

FACILITY CONDITION ASSESSMENT



prepared for

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



Guy Lee Elementary School
755 Harlow Road
Springfield, OR 97477

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BV PROJECT #:

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DATE OF REPORT:

October 6, 2025

ON SITE DATE:

January 6, 2025

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	1
Main Address	Guy Lee Elementary School, 755 Harlow Road, Springfield, OR 97477
Site Developed	1961
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 6, 2025
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)	James Havicus
Assessment & Report Prepared By	Lindsey Boss
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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

Guy Lee Elementary was built in 1961 as an elementary school and is still used as a Kindergarten - 5th Grade elementary school today.

Architectural

The primary exterior wall finish is CMU brick. There is a small portion of the exterior wall siding that covers a portion of the main building and all of the gymnasium. In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope systems and components were observed to be performing adequately. Finishes have been repaired or replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear. Only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

In the Summer of 2024, 33 new Daikin ductless split units were installed throughout the building and roof. There are two gas boilers to service the building. The electrical equipment, such as transformers, switchboards, distribution panels, wiring, lighting systems, and other components are adequate for the facility demand requirements. The plumbing system throughout the facility is in good working order. Only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

Site

The site is approximately 7.25 acres. It includes a significant amount of grass and large parking lots. There is an old red rock track on the East side of the property. In 2021 a large metal shade structure was installed in playground. There is a large backflow device on the Southwest end of the property that was leaking at time of inspection. There are no storage units or portables on this property. The playground equipment was replaced in 2019. The parking lots and concrete walkways are in good shape, with no major issues found. Only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

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
Guy Lee Elementary School	\$601	52,254	\$31,404,654	0.1%	10.4%	23.3%	25.6%
Guy Lee Elementary School	\$600	52,254	\$31,352,400	0.1%	12.1%	25.1%	27.5%

Immediate Needs

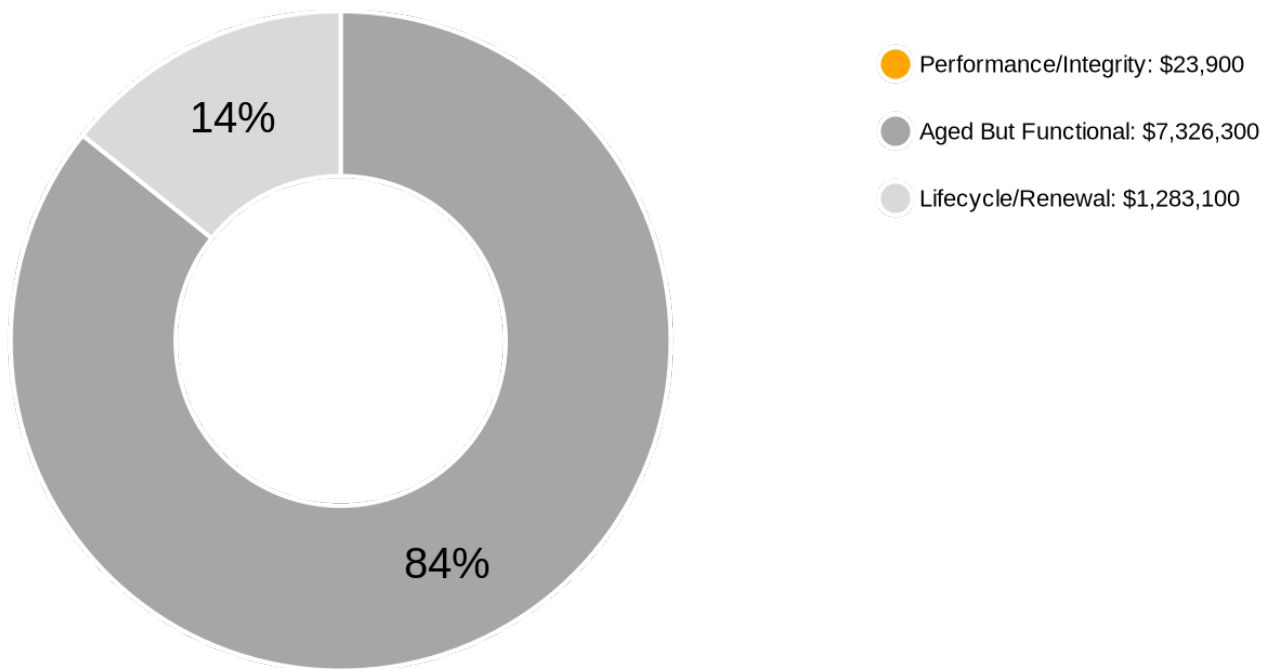
Facility/Building	Total Items	Total Cost
Guy Lee Elementary School / Guy Lee Elementary School	1	\$17,900
Guy Lee Elementary School / Site	1	\$6,000
TOTAL	2	\$23,900

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance and highest on the list below.

Plan Type Descriptions & Distribution

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional	■	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal	■	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.



10-Year Total: \$8,633,300

2. Guy Lee Elementary School



Guy Lee Elementary School: Building Systems Summary

Address	755 W. Harlow Road, Springfield, OR 97477	
GPS Coordinates	44.07011138424811, -123.03905234593736	
Constructed/Renovated	1961	
Building Area	52,254 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip footing foundation system	Fair
Facade	Primary Wall Finish: CMU Secondary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO membrane Secondary: Flat construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum, painted CMU, FRP vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile, coated concrete Ceilings: Painted gypsum board, suspended ACT, hard ACT	Fair
Elevators	None	-

Guy Lee Elementary School: Building Systems Summary

Plumbing	Distribution: Copper & Polybutylene supply and cast iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Central System: Boilers, air handlers feeding Non-Central System: Ductless split-systems	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main switchboard with aluminum wiring Interior Lighting: LED linear fluorescent & CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Guy Lee 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	\$5,412,253	\$5,412,253
Facade	\$0	\$0	\$94,099	\$332,452	\$167,892	\$594,443
Roofing	\$17,930	\$0	\$1,040,200	\$0	\$126,559	\$1,184,689
Interiors	\$0	\$423,800	\$1,326,482	\$153,063	\$914,261	\$2,817,606
Plumbing	\$0	\$38,071	\$714,230	\$203,360	\$35,119	\$990,780
HVAC	\$0	\$8,717	\$703,077	\$4,227	\$632,120	\$1,348,141
Fire Protection	\$0	\$0	\$495,396	\$0	\$0	\$495,396
Electrical	\$0	\$66,030	\$806,622	\$5,480	\$8,111	\$886,243
Fire Alarm & Electronic Systems	\$0	\$116,567	\$423,885	\$0	\$291,105	\$831,557
Equipment & Furnishings	\$0	\$520,677	\$529,193	\$3,972	\$50,125	\$1,103,967
Sitework	\$0	\$0	\$4,040	\$0	\$0	\$4,040
TOTALS	\$18,000	\$1,173,900	\$6,137,300	\$702,600	\$7,637,600	\$15,669,400

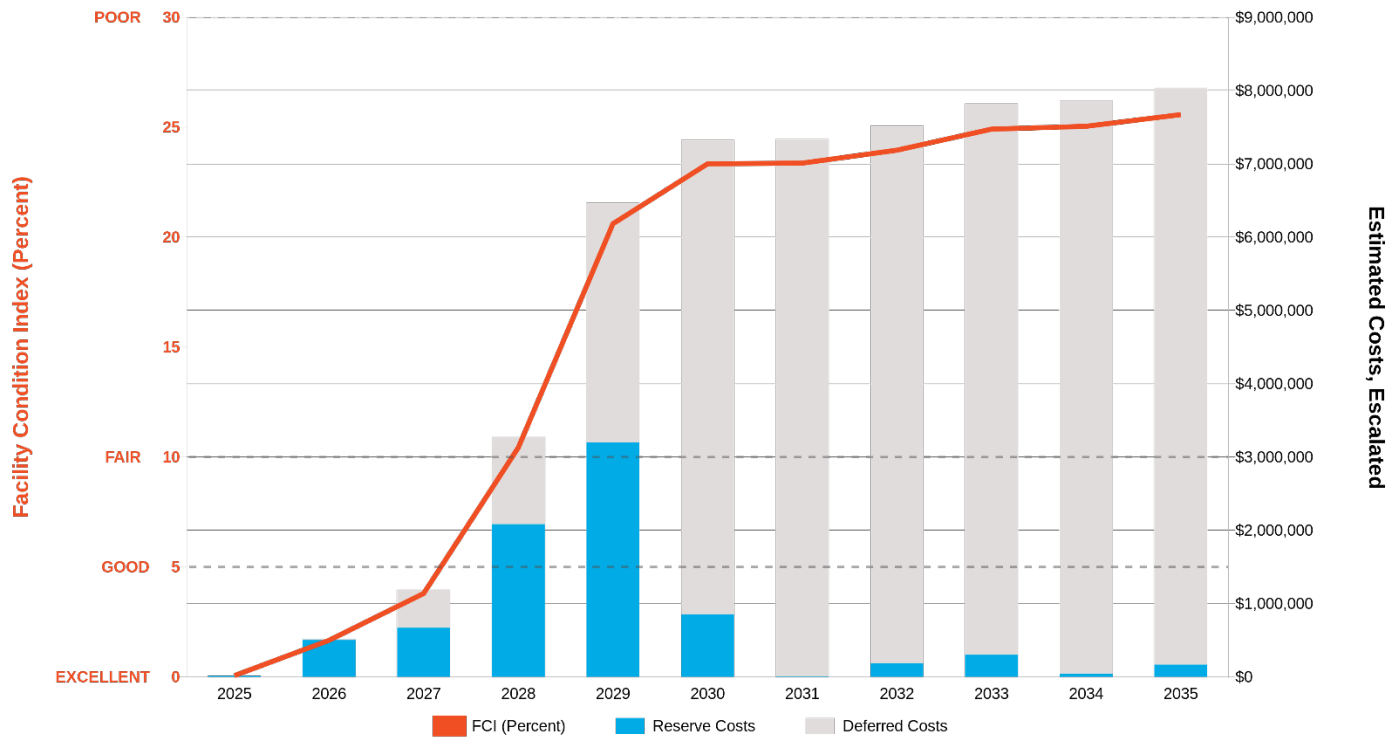
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$31,404,654.00

Inflation Rate: 4%

Average Needs (per year - over next 10 years): \$730,142.00



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Guy Lee Elementary School / Guy Lee Elementary School	B3015	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	\$17,900
TOTAL (1 items)					\$17,900

Key Findings



Roofing in Poor condition.

Modified Bitumen
Guy Lee Elementary School
Roof

Unifomat Code: B3010

Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$17,900

This portion of roofing has a significant amount of holes that were drilled into it to install/replace equipment and parts of it are "squishy" for the lack of a better term. There were parts of the roof where I was u comfortable walking on due to this. - AssetCALC ID: 8634812

Guy Lee Elementary School: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – EXTERIOR DOOR



6 – SIGNAGE



7 – ROOFING



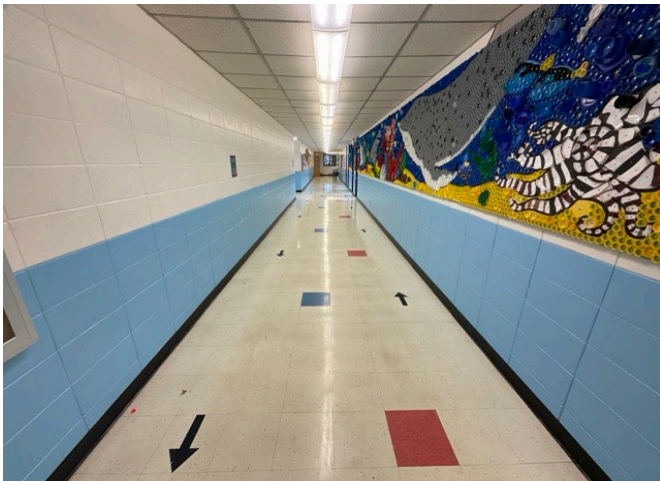
8 – ROOF SKYLIGHT



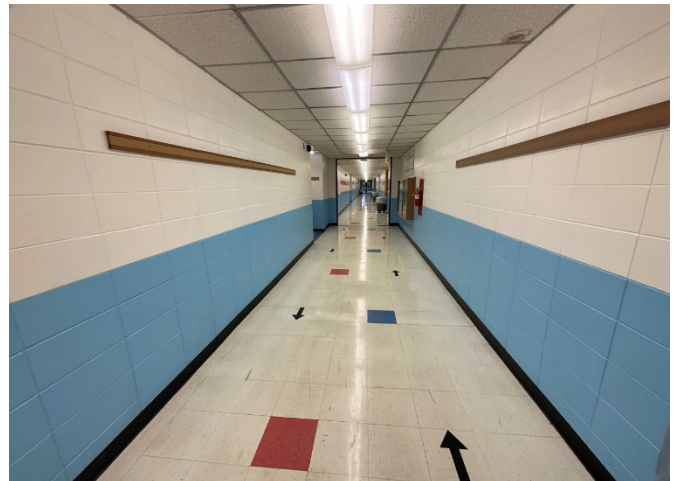
9 – INTERIOR GLAZING



10 – INTERIOR GLAZING



11 – HALLWAY OVERVIEW 4



12 – HALLWAY OVERVIEW 3



13 – DRINKING FOUNTAIN



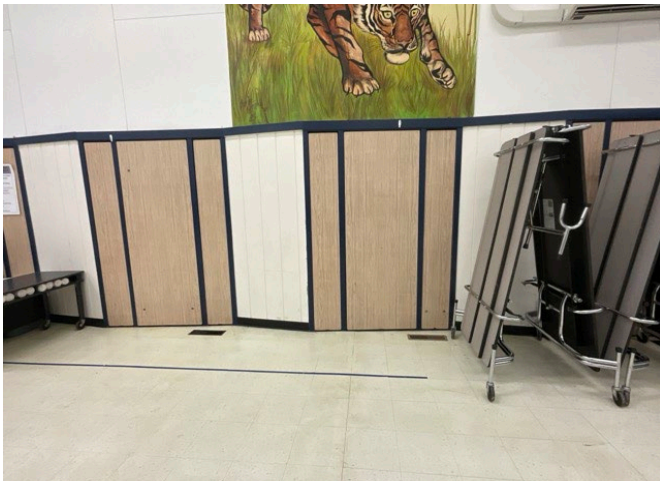
14 – INTERIOR DOOR



15 – GYMNASIUM OVERVIEW



16 – BASKETBALL BACKBOARD



17 – CAFETERIA FURNISHINGS



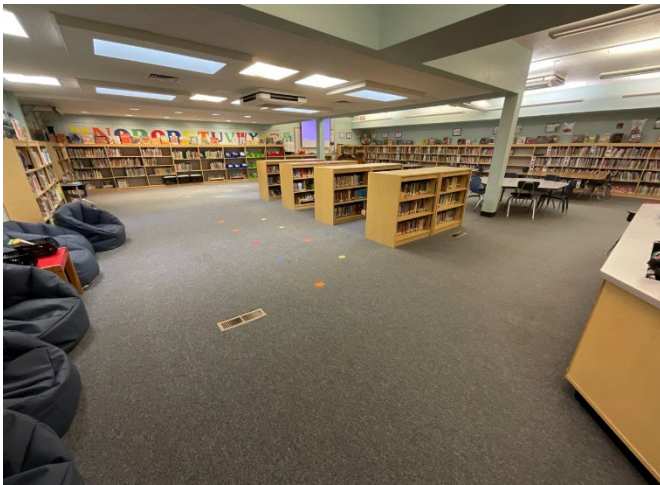
18 – THEATER & STAGE EQUIPMENT



19 – COMMERCIAL KITCHEN OVERVIEW 1



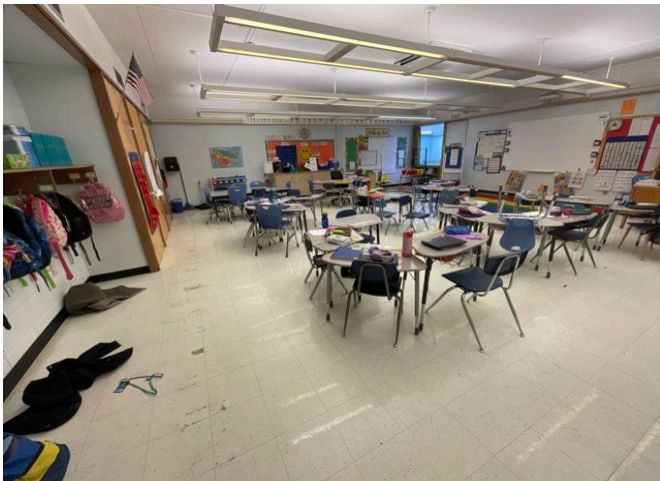
20 – FIRE SUPPRESSION SYSTEM



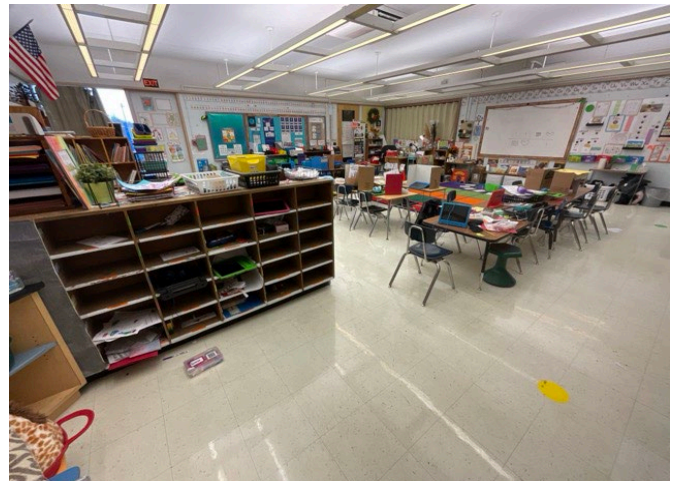
21 – LIBRARY OVERVIEW 1



22 – SENSORY ROOM OVERVIEW



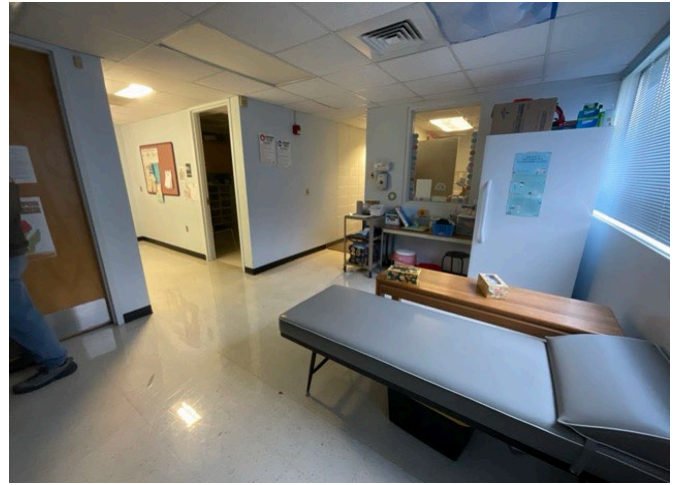
23 – CLASSROOM OVERVIEW 1



24 – CLASSROOM OVERVIEW 2



25 – RESTROOM



26 – NURSE'S OFFICE OVERVIEW



27 – UNIT HEATER



28 – WATER HEATER



29 – BOILER



30 – SWITCHBOARD



31 – AIR HANDLER



32 – PACKAGED UNIT

3. Site Summary



Site: Site Information		
Site Area	7.25 acres	
Parking Spaces	84 total spaces all in open lots; 1 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with significant areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs	Fair
Site Development	Building-mounted signage; chain link fencing; chain-link fence dumpster enclosure Playgrounds and sports fields Limited park benches	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes Irrigation not present	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: metal halide Building-mounted: LED, HPS	Fair
Ancillary Structures	Shade structure	Fair
Site Accessibility	An accessibility survey has been prepared as a separate report.	

Site: Site Information

Site Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the site.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

Site: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	\$5,967	\$0	\$43,430	\$0	\$0	\$49,397
Equipment & Furnishings	\$0	\$0	\$0	\$0	\$0	\$0
Special Construction & Demo	\$0	\$0	\$0	\$0	\$0	\$0
Sitework	\$0	\$187,709	\$315,990	\$48,671	\$365,310	\$917,680
TOTALS	\$6,000	\$187,800	\$359,500	\$48,700	\$365,400	\$967,400

Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Guy Lee Elementary School / Site	D2014	Backflow Preventer, Domestic Water, Replace	Poor	Performance/Integrity	\$6,000
TOTAL (1 items)					\$6,000

Key Findings



Backflow Preventer in Poor condition.

Domestic Water
Site
Site Parking Areas

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

Plan Type:
Performance/Integrity

Cost Estimate: \$6,000

The backflow was leaking heavily when on site. The POC says there was nothing to worry about. -
AssetCALC ID: 8634962

Site: Photographic Overview



1 – BIKE RACK



2 – POLE LIGHT FIXTURE W/ LAMPS



3 – SIDEWALK



4 – ATHLETIC SURFACES & COURTS



5 – ATHLETIC SURFACES & COURTS



6 – SPORTS APPARATUS



7 – SIDEWALK



8 – SHED/GAZEBO/SHADE STRUCTURE



9 – SHED/GAZEBO/SHADE STRUCTURE



10 – SPORTS APPARATUS



11 – DUMPSTER ENCLOSURE



12 – ANCILLARY BUILDING

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

6. Certification

Oregon Department of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Guy Lee Elementary School, 755 Harlow Road, Springfield, OR 97477, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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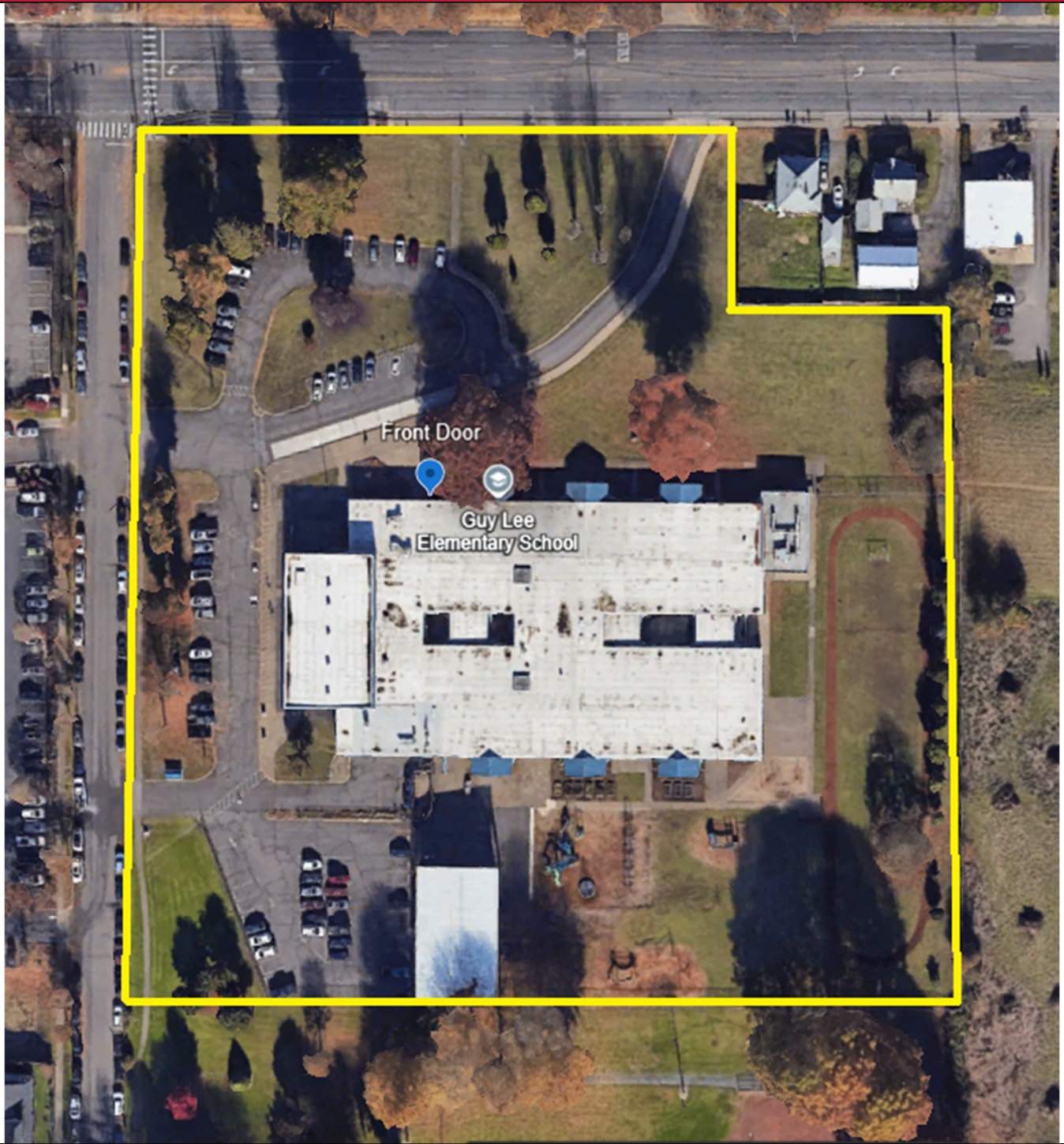
7. Appendices

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

Appendix A:

Site and Floor Plan(s)

Site Plan



	Project Number	Project Name	
	169411.24R000-075.017	Guy Lee Elementary School	
	Source	On-Site Date	
	Google	November 20, 2024	

Appendix B:

Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Guy Lee Elementary School

Name of person completing form: _____

Title / Association with property: _____

Length of time associated w/ property: _____

Date Completed: 11.30.2024

Phone Number: _____

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

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

Data Overview		Response		
1	Year/s constructed / renovated	1961		
2	Building size in SF	52,254		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC	2024	33 new ductless units
		Electrical		
		Site Pavement		
		Accessibility		
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?			X		
8	Are there any wall, window, basement or roof leaks?			X		
9	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		
10	Are your elevators unreliable, with frequent service calls?			X		
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?			X		
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?			X		
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?			X		
14	Is the electrical service outdated, undersized, or otherwise problematic?			X		
15	Are there any problems or inadequacies with exterior lighting?			X		
16	Is site/parking drainage inadequate, with excessive ponding or other problems?			X		
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?			X		
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			X		

Appendix C:

Not Used

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Appendix D:

Component Condition Report

Component Condition Report | Guy Lee Elementary School / Guy Lee Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	throughout	Fair	Slab-on-Grade, Concrete, Maintain	52,254 SF	14	8794578
B1010	Throughout	Fair	Structural Framing, Masonry (CMU) Bearing Walls, Maintain	52,254 SF	14	8794579
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	10,000 SF	7	8634776
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	42,254 SF	8	8634809
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	1,000 SF	4	8634808
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	15	8634840
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	28	25	8634843
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	1,879 SF	0	8634812
B3010	Roof	Fair	Roofing, Metal	2,670 SF	15	8634750
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	47,705 SF	3	8634740
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,452 LF	4	8634762
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	30 LF	3	8634793
B3060	Roof	Fair	Roof Skylight, per SF of glazing	48 SF	3	8634804
B3080	Building Exterior	Fair	Soffit/Fascia, Wood	800 SF	5	8634746
Interiors						
C1020	Throughout Building	Fair	Interior Glazing, any type by SF	500 SF	5	8634830
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	7	4	8634785
C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core Commercial	210	3	8634758
C1030	Throughout Building	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	4	30	8634756
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	25,627 SF	4	8634761
C1070	Hallways & Common Areas	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	25,627 SF	2	8634842
C1090	Restrooms	Fair	Toilet Partitions, Metal	20	3	8634798
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	58,000 SF	4	8634816
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	15,381 SF	4	8634773
C2010	Commercial Kitchen	Fair	Wall Finishes, Laminated Paneling (FRP)	5,000 SF	5	8634829
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	4,900 SF	8	8634832
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	20,000 SF	2	8634833
C2030	Throughout Building	Fair	Flooring, Vinyl Sheeting	123 SF	4	8634764
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	20,000 SF	4	8634781
C2030	Gymnasium	Fair	Flooring, Vinyl Tile (VCT)	5,231 SF	2	8634783
C2030	Restrooms	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	2,000 SF	2	8634774
C2050	Classrooms General	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	4	8634769
Plumbing						

Component Condition Report | Guy Lee Elementary School / Guy Lee 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)	52,254 SF	4	8634805
D2010	Boiler Room	Good	Storage Tank, Domestic Water	1	21	8634841
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	29	3	8634789
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	4	8634744
D2010	Boiler Room	Good	Storage Tank, Domestic Water	1	21	8634748
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	2	8634779
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	12	8634813
D2010	Boiler Room	Good	Water Heater, Gas, Commercial (125 MBH)	2	9	8634770
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style	16	3	8634742
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	28	4	8634786
D2010	Locker Rooms	Fair	Shower, Valve & Showerhead	20	2	8634752
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	6	4	8634763
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	2	8634845
D2010	Boiler Room	Fair	Boiler, Gas, Domestic	2	10	8634802
D2010	Restrooms	Fair	Urinal, Standard	15	3	8634839
D2010	Boiler Room	Good	Pump, Circulation, Domestic Water	2	13	8634835
HVAC						
D3020	Roof	Good	Boiler Supplemental Components, Metal Flue, Stainless Steel, 18 IN	2 LF	27	8634772
D3020	Boiler Room	Fair	Unit Heater, Electric	1	5	8634794
D3030	Throughout Building	Good	Split System Ductless, Single Zone	3	13	8634826
D3030	Roof	Excellent	Split System Ductless, Single Zone	33	13	8634788
D3030	Gymnasium	Good	Split System Ductless, Single Zone	31	13	8634815
D3030	Roof	Good	Split System Ductless, Single Zone	2	13	8634784
D3030	Utility Rooms/Areas	Good	Split System Ductless, Single Zone	1	6	8634807
D3050	Utility Rooms/Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	1	8634817
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	8634778
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	8634821
D3050	Utility Rooms/Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	8634799
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	52,254 SF	4	8634749
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	3	8634775
D3050	Utility Rooms/Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	8634745
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	2	3	8634834
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	2	8634768
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper	1	3	8634757
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	4	3	8634810
Fire Protection						
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	3	8634759

Component Condition Report | Guy Lee Elementary School / Guy Lee Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	52,254 SF	4	8794581
Electrical						
D5020	Utility Rooms/Areas	Fair	Secondary Transformer, Dry, Stepdown	1	5	8634801
D5020	Boiler Room	Fair	Switchboard, 277/480 V	1	2	8634831
D5020	Roof	Excellent	Secondary Transformer, Dry, Stepdown	1	28	8634828
D5020	Roof	Excellent	Secondary Transformer, Dry, Stepdown	2	28	8634767
D5020	Roof	Fair	Distribution Panel, 277/480 V	2	2	8634800
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	52,254 SF	3	8634747
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	4	2	8634792
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	12	5	8634765
D5040	Throughout Building	Good	Emergency & Exit Lighting, Exit Sign, LED	14	6	8634836
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	52,254 SF	4	8634754
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	52,254 SF	2	8634806
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	52,254 SF	3	8634838
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	52,254 SF	5	8634796
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	15 LF	5	8634753
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Dishwashing Equipment	30 LF	5	8634827
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	2	8634741
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	3	8634777
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	25 LF	5	8634797
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	20 LF	5	8634822
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	2	8634795
E1030	Gymnasium	Fair	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF	7	1	8634771
E1040	Office Areas	Excellent	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	9	8642340
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable	4	3	8634766
E1070	Gymnasium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	50 SF	3	8634825
E1070	Gymnasium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	100 SF	3	8634790
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable	2	3	8634803
E2010	Lobby	Fair	Casework, Hallway Casework	10 LF	4	8634823
E2010	Throughout Building	Fair	Casework, Cabinetry, Economy	1,500 LF	1	8634811
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	56 LF	5	8634844
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	200 LF	5	8634791
Sitework						
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	16	4	8634814

Component Condition Report Guy Lee Elementary School / Site						
UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site Parking Areas	Poor	Backflow Preventer, Domestic Water	1	0	8634962
D2010	Site General	Fair	Piping & Valves, Piping Copper, Domestic Water, 2 IN	260 LF	3	8794382
D2020	Site General	Fair	Piping & Valves, Piping Cast Iron, Sanitary Drainage, 2 IN	260 LF	3	8794385
Equipment & Furnishings						
E1070	Site Playground Areas	Good	Basketball Backboard, Wall-Mounted, Fixed	4	24	8634954
Special Construction & Demo						
F1020	Site Playground Areas	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	5,976 SF	26	8634967
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	53,186 SF	3	8634964
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	53,186 SF	2	8634963
G2030	Site Playground Areas	Fair	Sidewalk, Concrete, Large Areas	35,622 SF	28	8634950
Athletic, Recreational & Playfield Areas						
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	10	2	8634969
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Medium	1	14	8634955
G2050	Site Playground Areas	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	19	8634956
G2050	Site Playground Areas	Fair	Sports Apparatus, Soccer, Regulation Goal	2	5	8634966
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Large	1	14	8634959
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Medium	1	14	8634957
G2050	Site Playground Areas	Good	Play Structure, Swing Set, 4 Seats	2	14	8634960
Sitework						
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 4'	130 LF	25	8634972
G2060	Site General	Fair	Bike Rack, Fixed 6-10 Bikes	3	5	8634958
G2060	Site Playground Areas	Fair	Park Bench, Metal Powder-Coated	2	10	8634965
G2060	Site General	Good	Flagpole, Metal	1	15	8634951
G2060	Site Parking Areas	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	1	1	8634952
G2060	Site General	Good	Fences & Gates, Fence, Chain Link 6'	1,447 LF	25	8634961
G4050	Site Playground Areas	Fair	Exterior Site Lighting, Wall Pack, 50 to 105 W	1	3	8634953
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W	1	3	8634970

Appendix E: **Replacement Reserves**

Replacement Reserves Report



10/6/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total Escalated Estimate
Guy Lee Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Guy Lee Elementary School / Guy Lee Elementary School	\$17,930	\$504,218	\$669,654	\$2,083,630	\$3,197,381	\$856,259	\$9,708	\$184,559	\$300,958	\$40,844	\$166,490	\$8,031,633
Guy Lee Elementary School / Site	\$5,968	\$2,431	\$185,279	\$339,500	\$0	\$19,926	\$0	\$44,480	\$0	\$0	\$4,193	\$601,776
Grand Total	\$23,898	\$506,649	\$854,933	\$2,423,130	\$3,197,381	\$876,185	\$9,708	\$229,039	\$300,958	\$40,844	\$170,683	\$8,633,409

Guy Lee Elementary School

Guy Lee Elementary School / Guy Lee Elementary School

Uniformat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
B2010	8634776	Exterior Walls, Wood Siding, Replace	30	23	7	10000	SF	\$10.20	\$14.03	\$140,250										\$140,250		\$140,250
B2010	8634809	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	12	8	42254	SF	\$1.86	\$2.56	\$108,065										\$108,065		\$108,065
B2020	8634808	Exterior Glazing, any type by SF, Replace	30	26	4	1000	SF	\$58.50	\$80.44	\$80,438						\$80,438						\$80,438
B3010	8634812	Roofing, Modified Bitumen, Replace	20	20	0	1879	SF	\$6.94	\$9.54	\$17,930	\$17,930											\$17,930
B3010	8634740	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	17	3	47705	SF	\$13.40	\$18.43	\$878,965						\$878,965						\$878,965
B3020	8634793	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	30	LF	\$10.60	\$13.78	\$413						\$413						\$413
B3020	8634762	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	16	4	1452	LF	\$10.60	\$14.58	\$21,163						\$21,163						\$21,163
B3060	8634804	Roof Skylight, per SF of glazing, Replace	30	27	3	48	SF	\$78.00	\$107.25	\$5,148						\$5,148						\$5,148
B3080	8634746	Soffit/Fascia, Wood, Replace	20	15	5	800	SF	\$15.30	\$21.04	\$16,830									\$16,830			\$16,830
C1020	8634830	Interior Glazing, any type by SF, Replace	40	35	5	500	SF	\$41.60	\$57.20	\$28,600									\$28,600			\$28,600
C1030	8634758	Interior Door, Wood, Solid-Core Commercial, Replace	40	37	3	210	EA	\$960.00	\$1,320.00	\$277,200						\$277,200						\$277,200
C1030	8634785	Interior Door, Steel, Standard, Replace	40	36	4	7	EA	\$760.00	\$1,045.00	\$7,315								\$7,315				\$7,315
C1070	8634842	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	23	2	25627	SF	\$3.76	\$5.17	\$132,492						\$132,492						\$132,492
C1070	8634761	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	25627	SF	\$3.76	\$5.17	\$132,492								\$132,492				\$132,492
C1090	8634798	Toilet Partitions, Metal, Replace	20	17	3	20	EA	\$1,480.00	\$2,035.00	\$40,700						\$40,700						\$40,700
C2010	8634773	Wall Finishes, Ceramic Tile, Replace	40	36	4	15381	SF	\$15.40	\$21.18	\$325,693						\$325,693						\$325,693
C2010	8634829	Wall Finishes, Laminated Paneling (FRP), Replace	30	25	5	5000	SF	\$11.30	\$15.54	\$77,688								\$77,688				\$77,688
C2010	8634816	Wall Finishes, any surface, Prep & Paint	10	6	4	58000	SF	\$1.45	\$1.99	\$115,638						\$115,638						\$115,638
C2030	8634774	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	2000	SF	\$1.09	\$1.50	\$2,998						\$2,998						\$2,998
C2030	8634832	Flooring, Ceramic Tile, Replace	40	32	8	4900	SF	\$16.60	\$22.83	\$111,843										\$111,843		\$111,843
C2030	8634783	Flooring, Vinyl Tile (VCT), Replace	15	13	2	5231	SF	\$4.84	\$6.66	\$34,812						\$34,812						\$34,812
C2030	8634764	Flooring, Vinyl Sheeting, Replace	15	11	4	123	SF	\$5.93	\$7.71	\$948								\$948				\$948
C2030	8634781	Flooring, Vinyl Tile (VCT), Replace	15	11	4	20000	SF	\$4.84	\$6.66	\$133,100						\$133,100						\$133,100
C2030	8634833	Flooring, Carpet, Commercial Standard, Replace	10	8	2	20000	SF	\$8.06	\$11.08	\$221,529						\$221,529						\$221,529
C2050	8634769	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1000	SF	\$1.81	\$2.49	\$2,492								\$2,492				\$2,492

Replacement Reserves Report



10/6/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
D2010	8634770	Water Heater, Gas, Commercial (125 MBH), Replace	20	11	9	2	EA	\$9,420.00	\$12,952.50	\$25,905										\$25,905		\$25,905
D2010	8634802	Boiler, Gas, Domestic, Replace	25	15	10	2	EA	\$40,900.00	\$56,237.50	\$112,475											\$112,475	\$112,475
D2010	8634805	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	36	4	52254	SF	\$6.00	\$8.25	\$431,096					\$431,096							\$431,096
D2010	8634779	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	3	EA	\$1,360.00	\$1,870.00	\$5,610			\$5,610									\$5,610
D2010	8634752	Shower, Valve & Showerhead, Replace	30	28	2	20	EA	\$830.00	\$1,141.25	\$22,825			\$22,825									\$22,825
D2010	8634845	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	3	EA	\$1,640.00	\$2,255.00	\$6,765			\$6,765									\$6,765
D2010	8634789	Toilet, Commercial Water Closet, Replace	30	27	3	29	EA	\$1,460.00	\$2,007.50	\$58,218				\$58,218								\$58,218
D2010	8634742	Sink/Lavatory, Trough Style, Replace	30	27	3	16	EA	\$2,500.00	\$3,437.50	\$55,000				\$55,000								\$55,000
D2010	8634839	Urinal, Standard, Replace	30	27	3	15	EA	\$1,030.00	\$1,416.25	\$21,244				\$21,244								\$21,244
D2010	8634744	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	26	4	5	EA	\$1,140.00	\$1,567.50	\$7,838					\$7,838							\$7,838
D2010	8634786	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	26	4	28	EA	\$905.00	\$1,244.38	\$34,843					\$34,843							\$34,843
D2010	8634763	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	26	4	6	EA	\$905.00	\$1,244.38	\$7,466					\$7,466							\$7,466
D3020	8634794	Unit Heater, Electric, Replace	20	15	5	1	EA	\$1,010.00	\$1,388.75	\$1,389						\$1,389						\$1,389
D3030	8634807	Split System Ductless, Single Zone, Replace	15	9	6	1	EA	\$2,430.00	\$3,341.25	\$3,341							\$3,341					\$3,341
D3050	8634817	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	24	1	1	EA	\$3,600.00	\$4,950.00	\$4,950		\$4,950										\$4,950
D3050	8634778	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$5,550.00	\$7,631.25	\$7,631				\$7,631								\$7,631
D3050	8634775	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	2	EA	\$7,780.00	\$10,697.50	\$21,395				\$21,395								\$21,395
D3050	8634821	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	21	4	1	EA	\$15,400.00	\$21,175.00	\$21,175					\$21,175							\$21,175
D3050	8634799	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	26	4	1	EA	\$84,500.00	\$116,187.50	\$116,188					\$116,188							\$116,188
D3050	8634749	HVAC System, Ductwork, Medium Density, Replace	30	26	4	52254	SF	\$4.00	\$5.50	\$287,397					\$287,397							\$287,397
D3050	8634745	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	26	4	1	EA	\$84,500.00	\$116,187.50	\$116,188					\$116,188							\$116,188
D3060	8634768	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	18	2	2	EA	\$1,200.00	\$1,650.00	\$3,300			\$3,300									\$3,300
D3060	8634834	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	2	EA	\$2,920.00	\$4,015.00	\$8,030				\$8,030								\$8,030
D3060	8634757	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	22	3	1	EA	\$5,700.00	\$7,837.50	\$7,838				\$7,838								\$7,838
D3060	8634810	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	22	3	4	EA	\$2,920.00	\$4,015.00	\$16,060				\$16,060								\$16,060
D4010	8794581	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	52254	SF	\$5.80	\$7.98	\$416,726					\$416,726							\$416,726
D4010	8634759	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	17	3	10	LF	\$510.00	\$701.25	\$7,013				\$7,013								\$7,013
D5020	8634831	Switchboard, 277/480 V, Replace	40	38	2	1	EA	\$35,200.00	\$48,400.00	\$48,400			\$48,400									\$48,400
D5020	8634801	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$5,250.00	\$7,218.75	\$7,219						\$7,219						\$7,219
D5020	8634800	Distribution Panel, 277/480 V, Replace	30	28	2	2	EA	\$3,700.00	\$5,087.50	\$10,175			\$10,175									\$10,175
D5030	8634747	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	52254	SF	\$3.00	\$4.13	\$215,548				\$215,548								\$215,548
D5040	8634792	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	18	2	4	EA	\$450.00	\$618.75	\$2,475			\$2,475									\$2,475
D5040	8634754	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	16	4	52254	SF	\$6.50	\$8.94	\$467,020				\$467,020								\$467,020
D5040	8634765	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	15	5	12	EA	\$450.00	\$618.75	\$7,425						\$7,425						\$7,425
D5040	8634836	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	4	6	14	EA	\$225.00	\$309.38	\$4,331							\$4,331					\$4,331

Replacement Reserves Report



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Uniformat Code	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
D6060	8634806	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	18	2	52254	SF	\$1.50	\$2.06	\$107,774			\$107,774									\$107,774
D7030	8634838	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	12	3	52254	SF	\$2.00	\$2.75	\$143,699				\$143,699								\$143,699
D7050	8634796	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	52254	SF	\$3.00	\$4.13	\$215,548						\$215,548						\$215,548
E1030	8634771	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF, Replace	20	19	1	7	EA	\$7,000.00	\$9,625.00	\$67,375		\$67,375										\$67,375
E1030	8634741	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	13	2	1	EA	\$5,650.00	\$7,768.75	\$7,769			\$7,769									\$7,769
E1030	8634795	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	13	2	1	EA	\$8,880.00	\$12,210.00	\$12,210			\$12,210									\$12,210
E1030	8634777	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	17	3	1	EA	\$29,400.00	\$40,425.00	\$40,425				\$40,425								\$40,425
E1030	8634753	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	15	5	15	LF	\$1,000.00	\$1,375.00	\$20,625						\$20,625						\$20,625
E1030	8634827	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	15	5	30	LF	\$3,000.00	\$4,125.00	\$123,750						\$123,750						\$123,750
E1030	8634797	Commercial Kitchen Line, Cooking Equipment, Replace	20	15	5	25	LF	\$2,000.00	\$2,750.00	\$68,750						\$68,750						\$68,750
E1030	8634822	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	15	5	20	LF	\$300.00	\$412.50	\$8,250						\$8,250						\$8,250
E1040	8642340	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	1	9	1	EA	\$2,030.00	\$2,791.25	\$2,791										\$2,791		\$2,791
E1070	8634825	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	12	3	50	SF	\$13.00	\$16.90	\$845				\$845								\$845
E1070	8634790	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	12	3	100	SF	\$13.00	\$17.88	\$1,788				\$1,788								\$1,788
E1070	8634766	Basketball Backboard, Wall-Mounted, Operable	30	27	3	4	EA	\$4,300.00	\$5,912.50	\$23,650				\$23,650								\$23,650
E1070	8634803	Basketball Backboard, Ceiling-Mounted, Operable	30	27	3	2	EA	\$7,830.00	\$10,766.25	\$21,533				\$21,533								\$21,533
E2010	8634811	Casework, Cabinetry, Economy, Replace	20	19	1	1500	LF	\$200.00	\$275.00	\$412,500		\$412,500										\$412,500
E2010	8634823	Casework, Hallway Casework, Replace	20	16	4	10	LF	\$325.00	\$446.88	\$4,469					\$4,469							\$4,469
E2010	8634844	Library Shelving, Double-Faced, up to 90" Height, Replace	20	15	5	56	LF	\$480.00	\$660.00	\$36,960						\$36,960						\$36,960
E2010	8634791	Library Shelving, Single-Faced, up to 90" Height, Replace	20	15	5	200	LF	\$330.00	\$453.75	\$90,750						\$90,750						\$90,750
G2060	8634814	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	16	4	16	EA	\$157.00	\$215.88	\$3,454					\$3,454							\$3,454
Totals, Unescalated											\$17,930	\$484,825	\$619,133	\$1,852,340	\$2,733,135	\$703,783	\$7,673	\$140,250	\$219,907	\$28,696	\$112,475	\$6,920,147
Totals, Escalated (4.0% inflation, compounded annually)											\$17,930	\$504,218	\$669,654	\$2,083,630	\$3,197,381	\$856,259	\$9,708	\$184,559	\$300,958	\$40,844	\$166,490	\$8,031,633

Guy Lee Elementary School / Site

Uniformat Code	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	8634962	Backflow Preventer, Domestic Water, Replace	30	30	0	1	EA	\$4,340.00	\$5,967.50	\$5,968	\$5,968											\$5,968
D2010	8794382	Piping & Valves, Piping Copper, Domestic Water, 2 IN, Replace	40	37	3	260	LF	\$74.40	\$102.30	\$26,598				\$26,598								\$26,598
D2020	8794385	Piping & Valves, Piping Cast Iron, Sanitary Drainage, 2 IN, Replace	40	37	3	260	LF	\$33.60	\$46.20	\$12,012				\$12,012								\$12,012
G2020	8634963	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	53186	SF	\$0.46	\$0.64	\$33,801			\$33,801				\$33,801					\$67,602
G2020	8634964	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	22	3	53186	SF	\$3.50	\$4.81	\$255,958				\$255,958								\$255,958
G2050	8634966	Sports Apparatus, Soccer, Regulation Goal, Replace	20	15	5	2	EA	\$4,700.00	\$6,462.50	\$12,925					\$12,925							\$12,925
G2050	8634969	Play Structure, Multipurpose, Small, Replace	20	18	2	10	EA	\$10,000.00	\$13,750.00	\$137,500			\$137,500									\$137,500
G2060	8634958	Bike Rack, Fixed 6-10 Bikes, Replace	20	15	5	3	EA	\$837.00	\$1,150.88	\$3,453						\$3,453						\$3,453

Replacement Reserves Report



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Uniformat Code	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
G2060	8634965	Park Bench, Metal Powder-Coated, Replace	20	10	10	2	EA	\$1,030.00	\$1,416.25	\$2,833											\$2,833	\$2,833
G2060	8634952	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	19	1	1	EA	\$1,700.00	\$2,337.50	\$2,338		\$2,338										\$2,338
G4050	8634970	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace	20	17	3	1	EA	\$4,200.00	\$5,775.00	\$5,775				\$5,775								\$5,775
G4050	8634953	Exterior Site Lighting, Wall Pack, 50 to 105 W, Replace	20	17	3	1	EA	\$1,070.00	\$1,471.25	\$1,471				\$1,471								\$1,471
Totals, Unescalated											\$5,968	\$2,338	\$171,301	\$301,814	\$0	\$16,378	\$0	\$33,801	\$0	\$0	\$2,833	\$534,431
Totals, Escalated (4.0% inflation, compounded annually)											\$5,968	\$2,431	\$185,279	\$339,500	\$0	\$19,926	\$0	\$44,480	\$0	\$0	\$4,193	\$601,776

* Markup has been included in unit costs.