

FACILITY CONDITION ASSESSMENT



prepared for

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



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BV PROJECT #:

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January 10, 2025

ON SITE DATE:

November 19, 2024

Mt Vernon Elementary School
935 Filbert Lane
Springfield, OR 97478

TABLE OF CONTENTS

1. Executive Summary 1

 Campus Overview and Assessment Details 1

 Campus Findings and Deficiencies 2

 Facility Condition Index (FCI) 4

 Immediate Needs 5

 Plan Types 6

2. Mt Vernon Elementary School 7

3. Site Summary 16

4. Purpose and Scope 23

5. Opinions of Probable Costs 25

 Methodology 25

 Definitions 26

6. Certification 27

7. Appendices 28



1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	1
Main Address	935 Filbert Lane, Springfield, OR 97478
Site Developed	1997 Renovated 2023
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)	Brian Watson
Assessment and Report Prepared By	Alvaro Bedoya
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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

Mount Vernon Elementary School, located in Springfield, Oregon, is part of the Springfield Public Schools district and serves kindergarten through fifth-grade students. Originally constructed in 1997, the building has seen significant upgrades over the years to enhance its facilities and accommodate growth.

Notably, around 2015, four additional classrooms were constructed at the southwest corner of the building, expanding its capacity. This renovation included the development of a 2,600-square-foot classroom featuring exposed wood beams. Other upgrades involved the replacement of the 50,000-square-foot asphalt shingle roof and updates to the mechanical, electrical, and audiovisual systems to modern standards. Furthermore, landscaping and irrigation systems were improved, contributing to the overall functionality and aesthetics of the campus.

Architectural

Mount Vernon 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. 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 Mt. Vernon Elementary School is a combination of several components. The primary system is a central hydronic system with a boiler, complemented by roof-mounted packaged units and a ductless split system serving specific rooms. While the boilers, installed in 1997, remain in fair condition, the packaged units were replaced in 2023 and are in good condition. The electrical system comprises two main switchboards: one for 120/208 volts and the other for 277/480 volts. Both have over 13 years of remaining service life. A diesel generator with an Automatic Transfer Switch (ATS) is also present and in fair condition. Interior lighting predominantly utilizes linear fluorescent and compact fluorescent fixtures, except in the gymnasium and cafeteria, which feature specialized lighting systems. All components are in fair condition, with no immediate interventions required.

Hot water throughout the building is supplied by electric and gas water heaters located in various sections of the facility. These units date back to the original construction of the building. Although they are currently operational, no anomalies were detected during the assessment. However, their expected service life expired seven years ago, and they may fail unexpectedly, necessitating replacement in the near future.

The school is equipped with a fire suppression system and fire extinguishers. Additionally, there is a surveillance and security camera system in place. The fire protection infrastructure includes a fire alarm panel with smoke detectors, strobe lights, manual pull stations, and illuminated exit signs. All components are functional, with no anomalies reported by the Point of Contact (POC) or staff. Repairs or upgrades will be required as they reach the end of their service life or as needed.

Site

Mt. Vernon Elementary School is situated on an approximately 8.4-acre property. The site features a green field on the north side, with a few scattered trees adding to the landscape.

The main parking lot, located on the west side of the school near the main entrance, is in good condition. There are no visible cracks, and the striping is clear and well-maintained.

The playground structures are in fair condition. However, the wood chip surfacing requires replenishment to maintain compliance with safety standards. The outdoor fields lack bleachers and water fountains, which limits their functionality for supporting outdoor activities.

Consider installing bleachers and water fountains to enhance the usability of the outdoor fields for sports and events.

There is no irrigation system observed for the fields or landscaped areas, which could affect the long-term health and appearance of the property, particularly during dry seasons.

The site is generally functional and well-maintained, but attention to minor enhancements, such as playground surfacing and outdoor amenities, can improve the overall usability and safety. Implementing an irrigation system would ensure better long-term sustainability of the landscaping and outdoor spaces.

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
Mt Vernon Elementary School	\$678	68,190	\$46,232,820	0%	0.7%	3.9%	13.7%

Immediate Needs

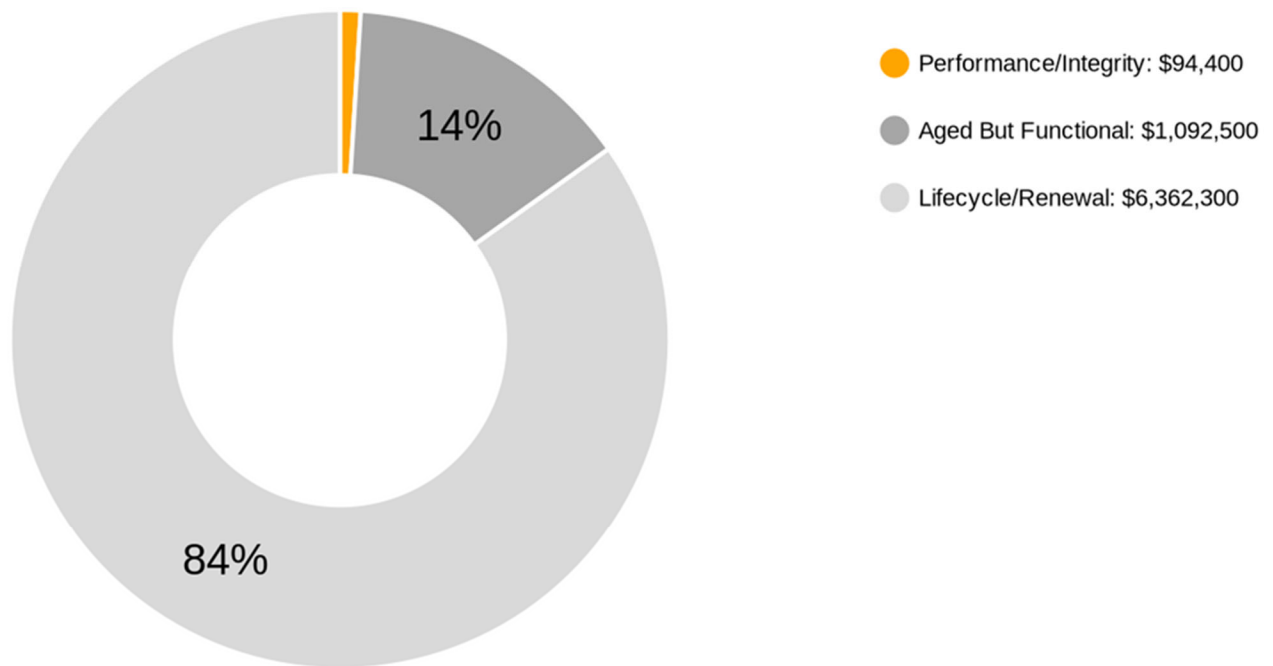
There are no immediate needs to report.

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 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: \$7,549,200

2. Mt Vernon Elementary School



Mt Vernon Elementary School: Building Systems Summary

Address	935 Filbert Lane, Springfield, OR 97478	
GPS Coordinates	44.0362293554206, -122.96509442442382	
Constructed/Renovated	1997 Renovated 2023	
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

Mt Vernon Elementary School: Building Systems Summary		
Elevators	Freight: Wheelchair lift serving stage area	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and 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 and 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.

Mt Vernon 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	\$41,390	\$293,355	\$380,512	\$715,257
Roofing	\$0	\$8,921	\$55,204	\$804,152	\$0	\$868,277
Interiors	\$0	\$0	\$530,741	\$1,309,860	\$1,898,187	\$3,738,788
Conveying	\$0	\$0	\$0	\$33,548	\$0	\$33,548
Plumbing	\$0	\$82,207	\$148,519	\$12,109	\$902,229	\$1,145,064
HVAC	\$0	\$137,030	\$115,605	\$4,593	\$2,862,406	\$3,119,634
Fire Protection	\$0	\$0	\$8,681	\$161,483	\$88,846	\$259,010
Electrical	\$0	\$0	\$140,981	\$856,276	\$609,780	\$1,607,037
Fire Alarm and Electronic Systems	\$0	\$0	\$417,358	\$469,264	\$1,016,440	\$1,903,062
Equipment and Furnishings	\$0	\$0	\$108,336	\$583,093	\$108,252	\$799,681
TOTALS	\$0	\$228,200	\$1,566,900	\$4,527,800	\$7,866,700	\$14,189,600

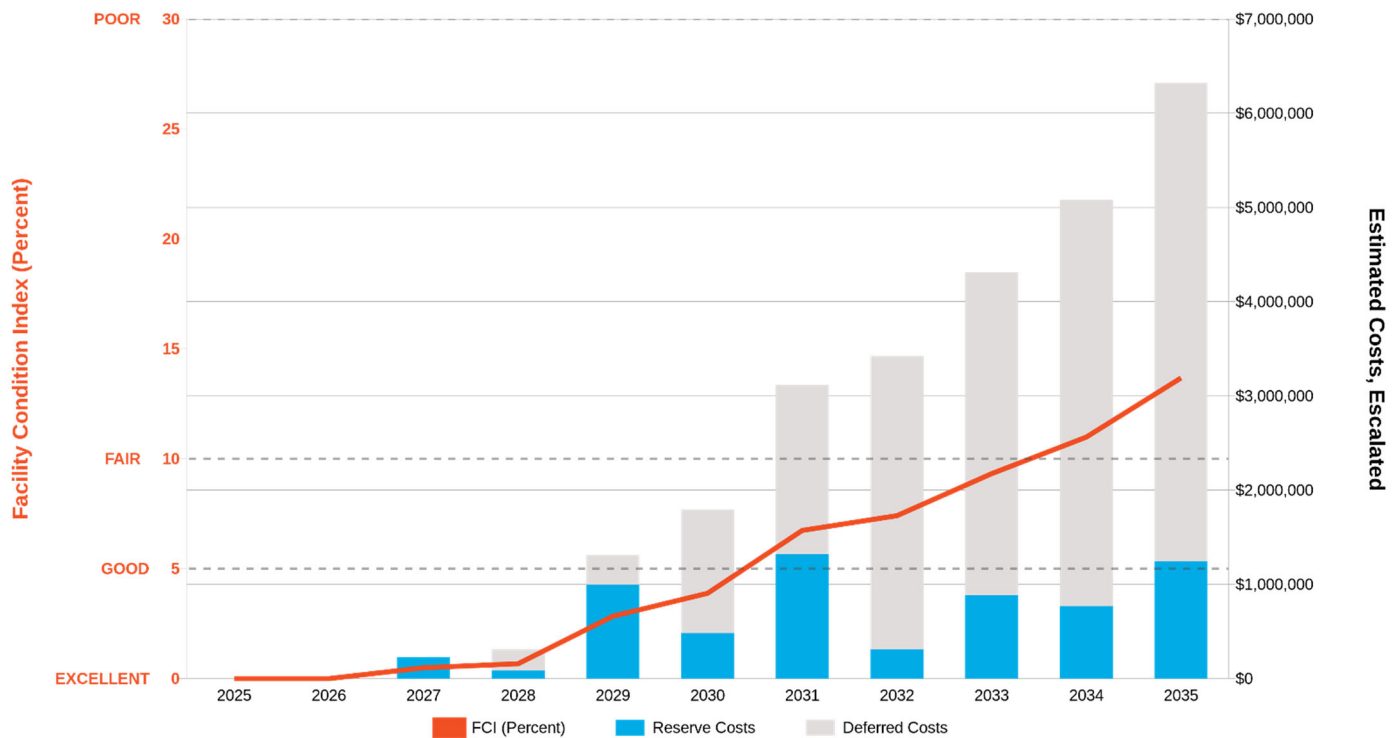
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$46,232,820.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$574,791.00



Immediate Needs

There are no immediate need to report.

Key Findings

There are no key findings to report.

Mt Vernon Elementary School: Photographic Overview



1 – FRONT ELEVATION



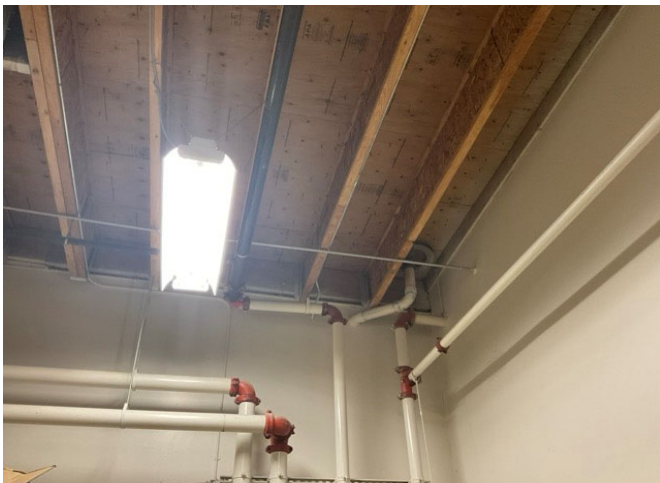
2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – STRUCTURAL ELEMENTS



6 – MAIN ENTRANCE



7 – PRIMARY ROOF OVERVIEW



8 – SECONDARY ROOF OVERVIEW



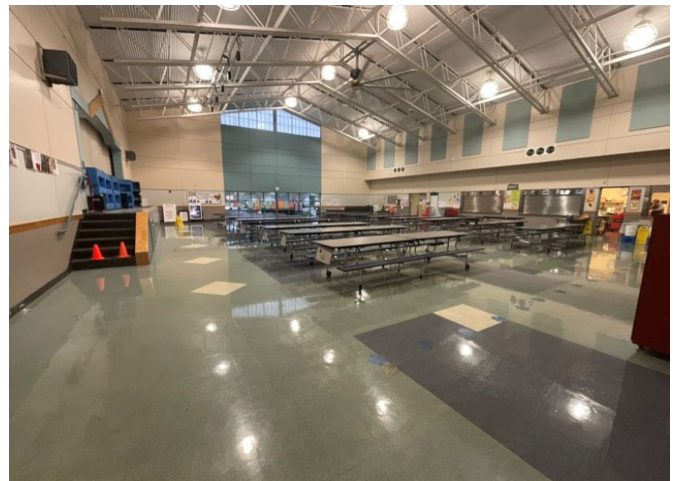
9 – LOBBY



10 – RECEPTION AREA



11 – TYPICAL CLASSROOM



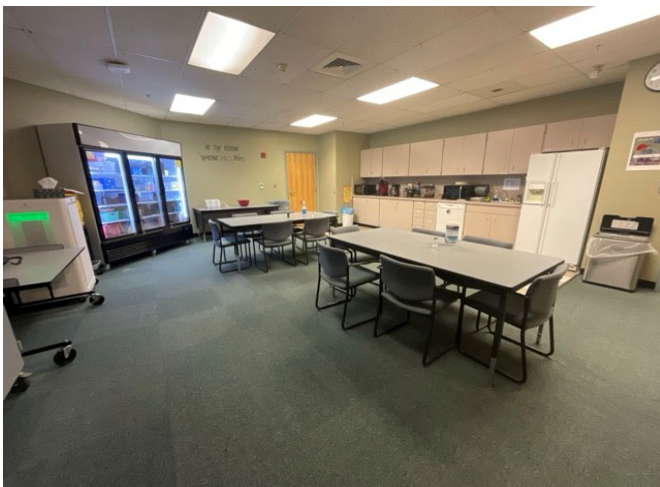
12 – CAFETERIA



13 – TYPICAL HALLWAY



14 – GYMNASIUM



15 – LOUNGE ROOM



16 – LIBRARY



17 – COMMERCIAL KITCHEN



18 – DOMESTIC HOT WATER SUPPLY



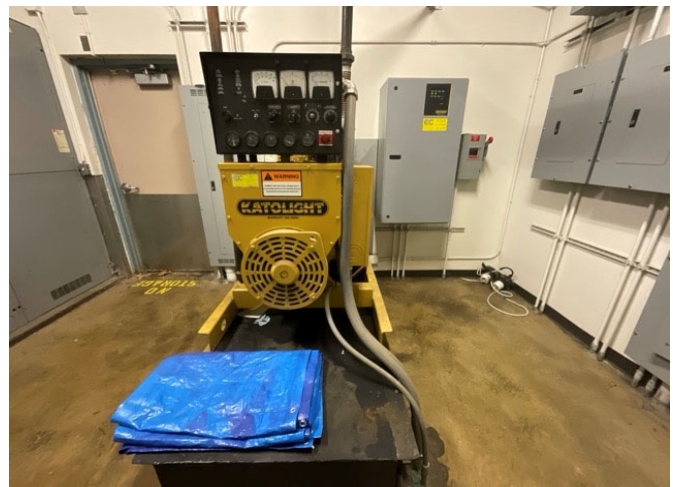
19 – ROOFTOP MECHANICAL EQ



20 – BOILERS AND PUMPS



21 – MAIN ELECTRICAL ROOM



22 – EMERGENCY GENERATOR



23 – FIRE ALARM PANEL



24 – FIRE SPRINKLER RISERS

3. Site Summary



Site: Site Information

Site Area	8.4 acres	
Parking Spaces	97 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 enclosures (part of the building) Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and 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	\$31,355	\$0	\$0	\$31,355
Sitework	\$0	\$242,752	\$179,886	\$772,504	\$756,583	\$1,951,725
TOTALS	\$0	\$242,800	\$211,300	\$772,600	\$756,600	\$1,983,300

Immediate Needs

There are no immediate needs to report.

Key Findings



Playfield Surfaces in Poor condition.

Chips Engineered Wood, 3" Depth
Site
Site

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

Plan Type:
Performance/Integrity

Cost Estimate: \$20,000

It should be replenish - AssetCALC ID: 8628075

Site: Photographic Overview



1 – PROPERTY SIGNAGE



2 – SPORT FIELD



3 – MAIN PARKING LOT



4 – SPORT COURTS



5 – SIDEWALKS



6 – PLAYGROUND



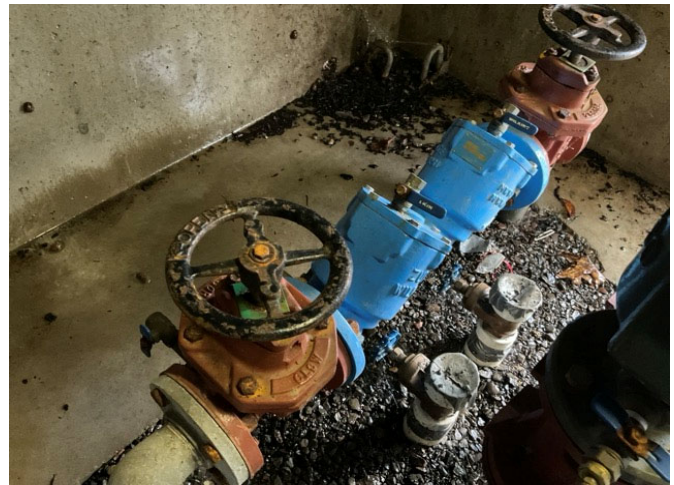
7 – FENCES AND GATES



8 – SITE FURNISHINGS



9 – SITE FURNISHINGS



10 – BACKFLOW PREVENTER



11 – LANDSCAPING



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.
- 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 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 Mt Vernon Elementary School, 935 Filbert Lane, 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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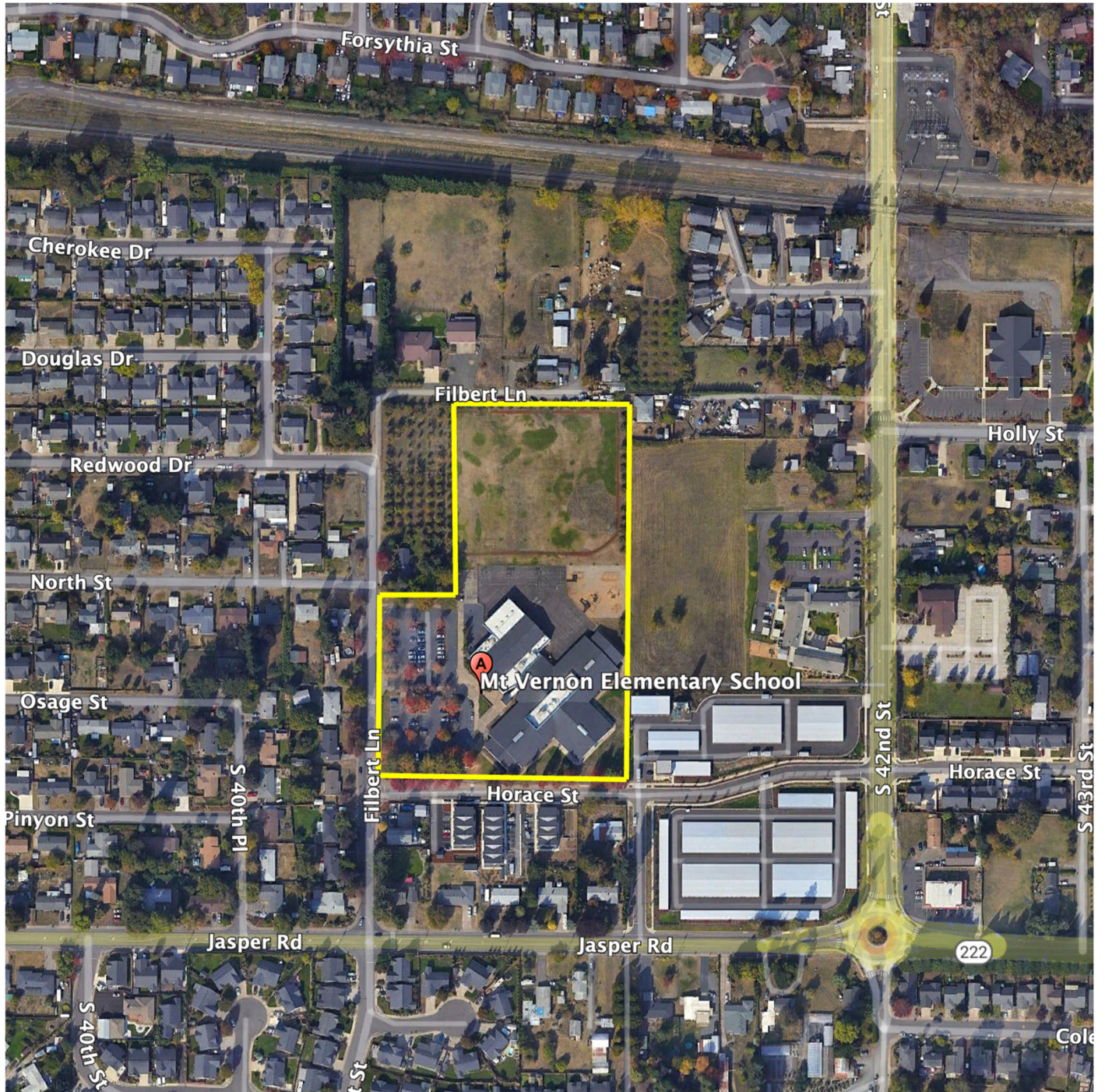
7. Appendices

- Appendix A: Site 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

169411.24R000-106.017

Source

Google Earth Pro

Project Name

Mt Vernon Elementary School

On-Site Date

November 19, 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 Mt. Vernon Elementary School - 554
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:			
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	2018	Building ID - 20830900
		Roof	2015	Building ID - 20830900
		Interiors	1997	Building ID - 20830900
		HVAC	2023	Building ID - 20830900
		Electrical	1997	Building ID - 20830900
		Site Pavement	1997	Building ID - 20830900
		Accessibility	1997	Building ID - 20830900

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	Description (check all that apply)
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 - 20830900
11	Are there any wall, window, basement or roof leaks?		x			Building ID - 20830900
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 - 20830900
13	Are your elevators unreliable, with frequent service calls?				x	Building ID - 20830900
14	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		x			Building ID - 20830900
15	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?	x				Building ID - 20830900
16	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		x			Building ID - 20830900

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	
17	Is the electrical service outdated, undersized, or otherwise problematic?		x			Building ID - 20830900
18	Are there any problems or inadequacies with exterior lighting?		x			Building ID - 20830900
19	Is site/parking drainage inadequate, with excessive ponding or other problems?		x			Building ID - 20830900
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 - 20830900
21	ADA: Has an accessibility study been performed at the site? If so, indicate when.			x		Building ID - 20830900
22	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x		Building ID - 20830900
23	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			x		Building ID - 20830900
Department of Energy's Renew America's Schools questionnaire						
24	What is the current HVAC system type?					Hydronic
25	What is the cooling source?					Heat pump
26	What is the heating source?					Boiler
27	What is the age of the HVAC system?					Boiler, piping, and duct - 1997 Air handlers and controls - 2023
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	

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	
31	What is the age of the solar system?				x	
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 | Mt Vernon Elementary School / Mt Vernon 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	8627716
B1020	Throughout Building	Good	Roof Structure, Pitched, Steel Light Gauge Trusses	68,190 SF	46	8816121
Facade						
B2010	Building Exterior	Good	Exterior Walls, Metal Siding	11,100 SF	30	8627741
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	7,400 SF	5	8627774
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	3,700 SF	4	8627771
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	2,500 SF	9	8627782
B2020	Cafeteria	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	2	9	8627737
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	38	13	8627706
B2070	Building Exterior	Fair	Louvers, Aluminum	7	12	8627723
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	56,100 SF	10	8627715
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	11,800 SF	10	8627773
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,500 LF	10	8627743
B3060	Roof	Fair	Roof Skylight, per SF of glazing	350 SF	4	8627694
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	4	2	8627735
B3060	Roof	Fair	Roof Hatch, Metal	3	5	8627789
Interiors						
C1010	Gymnasium	Fair	Movable Partition, Gym Divider, Basic/Manual	150 SF	4	8627718
C1020	Throughout Building	Fair	Interior Window, Fixed, 12 SF	6	19	8627695
C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core Commercial	47	12	8627712
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	19	12	8627746
C1070	Library	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	20,500 SF	8	8627690

Component Condition Report | Mt Vernon Elementary School / Mt Vernon Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	28,600 SF	9	8627788
C1090	Restrooms	Fair	Toilet Partitions, Metal	24	4	8627776
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	360 SF	5	8627750
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	75,000 SF	5	8627784
C2010	Throughout Building	Fair	Wall Finishes, Fiberglass Paneling	37,500 SF	22	8627724
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	10,500 SF	12	8627777
C2010	Throughout Building	Fair	Wall Finishes, Laminated Paneling (FRP)	4,500 SF	5	8627793
C2010	Throughout Building	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	15,000 SF	10	8627764
C2030	Throughout Building	Fair	Flooring, Vinyl Sheeting	3,400 SF	6	8627781
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Tile	42,300 SF	6	8627707
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	13,000 SF	4	8627704
C2030	Mechanical Rooms	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,400 SF	3	8627762
C2030	Restrooms	Fair	Flooring, Ceramic Tile	6,800 SF	12	8627790
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	1,400 SF	22	8627754
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	10,200 SF	4	8627758
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	8,900 SF	5	8627766
Conveying						
D1010	Stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	9	8627701
Plumbing						
D2010	Custodial Room	Fair	Storage Tank, Domestic Water	1	3	8627761
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	3	8627763
D2010	Custodial Room	Fair	Water Heater, Electric, Commercial (36 kW)	2	2	8627721
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	5	8627785
D2010	Boiler Room	Fair	Water Heater, Electric, Residential	1	2	8627791
D2010	Mechanical Room	Fair	Storage Tank, Domestic Water	1	2	8627739

Component Condition Report | Mt Vernon Elementary School / Mt Vernon Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	68,190 SF	12	8627713
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Floor	4	8	8627730
D2010	Restrooms	Fair	Urinal, Standard	8	4	8627768
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	5	8627759
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	2	8627696
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	4	5	8627693
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	28	4	8627745
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	4	8627705
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style	8	4	8627720
D2060	Mechanical Room	Good	Air Compressor, Tank-Style	1	15	8627714
HVAC						
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank	1	12	8627772
D3020	Boiler Room	Fair	Unit Heater, Electric	1	4	8627751
D3020	Boiler Room	Fair	Boiler Supplemental Components, Chemical Feed System	1	2	8627752
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	2	3	8627792
D3020	Gymnasium and Cafeteria	Fair	Fan, Ceiling Mounted, High Volume Low Speed (HVLS), 8' Diameter, Includes Remote and Controls	2	5	8627736
D3020	Kitchen	Fair	Unit Heater, Electric	1	4	8627749
D3020	Custodial Room	Fair	Boiler Supplemental Components, Expansion Tank	2	12	8627779
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	12	8627797
D3030	Roof	Fair	Split System Ductless, Multi Zone, per 1 TON FCU	1	7	8627728
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	68,190 SF	12	8627697
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8627786
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8627748
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	18	8627699
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	2	2	8627767

Component Condition Report | Mt Vernon Elementary School / Mt Vernon 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	12	8627719
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	8627722
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	2	18	8627787
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	8	5	8627795
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	3	8627708
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	5	8627765
Fire Protection						
D4010	Mechanical Room	Fair	Supplemental Components, Fire Riser, Wet	4	13	8627734
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	68,190 SF	9	8627794
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	4	8627709
Electrical						
D5010	Electrical Room	Fair	Generator, Diesel	1	4	8627703
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS	1	4	8627778
D5020	Custodial Room	Fair	Distribution Panel, 277/480 V	1	4	8627755
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	12	8627711
D5020	Electrical Room	Fair	Switchboard, 120/208 V	1	12	8627725
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	4	8627740
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	4	8627760
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	68,190 SF	12	8627731
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	17	4	8627769
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	68,190 SF	6	8627727
D5040	Gymnasium and Cafeteria	Fair	Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement	28	8	8627783
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas	8	4	8627692
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	68,190 SF	8	8627757

Component Condition Report | Mt Vernon Elementary School / Mt Vernon Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	68,190	SF	78627775
D7050	Custodial Room	Fair	Fire Alarm Panel, Fully Addressable	1	4	8627732
D7050	Custodial Room	Fair	Fire Alarm Panel, Multiplex	4	4	8627770
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	68,190	SF	48627756
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	68,190	SF	138627796
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	8	8627698
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	20	LF	98627753
E1030	Commercial Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	4	8627702
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	6	8627717
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	10	LF	78627691
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Dishwashing Equipment	20	LF	88627780
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	10	LF	58627710
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	2	4	8627733
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	7	8627738
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	5	8627726
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	2	4	8627747
E1040	Office Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	4	8627700
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable	6	11	8627744
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard Classroom	420	LF	88627729
E2010	Admin	Fair	Casework, Countertop, Ceramic Tile	260	LF	88627742
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	60	LF	98627798

Component Condition Report | Mt Vernon Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Piping & Valves, Gate Valve, Domestic Water	2	4	8628107
D2010	Site	Fair	Piping & Valves, Check Valve, Domestic Water	2	3	8628096
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	3	8628080
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	52,800 SF	8	8628101
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	52,800 SF	3	8628099
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	21,400 SF	22	8628103
Athletic, Recreational & Playfield Areas						
G2050	Site Playground Areas	Good	Playfield Surfaces, Chips Engineered Wood, 3" Depth	13,100 SF	2	8628100
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	5	8628104
G2050	Site	Fair	Sports Apparatus, Football, Goal Post	2	2	8628092
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	27,400 SF	7	8628110
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	25,000 SF	2	8628087
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	4	2	8628106
G2050	Site Playground Areas	Fair	Play Structure, Swing Set, 4 Seats	3	2	8628095
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	7	8628084
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	2	8628086
G2050	Site	Poor	Playfield Surfaces, Chips Engineered Wood, 3" Depth	8,800 SF	1	8628075
Sitework						
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	9	8628105
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	190 LF	14	8628093
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	2	5	8628102
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	1,950 LF	12	8628078
G2060	Site	Fair	Park Bench, Metal Powder-Coated	2	4	8628089

Component Condition Report | Mt Vernon Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site General	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	29	7	8628081
G2060	Site General	Fair	Bike Rack, Fixed 1-5 Bikes	8	7	8628098
G2060	Site General	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	10	8628076
G2060	Site General	Fair	Bike Rack, Fixed 6-10 Bikes	4	7	8628083
G2060	Site	Fair	Bollard, Concrete or Metal	12	7	8628109
G2060	Site	Fair	Flagpole, Metal	1	3	8628090
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	8	4	8628088
G4050	Site	Fair	Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	8	2	8628085

Appendix E: **Replacement Reserves**

Replacement Reserves Report



1/10/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total Escalated Estimate
Mt Vernon Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Mt Vernon Elementary School / Mt Vernon Elementary School	\$0	\$0	\$228,166	\$85,127	\$998,895	\$482,831	\$1,321,591	\$309,721	\$883,949	\$769,286	\$1,243,214	\$6,322,779
Mt Vernon Elementary School / Site	\$0	\$20,564	\$222,195	\$59,024	\$92,669	\$59,560	\$0	\$295,593	\$402,043	\$1,848	\$73,028	\$1,226,525
Grand Total	\$0	\$20,564	\$450,361	\$144,151	\$1,091,564	\$542,391	\$1,321,591	\$605,314	\$1,285,991	\$771,134	\$1,316,242	\$7,549,304

Mt Vernon Elementary School

Mt Vernon Elementary School / Mt Vernon Elementary School

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
B2010	Building Exterior	8627771	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	3700	SF	\$2.74	\$4.14	\$15,334					\$15,334							\$15,334
B2010	Building Exterior	8627774	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	15	5	7400	SF	\$1.86	\$2.81	\$20,818						\$20,818						\$20,818
B2020	Building Exterior	8627782	Exterior Glazing, any type by SF, Replace	30	21	9	2500	SF	\$58.50	\$88.48	\$221,203										\$221,203		\$221,203
B2020	Cafeteria	8627737	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	11	9	2	EA	\$1,200.00	\$1,815.00	\$3,630										\$3,630		\$3,630
B3010	Roof	8627715	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	56100	SF	\$3.95	\$5.97	\$335,162											\$335,162	\$335,162
B3010	Roof	8627773	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	10	10	11800	SF	\$13.40	\$20.27	\$239,157											\$239,157	\$239,157
B3020	Roof	8627743	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	1500	LF	\$10.60	\$16.03	\$24,049											\$24,049	\$24,049
B3060	Roof	8627735	Roof Skylight, per unit, up to 20 SF, Replace	30	28	2	4	EA	\$1,390.00	\$2,102.38	\$8,410			\$8,410									\$8,410
B3060	Roof	8627694	Roof Skylight, per SF of glazing, Replace	30	26	4	350	SF	\$78.00	\$117.98	\$41,291					\$41,291							\$41,291
B3060	Roof	8627789	Roof Hatch, Metal, Replace	30	25	5	3	EA	\$1,660.00	\$2,510.75	\$7,532						\$7,532						\$7,532
C1010	Gymnasium	8627718	Movable Partition, Gym Divider, Basic/Manual, Replace	25	21	4	150	SF	\$15.70	\$23.75	\$3,562					\$3,562							\$3,562
C1070	Library	8627690	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	17	8	20500	SF	\$3.76	\$5.69	\$116,584								\$116,584				\$116,584
C1070	Classrooms General	8627788	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	28600	SF	\$3.76	\$5.69	\$162,648										\$162,648		\$162,648
C1090	Restrooms	8627776	Toilet Partitions, Metal, Replace	20	16	4	24	EA	\$1,480.00	\$2,238.50	\$53,724					\$53,724							\$53,724
C2010	Throughout Building	8627793	Wall Finishes, Laminated Paneling (FRP), Replace	30	25	5	4500	SF	\$11.30	\$17.09	\$76,911						\$76,911						\$76,911
C2010	Gymnasium	8627750	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	10	5	360	SF	\$16.80	\$25.41	\$9,148						\$9,148						\$9,148
C2010	Classrooms General	8627784	Wall Finishes, any surface, Prep & Paint	10	5	5	75000	SF	\$1.45	\$2.19	\$164,484						\$164,484						\$164,484
C2010	Throughout Building	8627764	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace	25	15	10	15000	SF	\$14.40	\$21.78	\$326,700											\$326,700	\$326,700
C2030	Mechanical Rooms	8627762	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	1400	SF	\$1.09	\$1.65	\$2,308				\$2,308								\$2,308
C2030	Throughout Building	8627704	Flooring, Vinyl Tile (VCT), Replace	15	11	4	13000	SF	\$4.84	\$7.32	\$95,167					\$95,167							\$95,167
C2030	Throughout Building	8627781	Flooring, Vinyl Sheeting, Replace	15	9	6	3400	SF	\$5.93	\$8.97	\$30,495							\$30,495					\$30,495
C2030	Throughout Building	8627707	Flooring, Carpet, Commercial Tile, Replace	10	4	6	42300	SF	\$6.21	\$9.39	\$397,378							\$397,378					\$397,378
C2050	Throughout Building	8627758	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	10200	SF	\$1.81	\$2.74	\$27,962					\$27,962							\$27,962
C2050	Gymnasium	8627766	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	8900	SF	\$2.23	\$3.37	\$29,951						\$29,951						\$29,951
D1010	Stage	8627701	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	16	9	1	EA	\$17,000.00	\$25,712.50	\$25,713										\$25,713		\$25,713
D2010	Mechanical Room	8627739	Storage Tank, Domestic Water, Replace	30	28	2	1	EA	\$7,050.00	\$10,663.13	\$10,663			\$10,663									\$10,663
D2010	Custodial Room	8627761	Storage Tank, Domestic Water, Replace	30	27	3	1	EA	\$7,050.00	\$10,663.13	\$10,663				\$10,663								\$10,663
D2010	Custodial Room	8627721	Water Heater, Electric, Commercial (36 kW), Replace	20	18	2	2	EA	\$16,100.00	\$24,351.25	\$48,703			\$48,703									\$48,703
D2010	Boiler Room	8627791	Water Heater, Electric, Residential, Replace	15	13	2	1	EA	\$935.00	\$1,337.05	\$1,337			\$1,337									\$1,337
D2010	Mechanical Room	8627696	Water Heater, Gas, Commercial (200 MBH), Replace	20	18	2	1	EA	\$11,100.00	\$16,788.75	\$16,789			\$16,789									\$16,789
D2010	Boiler Room	8627705	Backflow Preventer, Domestic Water, Replace	30	26	4	1	EA	\$2,580.00	\$3,902.25	\$3,902					\$3,902							\$3,902

Replacement Reserves Report



1/10/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
D2010	Hallways & Common Areas	8627763	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	1	EA	\$1,360.00	\$2,057.00	\$2,057				\$2,057								\$2,057
D2010	Restrooms	8627768	Urinal, Standard, Replace	30	26	4	8	EA	\$1,030.00	\$1,557.88	\$12,463					\$12,463							\$12,463
D2010	Restrooms	8627745	Toilet, Commercial Water Closet, Replace	30	26	4	28	EA	\$1,460.00	\$2,208.25	\$61,831					\$61,831							\$61,831
D2010	Restrooms	8627720	Sink/Lavatory, Trough Style, Replace	30	26	4	8	EA	\$2,500.00	\$3,781.25	\$30,250					\$30,250							\$30,250
D2010	Hallways & Common Areas	8627785	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	2	EA	\$1,360.00	\$2,057.00	\$4,114						\$4,114						\$4,114
D2010	Classrooms General	8627759	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	25	5	1	EA	\$1,140.00	\$1,724.25	\$1,724						\$1,724						\$1,724
D2010	Restrooms	8627693	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	25	5	4	EA	\$827.00	\$1,250.84	\$5,003						\$5,003						\$5,003
D2010	Throughout Building	8627730	Sink/Lavatory, Service Sink, Floor, Replace	35	27	8	4	EA	\$1,580.00	\$2,389.75	\$9,559								\$9,559				\$9,559
D3020	Boiler Room	8627792	Boiler, Gas, HVAC, Replace	30	27	3	2	EA	\$19,500.00	\$29,493.75	\$58,988				\$58,988								\$58,988
D3020	Boiler Room	8627751	Unit Heater, Electric, Replace	20	16	4	1	EA	\$1,010.00	\$1,527.63	\$1,528					\$1,528							\$1,528
D3020	Kitchen	8627749	Unit Heater, Electric, Replace	20	16	4	1	EA	\$1,200.00	\$1,815.00	\$1,815					\$1,815							\$1,815
D3020	Gymnasium and Cafeteria	8627736	Fan, Ceiling Mounted, High Volume Low Speed (HVLS), 8' Diameter, Includes Remote and Controls	15	10	5	2	EA	\$4,317.77	\$6,530.63	\$13,061						\$13,061						\$13,061
D3020	Boiler Room	8627752	Boiler Supplemental Components, Chemical Feed System, Replace	15	13	2	1	EA	\$11,700.00	\$17,696.25	\$17,696			\$17,696									\$17,696
D3030	Roof	8627728	Split System Ductless, Multi Zone, per 1 TON FCU, Replace	15	8	7	1	EA	\$2,470.00	\$3,735.88	\$3,736								\$3,736				\$3,736
D3050	Boiler Room	8627767	Pump, Distribution, HVAC Heating Water, Replace	25	23	2	2	EA	\$7,600.00	\$11,495.00	\$22,990			\$22,990									\$22,990
D3050	Roof	8627748	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	Roof	8627722	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
D3060	Roof	8627795	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	8	EA	\$1,470.00	\$2,223.38	\$17,787						\$17,787						\$17,787
D3060	Roof	8627765	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	Kitchen	8627708	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	17	3	1	EA	\$2,570.00	\$3,887.13	\$3,887				\$3,887								\$3,887
D4010	Throughout Building	8627794	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	68190	SF	\$1.20	\$1.82	\$123,765									\$123,765			\$123,765
D4010	Commercial Kitchen	8627709	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	Electrical Room	8627703	Generator, Diesel, Replace	25	21	4	1	EA	\$23,100.00	\$34,938.75	\$34,939					\$34,939							\$34,939
D5010	Electrical Room	8627778	Automatic Transfer Switch, ATS, Replace	25	21	4	1	EA	\$3,370.00	\$5,097.13	\$5,097					\$5,097							\$5,097
D5020	Electrical Room	8627760	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$24,000.00	\$36,300.00	\$36,300					\$36,300							\$36,300
D5020	Custodial Room	8627755	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	\$5,900.00	\$8,923.75	\$8,924					\$8,924							\$8,924
D5020	Electrical Room	8627740	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	\$7,200.00	\$10,890.00	\$10,890					\$10,890							\$10,890
D5040	Building Exterior	8627769	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	Building Exterior	8627692	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas, Replace	20	16	4	8	EA	\$1,450.00	\$2,193.13	\$17,545					\$17,545							\$17,545
D5040	Throughout Building	8627727	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	14	6	68190	SF	\$6.50	\$9.83	\$670,393						\$670,393						\$670,393
D5040	Gymnasium and Cafeteria	8627783	Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement, Replace	20	12	8	28	EA	\$1,040.00	\$1,573.00	\$44,044								\$44,044				\$44,044
D6060	Throughout Building	8627757	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	12	8	68190	SF	\$1.65	\$2.50	\$170,177								\$170,177				\$170,177
D7030	Throughout Building	8627775	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	68190	SF	\$2.00	\$3.03	\$206,275							\$206,275					\$206,275
D7050	Custodial Room	8627732	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	\$16,200.00	\$24,502.50	\$24,503					\$24,503							\$24,503
D7050	Custodial Room	8627770	Fire Alarm Panel, Multiplex, Replace	15	11	4	4	EA	\$6,100.00	\$9,226.25	\$36,905					\$36,905							\$36,905
D7050	Throughout Building	8627756	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	68190	SF	\$3.00	\$4.54	\$309,412					\$309,412							\$309,412
E1030	Commercial Kitchen	8627702	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	Kitchen	8627733	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	Kitchen	8627747	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	Commercial Kitchen	8627710	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	15	5	10	LF	\$1,000.00	\$1,512.50	\$15,125						\$15,125						\$15,125

Replacement Reserves Report



1/10/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
E1030	Commercial Kitchen	8627726	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	1	EA	\$29,400.00	\$44,467.50	\$44,468						\$44,468						\$44,468
E1030	Commercial Kitchen	8627717	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	9	6	1	EA	\$5,650.00	\$8,545.63	\$8,546							\$8,546					\$8,546
E1030	Commercial Kitchen	8627691	Commercial Kitchen Line, Cooking Equipment, Replace	20	13	7	10	LF	\$2,000.00	\$3,025.00	\$30,250								\$30,250				\$30,250
E1030	Commercial Kitchen	8627738	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	8	7	1	EA	\$7,650.00	\$11,570.63	\$11,571							\$11,571					\$11,571
E1030	Commercial Kitchen	8627698	Foodservice Equipment, Walk-In, Freezer, Replace	20	12	8	1	EA	\$19,800.00	\$29,947.50	\$29,948									\$29,948			\$29,948
E1030	Commercial Kitchen	8627780	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	12	8	20	LF	\$3,000.00	\$4,537.50	\$90,750								\$90,750				\$90,750
E1030	Commercial Kitchen	8627753	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	11	9	20	LF	\$300.00	\$453.75	\$9,075										\$9,075		\$9,075
E1040	Office Areas	8627700	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	6	4	1	EA	\$2,030.00	\$3,070.38	\$3,070					\$3,070							\$3,070
E2010	Admin	8627742	Casework, Countertop, Ceramic Tile, Replace	30	22	8	260	LF	\$77.00	\$116.46	\$30,280									\$30,280			\$30,280
E2010	Classrooms General	8627729	Casework, Cabinetry, Standard Classroom, Replace	20	12	8	420	LF	\$325.00	\$491.56	\$206,456									\$206,456			\$206,456
E2010	Library	8627798	Library Shelving, Double-Faced, up to 90" Height, Replace	20	11	9	60	LF	\$480.00	\$726.00	\$43,560										\$43,560		\$43,560
Totals, Unescalated												\$0	\$0	\$215,068	\$77,903	\$887,506	\$416,494	\$1,106,812	\$251,831	\$697,797	\$589,594	\$925,068	\$5,168,073
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$228,166	\$85,127	\$998,895	\$482,831	\$1,321,591	\$309,721	\$883,949	\$769,286	\$1,243,214	\$6,322,779

Mt Vernon Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
D2010	Site	8628096	Piping & Valves, Check Valve, Domestic Water, Replace	30	27	3	2	EA	\$3,270.00	\$4,496.25	\$8,993				\$8,993								\$8,993
D2010	Site	8628080	Backflow Preventer, Domestic Water, Replace	30	27	3	1	EA	\$4,340.00	\$5,967.50	\$5,968				\$5,968								\$5,968
D2010	Site	8628107	Piping & Valves, Gate Valve, Domestic Water, Replace	30	26	4	2	EA	\$4,850.00	\$6,668.75	\$13,338					\$13,338							\$13,338
G2020	Site Parking Areas	8628099	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	52800	SF	\$0.46	\$0.64	\$33,556				\$33,556					\$33,556			\$67,111
G2020	Site Parking Areas	8628101	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	17	8	52800	SF	\$3.50	\$4.81	\$254,100								\$254,100				\$254,100
G2050	Site Playground Areas	8628087	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	25000	SF	\$0.46	\$0.64	\$15,888			\$15,888				\$15,888					\$31,776
G2050	Site	8628092	Sports Apparatus, Football, Goal Post, Replace	25	23	2	2	EA	\$7,550.00	\$10,381.25	\$20,763			\$20,763									\$20,763
G2050	Site	8628086	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	18	2	1	EA	\$5,480.00	\$7,535.00	\$7,535			\$7,535									\$7,535
G2050	Site	8628104	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	20	5	2	EA	\$7,030.00	\$9,666.25	\$19,333						\$19,333						\$19,333
G2050	Site Playground Areas	8628110	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	18	7	27400	SF	\$3.50	\$4.81	\$131,863							\$131,863					\$131,863
G2050	Site	8628084	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	18	7	4	EA	\$7,030.00	\$9,666.25	\$38,665							\$38,665					\$38,665
G2050	Site	8628075	Playfield Surfaces, Chips Engineered Wood, 3" Depth, Replace	3	2	1	8800	SF	\$1.65	\$2.27	\$19,965		\$19,965			\$19,965		\$19,965			\$19,965		\$79,860
G2050	Site Playground Areas	8628106	Play Structure, Multipurpose, Medium, Replace	20	18	2	4	EA	\$20,000.00	\$27,500.00	\$110,000			\$110,000									\$110,000
G2050	Site Playground Areas	8628095	Play Structure, Swing Set, 4 Seats, Replace	20	18	2	3	EA	\$3,390.00	\$4,661.25	\$13,984			\$13,984									\$13,984
G2050	Site Playground Areas	8628100	Playfield Surfaces, Chips Engineered Wood, 3" Depth, Replace	3	1	2	13100	SF	\$1.65	\$2.27	\$29,721			\$29,721			\$29,721		\$29,721				\$89,162
G2060	Site	8628089	Park Bench, Metal Powder-Coated, Replace	20	16	4	2	EA	\$1,030.00	\$1,416.25	\$2,833					\$2,833							\$2,833
G2060	Site	8628102	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	2	EA	\$845.00	\$1,161.88	\$2,324						\$2,324						\$2,324
G2060	Site General	8628098	Bike Rack, Fixed 1-5 Bikes, Replace	20	13	7	8	EA	\$600.00	\$825.00	\$6,600							\$6,600					\$6,600
G2060	Site General	8628083	Bike Rack, Fixed 6-10 Bikes, Replace	20	13	7	4	EA	\$837.00	\$1,150.88	\$4,604							\$4,604					\$4,604
G2060	Site	8628105	Park Bench, Metal Powder-Coated, Replace	20	11	9	1	EA	\$1,030.00	\$1,416.25	\$1,416									\$1,416			\$1,416
G2060	Site	8628090	Flagpole, Metal, Replace	30	27	3	1	EA	\$4,000.00	\$5,500.00	\$5,500				\$5,500								\$5,500
G2060	Site General	8628081	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	13	7	29	EA	\$157.00	\$215.88	\$6,260							\$6,260					\$6,260
G2060	Site General	8628076	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	10	10	1	EA	\$25,000.00	\$34,375.00	\$34,375										\$34,375		\$34,375
G2060	Site	8628109	Bollard, Concrete or Metal, Replace	30	23	7	12	EA	\$1,000.00	\$1,375.00	\$16,500							\$16,500					\$16,500

Replacement Reserves Report



1/10/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
G4050	Site	8628085	Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	20	18	2	8	EA	\$1,050.00	\$1,443.75	\$11,550			\$11,550									\$11,550
G4050	Site Parking Areas	8628088	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	16	4	8	EA	\$4,200.00	\$5,775.00	\$46,200					\$46,200							\$46,200
Totals, Unescalated												\$0	\$19,965	\$209,440	\$54,016	\$82,335	\$51,377	\$0	\$240,345	\$317,376	\$1,416	\$54,340	\$1,030,610
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$20,564	\$222,195	\$59,024	\$92,669	\$59,560	\$0	\$295,593	\$402,043	\$1,848	\$73,028	\$1,226,525

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