

FACILITY CONDITION ASSESSMENT



prepared for

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



Maple Elementary School
2109 J 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
matt.anderson@bureauveritas.com

BV PROJECT #:

169411.24R000-096.017

DATE OF REPORT:

December 13, 2024

ON SITE DATE:

November 19, 2024

TABLE OF CONTENTS

1. Executive Summary.....

Campus Overview and Assessment Details

Campus Findings and Deficiencies.....

Facility Condition Index (FCI).....

Immediate Needs.....

Plan Types

2. Maple Elementary School

3. Site Summary

4. Purpose and Scope

5. Opinions of Probable Costs.....

Methodology

Definitions

6. Certification

7. Appendices

1

1

2

3

4

5

6

15

21

23

23

24

25

26



1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	1
Main Address	Maple Elementary School, 2109 J Street, Springfield, OR 97477
Site Developed	2009
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)	Mario Reg
Assessment and Report Prepared By	Osama Mohamed
Reviewed By	Allen Manning <i>for</i> , Matt Anderson Program Manager 800.733.0660 matt.anderson@bureauveritas.com
AssetCalc Link	A full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

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

Architectural

The school is constructed with concrete bearing walls on a concrete raft foundation slab. The facade is mix between solid concrete wall and horizontal wood panels. The roof is mono pitch wood framing with a TPO roof membrane. The interior walls are wood stud and CMU construction.

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

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

Mechanical, Electrical, Plumbing and Fire (MEPF)

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

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

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

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

Site

The site is located in a residential area that shares houses on the south, east and west sides. The north side of the building shares residential homes. The site contains a decent playground area at the heart of it and a big baseball field in the south.

The parking and driveways are lined with concrete curb and gutters, and the building is surrounded by concrete walkways. The site is irrigated and contains areas of lawn, trees, shrubs, and planting beds throughout. Site lighting consists of building mounted fixtures and parking lot pole light. Site furnishings are limited to a limited number of park benches.

Additional Studies Recommended

No additional studies are recommended.

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
Maple Elementary School	\$593	49,167	\$29,156,031	0%	0.3%	8.3%	12.1%

Immediate Needs

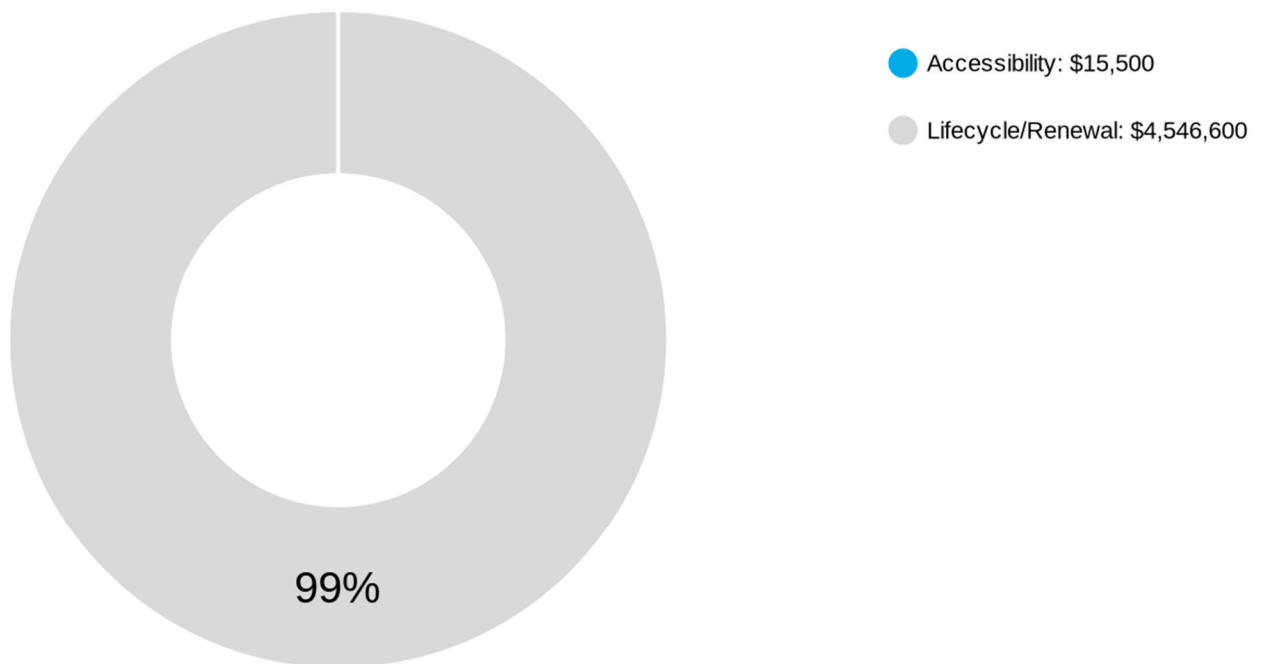
There are no immediate needs to report.

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: \$4,562,100

2. Maple Elementary School



Maple Elementary School: Building Systems Summary

Address	2109 J Street, Springfield, OR 97477	
GPS Coordinates	44.05470937390423, -122.99233564101391	
Constructed/Renovated	2009	
Building Area	49,167 SF	
Number of Stories	2 above grade	
System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Good
Facade	Primary Wall Finish: Solid concrete wall Secondary Wall Finish: Wood siding Windows: Aluminum, Vinyl	Good
Roof	Primary: single-ply TPO/PVC membrane roofing Secondary: single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board, CMU, ceramic tile Floors: Carpet, VCT, wood strip, coated concrete Ceilings: Painted gypsum board, wood paneling	Good
Elevators	Passenger: 1 hydraulic car serving both floors	Good

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

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

Maple 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	\$432	\$472	\$1,216	\$2,120
Facade	\$0	\$0	\$49,922	\$0	\$119,638	\$169,560
Roofing	\$0	\$0	\$948,380	\$5,440	\$0	\$953,820
Interiors	\$0	\$0	\$618,025	\$344,152	\$1,360,282	\$2,322,459
Conveying	\$0	\$0	\$23,098	\$0	\$147,520	\$170,618
Plumbing	\$0	\$0	\$84,109	\$0	\$231,561	\$315,670
HVAC	\$0	\$0	\$160,528	\$152,613	\$873,381	\$1,186,522
Fire Protection	\$0	\$0	\$0	\$5,610	\$7,540	\$13,150
Electrical	\$0	\$0	\$4,717	\$327,414	\$2,354,890	\$2,687,021
Fire Alarm and Electronic Systems	\$0	\$0	\$0	\$156,749	\$0	\$156,749
Equipment and Furnishings	\$0	\$0	\$291,783	\$105,332	\$207,226	\$604,341
Sitework	\$0	\$0	\$246,869	\$0	\$0	\$246,869
TOTALS	\$0	\$0	\$2,427,900	\$1,097,800	\$5,303,300	\$8,829,000

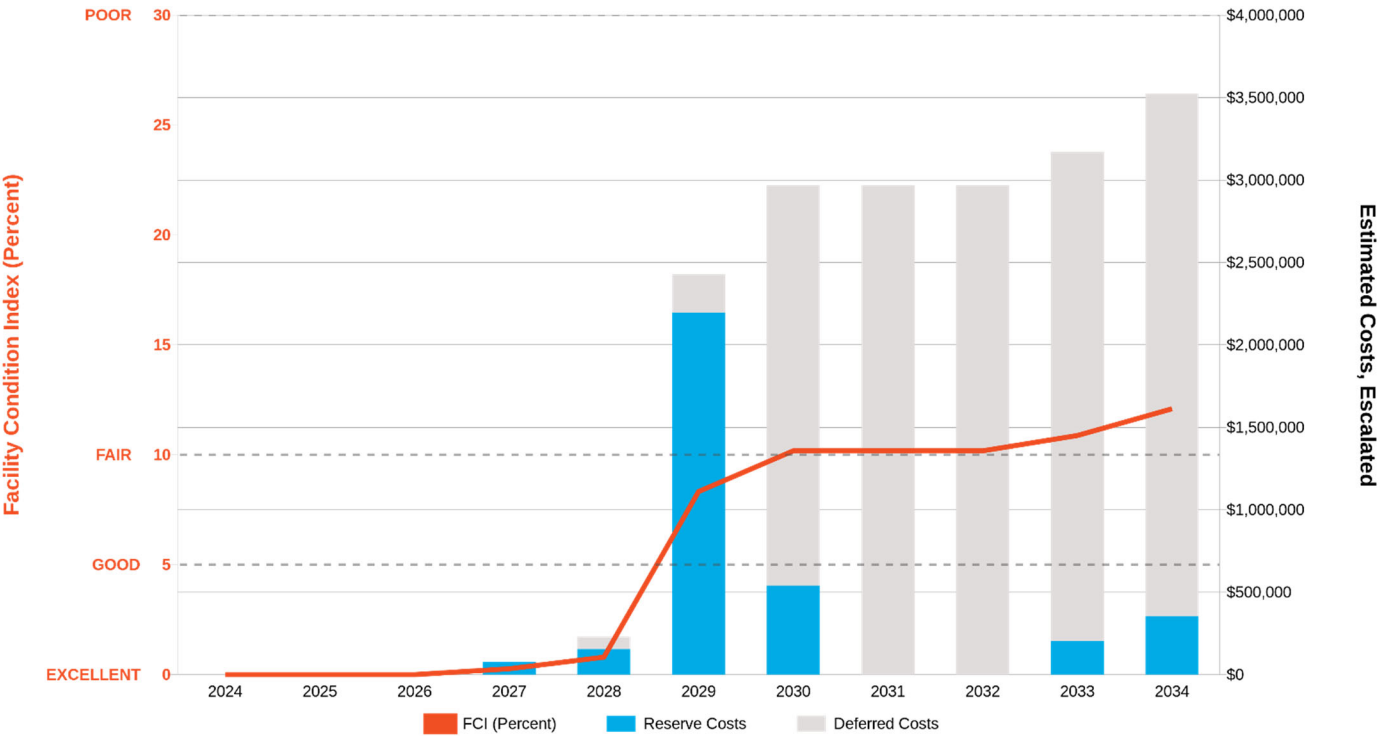
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$29,156,031.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$320,513.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Maple Elementary School: Photographic Overview



1 – FRONT ELEVATION



2 – REAR ELEVATION



3 – LEFT ELEVATION



4 – RIGHT ELEVATION



5 – CONFERENCE



6 – LOBBY



7 – LIBRARY



8 – MAIN MECHANICAL AREA



9 – STORAGE



10 – COMMERCIAL KITCHEN



11 – TYPICAL CLASSROOM



12 – APPLIANCES, WASHER, REPLACE



13 – CAFETERIA



14 – CUSTODIAL



15 – MAIN ELECTRICAL ROOM



16 – GYMNASIUM



17 – RESTROOM



18 – OFFICE



19 – STAFF RESTROOM



20 – PRINTER

3. Site Summary



Maple Elementary School: Site Information

Site Area	8.83 acres	
Parking Spaces	Mian parking 59 including 2 ADA and 1 van. Staff parking 22 including 1 ADA and 1 van.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted // Property entrance signage; wood board // vinyl // chain link fencing and dumpster enclosures Playgrounds and sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer, local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED, metal halide Building-mounted: LED Pedestrian walkway and landscape accent lighting	Good
Ancillary Structures	3 Prefabricated modular buildings	Good

Maple Elementary School: Site Information

Site Accessibility	An accessibility survey has been prepared as a separate report.
Site Additional Studies	No additional studies are currently recommended for the site areas.
Site Areas Observed	All of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

Maple 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
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0
Fire Alarm and Electronic Systems	\$0	\$0	\$21,735	\$0	\$29,210	\$50,945
Equipment and Furnishings	\$0	\$0	\$34,384	\$0	\$46,818	\$81,202
Special Construction and Demo	\$0	\$0	\$0	\$0	\$460,382	\$460,382
Sitework	\$0	\$21,124	\$79,203	\$879,993	\$242,463	\$1,222,783
TOTALS	\$0	\$21,200	\$135,400	\$880,000	\$778,900	\$1,815,500

Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Maple Elementary School: Photographic Overview



1 – FRONT ELEVATION



2 – SIGNAGE



3 – EXTERIOR SITE LIGHTING



4 – COVERED PLAY STRUCTURE



5 – SPORTS APPARATUS



6 – PLAY STRUCTURE



7 – EXTERIOR SITE LIGHTING



8 – PARKING LOTS



9 – FENCES AND GATES



10 – FLAGPOLE



11 – PLAY STRUCTURE



12 – FENCES AND GATES

4. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on the observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

5. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

6. Certification

Oregon Department of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Maple Elementary School, 2109 J 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.

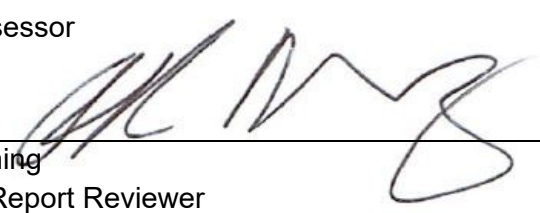
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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 the Bureau of Veritas.

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

Prepared by: Osama Mohamed
Project Assessor

Reviewed by:



Allen Manning
Technical Report Reviewer
for
Matt Anderson
Program Manager
800.733.0660
matt.anderson@bureauveritas.com

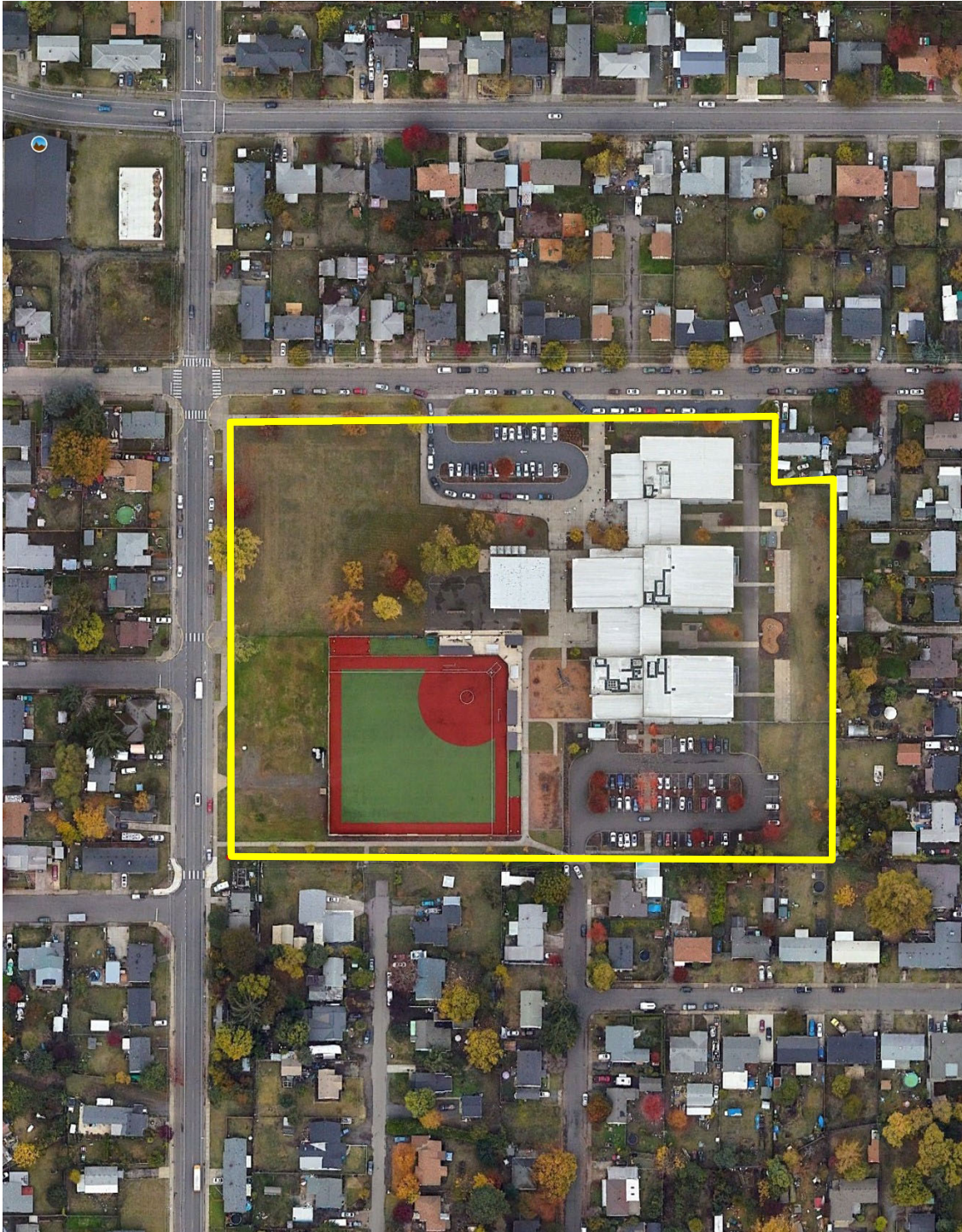
7. Appendices

- 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

169411.24R000-096.017

Source

Google

Project Name

Maple Elementary School

On-Site Date

November 25, 2024



Appendix B:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Maple Elementary School

Name of person completing form:

Title / Association w/ property:

Length of time associated w/ property:

Date Completed:

Phone Number:

Method of Completion: INCOMPLETE - client/POC unwilling or unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.

Appendix C:

Not used

**THIS APPENDIX IS INTENTIONALLY LEFT
BLANK.**

Appendix D:

Component Condition Report

Component Condition Report | Maple Elementary School / Maple Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout Building	Fair	Slab-on-Grade, Concrete, Structural w/ Integral Perimeter Footings, Structural w/ Integral Perimeter Footings	35,745 SF	60	8656792
B1010	Throughout Building	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	35,745 SF	60	8656815
B1080	Building Exterior	Fair	Stairs, Metal, Exterior, Refinish	210 SF	3	8656854
B1080	Stairwells	Excellent	Stairs, Concrete, Interior, Refinish	210 SF	6	8656763
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	4,500 SF	15	8656789
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	4,500 SF	3	8656842
B2010	Building Exterior	Good	Exterior Walls, Concrete, Clean & Seal	13,400 SF	5	8707191
B2020	Building Exterior	Good	Exterior Glazing, any type by SF	3,400 SF	23	8707496
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	45,731 SF	5	8656826
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	322 LF	6	8658545
Interiors						
C1010	Library	Good	Interior Wall Construction, Concrete	9,800 SF	35	8656773
C1010	Multi-Purpose Room	Good	Movable Partition, Gym Divider, Basic/Manual	7,500 SF	10	8656823
C1020	Lobby	Good	Interior Glazing, any type by SF	20,000 SF	25	8656796
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core Commercial	78	25	8656844
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	19,700 SF	10	8656841
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	26	5	8656771
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	4,900 SF	25	8656829
C2010	Gymnasium	Fair	Wall Finishes, any surface, Prep & Paint	83,600 SF	5	8656846
C2030	Lobby	Fair	Flooring, Vinyl Tile (VCT)	38,400 SF	5	8656848

Component Condition Report | Maple Elementary School / Maple Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Storage	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	1,000 SF	3	8656795
C2030	Confrance room	Fair	Flooring, Carpet, Commercial Tile	4,900 SF	4	8656850
C2030	Restrooms	Good	Flooring, Ceramic Tile	2,500 SF	25	8656805
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	2,500 SF	4	8656821
C2050	Printer	Good	Ceiling Finishes, Metal	9,800 SF	35	8656787
C2050	Cafeteria	Fair	Ceiling Finishes, Wood Paneling	17,200 SF	15	8656836
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	2,500 SF	4	8656800
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	3	8748776
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	5	8748778
D1010	Hallways & Common Areas	Good	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	15	8656809
Plumbing						
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	8	4	8656762
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	49,167 SF	25	8751941
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	8	20	8656816
D2010	Restrooms	Fair	Urinal, Standard	5	15	8656783
D2010	Plumbing	Good	Piping & Valves, Piping Steel, Domestic Water	400 LF	25	8656798
D2010	Plumbing	Fair	Water Heater, Gas, Commercial (200 MBH)	3	5	8656811
D2010	Restrooms	Good	Toilet, Commercial Water Closet	35	15	8656785
D2010	Restrooms	Good	Sink/Lavatory, Drop-In Style, Porcelain Enamel	15	15	8656820
D2010	Commercial Kitchen	Good	Sink/Lavatory, Service Sink, Wall-Hung	1	20	8656768
D2010	Site	Fair	Piping & Valves, Piping Copper, Domestic Water, 4 IN	100 LF	25	8748728
HVAC						

Component Condition Report | Maple Elementary School / Maple Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Plumbing	Fair	Boiler Supplemental Components, Expansion Tank	1	21	8656822
D3020	Plumbing	Good	Boiler Supplemental Components, Expansion Tank	1	24	8656838
D3020	Mechanical Room	Good	Boiler, Gas, HVAC	2	15	8656813
D3030	Roof/HVAC	Fair	Chiller/HVAC, Water-Cooled	1	9	8656810
D3030	Roof	Fair	Split System Ductless, Single Zone	3	3	8656777
D3050	Roof/HVAC	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	8656845
D3050	Roof/HVAC	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	8656847
D3050	Roof/HVAC	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	11	8656790
D3050	Roof/HVAC	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	8656767
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	49,167 SF	15	8656804
D3050	Roof/HVAC	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	5	8656833
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	5	8656761
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	5	8656851
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	2	10	8656766
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Renovate	49,167 SF	25	8656807
D4030	Throughout Building	Fair	Fire Extinguisher, Wet Chemical/CO2	8	6	8656784
Electrical						
D5010	Electrical Room	Good	Generator, Diesel	1	9	8656831
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	49,167 SF	20	8748774
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown	1	15	8656827
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	6	15	8656786
D5020	Electrical Room	Good	Switchboard, 120/208 V	2	25	8656852
D5020	Electrical Room	Good	Distribution Panel, 120/208 V	1	15	8656780

Component Condition Report | Maple Elementary School / Maple Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown	1	15	8656770
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown	2	15	8656819
D5030	Plumbing	Fair	Motor, AHU or Pump	2	4	8656793
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	11	6	8656794
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	6	8656775
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	35,745 SF	6	8656776
Fire Alarm & Electronic Systems						
D7030	Site General	Fair	Security Camera, Closed Circuit Exterior, Fixed Black & White	5	3	8658281
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	49,167 SF	6	8656774
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	3	8656825
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	15 LF	5	8656801
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	2	4	8656832
E1030	Classrooms Science	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	15	8656835
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator	1	6	8656824
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	15	8656834
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	24 LF	13	8656799
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Dishwashing Equipment	20 LF	5	8656840
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	30 LF	5	8656797
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	5	8656782
E1040	Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	8656765
E1040	Mechanical Room	Fair	Ceramics Equipment, Kiln	1	5	8656843
E1060	Commercial Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	4	8656817
E1060	Utility Rooms/Areas	Fair	Residential Appliances, Clothes Dryer/Washer	2	6	8656764

Component Condition Report | Maple Elementary School / Maple Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1060	Utility Rooms/Areas	Fair	Residential Appliances, Dishwasher	1	3	8656791
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Operable	6	15	8656849
E1090	Utility Rooms/Areas	Fair	Waste Handling Equipment, Dumpster, Metal 8 CY	1	5	8656839
E1090	Utility Rooms/Areas	Fair	Waste Handling Equipment, Trash Compactor, 12 CY or 50,000 LB	1	4	8656830
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	100 LF	5	8656779
E2010	Hallways & Common Areas	Fair	Casework, Cabinetry, Economy	50 LF	5	8656806
E2010	Office Areas	Fair	Casework, Cabinetry, Standard Classroom	66 LF	6	8656802
Special Construction & Demo						
F1020	Site General	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	20 SF	30	8656814
F1020	Site Playground Areas	Fair	Covered Play Structure, Metal-Framed	4,427 SF	15	8658295
F1020	Site General	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	35 SF	30	8656781
F1020	Site General	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	200 SF	30	8656772
Pedestrian Plazas & Walkways						
G2020	Site General	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	52,619 SF	10	8658297
G2020	Site General	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	52,619 SF	3	8658286
G2020	Site General	Fair	Parking Lots, any pavement type, Space or Stall Lines, Paint	82	3	8658292
Athletic, Recreational & Playfield Areas						
G2050	Site Playground Areas	Fair	Playfield Surfaces, Chips Engineered Wood, 3" Depth	9,040 SF	2	8658306
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	4,427 SF	10	8658294
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Outside Backboard/Rim/Pole	2	10	8658299
G2050	Site Playground Areas	Fair	Play Structure, Swing Set, 4 Seats	1	7	8658285
G2050	Site Sports Fields & Courts	Good	Play Structure, Multipurpose, Very Small	1	6	8658307

Component Condition Report | Maple Elementary School / Maple Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site General	Fair	Play Structure, Swing Set, 4 Seats	1	5	8658308
Sitework						
G2060	Site General	Fair	Signage, Property, Monument, Replace/Install	1	6	8658289
G2060	Site General	Good	Fences & Gates, Fence, Chain Link 4'	1,164 LF	25	8658300
G2060	Cafeteria	Fair	Picnic Table, Wood/Composite/Fiberglass	152	5	8656769
G2060	Site General	Good	Fences & Gates, Fence, Chain Link 8'	1,342 LF	25	8658304
G2060	Site Playground Areas	Fair	Park Bench, Precast Concrete	1	12	8658816
G2060	Site General	Fair	Flagpole, Metal	1	15	8658288
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	202 LF	25	8658298
G2060	Site	Fair	Bike Rack, Fixed Single Loop	30	5	8658815
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	128,000 SF	6	8658293
G4050	Site	Fair	Exterior Site Lighting, Wall Pack, 13 to 26 W	18	6	8658296
G4050	Site	Fair	Exterior Site Lighting, Wall Pack, 50 to 105 W	11	7	8658290
Utilities						
G3020	Site	Fair	Piping & Valves, Piping PVC, Site Sanitary, 8 IN	100 LF	25	8748729

Appendix E: **Replacement Reserves**

Replacement Reserves Report



12/13/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total Escalated Estimate
Maple Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maple Elementary School / Maple Elementary School	\$0	\$0	\$0	\$77,134	\$154,345	\$2,196,416	\$540,063	\$0	\$0	\$203,102	\$354,631	\$3,525,691
Maple Elementary School / Maple Elementary School	\$0	\$0	\$21,126	\$58,686	\$30,051	\$46,593	\$381,490	\$24,891	\$66,354	\$0	\$407,271	\$1,036,462
Grand Total	\$0	\$0	\$21,126	\$135,820	\$184,396	\$2,243,009	\$921,553	\$24,891	\$66,354	\$203,102	\$761,902	\$4,562,152

Maple Elementary School

Maple Elementary School / Maple Elementary School

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
B1080	Building Exterior	8656854	Stairs, Metal, Exterior, Refinish	10	7	3	210	SF	\$1.50	\$1.89	\$397				\$397								\$397
B1080	Stairwells	8656763	Stairs, Concrete, Interior, Refinish	10	4	6	210	SF	\$1.50	\$1.89	\$397							\$397					\$397
B2010	Building Exterior	8656842	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	7	3	4500	SF	\$2.74	\$3.66	\$16,461				\$16,461								\$16,461
B2010	Building Exterior	8707191	Exterior Walls, Concrete, Clean & Seal, Replace	20	15	5	13400	SF	\$1.54	\$2.06	\$27,549					\$27,549							\$27,549
B3010	Roof	8656826	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	15	5	45731	SF	\$13.40	\$17.89	\$818,082					\$818,082							\$818,082
B3020	Roof	8658545	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	14	6	322	LF	\$10.60	\$14.15	\$4,557							\$4,557					\$4,557
C1010	Multi-Purpose Room	8656823	Movable Partition, Gym Divider, Basic/Manual, Replace	25	15	10	7500	SF	\$15.70	\$20.96	\$157,196											\$157,196	\$157,196
C1070	Throughout Building	8656841	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	19700	SF	\$3.76	\$5.02	\$98,886											\$98,886	\$98,886
C1090	Restrooms	8656771	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	26	EA	\$1,200.00	\$1,602.00	\$41,652					\$41,652							\$41,652
C2010	Gymnasium	8656846	Wall Finishes, any surface, Prep & Paint	10	5	5	83600	SF	\$1.45	\$1.94	\$161,829					\$161,829							\$161,829
C2030	Storage	8656795	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	7	3	1000	SF	\$14.60	\$19.49	\$19,491				\$19,491								\$19,491
C2030	Lobby	8656848	Flooring, Vinyl Tile (VCT), Replace	15	10	5	38400	SF	\$4.84	\$6.46	\$248,118					\$248,118							\$248,118
C2030	Confrance room	8656850	Flooring, Carpet, Commercial Tile, Replace	10	6	4	4900	SF	\$6.21	\$8.29	\$40,630					\$40,630							\$40,630
C2030	Gymnasium	8656821	Flooring, Wood, Sports, Refinish	10	6	4	2500	SF	\$5.09	\$6.80	\$16,988					\$16,988							\$16,988
C2050	Gymnasium	8656800	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4	2500	SF	\$2.23	\$2.97	\$7,426					\$7,426							\$7,426
D1010	Elevator	8748776	Elevator Cab Finishes, Standard, Replace	15	12	3	1	EA	\$10,000.00	\$13,350.00	\$13,350				\$13,350								\$13,350
D1010	Elevator	8748778	Elevator Controls, Automatic, 1 Car, Replace	20	15	5	1	EA	\$5,500.00	\$7,342.50	\$7,343					\$7,343							\$7,343
D2010	Plumbing	8656811	Water Heater, Gas, Commercial (200 MBH), Replace	20	15	5	3	EA	\$11,100.00	\$14,818.50	\$44,456						\$44,456						\$44,456
D2010	Hallways & Common Areas	8656762	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	11	4	8	EA	\$2,710.00	\$3,617.85	\$28,943					\$28,943							\$28,943
D3030	Roof/HVAC	8656810	Chiller/HVAC, Water-Cooled, Replace	25	16	9	1	EA	\$81,600.00	\$108,936.00	\$108,936										\$108,936		\$108,936
D3030	Roof	8656777	Split System Ductless, Single Zone, Replace	15	12	3	3	EA	\$2,430.00	\$3,244.05	\$9,732				\$9,732								\$9,732
D3050	Roof/HVAC	8656845	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$18,300.00	\$24,430.50	\$24,431					\$24,431							\$24,431
D3050	Roof/HVAC	8656767	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$13,000.00	\$17,355.00	\$17,355					\$17,355							\$17,355
D3050	Roof/HVAC	8656833	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	2	EA	\$22,900.00	\$30,571.50	\$61,143					\$61,143							\$61,143
D3050	Roof/HVAC	8656847	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$14,300.00	\$19,090.50	\$19,091					\$19,091							\$19,091
D3060	Roof	8656761	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	15	5	1	EA	\$3,070.00	\$4,098.45	\$4,098					\$4,098							\$4,098
D3060	Roof	8656851	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	1	EA	\$2,920.00	\$3,898.20	\$3,898					\$3,898							\$3,898
D3060	Roof	8656766	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	15	10	2	EA	\$2,920.00	\$3,898.20	\$7,796											\$7,796	\$7,796
D4030	Throughout Building	8656784	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	8	EA	\$440.00	\$587.40	\$4,699							\$4,699					\$4,699
D5010	Electrical Room	8656831	Generator, Diesel, Replace	25	16	9	1	EA	\$35,000.00	\$46,725.00	\$46,725										\$46,725		\$46,725
D5030	Plumbing	8656793	Motor, AHU or Pump, Replace	18	14	4	2	EA	\$1,570.00	\$2,095.95	\$4,192					\$4,192							\$4,192

Replacement Reserves Report



12/13/2024

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
D5040	Building Exterior	8656775	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	3	EA	\$450.00	\$600.75	\$1,802							\$1,802					\$1,802
D5040	Building Exterior	8656794	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	11	EA	\$450.00	\$600.75	\$6,608							\$6,608					\$6,608
D5040	Throughout Building	8656776	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	35745	SF	\$4.50	\$6.01	\$214,738							\$214,738					\$214,738
D7050	Throughout Building	8656774	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	14	6	49167	SF	\$2.00	\$2.67	\$131,276							\$131,276					\$131,276
E1030	Commercial Kitchen	8656825	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	12	3	1	EA	\$7,650.00	\$10,212.75	\$10,213				\$10,213								\$10,213
E1030	Roof	8656832	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	11	4	2	EA	\$5,100.00	\$6,808.50	\$13,617					\$13,617							\$13,617
E1030	Commercial Kitchen	8656801	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	15	5	15	LF	\$300.00	\$400.50	\$6,008						\$6,008						\$6,008
E1030	Commercial Kitchen	8656840	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	15	5	20	LF	\$3,000.00	\$4,005.00	\$80,100						\$80,100						\$80,100
E1030	Commercial Kitchen	8656797	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	15	5	30	LF	\$1,000.00	\$1,335.00	\$40,050						\$40,050						\$40,050
E1030	Commercial Kitchen	8656782	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	1	EA	\$29,400.00	\$39,249.00	\$39,249						\$39,249						\$39,249
E1030	Commercial Kitchen	8656824	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator, Replace	20	14	6	1	EA	\$40,600.00	\$54,201.00	\$54,201							\$54,201					\$54,201
E1040	Mechanical Room	8656843	Ceramics Equipment, Kiln, Replace	20	15	5	1	EA	\$3,200.00	\$4,272.00	\$4,272						\$4,272						\$4,272
E1040	Lobby	8656765	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	\$2,030.00	\$2,710.05	\$2,710							\$2,710					\$2,710
E1060	Utility Rooms/Areas	8656791	Residential Appliances, Dishwasher, Replace	10	7	3	1	EA	\$750.00	\$945.00	\$945				\$945								\$945
E1060	Commercial Kitchen	8656817	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	11	4	1	EA	\$720.00	\$907.20	\$907					\$907							\$907
E1060	Utility Rooms/Areas	8656764	Residential Appliances, Clothes Dryer/Washer, Replace	15	9	6	2	EA	\$1,000.00	\$1,335.00	\$2,670							\$2,670					\$2,670
E2010	Library	8656779	Library Shelving, Single-Faced, up to 90" Height, Replace	20	15	5	100	LF	\$330.00	\$440.55	\$44,055						\$44,055						\$44,055
E2010	Hallways & Common Areas	8656806	Casework, Cabinetry, Economy, Replace	20	15	5	50	LF	\$200.00	\$267.00	\$13,350						\$13,350						\$13,350
E2010	Office Areas	8656802	Casework, Cabinetry, Standard Classroom, Replace	20	14	6	66	LF	\$325.00	\$433.88	\$28,636							\$28,636					\$28,636
G2060	Cafeteria	8656769	Picnic Table, Wood/Composite/Fiberglass, Replace	20	15	5	152	EA	\$600.00	\$1,401.00	\$212,952						\$212,952						\$212,952
Totals, Unescalated												\$0	\$0	\$0	\$70,588	\$137,133	\$1,894,648	\$452,294	\$0	\$0	\$155,661	\$263,879	\$2,974,203
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$77,134	\$154,345	\$2,196,416	\$540,063	\$0	\$0	\$203,102	\$354,631	\$3,525,691

Maple Elementary School / Maple 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
D7030	Site General	8658281	Security Camera, Closed Circuit Exterior, Fixed Black & White, Replace	10	7	3	5	EA	\$2,980.00	\$3,978.30	\$19,892				\$19,892								\$19,892
E1090	Utility Rooms/Areas	8656830	Waste Handling Equipment, Trash Compactor, 12 CY or 50,000 LB, Replace	15	11	4	1	EA	\$20,000.00	\$26,700.00	\$26,700					\$26,700							\$26,700
E1090	Utility Rooms/Areas	8656839	Waste Handling Equipment, Dumpster, Metal 8 CY, Replace	20	15	5	1	EA	\$2,800.00	\$3,738.00	\$3,738						\$3,738						\$3,738
G2020	Site General	8658286	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	52619	SF	\$0.46	\$0.62	\$32,468				\$32,468					\$32,468			\$64,936
G2020	Site General	8658292	Parking Lots, any pavement type, Space or Stall Lines, Paint	10	7	3	82	EA	\$12.30	\$16.42	\$1,346				\$1,346								\$1,346
G2020	Site General	8658297	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	52619	SF	\$3.50	\$4.67	\$245,862										\$245,862		\$245,862
G2050	Site	8658294	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	15	10	4427	SF	\$6.50	\$8.68	\$38,415										\$38,415		\$38,415
G2050	Site Sports Fields & Courts	8658299	Sports Apparatus, Basketball, Outside Backboard/Rim/Pole, Replace	25	15	10	2	EA	\$7,030.00	\$9,385.05	\$18,770										\$18,770		\$18,770
G2050	Site Playground Areas	8658306	Playfield Surfaces, Chips Engineered Wood, 3" Depth, Replace	3	1	2	9040	SF	\$1.65	\$2.20	\$19,913			\$19,913		\$19,913			\$19,913				\$59,739
G2050	Site General	8658308	Play Structure, Swing Set, 4 Seats, Replace	20	15	5	1	EA	\$3,390.00	\$4,525.65	\$4,526					\$4,526							\$4,526
G2050	Site Sports Fields & Courts	8658307	Play Structure, Multipurpose, Very Small, Replace	20	14	6	1	EA	\$6,820.00	\$9,104.70	\$9,105						\$9,105						\$9,105
G2050	Site Playground Areas	8658285	Play Structure, Swing Set, 4 Seats, Replace	20	13	7	1	EA	\$3,390.00	\$4,525.65	\$4,526							\$4,526					\$4,526
G2060	Site	8658815	Bike Rack, Fixed Single Loop, Replace	20	15	5	30	EA	\$300.00	\$400.50	\$12,015					\$12,015							\$12,015
G2060	Site General	8658289	Signage, Property, Monument, Replace/Install	20	14	6	1	EA	\$3,200.00	\$4,272.00	\$4,272						\$4,272						\$4,272
G2080	Site	8658293	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	14	6	128000	SF	\$1.70	\$2.27	\$290,496						\$290,496						\$290,496

Replacement Reserves Report



12/13/2024

Unif	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
G4050		Site		8658296	Exterior Site Lighting, Wall Pack, 13 to 26 W, Replace	20	14	6	18	EA	\$650.00	\$867.75	\$15,620							\$15,620					\$15,620
G4050		Site		8658290	Exterior Site Lighting, Wall Pack, 50 to 105 W, Replace	20	13	7	11	EA	\$1,070.00	\$1,428.45	\$15,713								\$15,713				\$15,713
Totals, Unescalated														\$0	\$0	\$19,913	\$53,706	\$26,700	\$40,192	\$319,492	\$20,239	\$52,381	\$0	\$303,048	\$835,669
Totals, Escalated (3.0% inflation, compounded annually)														\$0	\$0	\$21,126	\$58,686	\$30,051	\$46,593	\$381,490	\$24,891	\$66,354	\$0	\$407,271	\$1,036,462