

FACILITY CONDITION ASSESSMENT



prepared for

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



Ridgeview Elementary School
526 N. 66th Street
Springfield, OR 97477

PREPARED BY:

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

BV CONTACT:

Matt Anderson
Program Manager
800.733.0660 x7297613
matt.anderson@bureauveritas.com

BV PROJECT #:

169411.24R000-118.017

DATE OF REPORT:

May 20, 2025

ON SITE DATE:

November 19, 2024

Bureau Veritas

TABLE OF CONTENTS

1. Executive Summary..... 1

 Campus Overview and Assessment Details 1

 Campus Findings and Deficiencies..... 2

 Facility Condition Index (FCI)..... 3

 Immediate Needs..... 4

 Plan Types 5

2. Ridgeview Elementary School..... 6

3. Site Summary 16

4. Purpose and Scope 22

5. Opinions of Probable Costs..... 24

 Methodology 24

 Definitions 25

6. Certification..... 26

7. Appendices 27



1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	1
Main Address	526 N. 66th Street, Springfield, OR 97477
Site Developed	1981 Renovated 2015
Outside Occupants / Leased Spaces	None
Date(s) of Visit	November 19, 2024
Management Point of Contact	Oregon Department of Education Adam Krein, State Facility Assessment Administrator 971-720-9273 adam.krein@ode.oregon.gov
On-site Point of Contact (POC)	Ben Benett
Assessment & Report Prepared By	Mark Cospers
Reviewed By	Anas Sadkhi <i>for</i> , Matt Anderson Program Manager 800.733.0660 x7297613 matt.anderson@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The elementary school campus was originally constructed in 1981. More classrooms were built into the school to accommodate the growing population. The renovation was completed around 2015 timeframe.

Architectural

The original buildings were completely renovated at the time of the addition of classrooms in 2015, including the exterior and interior finishes. Only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components are original with additional air handlers recently added. The Heating and Cooling are centralized. Domestic hot water is supplied to building via water heaters with integrated tanks. Some of the electrical components have been updated during the 2015 renovation, most of the electrical system is original. A UPS system is available. The building is sprinklered.

Site

The parking is ponding on the border of the playground and parking lot. Stripping is accounted for and budgeted. Parking lot and play surfaces are anticipated and budgeted.

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
Ridgeview Elementary School	\$600.6	59,826	\$35,931,495.6	0%	3.0%	9.5%	27.1%

Immediate Needs

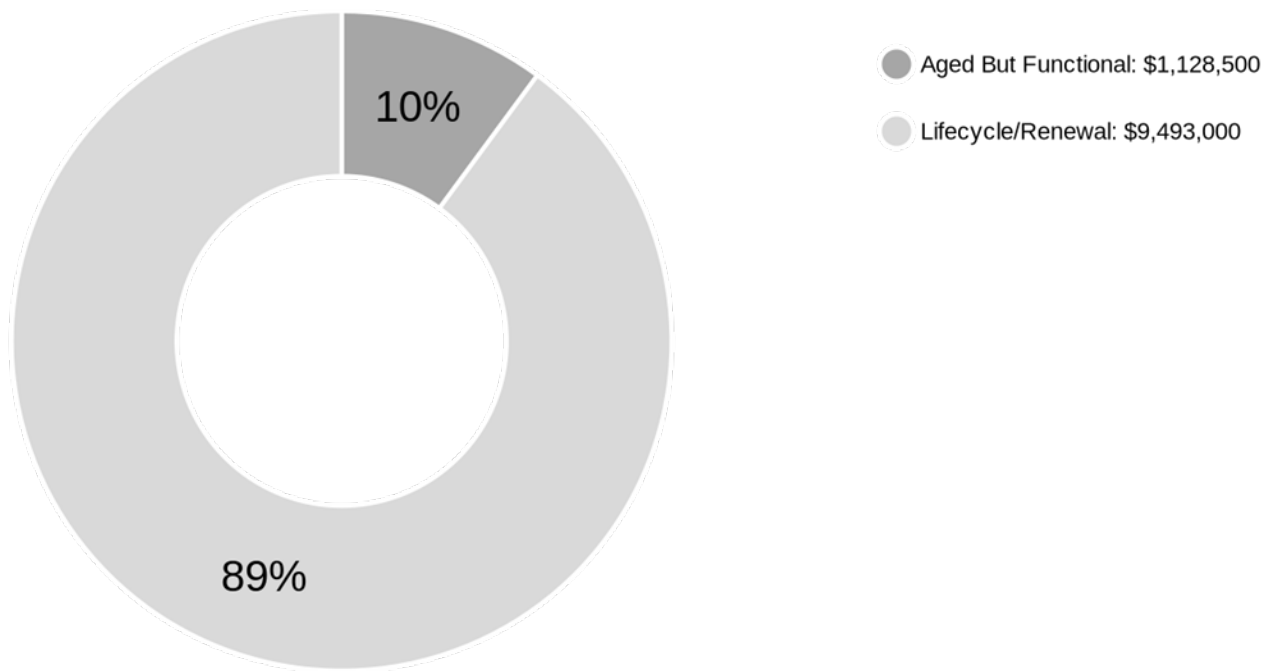
There are no immediate needs to report.

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 and 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: \$10,621,500

2. Ridgeview Elementary School



Ridgeview Elementary School: Building Systems Summary

Address	526 N. 66th Street, Springfield, OR 97477	
GPS Coordinates	44.0520606, -122.9104143	
Constructed/Renovated	1981 Renovated 2015	
Building Area	59,826 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board and Unfinished Floors: Carpet, VCT, ceramic tile, and Unfinished Ceilings: Painted gypsum board, ACT, wood paneling and Unfinished/exposed	Fair
Elevators	None	Fair

Ridgeview Elementary School: Building Systems Summary		
Plumbing	Distribution: Copper and Galvanized iron supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, air handlers, feeding cabinet terminal units and air handlers	Fair
Fire Suppression	Wet-pipe sprinkler system with dry-piped portion and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Ridgeview 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	\$0	\$0	\$74,484	\$1,100,024	\$110,255	\$1,284,763
Roofing	\$0	\$0	\$0	\$1,476,797	\$0	\$1,476,797
Interiors	\$0	\$0	\$958,828	\$491,121	\$1,424,687	\$2,874,636
Plumbing	\$0	\$39,528	\$601,256	\$161,457	\$74,616	\$876,857
HVAC	\$0	\$0	\$603,453	\$416,344	\$1,575,963	\$2,595,760
Fire Protection	\$0	\$20,820	\$6,825	\$124,902	\$0	\$152,547
Electrical	\$0	\$39,780	\$685,961	\$118,195	\$440,096	\$1,284,032
Fire Alarm & Electronic Systems	\$0	\$0	\$144,350	\$990,437	\$0	\$1,134,787
Equipment & Furnishings	\$0	\$4,759	\$219,036	\$1,434,456	\$47,668	\$1,705,919
Sitework	\$0	\$7,436	\$0	\$10,205	\$13,391	\$31,032
TOTALS	\$0	\$112,400	\$3,294,200	\$6,324,000	\$3,686,700	\$13,417,300

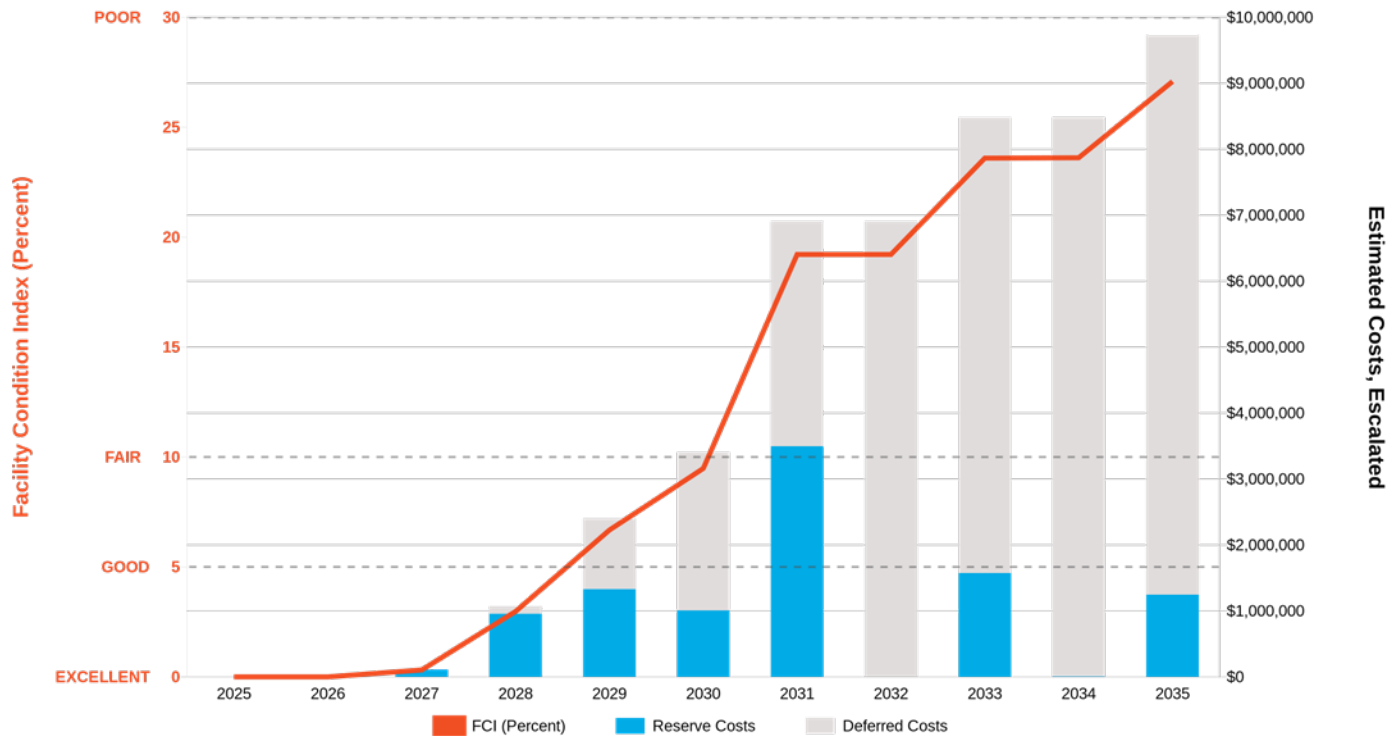
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$35,931,495.60

Inflation Rate: 4%

Average Needs (per year - over next 10 years): \$884,586.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Ridgeview Elementary School: Photographic Overview



1 – FRONT ELEVATION



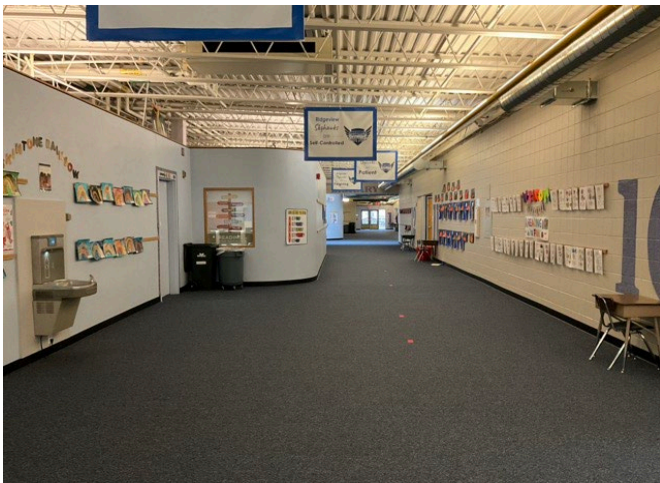
2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – TYPICAL HALLWAY



6 – TYPICAL CLASSROOM



7 – RESOURCE ROOM



8 – ADMINISTRATION



9 – SENSORY ROOM



10 – RESTROOM



11 – COMPUTER LAB



12 – OFFICES



13 – LOBBY



14 – CONFERENCE



15 – LOBBY



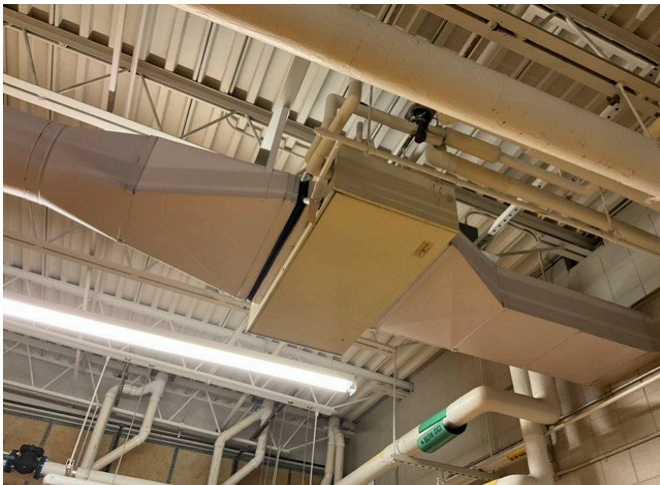
16 – LOUNGE



17 – TYPICAL CLASSROOM



18 – OFFICES



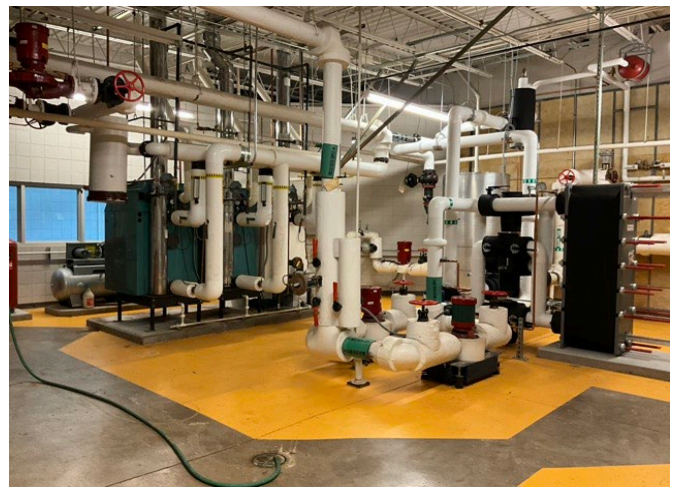
19 – AIR HANDLER



20 – LIBRARY



21 – RESTROOM



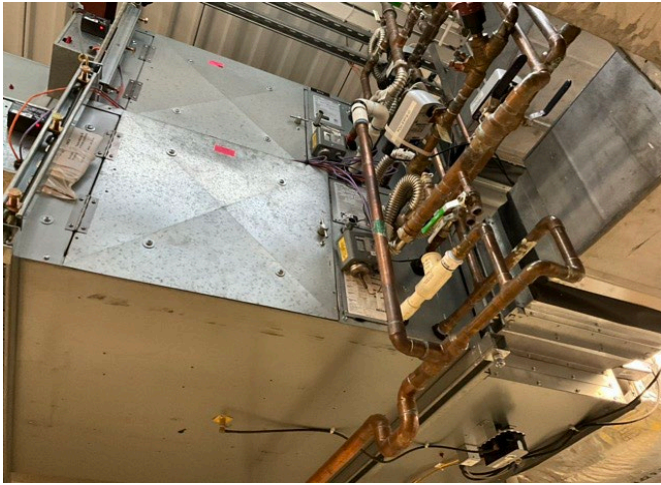
22 – MAIN MECHANICAL ROOM



23 – BOILERS AND PUMPS



24 – MAIN ELECTRICAL ROOM



25 – NEW HVAC ASSET



26 – FIRE SPRINKLER RISERS



27 – MUSIC CLASSROOM



28 – COMMERCIAL KITCHEN

3. Site Summary



Site: Site Information		
Site Area	9.9 acres	
Parking Spaces	50 total spaces all in open lots; 2 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	Property entrance signage; chain link fencing; CMU wall dumpster enclosures Playgrounds and sports courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Gazebo	Fair

Site: Site Information

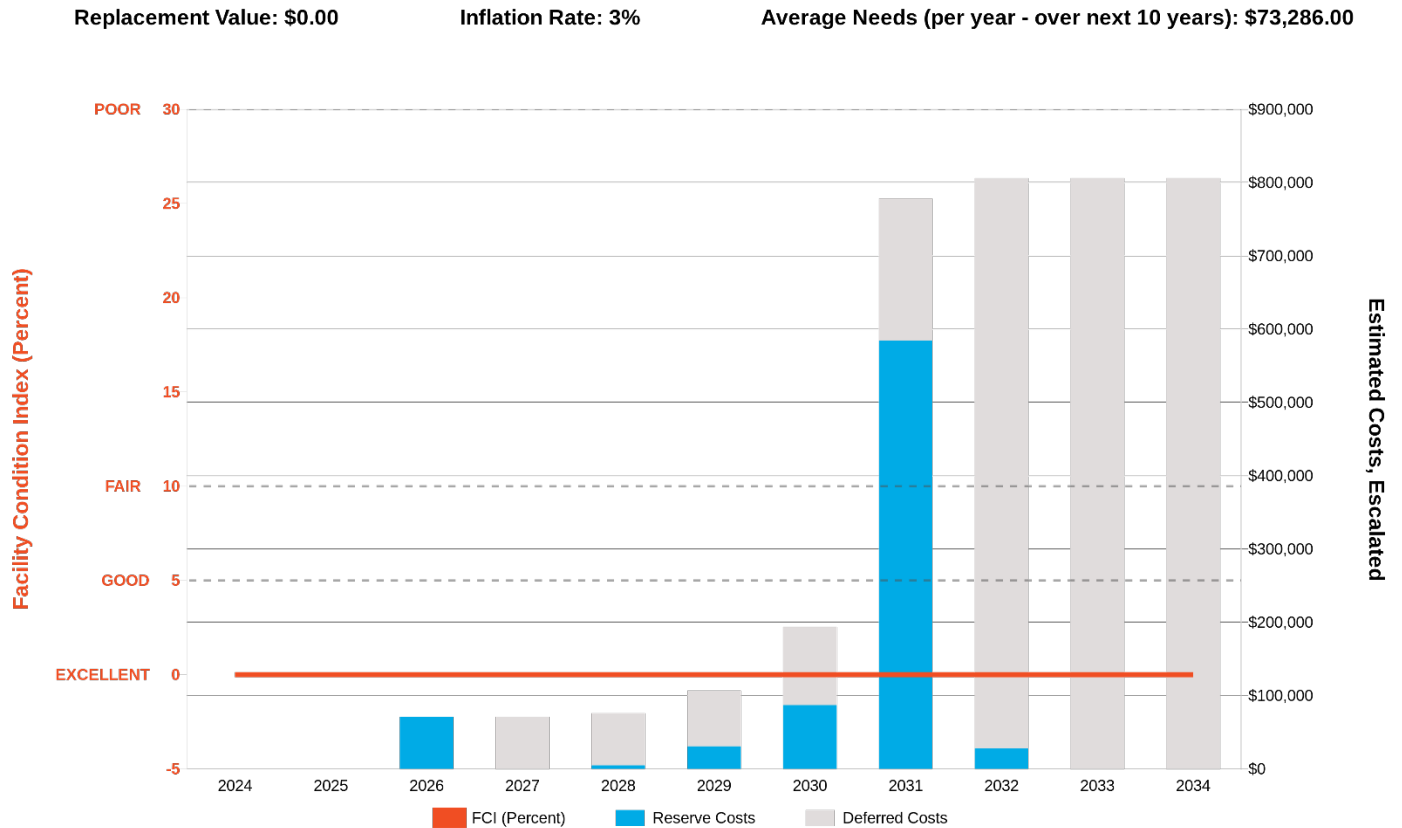
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.
Site Additional Studies	No additional studies are currently recommended for the site areas.
Site Areas Observed	The exterior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

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

Site: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	\$0	\$0	\$0	\$0	\$0	\$0
Sitework	\$0	\$71,154	\$35,523	\$699,478	\$286,057	\$1,092,212
TOTALS	\$0	\$71,200	\$35,600	\$699,500	\$286,100	\$1,092,400

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



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Site: Photographic Overview



1 – WALKWAYS/LANDSCAPING



2 – WALKWAYS/LANDSCAPING



3 – PLAY FIELD



4 – PLAY AREA



5 – PARKING LOT AREA



6 – PONDING IN PARKING LOT

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 *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 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 Ridgeview Elementary School, 526 N. 66th Street, Springfield, OR 97477, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Mark Cospers
Project Assessor

Reviewed by:



Anas Sadkhi
Technical Report Reviewer
for
Matt Anderson
Program Manager
800.733.0660 x7297613
matt.anderson@bureauveritas.com

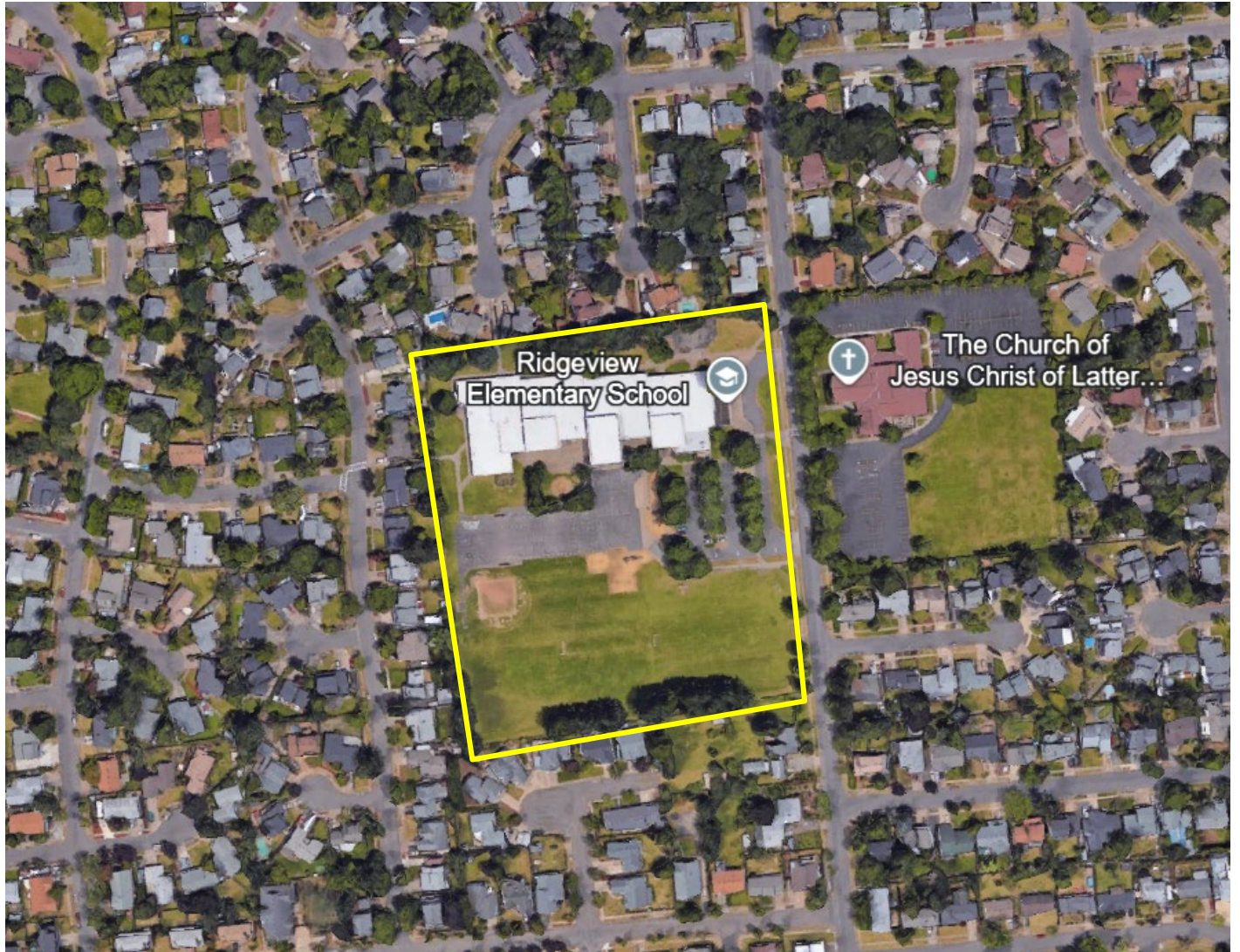
7. Appendices

- 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
VERITAS**

Project Number

169411.24R000-118.017

Source

Google

Project Name

Ridgeview Elementary School

On-Site Date

November 19, 2024



Appendix B:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Ridgeview Elementary School

Name of person completing form: Ben Bennett

Title / Association w/ property: Custodian 3

Length of time associated w/ property: 25 Years

Date Completed: 11/19/2024

Phone Number: Ben.bennett@springfield.k12.or.us 5412286909

Method of Completion: DURING - verbally completed during assessment

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	Year(s) constructed	Constructed 1981	Renovated	
2	Building size in SF	59,826	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	2015/2016 Added music room and resource room 1986 added extension of school 13-20 added class rooms		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Roof leaks/ worse after ice storm 2024		

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	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Windows and roof leaks.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?	X				Lightning strike 2009 damaged some electrical equipment
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	X				Ponding in parking lot
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?				X	



Signature of Assessor



Signature of POC

Appendix C:

Not Used

**THIS APPENDIX IS INTENTIONALLY LEFT
BLANK.**

Appendix D:

Component Condition Report

Component Condition Report | Ridgeview Elementary School / Ridgeview Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Throughout Building	Fair	Structural Flooring/Decking, Concrete	59,826 SF	32	8687550
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	16,900 SF	5	8687535
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	5,600 SF	11	8687503
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	11	8687551
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	37	11	8687529
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	59,826 SF	7	8687511
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	29	11	8687549
Interiors						
C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core Commercial	65	5	8687518
C1070	Throughout Building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	51,500 SF	7	8687544
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	117,700 SF	5	8687497
C2010	Classrooms Music	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	2,000 SF	7	8687567
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	35,000 SF	6	8687553
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	3,000 SF	7	8687520
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	21,500 SF	5	8687506
C2030	Mechanical Room	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	300 SF	4	8687504
C2050	Throughout Building	Fair	Ceiling Finishes, Gypsum Board/Plaster	300 SF	7	8687545
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	6,000 SF	5	8687562
C2050	Hallways & Common Areas	Fair	Ceiling Finishes, Wood Paneling	2,000 SF	12	8687509
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	11	8687522

Component Condition Report | Ridgeview Elementary School / Ridgeview Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Mechanical Room	Fair	Water Heater, Gas, High-Efficiency Condensing Style	3	7	8687508
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	7	8687546
D2010	Utility Rooms/Areas	Fair	Backflow Preventer, Domestic Water	1	15	8687519
D2010	Mechanical Room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	11	8687560
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	59,826 SF	4	8687568
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	21	13	8687496
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	4	8687540
D2010	Kitchen	Fair	Water Heater, Electric, Commercial (36 kW)	1	3	8687512
D2010	Restrooms	Fair	Urinal, Standard	8	4	8687531
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	21	7	8687561
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	20	5	8687542
D2060	Mechanical Room	Fair	Air Compressor, Tank-Style	2	3	8687514
D2060	Mechanical Room	Fair	Supplemental Components, Compressed Air Dryer, Process Support	1	3	8687515
HVAC						
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank	3	13	8687557
D3020	Mechanical Room	Good	Heat Exchanger, Plate & Frame, HVAC	1	34	8687533
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank	1	12	8687547
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	2	16	8687555
D3020	Throughout Building	Fair	Air Ventilator, Energy Recovery Unit, up to 6500 CFM	2	13	8687517
D3020	Throughout Building	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	8	4	8687525
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	1	22	8687534
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 3 Ton	20	5	8687558
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 4-Pipe	59,826 SF	17	8687564
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	59,826 SF	7	8687539
D3050	Kitchen	Fair	Air Handler, Interior AHU, Easy/Moderate Access	6	4	8687513

Component Condition Report | Ridgeview Elementary School / Ridgeview Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	8 LF	6	8687536
D4010	Utility Rooms/Areas	Fair	Supplemental Components, Fire Riser, Dry	2	3	8687495
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	59,826 SF	7	8687502
Electrical						
D5010	Electrical Room	Good	Uninterruptible Power Supply, Individual Battery	18	4	8687524
D5020	Mechanical Room	Fair	Motor Control Center, w/ Main Breaker	1	5	8687527
D5020	Kitchen	Fair	Switchboard, 120/208 V	1	3	8687501
D5020	Electrical Room	Fair	Switchboard, 120/208 V	1	7	8687505
D5030	Mechanical Room	Fair	Motor, AHU or Pump	5	3	8687559
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	59,826 SF	12	8687537
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	25	7	8687548
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	59,826 SF	6	8687538
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	59,826 SF	5	8687565
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	59,826 SF	9	8687499
D7050	Office Areas	Fair	Fire Alarm Panel, Fully Addressable	1	7	8687523
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	59,826 SF	7	8687569
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	12 LF	7	8687510
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	6	8687528
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height	6 LF	7	8687541
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Dishwashing Equipment	16 LF	7	8687526
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	15 LF	7	8687571
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	7	8687563

Component Condition Report | Ridgeview Elementary School / Ridgeview Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	2	5	8687552
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	11	8687498
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator	1	5	8687532
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	16 LF	6	8687570
E1040	Mechanical Room	Fair	Ceramics Equipment, Kiln	1	3	8687543
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed	6	11	8687566
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	30 LF	4	8687507
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard Classroom	2,000 LF	9	8687556
E2010	Library	Fair	Casework, Cabinetry, Standard Classroom	50 LF	6	8687516
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	100 LF	4	8687554
Sitework						
G2060	Building Exterior	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	7	8687500
G2080	Mechanical Room	Fair	Irrigation System, Control Panel	1	3	8687521
Utilities						
G3010	Mechanical Room	Fair	Storage Tank, Site Well Water, Pressurized, 120 GAL, Replace/Install	1	10	8687530

Component Condition Report | Ridgeview Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site Playground Areas	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	2,000 SF	25	8687576
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	73,000 SF	7	8687584
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	73,000 SF	2	8687577
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	32,000 SF	23	8687583
Athletic, Recreational & Playfield Areas						

Component Condition Report | Ridgeview Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Playfield Surfaces, Chips Engineered Wood, 3" Depth	10,000 SF	2	8687581
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	2	7	8687582
G2050	Site	Fair	Play Structure, Multipurpose, Medium	3	7	8687580
Sitework						
G2060	Site General	Fair	Signage, Property, Monument, Replace/Install	1	4	8687578
G2060	Site	Fair	Bike Rack, Fixed 6-10 Bikes	4	5	8687574
G2060	Site	Fair	Flagpole, Metal	1	11	8687575
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	13	6	8687579

Appendix E: **Replacement Reserves**

Replacement Reserves Report



12/30/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total Escalated Estimate
Ridgeview Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Ridgeview Elementary School / Ridgeview Elementary School	\$0	\$0	\$0	\$110,182	\$929,217	\$1,279,822	\$960,021	\$3,300,107	\$0	\$1,457,386	\$5,705	\$8,042,440
Ridgeview Elementary School / Site	\$0	\$0	\$71,156	\$0	\$4,808	\$30,717	\$87,036	\$584,544	\$27,904	\$0	\$0	\$806,165
Grand Total	\$0	\$0	\$71,156	\$110,182	\$934,025	\$1,310,539	\$1,047,057	\$3,884,651	\$27,904	\$1,457,386	\$5,705	\$8,848,605

Ridgeview Elementary School

Ridgeview Elementary School / Ridgeview Elementary School

Unifor mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
B2010	Building Exterior	8687535	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	5	5	16900	SF	\$2.74	\$3.66	\$61,819						\$61,819						\$61,819
B3010	Roof	8687511	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	13	7	59826	SF	\$13.40	\$17.89	\$1,070,227								\$1,070,227				\$1,070,227
C1030	Classrooms General	8687518	Interior Door, Wood, Solid-Core Commercial, Replace	40	35	5	65	EA	\$960.00	\$1,281.60	\$83,304						\$83,304						\$83,304
C1070	Throughout Building	8687544	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	18	7	51500	SF	\$3.76	\$5.02	\$258,509								\$258,509				\$258,509
C2010	Classrooms General	8687497	Wall Finishes, any surface, Prep & Paint	10	5	5	117700	SF	\$1.45	\$1.94	\$227,838						\$227,838						\$227,838
C2010	Classrooms Music	8687567	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	18	7	2000	SF	\$14.40	\$19.22	\$38,448								\$38,448				\$38,448
C2030	Mechanical Room	8687504	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	300	SF	\$1.09	\$1.37	\$412						\$412						\$412
C2030	Commercial Kitchen	8687520	Flooring, Quarry Tile, Replace	50	43	7	3000	SF	\$19.70	\$26.30	\$78,899								\$78,899				\$78,899
C2030	Classrooms General	8687553	Flooring, Vinyl Tile (VCT), Replace	15	9	6	35000	SF	\$4.84	\$6.46	\$226,149							\$226,149					\$226,149
C2030	Throughout Building	8687506	Flooring, Carpet, Commercial Standard, Replace	10	5	5	21500	SF	\$8.06	\$10.75	\$231,216						\$231,216						\$231,216
C2050	Throughout Building	8687545	Ceiling Finishes, Gypsum Board/Plaster, Replace	50	43	7	300	SF	\$2.63	\$3.31	\$994								\$994				\$994
C2050	Gymnasium	8687562	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	6000	SF	\$2.23	\$2.97	\$17,822						\$17,822						\$17,822
D2010	Kitchen	8687512	Water Heater, Electric, Commercial (36 kW), Replace	20	17	3	1	EA	\$16,100.00	\$21,493.50	\$21,494				\$21,494								\$21,494
D2010	Mechanical Room	8687508	Water Heater, Gas, High-Efficiency Condensing Style, Replace	15	8	7	3	EA	\$17,000.00	\$22,695.00	\$68,085								\$68,085				\$68,085
D2010	Throughout Building	8687568	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	36	4	59826	SF	\$6.00	\$8.01	\$479,206					\$479,206							\$479,206
D2010	Hallways & Common Areas	8687540	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	2	EA	\$1,360.00	\$1,815.60	\$3,631					\$3,631							\$3,631
D2010	Restrooms	8687531	Urinal, Standard, Replace	30	26	4	8	EA	\$1,030.00	\$1,375.05	\$11,000					\$11,000							\$11,000
D2010	Classrooms General	8687542	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	25	5	20	EA	\$905.00	\$1,208.18	\$24,164						\$24,164						\$24,164
D2010	Hallways & Common Areas	8687546	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	2	EA	\$1,360.00	\$1,815.60	\$3,631								\$3,631				\$3,631
D2010	Restrooms	8687561	Toilet, Commercial Water Closet, Replace	30	23	7	21	EA	\$1,460.00	\$1,949.10	\$40,931								\$40,931				\$40,931
D2060	Mechanical Room	8687514	Air Compressor, Tank-Style, Replace	20	17	3	2	EA	\$2,440.00	\$3,257.40	\$6,515				\$6,515								\$6,515
D2060	Mechanical Room	8687515	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	17	3	1	EA	\$5,600.00	\$7,476.00	\$7,476				\$7,476								\$7,476
D3020	Throughout Building	8687525	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	26	4	8	EA	\$800.00	\$1,068.00	\$8,544					\$8,544							\$8,544
D3030	Classrooms General	8687558	Unit Ventilator, approx/nominal 3 Ton, Replace	20	15	5	20	EA	\$9,450.00	\$12,615.75	\$252,315						\$252,315						\$252,315
D3050	Kitchen	8687513	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	26	4	6	EA	\$31,200.00	\$41,652.00	\$249,912					\$249,912							\$249,912
D3050	Throughout Building	8687539	HVAC System, Ductwork, Medium Density, Replace	30	23	7	59826	SF	\$4.00	\$5.34	\$319,471								\$319,471				\$319,471
D4010	Utility Rooms/Areas	8687495	Supplemental Components, Fire Riser, Dry, Replace	40	37	3	2	EA	\$7,000.00	\$9,345.00	\$18,690				\$18,690								\$18,690
D4010	Throughout Building	8687502	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	18	7	59826	SF	\$1.20	\$1.60	\$95,841								\$95,841				\$95,841
D4010	Commercial Kitchen	8687536	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	14	6	8	LF	\$510.00	\$680.85	\$5,447							\$5,447					\$5,447
D5010	Electrical Room	8687524	Uninterruptible Power Supply, Individual Battery, Replace	5	1	4	18	EA	\$400.00	\$534.00	\$9,612					\$9,612					\$9,612		\$9,612
D5020	Kitchen	8687501	Switchboard, 120/208 V, Replace	40	37	3	1	EA	\$18,900.00	\$25,231.50	\$25,232				\$25,232								\$25,232
D5020	Electrical Room	8687505	Switchboard, 120/208 V, Replace	40	33	7	1	EA	\$48,900.00	\$65,281.50	\$65,282								\$65,282				\$65,282
D5020	Mechanical Room	8687527	Motor Control Center, w/ Main Breaker, Replace	30	25	5	1	EA	\$15,100.00	\$20,158.50	\$20,159						\$20,159						\$20,159

Replacement Reserves Report



12/30/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
D5030	Mechanical Room	8687559	Motor, AHU or Pump, Replace	18	15	3	5	EA	\$1,570.00	\$2,095.95	\$10,480				\$10,480								\$10,480
D5040	Throughout Building	8687538	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	14	6	59826	SF	\$6.50	\$8.68	\$519,140						\$519,140						\$519,140
D5040	Building Exterior	8687548	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	13	7	25	EA	\$450.00	\$600.75	\$15,019								\$15,019				\$15,019
D6060	Throughout Building	8687565	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	15	5	59826	SF	\$1.50	\$2.00	\$119,802					\$119,802							\$119,802
D7050	Office Areas	8687523	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	\$16,200.00	\$21,627.00	\$21,627								\$21,627				\$21,627
D7050	Throughout Building	8687499	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	59826	SF	\$3.00	\$4.01	\$239,603										\$239,603		\$239,603
D8010	Throughout Building	8687569	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	8	7	59826	SF	\$6.00	\$8.01	\$479,206								\$479,206				\$479,206
E1030	Commercial Kitchen	8687552	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	10	5	2	EA	\$4,250.00	\$5,673.75	\$11,348					\$11,348							\$11,348
E1030	Commercial Kitchen	8687532	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator, Replace	20	15	5	1	EA	\$40,600.00	\$54,201.00	\$54,201					\$54,201							\$54,201
E1030	Commercial Kitchen	8687528	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	1	EA	\$7,650.00	\$10,212.75	\$10,213							\$10,213					\$10,213
E1030	Commercial Kitchen	8687570	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	14	6	16	LF	\$1,000.00	\$1,335.00	\$21,360							\$21,360					\$21,360
E1030	Commercial Kitchen	8687510	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	13	7	12	LF	\$300.00	\$400.50	\$4,806								\$4,806				\$4,806
E1030	Commercial Kitchen	8687541	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height, Replace	20	13	7	6	LF	\$1,500.00	\$2,002.50	\$12,015								\$12,015				\$12,015
E1030	Commercial Kitchen	8687526	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	13	7	16	LF	\$3,000.00	\$4,005.00	\$64,080								\$64,080				\$64,080
E1030	Commercial Kitchen	8687571	Commercial Kitchen Line, Cooking Equipment, Replace	20	13	7	15	LF	\$2,000.00	\$2,670.00	\$40,050								\$40,050				\$40,050
E1030	Kitchen	8687563	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	23	7	1	EA	\$2,330.00	\$3,110.55	\$3,111								\$3,111				\$3,111
E1040	Mechanical Room	8687543	Ceramics Equipment, Kiln, Replace	20	17	3	1	EA	\$3,200.00	\$4,272.00	\$4,272				\$4,272								\$4,272
E2010	Library	8687507	Library Shelving, Double-Faced, up to 90" Height, Replace	20	16	4	30	LF	\$480.00	\$640.80	\$19,224					\$19,224							\$19,224
E2010	Library	8687554	Library Shelving, Single-Faced, up to 90" Height, Replace	20	16	4	100	LF	\$330.00	\$440.55	\$44,055					\$44,055							\$44,055
E2010	Library	8687516	Casework, Cabinetry, Standard Classroom, Replace	20	14	6	50	LF	\$325.00	\$433.88	\$21,694							\$21,694					\$21,694
E2010	Classrooms General	8687556	Casework, Cabinetry, Standard Classroom, Replace	20	11	9	2000	LF	\$325.00	\$433.88	\$867,750										\$867,750		\$867,750
G2060	Building Exterior	8687500	Signage, Property, Building or Pole-Mounted, Replace/Install	20	13	7	1	EA	\$2,290.00	\$3,057.15	\$3,057								\$3,057				\$3,057
G2080	Mechanical Room	8687521	Irrigation System, Control Panel, Replace	15	12	3	1	EA	\$5,000.00	\$6,675.00	\$6,675				\$6,675								\$6,675
G3010	Mechanical Room	8687530	Storage Tank, Site Well Water, Pressurized, 120 GAL, Replace/Install	30	20	10	1	EA	\$3,180.00	\$4,245.30	\$4,245											\$4,245	\$4,245
Totals, Unescalated												\$0	\$0	\$0	\$100,833	\$825,597	\$1,103,985	\$804,002	\$2,683,289	\$0	\$1,116,965	\$4,245	\$6,638,917
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$110,182	\$929,217	\$1,279,822	\$960,021	\$3,300,107	\$0	\$1,457,386	\$5,705	\$8,042,440

Ridgeview Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Repair Estimate
G2020	Site	8687577	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	73000	SF	\$0.46	\$0.62	\$45,044			\$45,044					\$45,044				\$90,087
G2020	Site	8687584	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	18	7	73000	SF	\$3.50	\$4.67	\$341,093							\$341,093					\$341,093
G2050	Site	8687581	Playfield Surfaces, Chips Engineered Wood, 3" Depth, Replace	3	1	2	10000	SF	\$1.65	\$2.20	\$22,028			\$22,028			\$22,028			\$22,028			\$66,083
G2050	Site	8687582	Play Structure, Swing Set, 4 Seats, Replace	20	13	7	2	EA	\$3,390.00	\$4,525.65	\$9,051							\$9,051					\$9,051
G2050	Site	8687580	Play Structure, Multipurpose, Medium, Replace	20	13	7	3	EA	\$20,000.00	\$26,700.00	\$80,100							\$80,100					\$80,100
G2060	Site	8687574	Bike Rack, Fixed 6-10 Bikes, Replace	20	15	5	4	EA	\$837.00	\$1,117.40	\$4,470					\$4,470							\$4,470
G2060	Site General	8687578	Signage, Property, Monument, Replace/Install	20	16	4	1	EA	\$3,200.00	\$4,272.00	\$4,272				\$4,272								\$4,272
G4050	Site	8687579	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	14	6	13	EA	\$4,200.00	\$5,607.00	\$72,891						\$72,891						\$72,891
Totals, Unescalated												\$0	\$0	\$67,071	\$0	\$4,272	\$26,497	\$72,891	\$475,288	\$22,028	\$0	\$0	\$668,046
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$71,156	\$0	\$4,808	\$30,717	\$87,036	\$584,544	\$27,904	\$0	\$0	\$806,165