FACILITY CONDITION ASSESSMENT

prepared for

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

Elizabeth Page Elementary School
1300 Hayden Bridge Road
Springfield, OR 97477

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BV PROJECT #:
169411.24R000-064.017

DATE OF REPORT:
October 6, 2025

ON SITE DATE:
November 20, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	1
Main Address	Elizabeth Page Elementary School, 1300 Hayden Bridge Road, Springfield, OR 97477
Site Developed	1953
Outside Occupants / Leased Spaces	None
Date(s) of Visit	November 20, 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)	James Havicus
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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

Elizabeth Page Elementary was built in 1953. It has not had any major renovations in this time. The school serves Kindergarten - 5th grade.

Architectural

There are three exterior finishes: brick, CMU, and wood siding. The majority of the gable roof is metal. The gymnasium, office and cafeteria roof membranes are TPO. 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)

There is one boiler in this building and 12 packaged units in the attic that service the entire 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

This site is approximately 10.16 acres. There there are movable soccer goals on the field and no sports fields or track on this property. In 2021 a large metal shade structure was installed in playground. The playground equipment was replaced around 2015, but the asphalt on the playground is in need moss removal and repairs. The backflow device on the property is in good working order. There is one small shed on site. 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
Elizabeth Page Elementary School	$601	38,283	$23,008,083	0%	35.2%	40.1%	41.3%
Elizabeth Page Elementary School	$600	38,283	$22,969,800	0%	35.9%	41.3%	45.7%

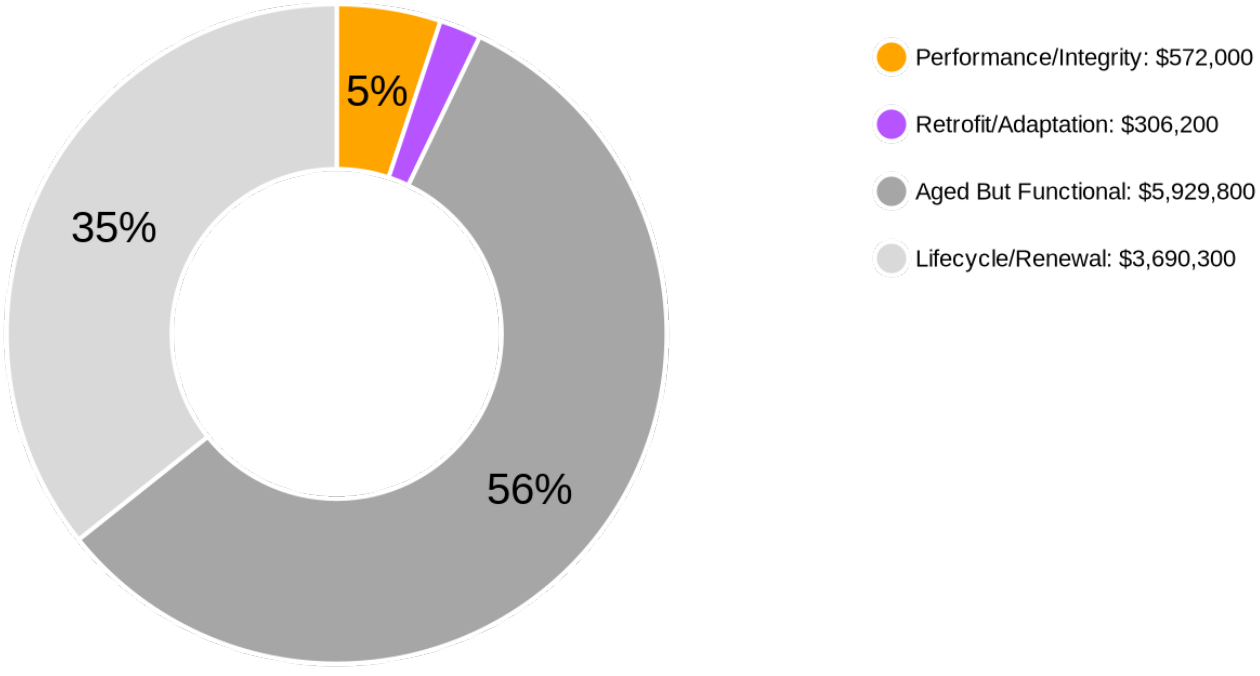
Immediate Needs

There are no immediate needs to report.

Plan Types

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

Plan Type Descriptions & 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: $10,498,300

2. Elizabeth Page Elementary School

Elizabeth Page Elementary School: Building Systems Summary		
Address	1300 Hayden Bridge Road, Springfield, OR 97477	
GPS Coordinates	44.06929134124955, -123.0065410854589	
Constructed/Renovated	1953	
Building Area	38,283 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation Masonry bearing walls with wood roof deck supported by wood joists and concrete strip footing foundation system	Fair
Facade	Primary Wall Finish: Brick Secondary Wall Finish: CMU Third Wall Finish Wood siding Windows: Aluminum	Fair
Roof	Primary: Gable construction with metal finish Secondary: Barrel construction with single-ply EPDM membrane Third: Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted gypsum board, painted CMU, FRP vinyl Floors: Carpet, VCT with asbestos abatement, sealed concrete, epoxy, vinyl sheeting Ceilings: Painted gypsum board, hard suspended ACT	Fair

Elizabeth Page Elementary School: Building Systems Summary		
Elevators	None	-
Plumbing	Distribution: Galvanized iron supply and cast iron waste & venting Hot Water: Gas and Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Central System: Boilers, air handlers feeding water source heat pumps Non-Central System: Packaged units Supplemental components: Ductless split-systems	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: CFL, incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with 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.

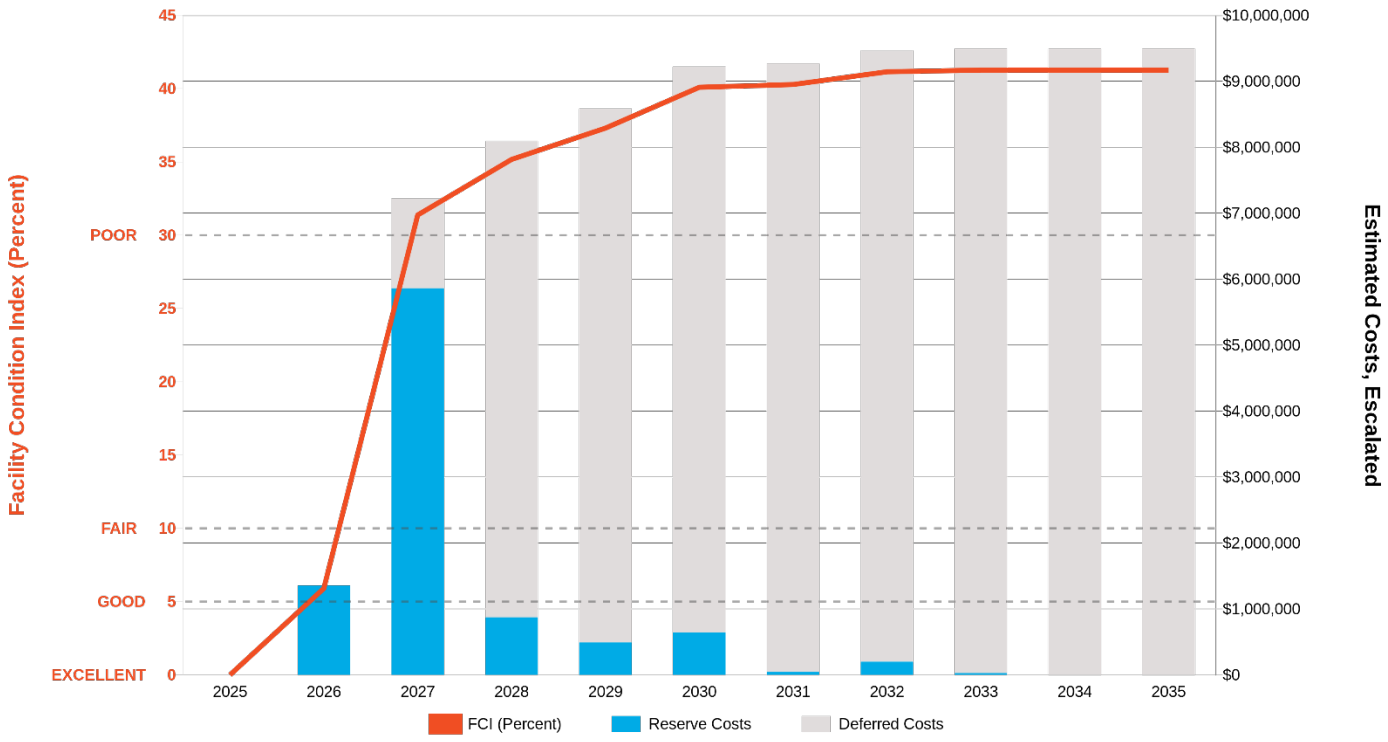
Elizabeth Page Elementary School: System Expenditure Forecast

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	$2,476,648	$0	$0	$0	$2,476,648
Facade	$0	$706,568	$384,645	$0	$0	$1,091,213
Roofing	$0	$699,302	$271,815	$0	$0	$971,117
Interiors	$0	$849,305	$70,020	$0	$992,002	$1,911,327
Plumbing	$0	$408,306	$123,197	$65,531	$154,273	$751,307
HVAC	$0	$250,281	$124,374	$201,037	$25,544	$601,236
Fire Protection	$0	$0	$308,783	$0	$0	$308,783
Electrical	$0	$914,629	$3,479	$0	$54,098	$972,206
Fire Alarm & Electronic Systems	$0	$85,400	$246,509	$0	$213,273	$545,182
Equipment & Furnishings	$0	$828,550	$468,112	$3,672	$82,029	$1,382,363
Sitework	$0	$0	$3,830	$0	$0	$3,830
TOTALS	**$0**	**$7,219,000**	**$2,004,800**	**$270,300**	**$1,521,300**	**$11,015,400**

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

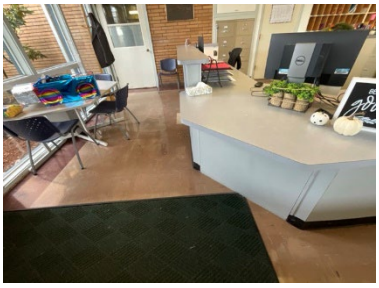
Replacement Value: $23,008,083.00 **Inflation Rate: 4%** **Average Needs (per year - over next 10 years): $863,090.00**



Immediate Needs

There are no immediate needs to report.

Key Findings



Casework in Poor condition.

Cabinetry, Economy
Elizabeth Page Elementary School
Classrooms General

Uniformat Code: E2010
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: $550,000

Many of the cabinets do not close all the way anymore. Other cabinets have issues with the hinges barely hanging on. - AssetCALC ID: 8644261

Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Elizabeth Page Elementary School
Throughout Building

Uniformat Code: D4010
Recommendation: **Install in 2029**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $261,800

No system currently. - AssetCALC ID: 8708421

Elizabeth Page Elementary School: Photographic Overview

1 – FRONT ELEVATION

2 – LEFT ELEVATION

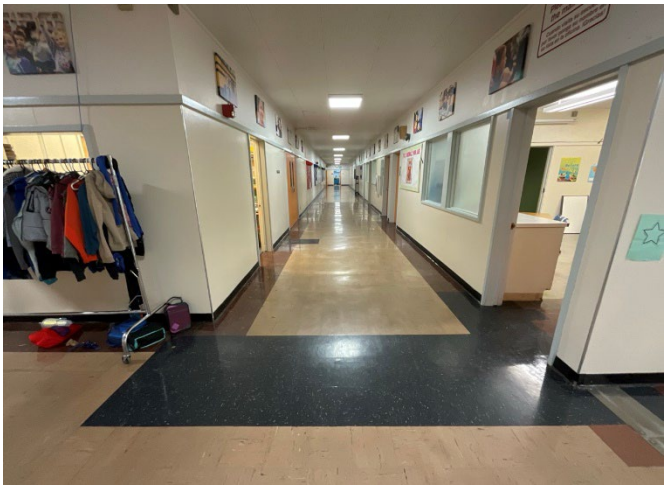
3 – RIGHT ELEVATION

4 – EXTERIOR WALLS

5 – ROOFING

6 – ROOFING

7 – HALLWAY OVERVIEW



8 – HALLWAY OVERVIEW

9 – CLASSROOM OVERVIEW

10 – CLASSROOM OVERVIEW

11 – CLASSROOM OVERVIEW

12 – LIBRARY OVERVIEW

13 – CAFETERIA OVERVIEW

14 – KITCHEN OVERVIEW

3. Site Summary

Site: Site Information		
Site Area	10.16 acres	
Parking Spaces	79 total spaces all in open lots; 6 of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs	Fair
Site Development	Building-mounted & Property entrance signage; Chain link fencing; wrought iron dumpster enclosures Playgrounds and field Limited park benches, picnic tables	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: CFL, incandescent	Fair
Ancillary Structures	Storage sheds & shade structure	Good
Site Accessibility	An accessibility survey has been prepared as a separate report.	

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

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

Site: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	$0	$6,453	$0	$0	$0	$6,453
Special Construction & Demo	$0	$0	$0	$0	$7,154	$7,154
Sitework	$0	$108,123	$153,687	$736,083	$560,152	$1,558,045
TOTALS	**$0**	**$114,600**	**$153,700**	**$736,100**	**$567,400**	**$1,571,800**

Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Site: Photographic Overview

1 – MONUMENT SIGN

2 – COVERED PLAY STRUCTURE

3 – COVERED PLAY STRUCTURE

4 – PARKING LOT

5 – PARKING LOT

6 – SIDEWALK

7 – PLAY SURFACE

8 – G20 SITE PLACEHOLDER

9 – PLAY STRUCTURE

10 – PLAY STRUCTURE

11 – BENCH

12 – BENCH

13 – PICNIC TABLE

14 – FLAGPOLE

15 – POLE LIGHT FIXTURE W/ LAMPS

16 – SHED/GAZEBO/SHADE STRUCTURE

4. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

5. Opinions of Probable Costs

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

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

Methodology

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

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

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for 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 Elizabeth Page Elementary School, 1300 Hayden Bridge 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
169411.24R000-064.017	Elizabeth Page Elementary School
Source	**On-Site Date**
Google	November 21, 2024

N

Appendix B:
Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Elizabeth Page Elementary School

Name of person completing form: Lindsey Boss

Title / Association with property:

Length of time associated w/ property:

Date Completed: 11.21.2024

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	1953		
2	Building size in SF			
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		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 | Elizabeth Page Elementary School / Elizabeth Page Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout Building	Fair	Slab-on-Grade, Concrete, n/a	38,283 SF	2	8798707
B1010	Throughout Building	Fair	Structural Framing, Masonry (CMU) Bearing Walls, n/a	38,283 SF	2	8798706
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	14,000 SF	5	8644241
B2010	Building Exterior	Fair	Exterior Walls, Concrete Block (CMU), 1-2 Story Building	14,000 SF	2	8644188
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	10,283 SF	3	8644221
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	3,000 SF	2	8644203
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	14	3	8644267
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	9	3	8644206
Roofing						
B3010	Roof	Fair	Roofing, Metal	35,878 SF	1	8644224
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	13,115 SF	3	8644213
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,400 LF	2	8644255
Interiors						
C1020	Throughout Building	Fair	Interior Glazing, any type by SF	200 SF	3	8644245
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Commercial	56	2	8644193
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	8	4	8644220
C1030	Office Areas	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	1	2	8644251
C1070	Throughout Building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	25,522 SF	2	8644246
C1090	Restrooms	Fair	Toilet Partitions, Wood	16	2	8644209
C2010	Office Areas	Fair	Wall Finishes, Brick	100 SF	5	8644279
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	54,950 SF	2	8644216
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	2,425 SF	2	8644237
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	12,890 SF	2	8644275
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	22,003 SF	2	8681871
C2030	Throughout Building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,525 SF	3	8644238
C2030	Throughout Building	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	1,850 SF	3	8644205
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	12,761 SF	2	8644187
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	27	4	8644225
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	8644219
D2010	Commercial Kitchen	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	5	8644201
D2010	Boiler Room	Fair	Storage Tank, Domestic Water	1	2	8644242
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	5	8644226
D2010	Restrooms	Fair	Urinal, Standard	9	3	8644218

Component Condition Report | Elizabeth Page Elementary School / Elizabeth Page 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)	38,283 SF	2	8644190
D2010	Boiler Room	Fair	Storage Tank, Domestic Water	1	2	8644254
D2010	Boiler Room	Fair	Pump Station, Duplex Mounted	1	2	8644268
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	6	2	8644253
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	4	3	8644181
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	1	8644277
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	21	3	8644249
D2010	Boiler Room	Fair	Water Heater, Indirect	1	1	8644236
D2010	Boiler Room	Good	Boiler, Gas, Domestic	1	18	8644259
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	2	12	8644182
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (200 MBH)	2	6	8644227
D2010	Attic	Fair	Water Heater, Electric, Commercial (12 kW)	1	8	8644217
D2030	Boiler Room	Good	Pump, Sump	1	13	8644262
HVAC						
D3020	Cafeteria	Fair	Unit Heater, Electric	1	2	8644214
D3030	Roof	Fair	Supplemental Components, Compressor, Remote Reciprocating, 15 TON	1	7	8644274
D3030	Roof	Good	Split System Ductless, Single Zone	2	2	8644215
D3030	Commercial Kitchen	Fair	Split System Ductless, Single Zone	1	12	8644197
D3050	Boiler Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	7	8644202
D3050	Attic	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	4	4	8644248
D3050	Attic	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	4	8644195
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	38,283 SF	2	8644232
D3050	Attic	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	5	4	8644244
D3050	Attic	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	2	4	8644256
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper	1	3	8644207
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	3	8644192
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	6	2	8644180
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	6	8644266
Fire Protection						
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	3 LF	5	8644252
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	32,823 SF	4	8708421
Electrical						
D5020	Boiler Room	Fair	Switchboard, 120/208 V	1	12	8644212
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	38,283 SF	2	8644284
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	38,283 SF	2	8644222
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	5	3	8644276
D5040	Throughout Building	Fair	Emergency & Exit Lighting, Exit Sign, LED	11	2	8644194

Component Condition Report | Elizabeth Page Elementary School / Elizabeth Page Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	38,283 SF	2	8644228
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	38,283 SF	2	8644208
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	38,283 SF	3	8644265
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	38,283 SF	5	8644283
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	30 LF	2	8644240
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Dishwashing Equipment	15 LF	5	8644210
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	50 LF	2	8644282
E1030	Cafeteria	Fair	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF	10	1	8644258
E1030	Utility Rooms/Areas	Fair	Foodservice Equipment, Refrigerator, 3-Door Reach-In	1	4	8644185
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	2	8644211
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	8644239
E1030	Commercial Kitchen	Good	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	25	8644264
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	15 LF	5	8644231
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	8644247
E1040	Throughout Building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	7	8644260
E1070	Multi-Purpose Room	Fair	Basketball Backboard, Wall-Mounted, Fixed	3	2	8644271
E1070	Multi-Purpose Room	Fair	Basketball Backboard, Ceiling-Mounted, Operable	2	2	8644184
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	500 LF	5	8644200
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	30 LF	5	8644278
E2010	Classrooms General	Poor	Casework, Cabinetry, Economy	2,000 LF	1	8644261
Sitework						
G2060	Building Exterior	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	5	8644233

Component Condition Report | Elizabeth Page Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water, 3 IN	1	2	8644307
Special Construction & Demo						
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	95 SF	20	8644299
F1020	Site	Good	Covered Parking Structure, Metal-Framed, Rain/Shade	6,077 SF	26	8644301
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	5,000 SF	2	8644302
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	61,939 SF	15	8644304
G2030	Site	Fair	Sidewalk, Asphalt	41,036 SF	2	8644292
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	22,177 SF	6	8644308

Component Condition Report | Elizabeth Page Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Basketball, Outside Backboard/Rim/Pole	4	3	8644287
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	2	2	8644289
G2050	Site	Fair	Play Structure, Multipurpose, Medium	3	10	8644291
G2050	Site	Fair	Play Structure, Multipurpose, Small	4	10	8644298
G2050	Site	Fair	Sports Apparatus, Soccer, Regulation Goal	4	10	8644288
Sitework						
G2060	Site	Fair	Signage, Property, Monument	1	5	8644296
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	50 LF	29	8644297
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	26	10	8644306
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	200 LF	25	8644293
G2060	Site	Good	Fences & Gates, Fence, Metal Tube 6'	1,600 LF	30	8644290
G2060	Site	Fair	Park Bench, Metal Powder-Coated	2	2	8644305
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	4	8644303
G2060	Site General	Good	Flagpole, Metal	1	20	8644286
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	7	10	8644300
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	10	10	8644295
Utilities						
G3010	Site General	Fair	Piping & Valves, Piping Copper, Site Water, 4 IN	205 LF	4	8798734
G3020	Site General	Fair	Piping & Valves, Piping PVC, Site Sanitary, 8 IN	205 LF	4	8798733

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
Elizabeth Page Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Elizabeth Page Elementary School / Elizabeth Page Elementary School	$0	$1,358,142	$5,860,878	$872,462	$491,210	$641,124	$43,704	$199,632	$26,909	$0	$0	**$9,494,061**
Elizabeth Page Elementary School / Site	$0	$0	$114,581	$43,493	$104,846	$5,353	$358,830	$4,182	$0	$0	$373,077	**$1,004,361**
Grand Total	**$0**	**$1,358,142**	**$5,975,459**	**$915,955**	**$596,056**	**$646,477**	**$402,534**	**$203,813**	**$26,909**	**$0**	**$373,077**	**$10,498,422**

Elizabeth Page Elementary School

Elizabeth Page Elementary School / Elizabeth Page Elementary School

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
A4020	8798707	Slab-on-Grade, Concrete, n/a	75	73	2	38283	SF	$16.00	$22.00	$842,226			$842,226									**$842,226**
B1010	8798706	Structural Framing, Masonry (CMU) Bearing Walls, n/a	75	73	2	38283	SF	$27.50	$37.81	$1,447,576			$1,447,576									**$1,447,576**
B2010	8644221	Exterior Walls, Wood Siding, Replace	30	27	3	10283	SF	$10.20	$14.03	$144,219				$144,219								**$144,219**
B2010	8644241	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	15	5	14000	SF	$1.86	$2.56	$35,805						$35,805						**$35,805**
B2010	8644188	Exterior Walls, Concrete Block (CMU), 1-2 Story Building, Replace	50	48	2	14000	SF	$21.40	$29.43	$411,950			$411,950									**$411,950**
B2020	8644203	Exterior Glazing, any type by SF, Replace	30	28	2	3000	SF	$58.50	$80.44	$241,313			$241,313									**$241,313**
B2050	8644267	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	27	3	14	EA	$5,650.00	$7,768.75	$108,763				$108,763								**$108,763**
B2050	8644206	Exterior Door, Steel, Commercial, Replace	40	37	3	9	EA	$4,060.00	$5,582.50	$50,243				$50,243								**$50,243**
B3010	8644224	Roofing, Metal, Replace	40	39	1	35878	SF	$13.20	$18.15	$651,186		$651,186										**$651,186**
B3010	8644213	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	17	3	13115	SF	$13.40	$18.43	$241,644				$241,644								**$241,644**
B3020	8644255	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	18	2	1400	LF	$10.60	$14.58	$20,405			$20,405									**$20,405**
C1020	8644245	Interior Glazing, any type by SF, Replace	40	37	3	200	SF	$41.60	$57.20	$11,440				$11,440								**$11,440**
C1030	8644193	Interior Door, Wood, Solid-Core Commercial, Replace	40	38	2	56	EA	$960.00	$1,320.00	$73,920			$73,920									**$73,920**
C1030	8644251	Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	40	38	2	1	EA	$3,290.00	$4,523.75	$4,524			$4,524									**$4,524**
C1030	8644220	Interior Door, Steel, Standard, Replace	40	36	4	8	EA	$760.00	$1,045.00	$8,360					$8,360							**$8,360**
C1070	8644246	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	23	2	25522	SF	$3.76	$5.17	$131,949			$131,949									**$131,949**
C1090	8644209	Toilet Partitions, Wood, Replace	20	18	2	16	EA	$500.00	$687.50	$11,000			$11,000									**$11,000**
C2010	8644279	Wall Finishes, Brick, Replace	50	45	5	100	SF	$18.10	$24.89	$2,489						$2,489						**$2,489**
C2010	8644237	Wall Finishes, Laminated Paneling (FRP), Replace	30	28	2	2425	SF	$11.30	$15.54	$37,678			$37,678									**$37,678**
C2010	8644216	Wall Finishes, any surface, Prep & Paint	10	8	2	54950	SF	$1.45	$1.99	$109,557			$109,557									**$109,557**
C2030	8644238	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	1525	SF	$1.09	$1.50	$2,286				$2,286								**$2,286**
C2030	8644205	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	7	3	1850	SF	$14.60	$20.08	$37,139				$37,139								**$37,139**
C2030	8681871	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	13	2	22003	SF	$8.00	$11.00	$242,033			$242,033									**$242,033**
C2030	8644275	Flooring, Carpet, Commercial Standard, Replace	10	8	2	12890	SF	$8.06	$11.08	$142,775			$142,775									**$142,775**
C2050	8644187	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	12761	SF	$1.81	$2.49	$31,803			$31,803									**$31,803**

Replacement Reserves Report

10/6/2025

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	8644242	Storage Tank, Domestic Water, Replace	30	28	2	1	EA	$7,050.00	$9,693.75	$9,694			$9,694									**$9,694**
D2010	8644254	Storage Tank, Domestic Water, Replace	30	28	2	1	EA	$7,050.00	$9,693.75	$9,694			$9,694									**$9,694**
D2010	8644236	Water Heater, Indirect, Replace	15	14	1	1	EA	$4,800.00	$6,600.00	$6,600		$6,600										**$6,600**
D2010	8644268	Pump Station, Duplex Mounted, Replace	25	23	2	1	EA	$19,400.00	$26,675.00	$26,675			$26,675									**$26,675**
D2010	8644227	Water Heater, Gas, Commercial (200 MBH), Replace	20	14	6	2	EA	$11,100.00	$15,262.50	$30,525							$30,525					**$30,525**
D2010	8644217	Water Heater, Electric, Commercial (12 kW), Replace	20	12	8	1	EA	$14,300.00	$19,662.50	$19,663									$19,663			**$19,663**
D2010	8644190	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	38	2	38283	SF	$6.00	$8.25	$315,835			$315,835									**$315,835**
D2010	8644277	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	14	1	1	EA	$1,360.00	$1,870.00	$1,870		$1,870										**$1,870**
D2010	8644253	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	28	2	6	EA	$905.00	$1,244.38	$7,466			$7,466									**$7,466**
D2010	8644218	Urinal, Standard, Replace	30	27	3	9	EA	$1,030.00	$1,416.25	$12,746				$12,746								**$12,746**
D2010	8644181	Sink/Lavatory, Wall-Hung, Replace	30	27	3	4	EA	$827.00	$1,137.13	$4,549				$4,549								**$4,549**
D2010	8644249	Toilet, Commercial Water Closet, Replace	30	27	3	21	EA	$1,460.00	$2,007.50	$42,158				$42,158								**$42,158**
D2010	8644225	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	26	4	27	EA	$1,140.00	$1,567.50	$42,323					$42,323							**$42,323**
D2010	8644219	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	1	EA	$1,640.00	$2,255.00	$2,255						$2,255						**$2,255**
D2010	8644201	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	25	5	1	EA	$905.00	$1,176.50	$1,177						$1,177						**$1,177**
D2010	8644226	Sink/Lavatory, Service Sink, Floor, Replace	35	30	5	1	EA	$1,580.00	$2,172.50	$2,173						$2,173						**$2,173**
D3020	8644214	Unit Heater, Electric, Replace	20	18	2	1	EA	$1,200.00	$1,650.00	$1,650			$1,650									**$1,650**
D3030	8644274	Supplemental Components, Compressor, Remote Reciprocating, 15 TON, Replace	25	18	7	1	EA	$23,800.00	$32,725.00	$32,725								$32,725				**$32,725**
D3030	8644215	Split System Ductless, Single Zone, Replace	15	13	2	2	EA	$3,380.00	$4,647.50	$9,295			$9,295									**$9,295**
D3050	8644232	HVAC System, Ductwork, Medium Density, Replace	30	28	2	38283	SF	$4.00	$5.50	$210,557			$210,557									**$210,557**
D3050	8644248	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	4	EA	$4,450.00	$6,118.75	$24,475					$24,475							**$24,475**
D3050	8644195	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$7,780.00	$10,697.50	$10,698					$10,698							**$10,698**
D3050	8644244	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	5	EA	$5,550.00	$7,631.25	$38,156					$38,156							**$38,156**
D3050	8644256	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	2	EA	$7,780.00	$10,697.50	$21,395					$21,395							**$21,395**
D3050	8644202	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	23	7	1	EA	$84,500.00	$116,187.50	$116,188								$116,188				**$116,188**
D3060	8644180	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	18	2	6	EA	$1,200.00	$1,650.00	$9,900			$9,900									**$9,900**
D3060	8644207	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	22	3	1	EA	$5,700.00	$7,837.50	$7,838				$7,838								**$7,838**
D3060	8644192	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	22	3	1	EA	$3,070.00	$4,221.25	$4,221				$4,221								**$4,221**
D3060	8644266	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	14	6	1	EA	$2,920.00	$4,015.00	$4,015							$4,015					**$4,015**
D4010	8708421	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	32823	SF	$5.80	$7.98	$261,763					$261,763							**$261,763**
D4010	8644252	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	15	5	3	LF	$510.00	$701.25	$2,104						$2,104						**$2,104**
D5030	8644284	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	38	2	38283	SF	$3.00	$4.13	$157,917			$157,917									**$157,917**
D5040	8644222	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	18	2	38283	SF	$6.50	$8.94	$342,154			$342,154									**$342,154**
D5040	8644194	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	8	2	11	EA	$225.00	$309.38	$3,403			$3,403									**$3,403**
D5040	8644228	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	18	2	38283	SF	$6.50	$8.94	$342,154			$342,154									**$342,154**

Replacement Reserves Report

10/6/2025

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
D5040	8644276	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	17	3	5	EA	$450.00	$618.75	$3,094				$3,094								**$3,094**
D6060	8644208	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	18	2	38283	SF	$1.50	$2.06	$78,959			$78,959									**$78,959**
D7030	8644265	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	12	3	38283	SF	$2.00	$2.75	$105,278				$105,278								**$105,278**
D7050	8644283	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	15	5	38283	SF	$2.00	$2.75	$105,278						$105,278						**$105,278**
E1030	8644258	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF, Replace	20	19	1	10	EA	$7,000.00	$9,625.00	$96,250		$96,250										**$96,250**
E1030	8644240	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	18	2	30	LF	$300.00	$412.50	$12,375			$12,375									**$12,375**
E1030	8644282	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	18	2	50	LF	$1,000.00	$1,375.00	$68,750			$68,750									**$68,750**
E1030	8644211	Foodservice Equipment, Walk-In, Freezer, Replace	20	18	2	1	EA	$19,800.00	$27,225.00	$27,225			$27,225									**$27,225**
E1030	8644185	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	11	4	1	EA	$9,250.00	$12,718.75	$12,719					$12,719							**$12,719**
E1030	8644210	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	15	5	15	LF	$3,000.00	$4,125.00	$61,875						$61,875						**$61,875**
E1030	8644239	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	$7,650.00	$10,518.75	$10,519						$10,519						**$10,519**
E1030	8644231	Commercial Kitchen Line, Cooking Equipment, Replace	20	15	5	15	LF	$2,000.00	$2,750.00	$41,250						$41,250						**$41,250**
E1030	8644247	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	$8,880.00	$12,210.00	$12,210						$12,210						**$12,210**
E1040	8644260	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	3	7	1	EA	$2,030.00	$2,791.25	$2,791								$2,791				**$2,791**
E1070	8644271	Basketball Backboard, Wall-Mounted, Fixed	30	28	2	3	EA	$3,580.00	$4,922.50	$14,768			$14,768									**$14,768**
E1070	8644184	Basketball Backboard, Ceiling-Mounted, Operable	30	28	2	2	EA	$7,830.00	$10,766.25	$21,533			$21,533									**$21,533**
E2010	8644261	Casework, Cabinetry, Economy, Replace	20	19	1	2000	LF	$200.00	$275.00	$550,000		$550,000										**$550,000**
E2010	8644200	Library Shelving, Single-Faced, up to 90" Height, Replace	20	15	5	500	LF	$330.00	$453.75	$226,875						$226,875						**$226,875**
E2010	8644278	Library Shelving, Double-Faced, up to 90" Height, Replace	20	15	5	30	LF	$480.00	$660.00	$19,800						$19,800						**$19,800**
G2060	8644233	Signage, Property, Building or Pole-Mounted, Replace/Install	20	15	5	1	EA	$2,290.00	$3,148.75	$3,149						$3,149						**$3,149**
Totals, Unescalated											**$0**	**$1,305,906**	**$5,418,711**	**$775,615**	**$419,888**	**$526,957**	**$34,540**	**$151,704**	**$19,663**	**$0**	**$0**	**$8,652,984**
Totals, Escalated (4.0% inflation, compounded annually)											**$0**	**$1,358,142**	**$5,860,878**	**$872,462**	**$491,210**	**$641,124**	**$43,704**	**$199,632**	**$26,909**	**$0**	**$0**	**$9,494,061**

Elizabeth Page 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	8644307	Backflow Preventer, Domestic Water, 3 IN, Replace	30	28	2	1	EA	$4,340.00	$5,967.50	$5,968			$5,968									**$5,968**
G2020	8644302	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	5000	SF	$0.46	$0.64	$3,178			$3,178					$3,178				**$6,355**
G2030	8644292	Sidewalk, Asphalt, Replace	25	23	2	41036	SF	$1.50	$2.06	$84,637			$84,637									**$84,637**
G2030	8644308	Sidewalk, Concrete, Large Areas, Replace	50	44	6	22177	SF	$9.30	$12.79	$283,588						$283,588						**$283,588**
G2050	8644287	Sports Apparatus, Basketball, Outside Backboard/Rim/Pole, Replace	25	22	3	4	EA	$7,030.00	$9,666.25	$38,665				$38,665								**$38,665**
G2050	8644288	Sports Apparatus, Soccer, Regulation Goal, Replace	20	10	10	4	EA	$4,700.00	$6,462.50	$25,850											$25,850	**$25,850**
G2050	8644289	Play Structure, Swing Set, 4 Seats, Replace	20	18	2	2	EA	$3,390.00	$4,661.25	$9,323			$9,323									**$9,323**
G2050	8644291	Play Structure, Multipurpose, Medium, Replace	20	10	10	3	EA	$20,000.00	$27,500.00	$82,500											$82,500	**$82,500**
G2050	8644298	Play Structure, Multipurpose, Small, Replace	20	10	10	4	EA	$10,000.00	$13,750.00	$55,000											$55,000	**$55,000**

Replacement Reserves Report

10/6/2025

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	8644305	Park Bench, Metal Powder-Coated, Replace	20	18	2	2	EA	$1,030.00	$1,416.25	$2,833			$2,833									**$2,833**
G2060	8644303	Park Bench, Wood/Composite/Fiberglass, Replace	20	16	4	1	EA	$900.00	$1,170.00	$1,170					$1,170							**$1,170**
G2060	8644306	Bike Rack, Fixed 1-5 Bikes, Replace	20	10	10	26	EA	$600.00	$825.00	$21,450											$21,450	**$21,450**
G2060	8644300	Picnic Table, Metal Powder-Coated, Replace	20	10	10	7	EA	$700.00	$962.50	$6,738											$6,738	**$6,738**
G2060	8644296	Signage, Property, Monument, Replace	20	15	5	1	EA	$3,200.00	$4,400.00	$4,400						$4,400						**$4,400**
G3010	8798734	Piping & Valves, Piping Copper, Site Water, 4 IN, Replace	40	36	4	205	LF	$205.60	$282.70	$57,954					$57,954							**$57,954**
G3020	8798733	Piping & Valves, Piping PVC, Site Sanitary, 8 IN, Replace	40	36	4	205	LF	$108.20	$148.78	$30,499					$30,499							**$30,499**
G4050	8644295	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	10	EA	$4,400.00	$6,050.00	$60,500											$60,500	**$60,500**
Totals, Unescalated											**$0**	**$0**	**$105,937**	**$38,665**	**$89,622**	**$4,400**	**$283,588**	**$3,178**	**$0**	**$0**	**$252,038**	**$777,428**
Totals, Escalated (4.0% inflation, compounded annually)											**$0**	**$0**	**$114,581**	**$43,493**	**$104,846**	**$5,353**	**$358,830**	**$4,182**	**$0**	**$0**	**$373,077**	**$1,004,361**

* Markup has been included in unit costs.