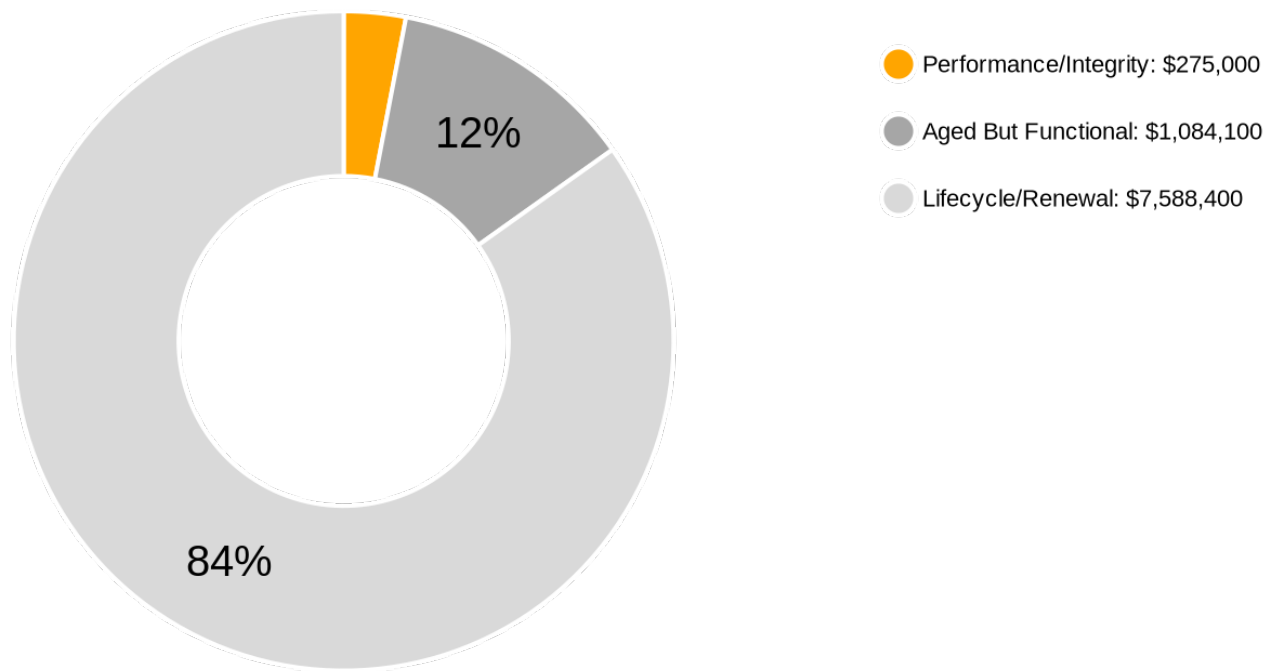
Facility/Building	Total Items	Total Cost
Riverbend Elementary School / Riverbend Elementary School	2	\$23,800
TOTAL	2	\$23,800

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.

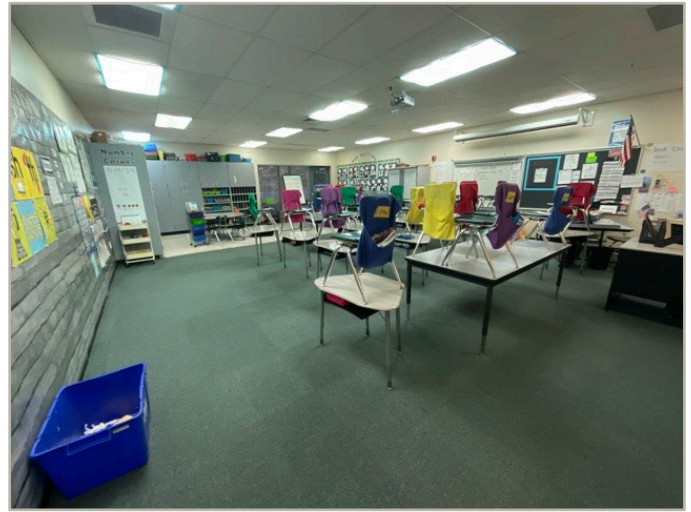
Plan Type Descriptions & Distribution

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: \$8,947,500

2. Riverbend Elementary School



Riverbend Elementary School: Building Systems Summary

Address	320 51st Street, Springfield, OR 97478	
GPS Coordinates	44.0485512, -122.9439446	
Constructed/Renovated	1997 Renovated 2017	
Building Area	68,190 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system and at the cover patio is concrete tilt-up bearing walls with wood roof deck supported by wood joists	Fair
Facade	Primary Wall Finish: CMU and metal siding Secondary Wall Finish: Painted tilt-up walls Windows: Aluminum	Fair
Roof	Primary: Gable construction with asphalt shingles roofing Secondary: Flat construction with single-ply TPO/PVC membrane roofing	Fair
Interiors	Walls: Painted gypsum board, acoustical panels, fiberglass paneling, FRP and ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, sealed concrete Ceilings: Painted gypsum board , hard tile, ACT and exposed irregular painted elements	Fair

Riverbend Elementary School: Building Systems Summary		
Elevators	Freight: Wheelchair lift serving stage area	Fair
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas and electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Hydraulic with boilers complemented with Non-Central System: Packaged units Supplemental components: Ductless split-systems	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboards panel with copper wiring Interior Lighting: Linear fluorescent, CFL, incandescent Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	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	All key areas of the facility were accessible and observed.	

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

Riverbend Elementary School: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$0	\$0	\$0	\$0	\$0	\$0
Facade	\$7,033	\$36,985	\$0	\$294,818	\$628,799	\$967,635
Roofing	\$0	\$152,759	\$46,446	\$531,717	\$0	\$730,922
Interiors	\$0	\$110,721	\$1,105,025	\$572,930	\$2,399,895	\$4,188,571
Conveying	\$0	\$0	\$0	\$33,835	\$0	\$33,835
Plumbing	\$16,788	\$65,655	\$156,151	\$72,075	\$2,041,256	\$2,351,925
HVAC	\$0	\$139,703	\$103,447	\$1,427,179	\$1,674,037	\$3,344,366
Fire Protection	\$0	\$0	\$159,600	\$0	\$50,368	\$209,968
Electrical	\$0	\$0	\$94,034	\$1,042,225	\$495,378	\$1,631,637
Fire Alarm & Electronic Systems	\$0	\$0	\$322,799	\$633,974	\$1,611,733	\$2,568,506
Equipment & Furnishings	\$0	\$105,303	\$244,906	\$385,976	\$97,897	\$834,082
TOTALS	\$23,900	\$611,200	\$2,232,500	\$4,994,800	\$8,999,400	\$16,861,800

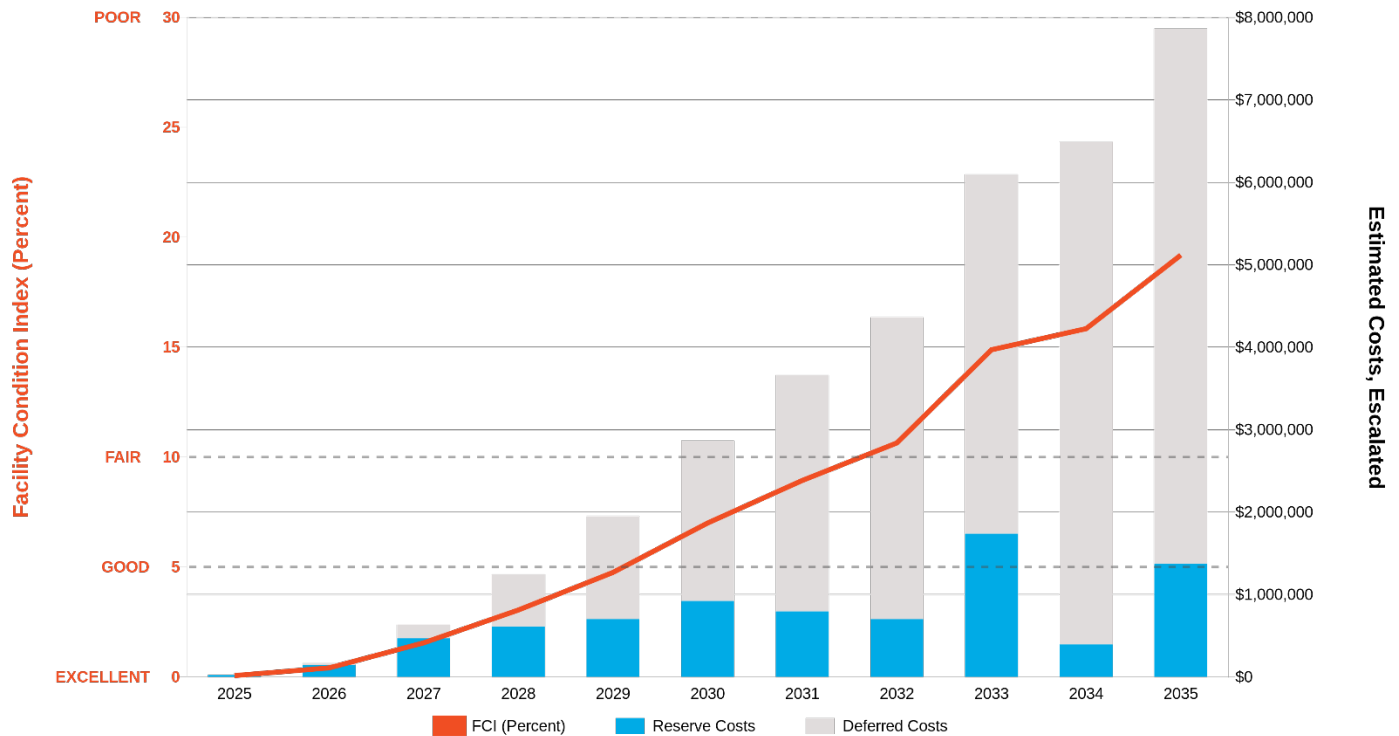
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$40,982,190.00

Inflation Rate: 4%

Average Needs (per year - over next 10 years): \$714,734.00



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Riverbend Elementary School / Riverbend Elementary School	D2012	Water Heater, Gas, Commercial (200 MBH), Replace	Poor	Performance/Integrity	\$16,800
Riverbend Elementary School / Riverbend Elementary School	B2011	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Clean & Seal	Poor	Performance/Integrity	\$7,000
TOTAL (2 items)					\$23,800

Key Findings



Exterior Walls in Poor condition.

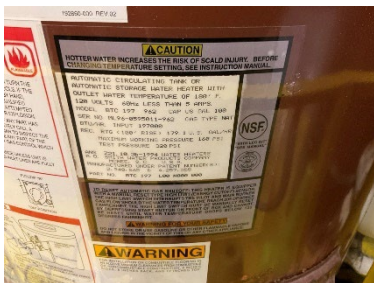
Brick/Masonry/Stone, Clean & Seal
Riverbend Elementary School
Building Exterior

Uniformat Code: B2010
Recommendation: **Clean & Seal in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

The exterior walls in some areas are stained, and the upper sections of the metal siding also show signs of staining and are covered with numerous cobwebs. A thorough cleaning is required - AssetCALC ID: 8642489



Water Heater in Poor condition.

Gas, Commercial (200 MBH)
Riverbend Elementary School
Mechanical Room

Uniformat Code: D2010
Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$16,800

Leaking - AssetCALC ID: 8642505

Riverbend Elementary School: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – STRUCTURAL ELEMENTS



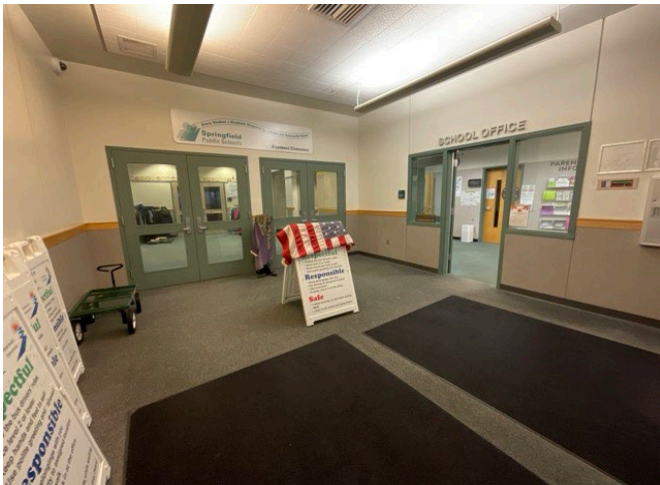
6 – MAIN ENTRANCE



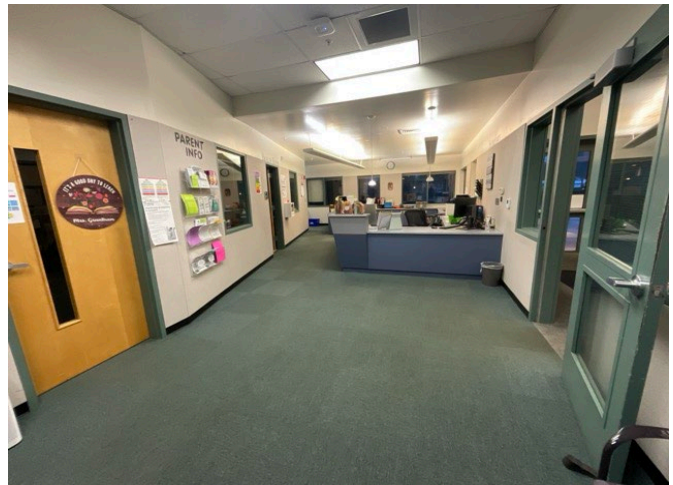
7 – PRIMARY ROOF OVERVIEW



8 – SECONDARY ROOF OVERVIEW



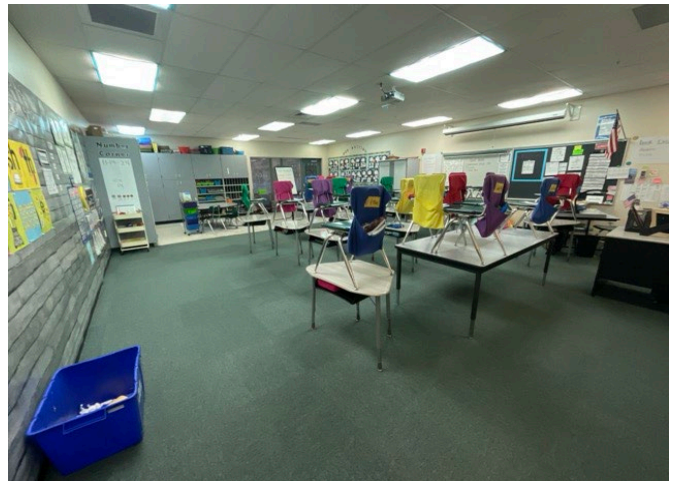
9 – LOBBY



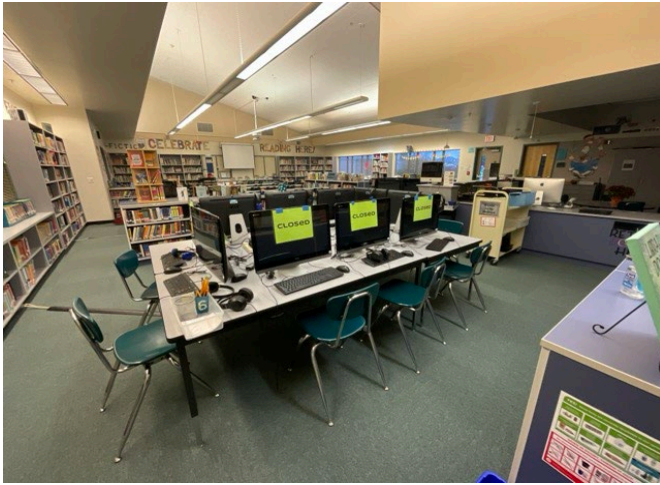
10 – RECEPTION



11 – LOUNGE STAFF ROOM



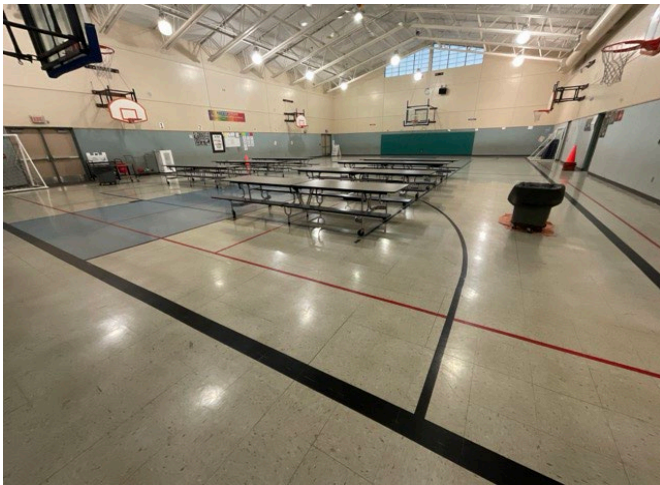
12 – TYPICAL CLASSROOM



13 – LIBRARY



14 – INTERIOR OVERVIEW



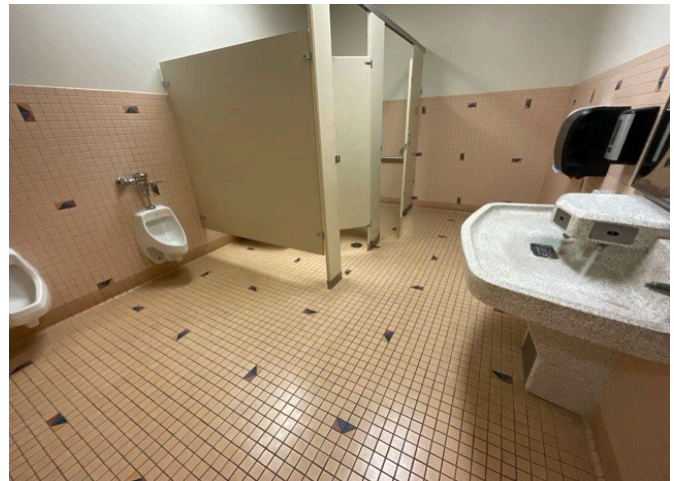
15 – CAFETERIA



16 – GYMNASIUM



17 – COMMERCIAL KITCHEN



18 – RESTROOM FIXTURES



19 – DOMESTIC HOT WATER SUPPLY



20 – BOILERS & PUMPS



21 – ROOFTOP MECHANICAL EQUIPMENT



22 – UNIT HEATER



23 – SPLIT SYSTEM DUCTLESS



24 – PACKAGED UNIT



25 – EXHAUST FAN



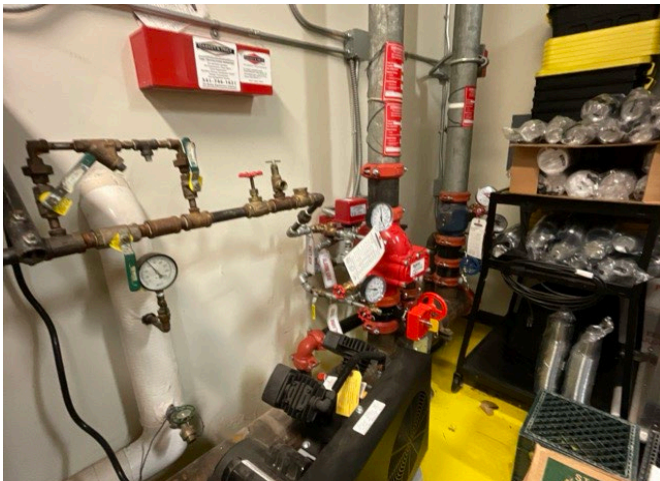
26 – MAIN ELECTRICAL ROOM



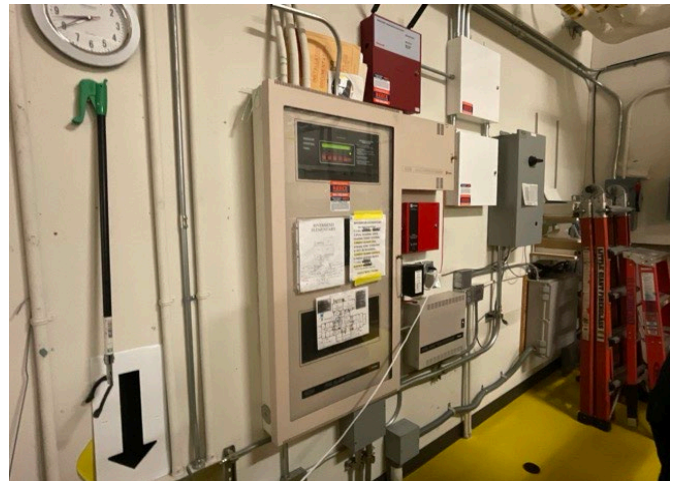
27 – SECONDARY TRANSFORMER



28 – EMERGENCY GENERATOR



29 – FIRE SPRINKLER RISERS



30 – FIRE ALARM PANEL

3. Site Summary



Site: Site Information		
Site Area	11 acres	
Parking Spaces	94 total spaces all in open lots; 4 of which are accessible.	
<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 and curbs	Fair
Site Development	Building-mounted and property entrance signage; chain link fencing; CMU dumpster enclosure which is part of main building Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Flat site	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: Metal halide Building-mounted: CFL, LED, incandescent	Fair
Ancillary Structures	None	n/a
Site Accessibility	An accessibility survey has been prepared as a separate report.	

Site: Site Information

Site Additional Studies	No additional studies are currently recommended for the site areas.
Site Areas Observed	Most 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.

Site: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	\$0	\$0	\$17,338	\$0	\$0	\$17,338
HVAC	\$0	\$0	\$1,786	\$0	\$0	\$1,786
Fire Protection	\$0	\$0	\$0	\$0	\$17,628	\$17,628
Sitework	\$0	\$224,140	\$273,338	\$568,800	\$1,196,601	\$2,262,879
TOTALS	\$0	\$224,200	\$292,500	\$568,800	\$1,214,300	\$2,299,800

Immediate Needs

There are no immediate needs to report.

Key Findings



Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site
Site Playground Areas

Uniformat Code: G2050
Recommendation: **Seal & Stripe in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$26,600

The seal and striping on the asphalt Court are faded and require repainting - AssetCALC ID: 8642569



Sports Apparatus in Poor condition.

Football, Goal Post
Site
Site

Uniformat Code: G2050
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$22,800

The football/soccer goalposts show significant signs of aging and are very visible misaligned indicating the Need For Replacement - AssetCALC ID: 8642591



Playfield Surfaces in Poor condition.

Chips Engineered Wood, 3" Depth
Site
Site Playground Areas

Uniformat Code: G2050
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$31,200

engineered wood fiber need to be replaced - AssetCALC ID: 8642597



Picnic Table in Poor condition.

Metal Powder-Coated
Site
Site

Unifomat Code: G2060
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,500

The picnic tables are rusted and missing parts requiring Attention - AssetCALC ID: 8642572

Site: Photographic Overview



1 – PARKING LOTS



2 – PLAYGROUND



3 – PROPERTY SIGNAGE



4 – SITE FURNISHINGS



5 – SPORTS COURTS



6 – SPORTS APPARATUS



7 – PIPING & VALVES



8 – FENCES & GATES



9 – FLAGPOLE



10 – PUMP



11 – SIDEWALKS



12 – POLE LIGHT FIXTURE W/ LAMPS

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 observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

5. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

6. Certification

Oregon Department of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Riverbend Elementary School, 320 51st Street, Springfield, OR 97478, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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7. Appendices

- Appendix A: Site and Floor Plan(s)
- Appendix B: Pre-Survey Questionnaire(s)
- Appendix C: Not Used
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves

Appendix A:

Site and Floor Plan(s)

Site Plan



**BUREAU
VERITAS**

Project Number

169411.24R000-120.017

Project Name

Riverbend Elementary School

Source

Google Earth Pro

On-Site Date

November 20, 2024



Appendix B:

Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

District Name and ID, School Name and ID: Springfield Public School District 19 - 2083
Riverbend Elementary School - 1352

Name of person completing form: Terry Rutledge

Title / Association with property: Assistant Director of Facilities

Length of time associated w/
property: 9 Years

Date Completed: 11/4/2024

Phone Number: 541-744-6375

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

Data Overview		Response		
1	Specific concerns regarding your facilities or the overall assessment:	No		
2	How would you rate your knowledge and understanding of the information provided in the facility condition assessments?	6		
3	Does the district rent or lease any properties from a 3 rd party?	No		
4	Do you have any vacant buildings?	No		
6	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Building ID -
		Roof		Building ID -
		Interiors		Building ID -
		HVAC	2017	Building ID - 20831600
		Electrical		Building ID -
		Site Pavement		Building ID -
		Accessibility		Building ID -
Question		Response		

7	List other significant capital improvements (focus on recent years; provide approximate date).	Classroom addition 2015	
8	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?		
9	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.		
Data Overview		Year	Building ID
Seismic Retrofitting in past 10 years			Safe Egress
			Collapse Prevention Performance
			Life Safety Performance
			Immediate Occupancy Performance

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
10	Are there any problems with foundations or structures, like excessive settlement?		x			Building ID - 20831600
11	Are there any wall, window, basement or roof leaks?		x			Building ID - 20831600
12	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	x				Building ID - 20831600
13	Are your elevators unreliable, with frequent service calls?				x	Building ID - 20831600
14	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		x			Building ID - 20831600
15	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		x			Building ID - 20831600
16	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		x			Building ID - 20831600
17	Is the electrical service outdated, undersized, or otherwise problematic?		x			Building ID - 20831600

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
18	Are there any problems or inadequacies with exterior lighting?		x			Building ID - 20831600
19	Is site/parking drainage inadequate, with excessive ponding or other problems?		x			Building ID - 20831600
20	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		x			Building ID - 20831600
21	ADA: Has an accessibility study been performed at the site? If so, indicate when.			x		Building ID - 20831600
22	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x		Building ID - 20831600
23	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			x		Building ID - 20831600
Department of Energy's Renew America's Schools questionnaire						
24	What is the current HVAC system type?					Hydronics
25	What is the cooling source?					Dx Coils
26	What is the heating source?					Boiler
27	What is the age of the HVAC system?					Boilers, piping, and ductwork 1997 Air handlers and controls 2017
28	Total sq. ft. of conditioned space?					68,190
29	Is there a pv solar system on site?		x			
30	What is the size of the solar system?				x	
31	What is the age of the solar system?				x	

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates “ <i>Not Applicable</i> ”, Unk indicates “ <i>Unknown</i> ”)						
Question		Response				Comments
		Yes	No	Unk	NA	
32	Does it include an energy storage system?				x	
33	Who owns the solar system?				x	

Appendix C:

Not Used

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Appendix D:

Component Condition Report

Component Condition Report | Riverbend Elementary School / Riverbend Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Substructure	Fair	Slab-on-Grade, Concrete, Structural w/ Integral Perimeter Footings	68,190 SF	47	8642526
B1010	Throughout Building	Good	Structural Framing, Light gauge steel	69,200 SF	46	8816256
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	7,000 SF	2	8642496
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	3,500 SF	2	8642467
B2010	Building Exterior	Poor	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Clean & Seal	2,500 SF	0	8642489
B2010	Building Exterior	Good	Exterior Walls, Metal Siding	10,400 SF	12	8642538
B2020	Cafeteria	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	2	9	8642529
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	2,300 SF	9	8642456
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	38	13	8642446
B2070	Building Exterior	Fair	Louvers, Aluminum	8	12	8642474
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	11,800 SF	1	8642488
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	56,100 SF	10	8642495
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,500 LF	10	8642508
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	4	2	8642520
B3060	Roof	Fair	Roof Skylight, per SF of glazing	350 SF	3	8642510
B3060	Roof	Fair	Roof Hatch, Metal	3	21	8642482
Interiors						
C1010	Gymnasium	Fair	Movable Partition, Gym Divider, Basic/Manual	150 SF	4	8642556
C1020	Throughout Building	Fair	Interior Window, Fixed, 12 SF	140	19	8642443
C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core Commercial	47	12	8642463
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	17	12	8642476
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	28,600 SF	5	8642466
C1070	Library	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	20,500 SF	8	8642533
C1090	Restrooms	Fair	Toilet Partitions, Metal	24	2	8642507
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	10,500 SF	13	8642537
C2010	Gymnasium	Fair	Wall Finishes, Fabric	6,000 SF	2	8642452
C2010	Throughout Building	Fair	Wall Finishes, Fiberglass Paneling	37,500 SF	22	8642471
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	69,000 SF	4	8642547
C2010	Throughout Building	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	15,000 SF	6	8642522
C2010	Throughout Building	Fair	Wall Finishes, Laminated Paneling (FRP)	4,500 SF	5	8642441
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	360 SF	3	8642451
C2030	Throughout Building	Fair	Flooring, Vinyl Sheeting	3,400 SF	2	8642473
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	1,400 SF	22	8642521

Component Condition Report | Riverbend Elementary School / Riverbend Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	17,700 SF	4	8642515
C2030	Mechanical Rooms	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	800 SF	3	8642544
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Tile	38,100 SF	3	8642493
C2030	Restrooms	Fair	Flooring, Ceramic Tile	6,800 SF	13	8642472
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	10,200 SF	3	8642442
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	8,900 SF	4	8642470
Conveying						
D1010	Stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	7	8642514
Plumbing						
D2010	Custodial Room	Fair	Water Heater, Electric, Commercial (36 kW)	2	2	8642499
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	25	8	8642558
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	4	8642483
D2010	Boiler Room	Fair	Water Heater, Electric, Residential	1	2	8642542
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	3	8642479
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	6	5	8642486
D2010	Restrooms	Fair	Urinal, Standard	8	4	8642513
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	68,190 SF	12	8642555
D2010	Mechanical Room	Poor	Water Heater, Gas, Commercial (200 MBH)	1	0	8642505
D2010	Mechanical Room	Fair	Storage Tank, Domestic Water	1	2	8642440
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Floor	4	8	8642455
D2010	Custodial Room	Fair	Storage Tank, Domestic Water	1	3	8642458
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style	8	3	8642487
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	29	4	8642497
D2060	Mechanical Room	Good	Air Compressor, Tank-Style	1	15	8642454
HVAC						
D3020	Custodial Room	Fair	Boiler Supplemental Components, Expansion Tank	2	12	8642465
D3020	Gymnasium and Cafeteria	Fair	Fan, Ceiling Mounted, High Volume Low Speed (HVLS), 8' Diameter, Includes Remote and Controls	2	8	8642543
D3020	Boiler Room	Fair	Unit Heater, Electric	1	4	8642444
D3020	Boiler Room	Fair	Boiler Supplemental Components, Chemical Feed System	1	2	8642540
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	2	3	8642553
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank	1	12	8642511
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	12	8642517
D3020	Kitchen	Fair	Unit Heater, Electric	1	5	8642478
D3030	Roof	Fair	Split System Ductless, Single Zone, 0.75 to 1 TON	1	8	8642536
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8642548
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8642525
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8642532

Component Condition Report | Riverbend Elementary School / Riverbend Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	68,190 SF	10	8642527
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	2	18	8642551
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	8642450
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	2	2	8642449
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	68,190 SF	8	8642485
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	4	8642512
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	5	8642459
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	8	4	8642445
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	68,190 SF	5	8642552
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	4	8642545
D4010	Mechanical Room	Fair	Supplemental Components, Fire Riser, Wet	2	13	8642534
Electrical						
D5010	Electrical Room	Fair	Generator, Diesel	1	4	8642550
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS	1	4	8642500
D5020	Electrical Room	Fair	Switchboard, 120/208 V	1	24	8642504
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	25	8642503
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	4	8642539
D5020	Electrical Room	Fair	Distribution Panel, 120/240 V	1	5	8642502
D5020	Custodial Room	Fair	Distribution Panel, 277/480 V	1	4	8642530
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	6	8642541
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	68,190 SF	12	8642524
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	68,190 SF	8	8642506
D5040	Gymnasium and Cafeteria	Fair	Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement	28	6	8642475
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas	8	7	8642554
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	17	4	8642491
Fire Alarm & Electronic Systems						
D6030	Cafeteria	Fair	Sound System, Theater/Auditorium/Church	1,000 SF	6	8642546
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	68,190 SF	7	8642519
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	68,190 SF	5	8642453
D7050	Custodial Room	Fair	Fire Alarm Panel, Multiplex	4	4	8642457
D7050	Custodial Room	Fair	Fire Alarm Panel, Fully Addressable	1	4	8642557
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	68,190 SF	7	8642498
D8010	Throughout Building	Good	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	68,190 SF	13	8642469
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	4	8642464
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Dishwashing Equipment	20 LF	2	8642484

Component Condition Report | Riverbend Elementary School / Riverbend Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	5	8642501
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	2	4	8642480
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	2	4	8642494
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	6	8642447
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	10 LF	5	8642549
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	5	8642492
E1030	Commercial Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	4	8642460
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	8642516
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	5	8642462
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	10 LF	5	8642490
E1030	Kitchen	Fair	Foodservice Equipment, Mixer, Tabletop	1	2	8642468
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	20 LF	7	8642535
E1040	Office Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	8642528
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable	6	9	8642448
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard Classroom	420 LF	6	8642509
E2010	Admin	Fair	Casework, Countertop, Ceramic Tile	260 LF	5	8642518
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	60 LF	9	8642477

Component Condition Report | Riverbend Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	3	8642583
D2010	Site	Fair	Piping & Valves, Gate Valve, Domestic Water	1	4	8642590
D2010	Site	Fair	Piping & Valves, Gate Valve, Domestic Water	1	4	8642600
HVAC						
D3020	Site	Fair	Unit Heater, Electric	1	4	8642568
Fire Protection						
D4010	Site General	Fair	Supplemental Components, Fire Riser, Dry	1	13	8642567
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	59,100 SF	2	8642588
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	59,100 SF	11	8642585
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	24,300 SF	22	8642586
Athletic, Recreational & Playfield Areas						
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	4	8642577
G2050	Site Playground Areas	Poor	Playfield Surfaces, Chips Engineered Wood, 3" Depth	12,500 SF	1	8642597
G2050	Site	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	2	5	8642563
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	14	8642580

Component Condition Report | Riverbend Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	5	8642596
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	4	8642598
G2050	Site	Poor	Sports Apparatus, Football, Goal Post	2	1	8642591
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	5	8642599
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	38,100 SF	8	8642564
G2050	Site Playground Areas	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	38,100 SF	1	8642569
G2050	Site Playground Areas	Fair	Play Structure, Swing Set, 4 Seats	3	2	8642571
Sitework						
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	2,440 LF	12	8642566
G2060	Site	Poor	Picnic Table, Metal Powder-Coated	9	1	8642572
G2060	Site	Fair	Bollard, Concrete or Metal	25	7	8642587
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	180 LF	12	8642562
G2060	Site	Fair	Park Bench, Metal Powder-Coated	2	4	8642593
G2060	Site	Fair	Flagpole, Metal	1	3	8642575
G2060	Site General	Fair	Bike Rack, Fixed 6-10 Bikes	6	7	8642584
G2060	Site General	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	25	7	8642573
G2060	Site	Fair	Park Bench, Metal Powder-Coated	5	4	8642589
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	2	3	8642592
G2060	Site General	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	2	8642595
G2060	Site General	Fair	Bike Rack, Fixed 1-5 Bikes	8	7	8642565
G2080	Site General	Fair	Landscaping, Mature Trees, Removal or Heavy Trimming, Repair	13	3	8642576
G4050	Site	Fair	Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	6	2	8642581
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	8	2	8642582
Utilities						
G3010	Custodial Room	Fair	Pump, Distribution, Domestic Well Water, 15 HP	1	4	8707190

Appendix E: **Replacement Reserves**

Replacement Reserves Report



10/6/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
D3030	8642536	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace	15	7	8	1	EA		\$2,430.00	\$3,675.38	\$3,675									\$3,675			\$3,675
D3050	8642449	Pump, Distribution, HVAC Heating Water, Replace	25	23	2	2	EA		\$7,600.00	\$11,495.00	\$22,990			\$22,990									\$22,990
D3050	8642527	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	30	10	68190	SF		\$5.50	\$8.32	\$567,256											\$567,256	\$567,256
D3050	8642548	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA		\$10,700.00	\$16,183.75	\$16,184			\$16,184									\$16,184
D3050	8642525	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA		\$47,800.00	\$72,297.50	\$72,298			\$72,298									\$72,298
D3050	8642485	HVAC System, Ductwork, Medium Density, Replace	30	22	8	68190	SF		\$4.00	\$6.05	\$412,550									\$412,550			\$412,550
D3060	8642445	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	8	EA		\$1,470.00	\$2,223.38	\$17,787					\$17,787							\$17,787
D3060	8642459	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	15	5	1	EA		\$4,210.00	\$6,367.63	\$6,368						\$6,368						\$6,368
D3060	8642512	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	16	4	1	EA		\$2,570.00	\$3,887.13	\$3,887					\$3,887							\$3,887
D4010	8642552	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	68190	SF		\$1.20	\$1.82	\$123,765						\$123,765						\$123,765
D4010	8642545	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	16	4	10	LF		\$510.00	\$771.38	\$7,714					\$7,714							\$7,714
D5010	8642550	Generator, Diesel, Replace	25	21	4	1	EA		\$23,100.00	\$34,938.75	\$34,939					\$34,939							\$34,939
D5010	8642500	Automatic Transfer Switch, ATS, Replace	25	21	4	1	EA		\$3,370.00	\$5,097.13	\$5,097					\$5,097							\$5,097
D5020	8642541	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA		\$24,000.00	\$36,300.00	\$36,300							\$36,300					\$36,300
D5020	8642539	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA		\$7,200.00	\$10,890.00	\$10,890					\$10,890							\$10,890
D5020	8642530	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA		\$5,900.00	\$8,923.75	\$8,924					\$8,924							\$8,924
D5020	8642502	Distribution Panel, 120/240 V, Replace	30	25	5	1	EA		\$5,700.00	\$8,621.25	\$8,621						\$8,621						\$8,621
D5040	8642491	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	16	4	17	EA		\$450.00	\$680.63	\$11,571					\$11,571							\$11,571
D5040	8642475	Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement, Replace	20	14	6	28	EA		\$1,040.00	\$1,573.00	\$44,044							\$44,044					\$44,044
D5040	8642554	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas, Replace	20	13	7	8	EA		\$1,450.00	\$2,193.13	\$17,545								\$17,545				\$17,545
D5040	8642506	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	12	8	68190	SF		\$6.50	\$9.83	\$670,393									\$670,393			\$670,393
D6030	8642546	Sound System, Theater/Auditorium/Church, Replace	20	14	6	1000	SF		\$1.50	\$2.27	\$2,269							\$2,269					\$2,269
D6060	8642519	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	13	7	68190	SF		\$1.65	\$2.50	\$170,177								\$170,177				\$170,177
D7030	8642453	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	68190	SF		\$2.00	\$3.03	\$206,275						\$206,275						\$206,275
D7050	8642457	Fire Alarm Panel, Multiplex, Replace	15	11	4	4	EA		\$6,100.00	\$9,226.25	\$36,905					\$36,905							\$36,905
D7050	8642557	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA		\$16,200.00	\$24,502.50	\$24,503					\$24,503							\$24,503
D7050	8642498	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	13	7	68190	SF		\$3.00	\$4.54	\$309,412								\$309,412				\$309,412
E1030	8642484	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	18	2	20	LF		\$3,000.00	\$4,537.50	\$90,750			\$90,750									\$90,750
E1030	8642468	Foodservice Equipment, Mixer, Tabletop, Replace	20	18	2	1	EA		\$4,370.00	\$6,609.63	\$6,610			\$6,610									\$6,610
E1030	8642464	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	11	4	1	EA		\$5,650.00	\$8,545.63	\$8,546					\$8,546							\$8,546
E1030	8642480	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	2	EA		\$4,250.00	\$6,428.13	\$12,856					\$12,856							\$12,856
E1030	8642494	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	11	4	2	EA		\$5,100.00	\$7,713.75	\$15,428					\$15,428							\$15,428
E1030	8642460	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	26	4	1	EA		\$2,330.00	\$3,524.13	\$3,524					\$3,524							\$3,524
E1030	8642501	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	25	5	1	EA		\$1,730.00	\$2,616.63	\$2,617						\$2,617						\$2,617
E1030	8642549	Commercial Kitchen Line, Cooking Equipment, Replace	20	15	5	10	LF		\$2,000.00	\$3,025.00	\$30,250						\$30,250						\$30,250
E1030	8642492	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	1	EA		\$29,400.00	\$44,467.50	\$44,468						\$44,468						\$44,468
E1030	8642516	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA		\$4,460.00	\$6,745.75	\$6,746						\$6,746						\$6,746
E1030	8642462	Foodservice Equipment, Walk-In, Freezer, Replace	20	15	5	1	EA		\$19,800.00	\$29,947.50	\$29,948						\$29,948						\$29,948
E1030	8642490	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	15	5	10	LF		\$1,000.00	\$1,512.50	\$15,125						\$15,125						\$15,125
E1030	8642447	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	1	EA		\$7,650.00	\$11,570.63	\$11,571							\$11,571					\$11,571
E1030	8642535	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	13	7	20	LF		\$300.00	\$453.75	\$9,075								\$9,075				\$9,075
E1040	8642528	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA		\$2,030.00	\$3,070.38	\$3,070						\$3,070						\$3,070
E1070	8642448	Basketball Backboard, Wall-Mounted, Operable	30	21	9	6	EA		\$4,300.00	\$6,503.75	\$39,023										\$39,023		\$39,023
E2010	8642518	Casework, Countertop, Ceramic Tile, Replace	30	25	5	260	LF		\$77.00	\$116.46	\$30,280						\$30,280						\$30,280
E2010	8642509	Casework, Cabinetry, Standard Classroom, Replace	20	14	6	420	LF		\$325.00	\$491.56	\$206,456							\$206,456					\$206,456
E2010	8642477	Library Shelving, Single-Faced, up to 90" Height, Replace	20	11	9	60	LF		\$330.00	\$499.13	\$29,948										\$29,948		\$29,948
Totals, Unescalated												\$23,822	\$138,140	\$432,206	\$543,642	\$598,913	\$756,410	\$627,340	\$531,921	\$1,268,928	\$276,107	\$926,467	\$6,123,895
Totals, Escalated (4.0% inflation, compounded annually)												\$23,822	\$143,665	\$467,474	\$611,524	\$700,643	\$920,289	\$793,785	\$699,972	\$1,736,615	\$392,986	\$1,371,397	\$7,862,172

Riverbend Elementary School / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
D2010	8642583	Backflow Preventer, Domestic Water, Replace	30	27	3	1	EA		\$4,340.00	\$6,564.25	\$6,564				\$6,564								\$6,564
D2010	8642590	Piping & Valves, Gate Valve, Domestic Water, Replace	30	26	4	1	EA		\$4,850.00	\$7,335.63	\$7,336					\$7,336							\$7,336
D2010	8642600	Piping & Valves, Gate Valve, Domestic Water, Replace	30	26	4	1	EA		\$823.00	\$1,176.89	\$1,177					\$1,177							\$1,177

Replacement Reserves Report



10/6/2025

Unifomat Code	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
D3020	8642568	Unit Heater, Electric, Replace	20	16	4	1	EA		\$1,010.00	\$1,527.63	\$1,528					\$1,528							\$1,528
G2020	8642588	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	59100	SF		\$0.46	\$0.70	\$41,315			\$41,315					\$41,315				\$82,631
G2050	8642591	Sports Apparatus, Football, Goal Post, Replace	25	24	1	2	EA		\$7,550.00	\$11,419.38	\$22,839		\$22,839										\$22,839
G2050	8642569	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	4	1	38100	SF		\$0.46	\$0.70	\$26,635		\$26,635					\$26,635					\$53,270
G2050	8642563	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	10	5	2	EA		\$450.00	\$643.50	\$1,287						\$1,287						\$1,287
G2050	8642596	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	20	5	4	EA		\$7,030.00	\$10,632.88	\$42,532						\$42,532						\$42,532
G2050	8642599	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	15	5	1	EA		\$5,480.00	\$8,288.50	\$8,289						\$8,289						\$8,289
G2050	8642564	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	17	8	38100	SF		\$3.50	\$5.29	\$201,692									\$201,692			\$201,692
G2050	8642597	Playfield Surfaces, Chips Engineered Wood, 3" Depth, Replace	3	2	1	12500	SF		\$1.65	\$2.50	\$31,195		\$31,195			\$31,195			\$31,195			\$31,195	\$124,781
G2050	8642571	Play Structure, Swing Set, 4 Seats, Replace	20	18	2	3	EA		\$3,390.00	\$5,127.38	\$15,382			\$15,382									\$15,382
G2050	8642577	Play Structure, Multipurpose, Medium, Replace	20	16	4	1	EA		\$20,000.00	\$30,250.00	\$30,250					\$30,250							\$30,250
G2050	8642598	Play Structure, Multipurpose, Large, Replace	20	16	4	1	EA		\$35,000.00	\$52,937.50	\$52,938					\$52,938							\$52,938
G2060	8642572	Picnic Table, Metal Powder-Coated, Replace	20	19	1	9	EA		\$700.00	\$1,058.75	\$9,529		\$9,529										\$9,529
G2060	8642592	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	17	3	2	EA		\$845.00	\$1,278.06	\$2,556				\$2,556								\$2,556
G2060	8642593	Park Bench, Metal Powder-Coated, Replace	20	16	4	2	EA		\$1,030.00	\$1,557.88	\$3,116					\$3,116							\$3,116
G2060	8642589	Park Bench, Metal Powder-Coated, Replace	20	16	4	5	EA		\$1,030.00	\$1,557.88	\$7,789					\$7,789							\$7,789
G2060	8642584	Bike Rack, Fixed 6-10 Bikes, Replace	20	13	7	6	EA		\$837.00	\$1,265.96	\$7,596								\$7,596				\$7,596
G2060	8642565	Bike Rack, Fixed 1-5 Bikes, Replace	20	13	7	8	EA		\$600.00	\$907.50	\$7,260								\$7,260				\$7,260
G2060	8642595	Signage, Property, Building or Pole-Mounted, Replace/Install	20	18	2	1	EA		\$2,290.00	\$3,463.63	\$3,464			\$3,464									\$3,464
G2060	8642575	Flagpole, Metal, Replace	30	27	3	1	EA		\$4,000.00	\$6,050.00	\$6,050				\$6,050								\$6,050
G2060	8642573	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	13	7	25	EA		\$157.00	\$237.46	\$5,937								\$5,937				\$5,937
G2060	8642587	Bollard, Concrete or Metal, Replace	30	23	7	25	EA		\$1,000.00	\$1,512.50	\$37,813								\$37,813				\$37,813
G2080	8642576	Landscaping, Mature Trees, Removal or Heavy Trimming, Repair	5	2	3	13	EA		\$1,500.00	\$2,268.75	\$29,494				\$29,494					\$29,494			\$58,988
G3010	8707190	Pump, Distribution, Domestic Well Water, 15 HP, Replace	25	21	4	1	EA		\$11,600.00	\$17,545.00	\$17,545					\$17,545							\$17,545
G4050	8642581	Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	20	18	2	6	EA		\$1,050.00	\$1,588.13	\$9,529			\$9,529									\$9,529
G4050	8642582	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	18	2	8	EA		\$4,200.00	\$6,352.50	\$50,820			\$50,820									\$50,820
Totals, Unescalated												\$0	\$90,198	\$120,510	\$44,664	\$152,873	\$52,107	\$26,635	\$131,116	\$231,186	\$0	\$31,195	\$880,483
Totals, Escalated (4.0% inflation, compounded annually)												\$0	\$93,806	\$130,344	\$50,241	\$178,840	\$63,396	\$33,702	\$172,539	\$316,393	\$0	\$46,177	\$1,085,437

* Markup has been included in unit costs.