FACILITY CONDITION ASSESSMENT

prepared for

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

Douglas Gardens Elementary School
3680 Jasper Road
Springfield, OR 97478

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	ES
Number of Buildings	1
Main Address	3680 Jasper Road, Springfield, OR 97478
Site Developed	1964
Outside Occupants / Leased Spaces	None
Date(s) of Visit	November 21, 2024
Management Point of Contact	Oregon Department of Education Adam Krein, State Facility Assessment Administrator 971-720-9273 adam.krein@ode.oregon.gov
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AssetCalc Link	A full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Douglas Gardens Elementary School is a public institution located in a small city located to the north of Springfield, OR, east of Eugene. The school serves a student population of 318, ranging from kindergarten to 5th grade. Originally built in 1967, the building has not undergone any major renovations and has remained largely unchanged since its initial construction.

Architectural

Douglas Gardens Elementary School is distinguished by its unique honeycomb configuration, consisting of six interconnected hexagonal structures connected by exterior covered walkways. Four of these hexagons are used for classrooms, one houses the Multipurpose Room (MPR), and the smallest serves as the main offices and library. The original structure, completed in 1967, is a single-story building constructed with wood framing over a concrete slab foundation.

Condition of Finishes and Interiors

The assessment revealed that all original interior finishes show significant wear and aging and are due for renovation. A comprehensive upgrade of these finishes is recommended. Most of the flooring consists of older 9x9 Vinyl Composition Tile (VCT), which contains asbestos. The existing casework, though still functional, is considerably outdated and would benefit from complete replacement.

Approximately 96% of the doors and windows are original to the building. Although they remain operational, replacing them would significantly improve the building's energy efficiency and safety.

During the evaluation, we identified one window frame in poor condition that requires either repair or replacement. Furthermore, several sections of the exterior walls, which are made of painted wood siding, were found to be damaged and deteriorated. These areas need to be repaired and repainted to prevent further degradation.

Roof Condition

While there were no active leaks reported, the assessment found several areas on the roof where water was pooling, suggesting inadequate drainage toward the gutters. This has resulted in visible stains and debris buildup, which could compromise the roof’s lifespan if not addressed. Immediate maintenance and enhanced drainage solutions are recommended to prevent further deterioration.

Conclusion

In summary, the school would greatly benefit from a comprehensive renovation of its finishes, fixtures, and infrastructure, especially in areas that have not been updated since the original construction in 1967. Additionally, addressing the identified issues with the window framing and exterior wood siding will help extend the building’s lifespan, enhance safety, and ensure compliance with modern standards.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Mechanical Systems

The HVAC system at Douglas Gardens Elementary School is a hybrid setup that includes a central hydronic system with a boiler and air handlers for heating, supplemented by rooftop VRV (Variable Refrigerant Volume) heat pumps. Each room is equipped with individual cartridges for air distribution. The VRV system was recently installed in 2023; however, the boiler, installed in 2012, along with the original air handlers, piping, and ductwork from 1967, have exceeded their expected service life. Though still functional, these components may require replacement soon to maintain optimal efficiency.

Additionally, the school's exhaust fans are old, noisy, and show significant external rust, indicating visible signs of aging. Except for a couple of units that appear to have been replaced within the last 7 years, the majority are due for replacement to ensure proper ventilation.

Electrical Systems
The electrical infrastructure includes a main switchboard located in the MPR's electrical room, with distribution panels throughout the school. These systems are original to the building's construction but are currently sufficient to meet existing power requirements. Interior lighting mainly consists of linear fluorescent and compact fluorescent (CFL) fixtures.
Plumbing Systems
Hot water is supplied throughout the building by individual electric water heaters and one gas water heater. All units are in good working condition, having been replaced as necessary over the years, resulting in varying installation dates.
Fire Protection and Security
The school currently lacks a dedicated fire suppression system, relying solely on portable fire extinguishers. Additionally, there is no surveillance or security camera system. The existing safety measures include a fire alarm panel with smoke detectors, strobe lights, manual pull stations, and illuminated exit signs.

Site

Douglas Gardens Elementary School is located on approximately 7 acres of property, with a green field positioned on the northern side of the site, and some trees scattered throughout the area. It was observed that these green spaces do not have an irrigation system, which could impact on the quality of the grass, particularly during dry seasons.
The site also includes a parking lot in fair condition. However, the lighting is suboptimal, and the installation of new LED lighting is recommended for improved visibility and energy efficiency. The parking area is located on the southern side of the property, and it is worth noting that a portion of the lot is gravel rather than paved.
The playground structures are in fair condition, though the wood chip surfacing needs replenishment to meet safety standards. Additionally, the outdoor fields lack bleachers and water fountains, which could be considered for future upgrades to enhance outdoor activity support.

Additional Studies Recommended

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
Ancillary Building	$148	900	$133,200	0%	145.9%	145.9%	145.9%
Douglas Gardens Elementary School - Main	$593	46,800	$27,752,400	0.1%	2.5%	7.9%	24.4%

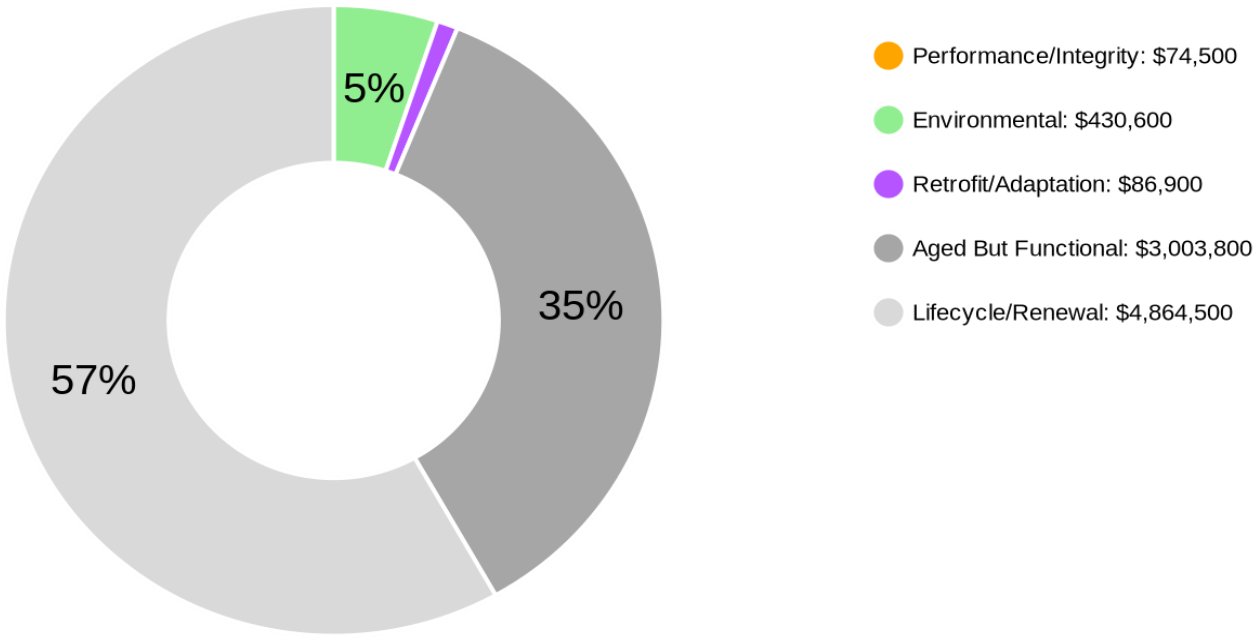
Immediate Needs

Facility/Building	Total Items	Total Cost
Douglas Gardens Elementary School / Douglas Gardens Elementary School - Main	1	$22,000
TOTAL	**1**	**$22,000**

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 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: $8,460,200

2. Ancillary Building

Ancillary Building: Building Systems Summary	
Address	3680 Jasper Road, Springfield, OR 97478
GPS Coordinates	44.03619409045939, -122.9755151559838
Constructed/Renovated	1990
Building Area	900 SF
Number of Stories	1 above grade

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

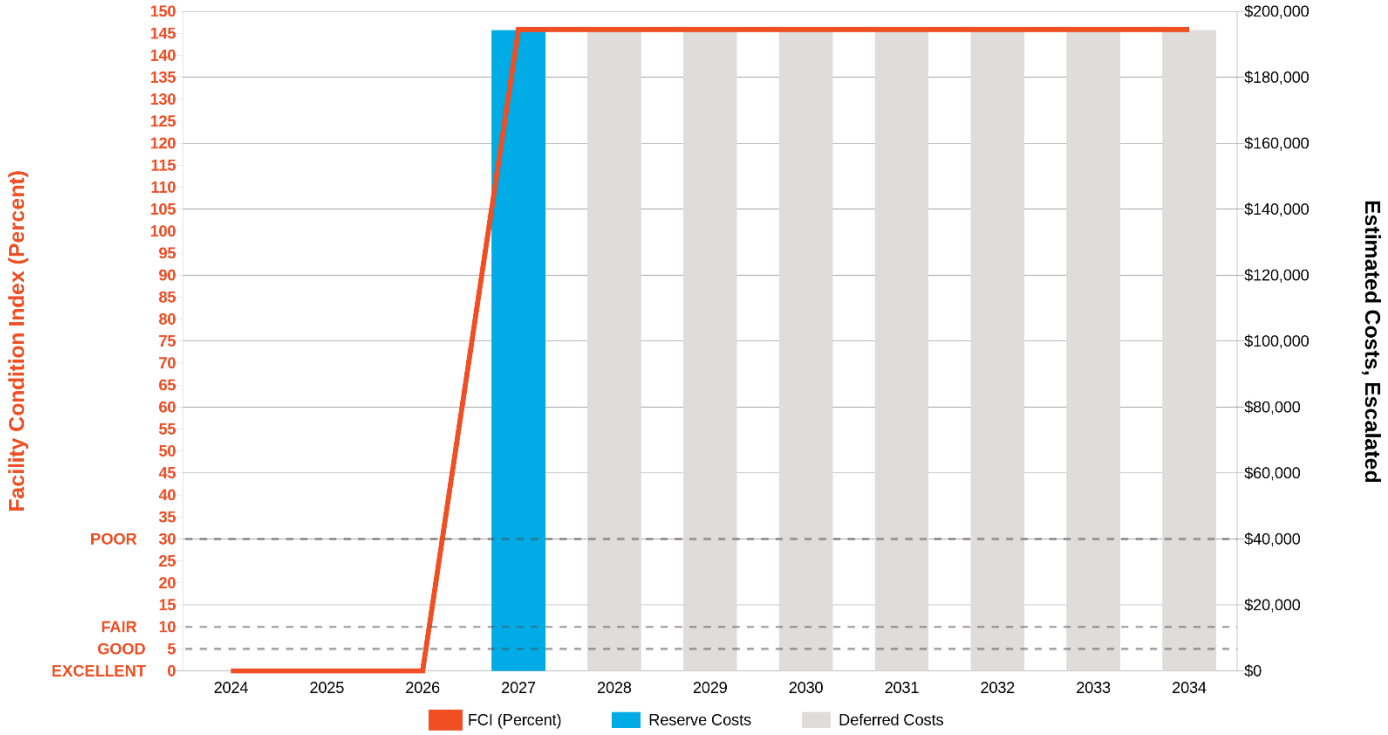
Ancillary Building: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	$0	$0	$194,310	$0	$0	$194,310
TOTALS	**$0**	**$0**	**$194,400**	**$0**	**$0**	**$194,400**

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: $133,200.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $17,664.00**



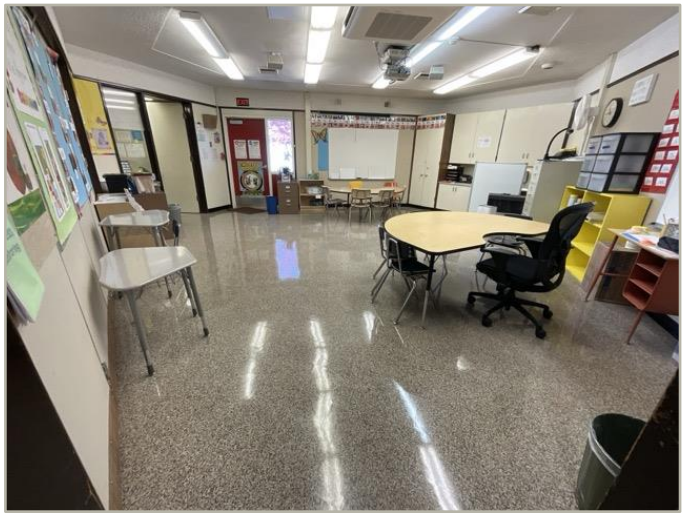
Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

3. Douglas Gardens Elementary School - Main



Douglas Gardens Elementary School - Main: Building Systems Summary		
Address	3680 Jasper Road, Springfield, OR 97478	
GPS Coordinates	44.036193888463984, -122.97487916582186	
Constructed/Renovated	1964	
Building Area	46,800 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Painted wood siding Windows: Wood and aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane roofing Secondary: None	Fair
Interiors	Walls: Painted gypsum board , acoustical panels, FRP and ceramic tile Floors: VCT with Asbestos, ceramic tile, sealed concrete and carpet Ceilings: Painted gypsum board, exposed irregular elements painted and texture spray coating	Fair

Douglas Gardens Elementary School - Main: Building Systems Summary		
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas and electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, air handlers, feeding fan coil. NOTE: For the initial set up of climate then to keep the temperature as desire uses the follow non-central system. Non-Central System: VRV Split-system heat pumps with cartridges Supplemental components: Ductless split-systems	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL, and incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with 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	While no leaks were initially reported on the school roof, the assessment revealed multiple areas with standing water and inadequate drainage into the gutters. This resulted in noticeable stains and debris accumulation, which may compromise the roof's lifespan. A more detailed inspection by a roofing specialist is recommended to address these concerns. It is advised to engage a consultant to evaluate the current condition, offer recommendations, and, if necessary, estimate the scope and cost of any repair needed. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.	

Douglas Gardens Elementary School - Main: Building Systems Summary	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.
Key Spaces Not Observed	All key areas of the facility were accessible and observed.

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

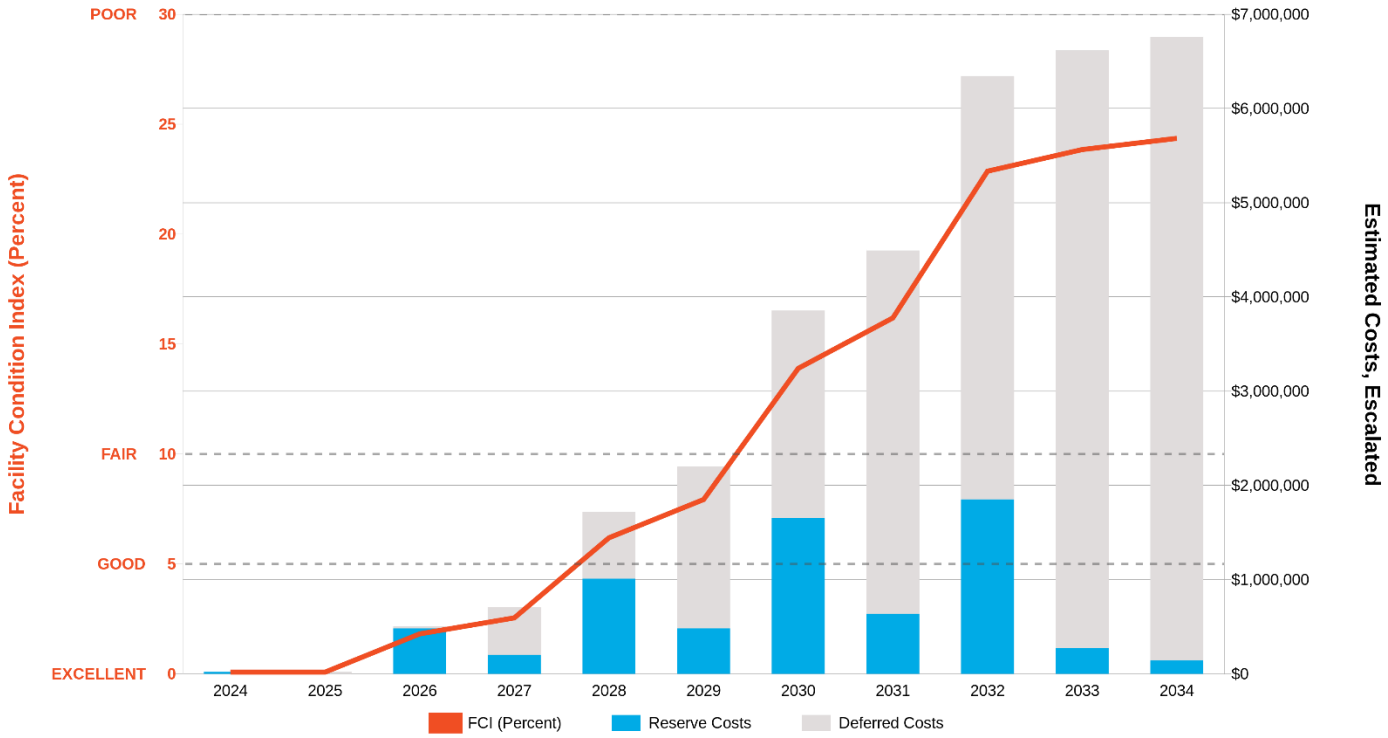
Douglas Gardens Elementary School - Main: System Expenditure Forecast

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	$3,682,230	$3,682,230
Facade	$0	$13,620	$0	$230,637	$469,458	$713,715
Roofing	$22,027	$0	$0	$1,246,959	$0	$1,268,986
Interiors	$0	$459,447	$396,161	$438,248	$1,069,924	$2,363,780
Plumbing	$0	$0	$83,632	$569,452	$12,869	$665,953
HVAC	$0	$0	$962,230	$410,310	$815,338	$2,187,878
Fire Protection	$0	$0	$86,914	$9,755	$0	$96,669
Electrical	$0	$0	$0	$831,883	$0	$831,883
Fire Alarm & Electronic Systems	$0	$0	$108,643	$489,049	$0	$597,692
Equipment & Furnishings	$0	$0	$58,585	$332,507	$32,790	$423,882
Follow-up Studies	$0	$9,914	$0	$0	$0	$9,914
TOTALS	**$22,100**	**$483,000**	**$1,696,200**	**$4,558,800**	**$6,082,700**	**$12,842,800**

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: $27,752,400.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $614,543.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Douglas Gardens Elementary School / Douglas Gardens Elementary School - Main	B3015	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	$22,000
TOTAL (1 items)					**$22,000**

Key Findings

Exterior Walls in Poor condition.

Wood siding
Douglas Gardens Elementary School - Main Building Exterior

Uniformat Code: B2010
Recommendation: **Repair in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $12,300

The exterior wood siding is damaged in certain areas and requires repair and repainting. - AssetCALC ID: 8566843

Roofing in Poor condition.

any type, Repairs per Man-Day
Douglas Gardens Elementary School - Main Roof

Uniformat Code: B3010
Recommendation: **Repair in 2024**

Plan Type: Performance/Integrity

Cost Estimate: $22,000

Fascia Repair - AssetCALC ID: 8566827

Window in Poor condition.

Wood, any type
Douglas Gardens Elementary School - Main Building Exterior

Uniformat Code: B2020
Recommendation: **Repair in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $500

The window frame is significantly deteriorated and requires either repair or replacement - AssetCALC ID: 8566791

Toilet Partitions in Poor condition.

Plastic/Laminate
Douglas Gardens Elementary School - Main Restrooms

Uniformat Code: C1090
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $27,200

Toilet Partitions are old and some of them with different materials - AssetCALC ID: 8566860

Recommended Follow-up Study: in Poor condition.

Building Envelope, Roof
Douglas Gardens Elementary School - Main Roof

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $9,300

Water pooling , not proper drainage - AssetCALC ID: 8566816

Flooring in Poor condition.

Vinyl Tile (VCT), with Asbestos Abatement
Douglas Gardens Elementary School - Main Office Areas

Uniformat Code: C2030
Recommendation: **Replace in 2026**

Plan Type: Environmental

Cost Estimate: $405,800

Asbestos Vct tile - AssetCALC ID: 8566872

Douglas Gardens Elementary School - Main: Photographic Overview

1 - FRONT ELEVATION

2 - FIRE ALARM PANEL

3 - PRIMARY ROOF OVERVIEW

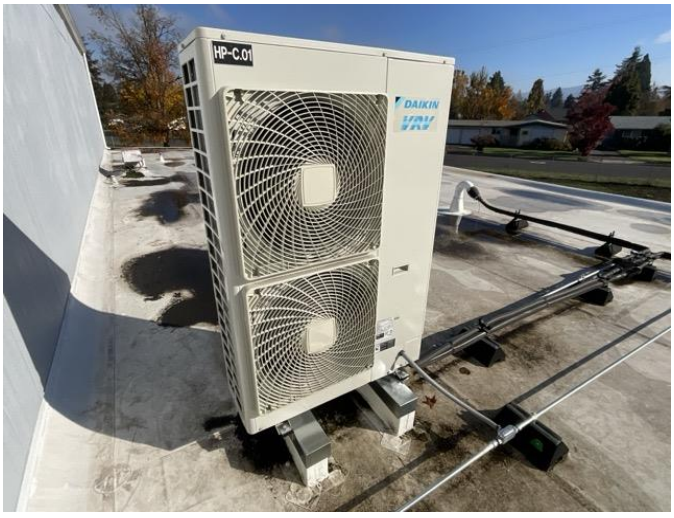
4 - AIR HANDLERS

5 - MAIN MECHANICAL ROOM

6 - RIGHT ELEVATION

7 - LEFT ELEVATION

8 - PRIMARY ROOF OVERVIEW



9 - VRV HEAT PUMPS UNITS

10 - INTERIOR CARTRIDGES UNIT

11 - FIRE ALARM SYSTEM

12 - COMMERCIAL KITCHEN

13 - BOILERS AND PUMPS

14 - DOMESTIC HOT WATER SUPPLY

15 - COMMON AREA

16 - CAFETERIA

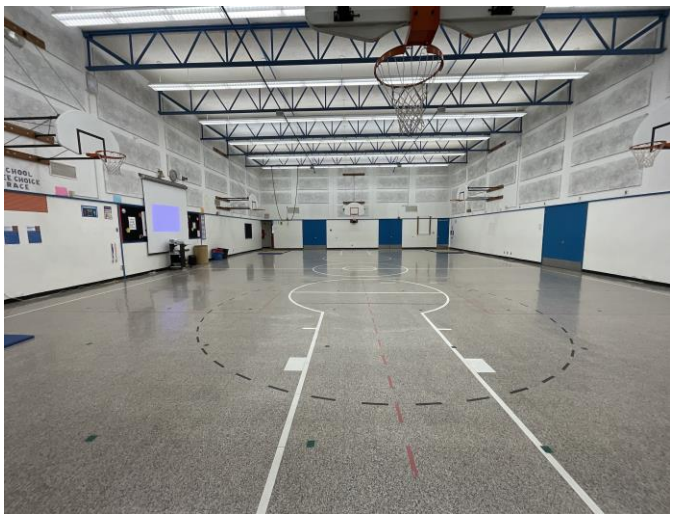
17 - TYPICAL CLASSROOM

18 - LIBRARY

19 - MAIN ELECTRICAL ROOM

20 - RESTROOM

21 - COMMON AREA



22 - GYMNASIUM

4. Site Summary

Site: Site Information		
Site Area	7 acres	
Parking Spaces	59 total spaces all in open lots; 7 of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with areas of concrete aprons and pavement and adjacent concrete sidewalks and curbs	Fair
Site Development	Pole mounted property entrance signage; chain link and wrought iron fencing; chain-link fence dumpster enclosures Playgrounds and sports fields and courts Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present only in the bushes and planter not at the lawns Flat side throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS and (2)LED Building-mounted: CFL, incandescent	Fair
Ancillary Structures	Prefabricated modular buildings	Fair

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

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

Site: System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Plumbing	$0	$0	$0	$13,019	$0	$13,019
Special Construction & Demo	$0	$0	$0	$348,374	$454,344	$802,718
Sitework	$0	$19,512	$222,501	$902,539	$351,129	$1,495,681
TOTALS	**$0**	**$19,600**	**$222,600**	**$1,264,000**	**$805,500**	**$2,311,700**

Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Site: Photographic Overview

1 - EXTERIOR COVER CORRIDORS

2 - BACKFLOW PREVENTER

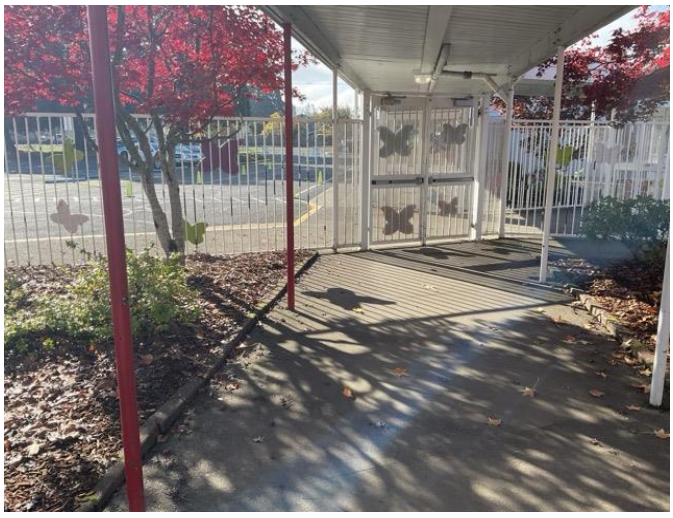
3 - SHADE STRUCTURE

4 - ASPHALT PARKING LOTS

5 - GRAVEL PARKING LOT

6 - PLAY STRUCTURE

7 - FENCES



8 - GATES

9 - FLAGPOLE

10 - SIGNAGE

11 - FENCE ENCLOSURE

12 - POLE LIGHT FIXTURE WITH LAMPS

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. 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 two to market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Oregon Department of Education FCA ADA COMBINED (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Douglas Gardens Elementary School, 3680 Jasper Road, Springfield, OR 97478, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

Appendix A: Site Plan(s)

Appendix B: Pre-Survey Questionnaire(s)

Appendix C: Not used

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

Appendix A:
Site Plan(s)

Site Plan

Project Number	Project Name
169411.24R000-061.017	Douglas Gardens Elementary School
Source	**On-Site Date**
Google Earth Pro	November 6, 2024

N

Appendix B:
Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

District Name and ID, School Name and ID:	**Springfield Public School District 19 - 2083** **Douglas Gardens Elementary School - 545**
Name of person completing form:	**Terry Rutledge**
Title / Association with property:	**Assistant Director to Facilities**
Length of time associated w/ property:	**9 years**
Date Completed:	**10/18/2024**
Phone Number:	**541-744-6375**

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

Data Overview		Response		
1	Specific concerns regarding your facilities or the overall assessment:			
2	How would you rate your knowledge and understanding of the information provided in the facility condition assessments?	6		
3	Does the district rent or lease any properties from a 3rd party?	No		
4	Do you have any vacant buildings?	No		
6	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Building ID -
		Roof		Building ID -
		Interiors		Building ID -
		HVAC	2023	Building ID -20830300 Building ID -20830301 Building ID -20830302 Building ID -20830303 Building ID -20830304 Building ID -20830305

		Electrical		Building ID -
		Site Pavement		Building ID -
		Accessibility		Building ID -

	Question	Response
7	List other significant capital improvements (focus on recent years; provide approximate date).	Covered play structure, 2018
8	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
9	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	

Data Overview	**Year**	**Building ID**	**Description** (check all that apply)
Seismic Retrofitting in past 10 years			Safe Egress
			Collapse Prevention Performance
			Life Safety Performance
			Immediate Occupancy Performance

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Response				Comments
		Yes	No	Unk	NA	
10	Are there any problems with foundations or structures, like excessive settlement?		X			Building ID - 20830300, 2080301, 2080302, 2080303, 2080304, 2080305
11	Are there any wall, window, basement or roof leaks?	X				There are leaks from the covered breezeway roofs.
12	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?			X		Building ID - 20830300, 2080301, 2080302, 2080303, 2080304, 2080305
13	Are your elevators unreliable, with frequent service calls?				X	Building ID - 20830300, 2080301, 2080302, 2080303, 2080304, 2080305
14	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			Building ID - 20830300, 2080301, 2080302, 2080303, 2080304, 2080305

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	
15	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?			X		Building ID - 20830300, 2080301, 2080302, 2080303, 2080304, 2080305
16	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			Building ID - 20830300, 2080301, 2080302, 2080303, 2080304, 2080305
17	Is the electrical service outdated, undersized, or otherwise problematic?					Building ID - 20830300, 2080301, 2080302, 2080303, 2080304, 2080305
18	Are there any problems or inadequacies with exterior lighting?	X				Parking lot lighting is not adequate
19	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			Building ID - 20830300, 2080301, 2080302, 2080303, 2080304, 2080305
20	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			Building ID - 20830300, 2080301, 2080302, 2080303, 2080304, 2080305
21	ADA: Has an accessibility study been performed at the site? If so, indicate when.			X		Building ID -
22	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		Building ID -
23	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			Building ID -
	Department of Energy's Renew America's Schools questionnaire					
24	What is the current HVAC system type?					Boiler/Hydronic and heat pump ductless
25	What is the cooling source?					Heat pump ductless
26	What is the heating source?					Boiler/Hydronics and heat pump ductless
27	What is the age of the HVAC system?					hydronic piping 57 years Boilers 12 years Heat pump ductless 1 year
28	Total sq. ft. of conditioned space?					40,160

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	
29	Is there a pv solar system on site?		X			
30	What is the size of the solar system?				X	
31	What is the age of the solar system?				X	
32	Does it include an energy storage system?				X	
33	Who owns the solar system?				X	

Appendix C:
Not Used

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Appendix D:
Component Condition Report

Component Condition Report | Douglas Gardens Elementary School / Douglas Gardens Elementary School - Main

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Fair	Slab-on-Grade, Concrete	58,000 SF	15	8566862
B1010	Throughout	Fair	Structural Framing, Wood	46,800 SF	15	8754249
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Wood siding, Repair	1,400 SF	2	8566843
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	24,300 SF	6	8566850
B2020	Building Exterior	Poor	Window, Wood, any type, Repair	10	2	8566791
B2020	Cafeteria	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	10	8566836
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	2,700 SF	11	8566851
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	1	20	8566822
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	55	8	8566790
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	4	20	8566839
B2070	Building Exterior	Fair	Louvers, Aluminum	14	12	8566812
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	53,800 SF	8	8566838
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	15	0	8566827
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,550 LF	8	8566796
Interiors						
C1020	Throughout Building	Fair	Interior Window, Fixed, 12 SF	24	10	8566884
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	83	6	8566876
C1090	Restrooms	Poor	Toilet Partitions, Plastic/Laminate	17	2	8566860
C2010	Gymnasium	Fair	Wall Finishes, Acoustical Tile (ACT), Standard	5,400 SF	11	8566798
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	5,400 SF	6	8566793
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,700 SF	3	8566854

Component Condition Report | Douglas Gardens Elementary School / Douglas Gardens Elementary School - Main

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	76,700 SF	4	8566858
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	2,300 SF	4	8566869
C2030	Gymnasium	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	400 SF	3	8566859
C2030	Office Areas	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	38,000 SF	2	8566872
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,500 SF	5	8566837
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	200 SF	7	8566840
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	27,000 SF	5	8566804
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	3,000 SF	6	8566828
C2050	Throughout Building	Fair	Ceiling Finishes, Textured Spray Coating	15,000 SF	8	8566877
Plumbing						
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	27	3	8566853
D2010	Restrooms	Fair	Toilet, Residential Water Closet	3	6	8566823
D2010	Mechanical Room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	5	7	8566811
D2010	Mechanical Room	Fair	Water Heater, Electric, Residential	1	10	8566885
D2010	Restrooms	Fair	Shower, Ceramic Tile	3	5	8566809
D2010	Mechanical Room	Fair	Water Heater, Electric, Residential	1	13	8566835
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	17	8	8566818
D2010	Restrooms	Fair	Urinal, Standard	8	3	8566833
D2010	Mechanical Room	Good	Water Heater, Electric, Residential	1	14	8566801
D2010	Restrooms	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	4	8566868
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	5	3	8566799
D2010	Gymnasium	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	7	8566803
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	46,800 SF	6	8566824
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	5	9	8566814
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (600 MBH)	1	7	8566873

Component Condition Report | Douglas Gardens Elementary School / Douglas Gardens Elementary School - Main

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2060	Mechanical Room	Fair	Air Compressor, Tank-Style	1	10	8566806
HVAC						
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Chemical Feed System	1	5	8566830
D3020	Mechanical Room	Good	Boiler, Gas, HVAC	2	18	8566855
D3020	Gym Mechanical Room	Fair	Unit Heater, Electric	2	4	8566881
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank	1	28	8566846
D3030	Roof	Good	Split System Ductless, Single Zone	2	14	8566834
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV)	1	14	8566817
D3030	Roof	Good	Split System Ductless, Multi Zone, per 1 TON FCU	4	14	8566795
D3030	Throughout Building	Fair	Split System Ductless, Single Zone	31	14	8566844
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	29	14	8566861
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	46,800 SF	6	8566866
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	46,800 SF	4	8566880
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	5	8566794
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	8566826
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water	2	5	8566879
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	3	4	8566878
D3060	Mechanical Room Gym	Fair	Exhaust Fan, Centrifugal, 42" Damper	1	3	8566847
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	3	3	8566864
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	17	3	8566797
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	2	4	8566845
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper	1	3	8566810
Fire Protection						
D4010	Throughout	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	46,800 SF	5	8606016
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	12 LF	6	8566867

Component Condition Report | Douglas Gardens Elementary School / Douglas Gardens Elementary School - Main

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Cafeteria	Fair	Distribution Panel, 120/208 V	1	7	8566856
D5020	Electrical Room	Fair	Switchboard, 120/208 V	1	6	8566871
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	2	8	8566813
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	46,800 SF	6	8566829
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	40	6	8566870
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	46,800 SF	7	8566842
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	46,800 SF	5	8566802
D7050	Office Areas	Fair	Fire Alarm Panel, Multiplex	2	7	8566832
D7050	Office Areas	Fair	Fire Alarm Panel, Fully Addressable	1	7	8566820
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	46,800 SF	9	8566807
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	46,800 SF	8	8566815
Equipment & Furnishings						
E1030	Kitchen	Fair	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height	6 LF	11	8566831
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	6	8566875
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Dishwashing Equipment	20 LF	10	8566883
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	4	8566792
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	6	8566863
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	8 LF	8	8566819
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	8	8566841
E1030	Kitchen	Fair	Foodservice Equipment, Order Monitor	1	6	8566821
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height	6 LF	9	8566825
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	20 LF	6	8566852
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	6	8566805

Component Condition Report | Douglas Gardens Elementary School / Douglas Gardens Elementary School - Main

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	12 LF	7	8566800
E1040	Office Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	8566865
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable, Operable	6	8	8566874
E2010	Throughout Building	Fair	Casework, Cabinetry, Hardwood Standard	95 LF	5	8566808
Follow-up Studies						
P2030	Roof	Poor	Architectural Study, Building Envelope, Roof, Evaluate/Report	1	2	8566816

Component Condition Report | Douglas Gardens Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	7	8567205
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	4,500 SF	14	8567200
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	8,000 SF	9	8567203
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	7,950 SF	3	8567217
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	37,500 SF	4	8567197
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	37,500 SF	6	8567219
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	12,000 SF	8	8567198
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	18,350 SF	7	8567195
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	3	8567202
G2050	Site	Fair	Playfield Surfaces, Chips Engineered Wood, 3" Depth	8,350 SF	2	8567187
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	4	8567201
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	3	6	8567189

Component Condition Report | Douglas Gardens Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	4	8567215
G2050	Site	Fair	Sports Apparatus, Soccer, Movable Practice Goal	2	4	8567188
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	12,000 SF	3	8567193
Sitework						
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	6	13	8567208
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	10	8567196
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	4	8567218
G2060	Site	Fair	Dumpster Enclosure, Wood/Vinyl Walls, 8' High (per LF), Replace/Install	45 LF	3	8567209
G2060	Site	Fair	Flagpole, Metal	1	12	8567207
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,450 LF	15	8567214
G2060	Site	Fair	Fences & Gates, Fence, Wrought Iron 6'	150 LF	14	8567206
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	16	7	8567191
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	3,000 SF	10	8567190
G2080	Site	Fair	Landscaping, Mature Trees, Removal/Trimming, Repair	12	3	8567194
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	4	3	8567213
G4050	Site	Fair	Floodlights, Floodlights, 90 W, Replace/Install	2	12	8567204
Utilities						
G3010	Site General	Fair	Piping & Valves, Piping Copper, Site Water, 4 IN, Replace/Install	350 LF	7	8605744
G3020	Site General	Fair	Piping & Valves, Piping PVC, Site Sanitary, 8 IN, Replace/Install	350 LF	7	8605745

Component Condition Report | Douglas Gardens Elementary School / Ancillary Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	900 SF	3	8566849

Appendix E:
Replacement Reserves

Replacement Reserves Report

12/16/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total E
Douglas Gardens Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Douglas Gardens Elementary School / Ancillary Building	$0	$0	$0	$194,311	$0	$0	$0	$0	$0	$0	$0	
Douglas Gardens Elementary School / Douglas Gardens Elementary School - Main	$22,028	$0	$482,984	$202,212	$1,010,712	$483,267	$1,655,171	$637,011	$1,852,337	$272,664	$141,651	
Douglas Gardens Elementary School / Site	$0	$0	$19,513	$101,986	$99,202	$21,322	$225,432	$407,572	$221,410	$378,565	$30,967	
Grand Total	**$22,028**	**$0**	**$502,497**	**$498,509**	**$1,109,915**	**$504,590**	**$1,880,603**	**$1,044,583**	**$2,073,748**	**$651,229**	**$172,618**	

Douglas Gardens Elementary School

Douglas Gardens Elementary School / Ancillary Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Deficiency Re
F1020	Site	8566849	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	30	27	3	900	SF	$148.00	$197.58	$177,822				$177,822								
Totals, Unescalated												**$0**	**$0**	**$0**	**$177,822**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$194,311**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	

Douglas Gardens Elementary School / Douglas Gardens Elementary School - Main

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
B2010	Building Exterior	8566843	Exterior Walls, Wood siding, Repair	0	-2	2	1400	SF	$6.60	$8.81	$12,335			$12,335							
B2010	Building Exterior	8566850	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	4	6	24300	SF	$2.74	$3.66	$88,887							$88,887			
B2020	Building Exterior	8566791	Window, Wood, any type, Repair	0	-2	2	10	EA	$40.00	$50.40	$504			$504							
B2020	Cafeteria	8566836	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	10	10	1	EA	$2,000.00	$2,670.00	$2,670										
B2050	Building Exterior	8566790	Exterior Door, Wood, Solid-Core, Replace	25	17	8	55	EA	$1,300.00	$1,735.50	$95,453									$95,453	
B3010	Roof	8566827	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	15	EA	$1,100.00	$1,468.50	$22,028	$22,028									
B3010	Roof	8566838	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	12	8	53800	SF	$13.40	$17.89	$962,428									$962,428	
B3020	Roof	8566796	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	12	8	1550	LF	$10.60	$14.15	$21,934									$21,934	
C1020	Throughout Building	8566884	Interior Window, Fixed, 12 SF, Replace	40	30	10	24	EA	$500.00	$667.50	$16,020										$
C1030	Throughout Building	8566876	Interior Door, Wood, Solid-Core, Replace	40	34	6	83	EA	$960.00	$1,281.60	$106,373							$106,373			
C1090	Restrooms	8566860	Toilet Partitions, Plastic/Laminate, Replace	20	18	2	17	EA	$1,200.00	$1,602.00	$27,234			$27,234							
C2010	Restrooms	8566854	Wall Finishes, Ceramic Tile, Replace	40	37	3	2700	SF	$15.40	$20.56	$55,509				$55,509						
C2010	Restrooms	8566793	Wall Finishes, Laminated Paneling (FRP), Replace	30	24	6	5400	SF	$11.30	$15.09	$81,462							$81,462			
C2010	Throughout Building	8566858	Wall Finishes, any surface, Prep & Paint	10	6	4	76700	SF	$1.45	$1.94	$148,472					$148,472					
C2030	Gymnasium	8566859	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	400	SF	$1.09	$1.37	$549				$549						
C2030	Restrooms	8566837	Flooring, Ceramic Tile, Replace	40	35	5	2500	SF	$16.60	$22.16	$55,403						$55,403				
C2030	Office Areas	8566872	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	13	2	38000	SF	$8.00	$10.68	$405,840			$405,840							
C2030	Restrooms	8566840	Flooring, Vinyl Sheeting, Replace	15	8	7	200	SF	$5.93	$7.92	$1,583								$1,583		

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
C2030	Library	8566869	Flooring, Carpet, Commercial Standard, Replace	10	6	4	2300	SF	$8.06	$10.75	$24,735					$24,735					
C2050	Throughout Building	8566804	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	27000	SF	$1.81	$2.42	$65,332						$65,332				
C2050	Gymnasium	8566828	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	4	6	3000	SF	$2.23	$2.97	$8,911							$8,911			
C2050	Throughout Building	8566877	Ceiling Finishes, Textured Spray Coating, Replace	20	12	8	15000	SF	$7.09	$9.47	$141,977									$141,977	
D2010	Mechanical Room	8566873	Water Heater, Gas, Commercial (600 MBH), Replace	20	13	7	1	EA	$26,900.00	$35,911.50	$35,912								$35,912		
D2010	Mechanical Room	8566885	Water Heater, Electric, Residential, Replace	15	5	10	1	EA	$935.00	$1,178.10	$1,178										
D2010	Throughout Building	8566824	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	34	6	46800	SF	$6.00	$8.01	$374,868							$374,868			
D2010	Restrooms	8566833	Urinal, Standard, Replace	30	27	3	8	EA	$1,030.00	$1,375.05	$11,000				$11,000						
D2010	Classrooms General	8566853	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	27	3	27	EA	$905.00	$1,208.18	$32,621				$32,621						
D2010	Restrooms	8566799	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	27	3	5	EA	$2,500.00	$3,337.50	$16,688				$16,688						
D2010	Restrooms	8566868	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	3	EA	$1,360.00	$1,815.60	$5,447					$5,447					
D2010	Restrooms	8566809	Shower, Ceramic Tile, Replace	30	25	5	3	EA	$2,500.00	$3,337.50	$10,013						$10,013				
D2010	Restrooms	8566823	Toilet, Residential Water Closet, Replace	30	24	6	3	EA	$820.00	$1,094.70	$3,284							$3,284			
D2010	Mechanical Room	8566811	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	28	7	5	EA	$1,640.00	$2,189.40	$10,947								$10,947		
D2010	Gymnasium	8566803	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	1	EA	$1,360.00	$1,815.60	$1,816								$1,816		
D2010	Restrooms	8566818	Toilet, Commercial Water Closet, Replace	30	22	8	17	EA	$1,460.00	$1,949.10	$33,135									$33,135	
D2010	Restrooms	8566814	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	21	9	5	EA	$827.00	$1,104.05	$5,520										$5,520
D2060	Mechanical Room	8566806	Air Compressor, Tank-Style, Replace	20	10	10	1	EA	$4,070.00	$5,433.45	$5,433										
D3020	Gym Mechanical Room	8566881	Unit Heater, Electric, Replace	20	16	4	2	EA	$1,200.00	$1,602.00	$3,204					$3,204					
D3020	Mechanical Room	8566830	Boiler Supplemental Components, Chemical Feed System, Replace	15	10	5	1	EA	$11,700.00	$15,619.50	$15,620						$15,620				
D3050	Mechanical Room	8566879	Pump, Distribution, HVAC Heating Water, Replace	15	10	5	2	EA	$6,080.00	$8,116.80	$16,234						$16,234				
D3050	Throughout Building	8566866	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	34	6	46800	SF	$5.50	$7.34	$343,629							$343,629			
D3050	Throughout Building	8566880	HVAC System, Ductwork, Medium Density, Replace	30	26	4	46800	SF	$4.00	$5.34	$249,912					$249,912					
D3050	Mechanical Room	8566878	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	26	4	3	EA	$84,500.00	$112,807.50	$338,423					$338,423					
D3050	Mechanical Room	8566826	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	26	4	1	EA	$84,500.00	$112,807.50	$112,808					$112,808					
D3050	Mechanical Room	8566794	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	25	5	1	EA	$31,200.00	$41,652.00	$41,652						$41,652				
D3060	Roof	8566797	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	17	3	17	EA	$1,470.00	$1,962.45	$33,362				$33,362						
D3060	Roof	8566810	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	17	3	1	EA	$5,700.00	$7,609.50	$7,610				$7,610						
D3060	Roof	8566864	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	3	EA	$2,920.00	$3,898.20	$11,695				$11,695						
D3060	Mechanical Room Gym	8566847	Exhaust Fan, Centrifugal, 42" Damper, Replace	25	22	3	1	EA	$12,000.00	$16,020.00	$16,020				$16,020						
D3060	Roof	8566845	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	16	4	2	EA	$3,070.00	$4,098.45	$8,197					$8,197					
D4010	Throughout	8606016	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	46800	SF	$1.20	$1.60	$74,974						$74,974				
D4010	Commercial Kitchen	8566867	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	14	6	12	LF	$510.00	$680.85	$8,170							$8,170			
D5020	Electrical Room	8566871	Switchboard, 120/208 V, Replace	40	34	6	1	EA	$36,600.00	$48,861.00	$48,861							$48,861			
D5020	Cafeteria	8566856	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	$5,730.00	$7,649.55	$7,650								$7,650		

Replacement Reserves Report

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
D5030	Throughout Building	8566829	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	34	6	46800	SF	$3.00	$4.01	$187,434							$187,434			
D5030	Boiler Room	8566813	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	12	8	2	EA	$3,600.00	$4,806.00	$9,612									$9,612	
D5040	Building Exterior	8566870	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	14	6	40	EA	$450.00	$600.75	$24,030							$24,030			
D5040	Throughout Building	8566842	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	13	7	46800	SF	$6.50	$8.68	$406,107								$406,107		
D6060	Throughout Building	8566802	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	15	5	46800	SF	$1.50	$2.00	$93,717						$93,717				
D7050	Office Areas	8566820	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	$16,200.00	$21,627.00	$21,627								$21,627		
D7050	Office Areas	8566832	Fire Alarm Panel, Multiplex, Replace	15	8	7	2	EA	$6,100.00	$8,143.50	$16,287								$16,287		
D7050	Throughout Building	8566807	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	46800	SF	$3.00	$4.01	$187,434										$187,434
D8010	Throughout Building	8566815	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	7	8	46800	SF	$2.50	$3.34	$156,195									$156,195	
E1030	Kitchen	8566792	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	11	4	1	EA	$5,100.00	$6,808.50	$6,809					$6,809					
E1030	Kitchen	8566821	Foodservice Equipment, Order Monitor, Replace	15	9	6	1	EA	$1,300.00	$1,735.50	$1,736							$1,736			
E1030	Commercial Kitchen	8566875	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	14	6	1	EA	$29,400.00	$39,249.00	$39,249							$39,249			
E1030	Commercial Kitchen	8566863	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	9	6	1	EA	$4,250.00	$5,673.75	$5,674							$5,674			
E1030	Commercial Kitchen	8566805	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	1	EA	$7,650.00	$10,212.75	$10,213							$10,213			
E1030	Commercial Kitchen	8566852	Commercial Kitchen Line, Cooking Equipment, Replace	20	14	6	20	LF	$2,000.00	$2,670.00	$53,400							$53,400			
E1030	Commercial Kitchen	8566800	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	13	7	12	LF	$1,000.00	$1,335.00	$16,020								$16,020		
E1030	Commercial Kitchen	8566819	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	12	8	8	LF	$300.00	$400.50	$3,204									$3,204	
E1030	Commercial Kitchen	8566841	Foodservice Equipment, Sink, 3-Bowl, Replace	30	22	8	1	EA	$2,900.00	$3,871.50	$3,872									$3,872	
E1030	Commercial Kitchen	8566825	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height, Replace	20	11	9	6	LF	$2,000.00	$2,670.00	$16,020										$16,020
E1030	Commercial Kitchen	8566883	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	10	10	20	LF	$3,000.00	$4,005.00	$80,100										$
E1040	Office Areas	8566865	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	$2,030.00	$2,710.05	$2,710						$2,710				
E1070	Gymnasium	8566874	Basketball Backboard, Wall-Mounted, Operable, Operable	30	22	8	6	EA	$4,300.00	$5,740.50	$34,443									$34,443	
E2010	Throughout Building	8566808	Casework, Cabinetry, Hardwood Standard, Replace	20	15	5	95	LF	$325.00	$433.88	$41,218						$41,218				
P2030	Roof	8566816	Architectural Study, Building Envelope, Roof, Evaluate/Report	0	-2	2	1	EA	$7,000.00	$9,345.00	$9,345			$9,345							
Totals, Unescalated												**$22,028**	**$0**	**$455,258**	**$185,053**	**$898,005**	**$416,870**	**$1,386,180**	**$517,948**	**$1,462,252**	**$208,974**	**$1**
Totals, Escalated (3.0% inflation, compounded annually)												**$22,028**	**$0**	**$482,984**	**$202,212**	**$1,010,712**	**$483,267**	**$1,655,171**	**$637,011**	**$1,852,337**	**$272,664**	**$1**

Douglas Gardens Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
D2010	Site	8567205	Backflow Preventer, Domestic Water, Replace	30	23	7	1	EA	$7,930.00	$10,586.55	$10,587								$10,587			
F1020	Site	8567203	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	21	9	8000	SF	$25.00	$33.38	$267,000									$267,000		
G2020	Site	8567217	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	7	4	3	7950	SF	$1.40	$1.87	$14,859				$14,859						$14,859	
G2020	Site	8567197	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	37500	SF	$0.46	$0.62	$23,139					$23,139				$23,139		
G2020	Site	8567219	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	19	6	37500	SF	$3.50	$4.67	$175,219							$175,219				

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
G2030	Site	8567198	Sidewalk, Concrete, Large Areas, Replace	50	42	8	12000	SF	$9.30	$12.42	$148,986									$148,986		
G2050	Site	8567202	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	22	3	2	EA	$7,030.00	$9,385.05	$18,770				$18,770							
G2050	Site	8567193	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	12000	SF	$0.46	$0.62	$7,404				$7,404					$7,404		
G2050	Site	8567188	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	11	4	2	EA	$700.00	$934.50	$1,869					$1,869						
G2050	Site	8567195	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	18	7	18350	SF	$6.50	$8.68	$159,232								$159,232			
G2050	Site	8567187	Playfield Surfaces, Chips Engineered Wood, 3" Depth, Replace	3	1	2	8350	SF	$1.65	$2.20	$18,393			$18,393			$18,393			$18,393		
G2050	Site	8567215	Play Structure, Multipurpose, Large, Replace	20	16	4	1	EA	$35,000.00	$46,725.00	$46,725					$46,725						
G2050	Site	8567201	Play Structure, Multipurpose, Small, Replace	20	16	4	1	EA	$10,000.00	$13,350.00	$13,350					$13,350						
G2050	Site	8567189	Play Structure, Swing Set, 4 Seats, Replace	20	14	6	3	EA	$3,390.00	$4,525.65	$13,577							$13,577				
G2060	Site	8567191	Picnic Table, Metal Powder-Coated, Replace	20	13	7	16	EA	$700.00	$934.50	$14,952								$14,952			
G2060	Site	8567196	Park Bench, Metal Powder-Coated, Replace	20	10	10	1	EA	$1,030.00	$1,375.05	$1,375											$1,375
G2060	Site	8567218	Signage, Property, Building or Pole-Mounted, Replace/Install	20	16	4	1	EA	$2,290.00	$3,057.15	$3,057					$3,057						
G2060	Site	8567209	Dumpster Enclosure, Wood/Vinyl Walls, 8' High (per LF), Replace/Install	20	17	3	45	LF	$35.00	$46.73	$2,103				$2,103							
G2080	Site	8567190	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	3000	SF	$1.70	$2.27	$6,809											$6,809
G2080	Site	8567194	Landscaping, Mature Trees, Removal/Trimming, Repair	0	-3	3	12	EA	$1,500.00	$2,002.50	$24,030				$24,030							
G3010	Site General	8605744	Piping & Valves, Piping Copper, Site Water, 4 IN, Replace/Install	40	33	7	350	LF	$205.60	$274.48	$96,067								$96,067			
G3020	Site General	8605745	Piping & Valves, Piping PVC, Site Sanitary, 8 IN, Replace/Install	40	33	7	350	LF	$108.20	$144.45	$50,556								$50,556			
G4050	Site	8567213	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	17	3	4	EA	$4,900.00	$6,541.50	$26,166				$26,166							
Totals, Unescalated												**$0**	**$0**	**$18,393**	**$93,332**	**$88,140**	**$18,393**	**$188,796**	**$331,394**	**$174,783**	**$290,139**	**$23,042**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$19,513**	**$101,986**	**$99,202**	**$21,322**	**$225,432**	**$407,572**	**$221,410**	**$378,565**	**$30,967**