FACILITY CONDITION ASSESSMENT

prepared for

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

0544 - Centennial Elementary School
1315 Aspen Street
Springfield, OR 97477

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BV PROJECT #:
169411.24R000-045.017

DATE OF REPORT:
October 6, 2025

ON SITE DATE:
November 22, 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	0544 - Centennial Elementary School, 1315 Aspen Street, Springfield, OR 97477
Site Developed	1963
Outside Occupants / Leased Spaces	None
Date(s) of Visit	November 22, 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	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Centennial Elementary was built in 1963 as an elementary school and is still used as an elementary school today.

Architectural

The main exterior finish of the building is brick. There is a small portion of wood siding used as a trim. And the gymnasium is primarily wrapped in metal siding. The roof is all single-ply EPDM and was replaced in the Summer of 2024. 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)

The school has two boilers that were replaced in 2008. There are also 11 regular ductless units and 32 cassette ductless heaters. All of those ductless units were installed in the Summer of 2024. There is one ductless unit that was installed in 2000 and is still operational to this day. There are nine air handler units in throughout the building, the majority of which are in an attic space. The electrical equipment, such as transformers, switchboards, distribution panels, wiring, lighting systems, and other components are adequate for the facility demand requirements. The plumbing system throughout the facility is in good working order. Only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

Site

The site is approximately 13.15 acres. It includes a large field with two baseball fields, a large covered shade structure, and multiple pieces of playground equipment. There is an old track on site that is made of red clay. The asphalt has moss on it in the playground area but is in usable shape otherwise. 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
Centennial Elementary School	$601	57,510	$34,563,510	0.0%	21.2%	26.5%	27.9%
Centennial Elementary School - Portable 1	$169	960	$162,240	0%	0%	0%	0%

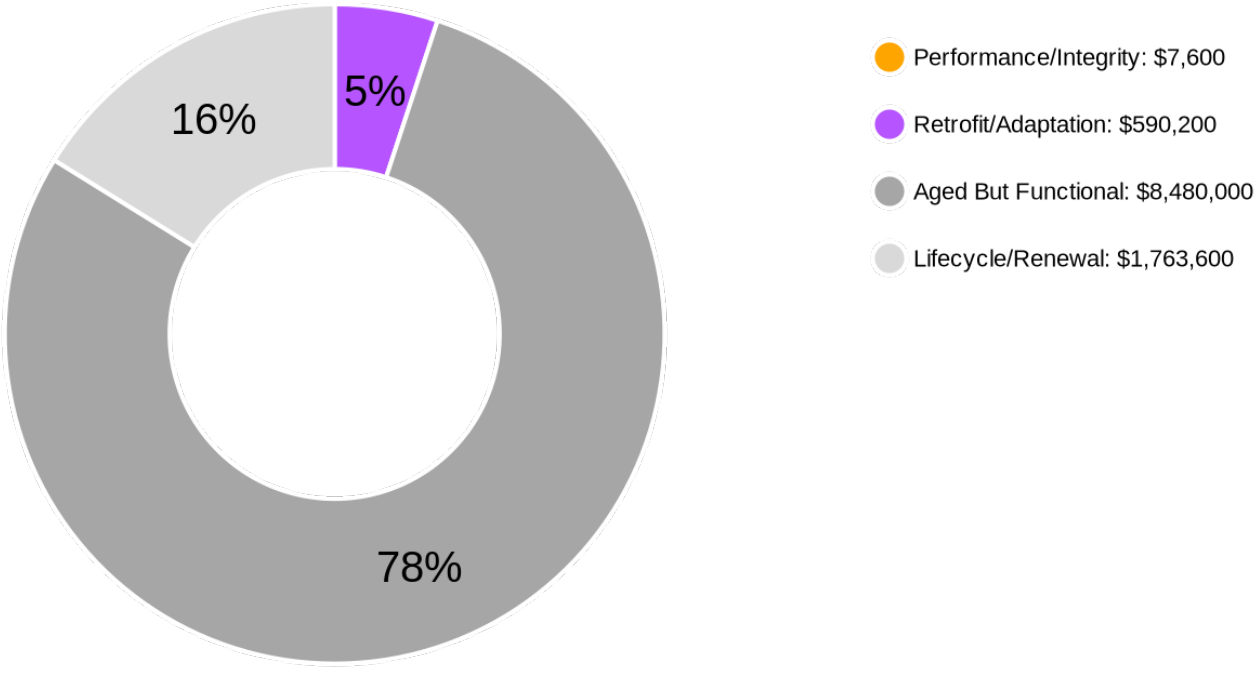
Immediate Needs

Facility/Building	Total Items	Total Cost
0544 - Centennial Elementary School / Centennial Elementary School	1	$7,600
TOTAL	**1**	**$7,600**

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: $10,841,300

2. Centennial Elementary School

Centennial Elementary School: Building Systems Summary		
Address	1315 Aspen Street, Springfield, OR 97477	
GPS Coordinates	44.05782664447521, -123.04181736674052	
Constructed/Renovated	1963	
Building Area	57,510 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip footing foundation system	Fair
Facade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Third Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted gypsum board, painted CMU, acoustical tile Floors: Carpet, carpet tile, VCT, VCT with asbestos abatement, ceramic tile, quarry tile Ceilings: Painted gypsum board, hard ACT, wood paneling, acoustical tile	Fair
Elevators	None	-

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

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

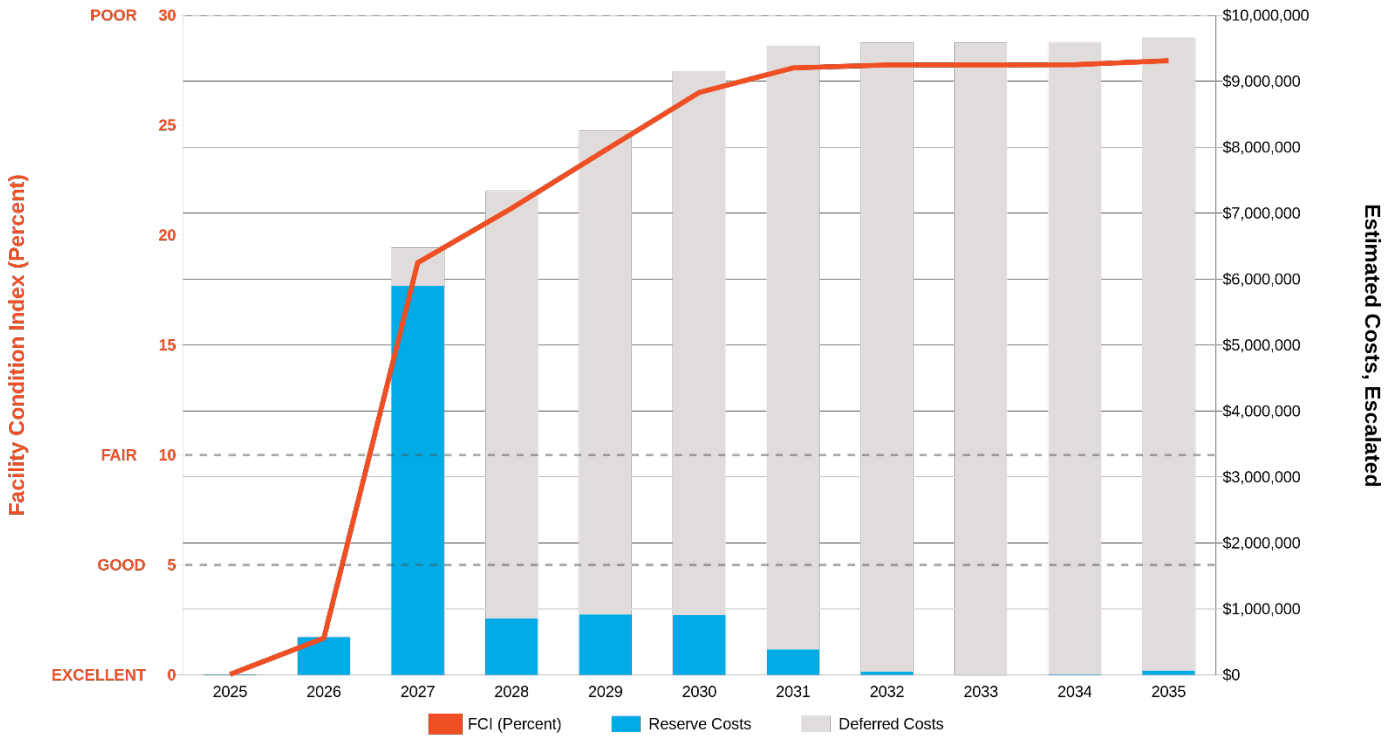
Centennial Elementary School: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$0	$0	$0	$0	$5,932,644	$5,932,644
Facade	$0	$353,229	$600,845	$0	$0	$954,074
Roofing	$0	$0	$49,317	$0	$2,492,360	$2,541,677
Interiors	$0	$1,245,061	$676,428	$390,131	$1,287,098	$3,598,718
Plumbing	$0	$766,485	$154,607	$0	$64,017	$985,109
HVAC	$7,562	$1,113,743	$0	$0	$1,109,541	$2,230,846
Fire Protection	$0	$758	$590,200	$0	$0	$590,958
Electrical	$0	$916,752	$107,666	$0	$13,853	$1,038,271
Fire Alarm & Electronic Systems	$0	$329,283	$317,486	$0	$338,870	$985,639
Equipment & Furnishings	$0	$1,746,884	$180,338	$103,806	$83,139	$2,114,167
Sitework	$0	$0	$0	$5,126	$0	$5,126
TOTALS	**$7,600**	**$6,472,200**	**$2,676,900**	**$499,100**	**$11,321,600**	**$20,977,400**

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: $34,563,510.00 **Inflation Rate: 4%** **Average Needs (per year - over next 10 years): $877,791.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
0544 - Centennial Elementary School / Centennial Elementary School	D3055	HVAC System, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	$7,600
TOTAL (1 items)					**$7,600**

Key Findings

HVAC System in Poor condition.

any type, Repairs per Man-Day
Centennial Elementary School
Boiler Room

Uniformat Code: D3050
Recommendation: **Repair in 2025**

Plan Type: Performance/Integrity

Cost Estimate: $7,600

The controls for the boilers were moved in Summer 2024 for the install of all the new ductless units and now the boilers don't work properly. - AssetCALC ID: 8653363

Centennial Elementary School: Photographic Overview

1 – FRONT ELEVATION

2 – RIGHT ELEVATION

3 – REAR ELEVATION

4 – LEFT ELEVATION

5 – EXTERIOR DOOR

6 – ROOFING

7 – OFFICE AREA

8 – EXTERIOR GLAZING

9 – SPLIT SYSTEM DUCTLESS

10 – HVAC SYSTEM

11 – AIR HANDLER

12 – WATER HEATER

13 – RADIATOR

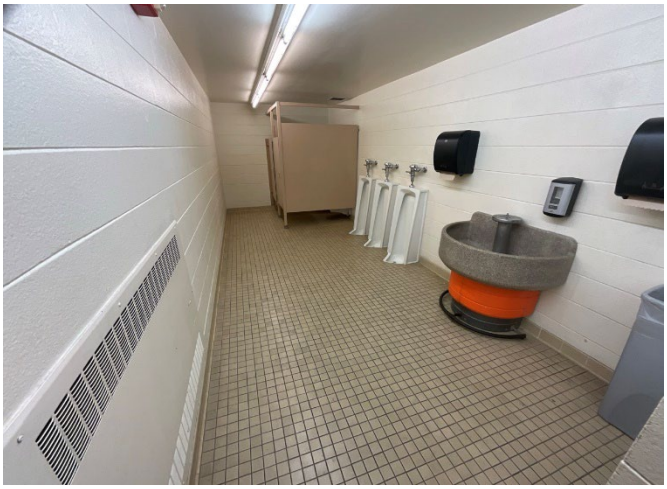
14 – SWITCHBOARD

15 – CLASSROOM OVERVIEW 2

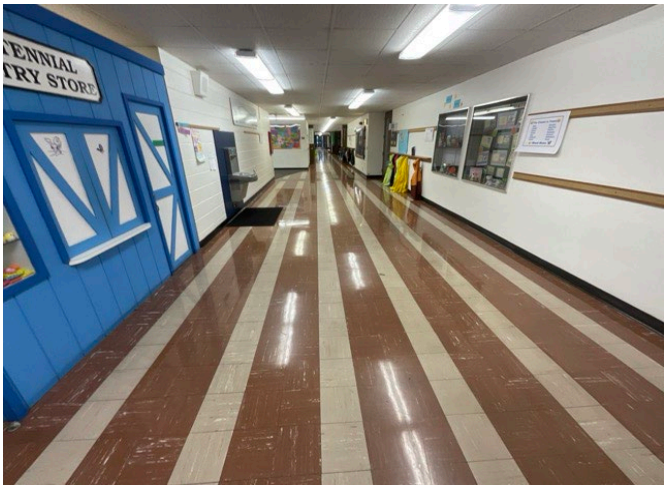
16 – CLASSROOM OVERVIEW 4

17 – LIBRARY OVERVIEW 1

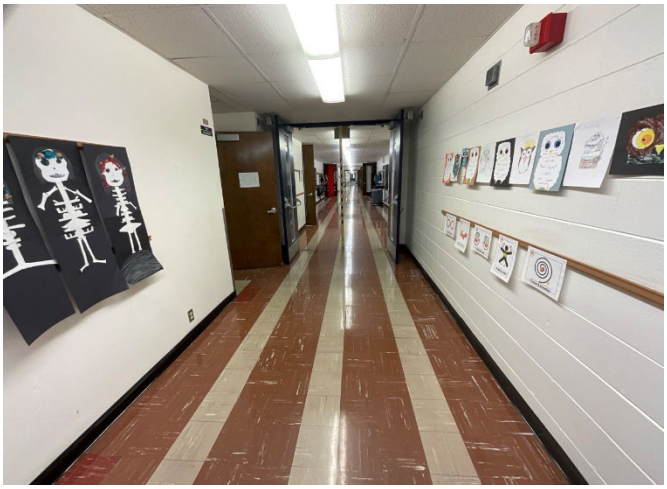
18 – CLASSROOM OVERVIEW 3



19 – RESTROOM OVERVIEW 1



20 – HALLWAY OVERVIEW 5



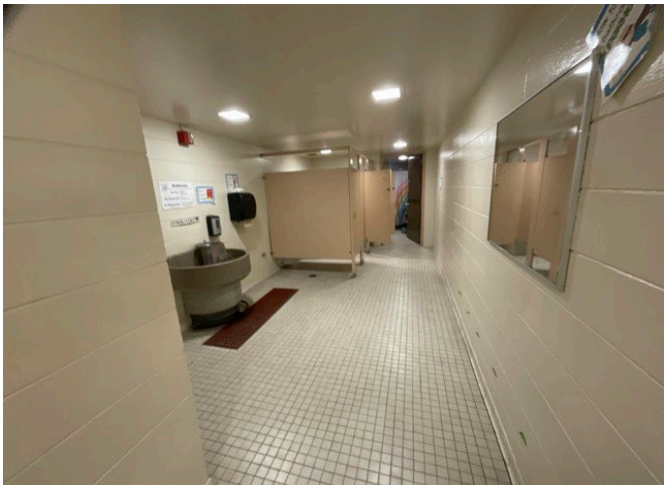
21 – HALLWAY OVERVIEW 3

22 – CLASSROOM OVERVIEW 5

23 – COURTYARD OVERVIEW

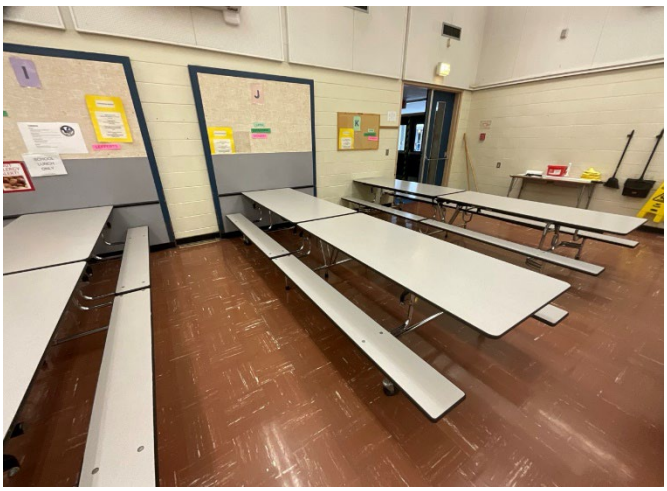
24 – CLASSROOM OVERVIEW 1

25 – KITCHEN STORAGE

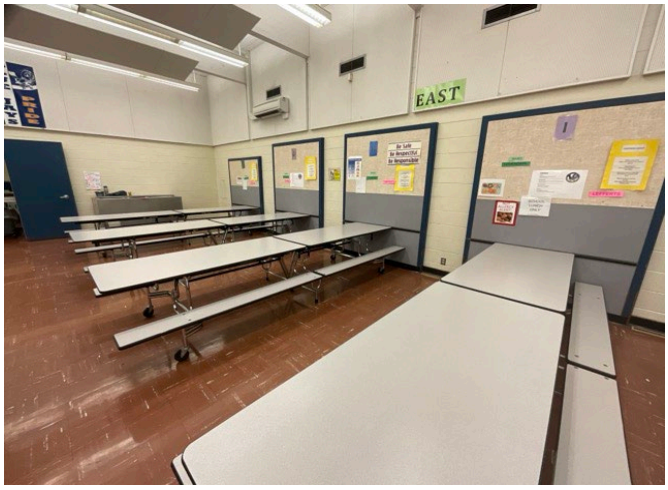


26 – RESTROOM OVERVIEW

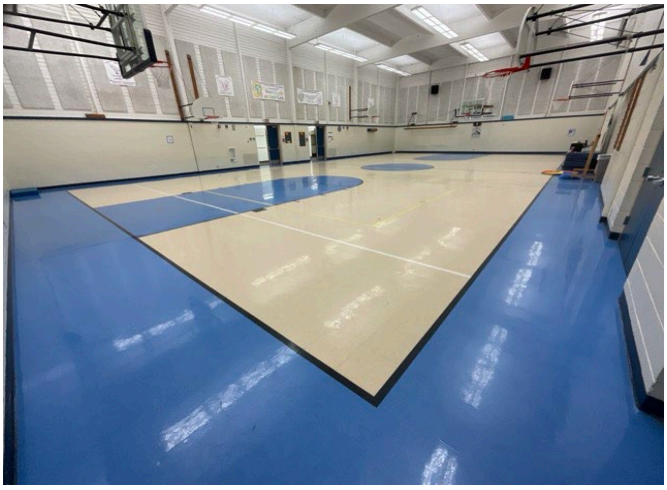
27 – COMMERCIAL KITCHEN OVERVIEW



28 – CAFETERIA OVERVIEW 2



29 – CAFETERIA OVERVIEW



30 – GYMNASIUM OVERVIEW

3. Centennial Elementary School - Portable 1

Centennial Elementary School - Portable 1: Building Systems Summary	
Address	1315 Aspen Street, Springfield, OR 97477
GPS Coordinates	44.0577295, -123.0414794
Constructed/Renovated	1990
Building Area	960 SF
Number of Stories	1 above grade

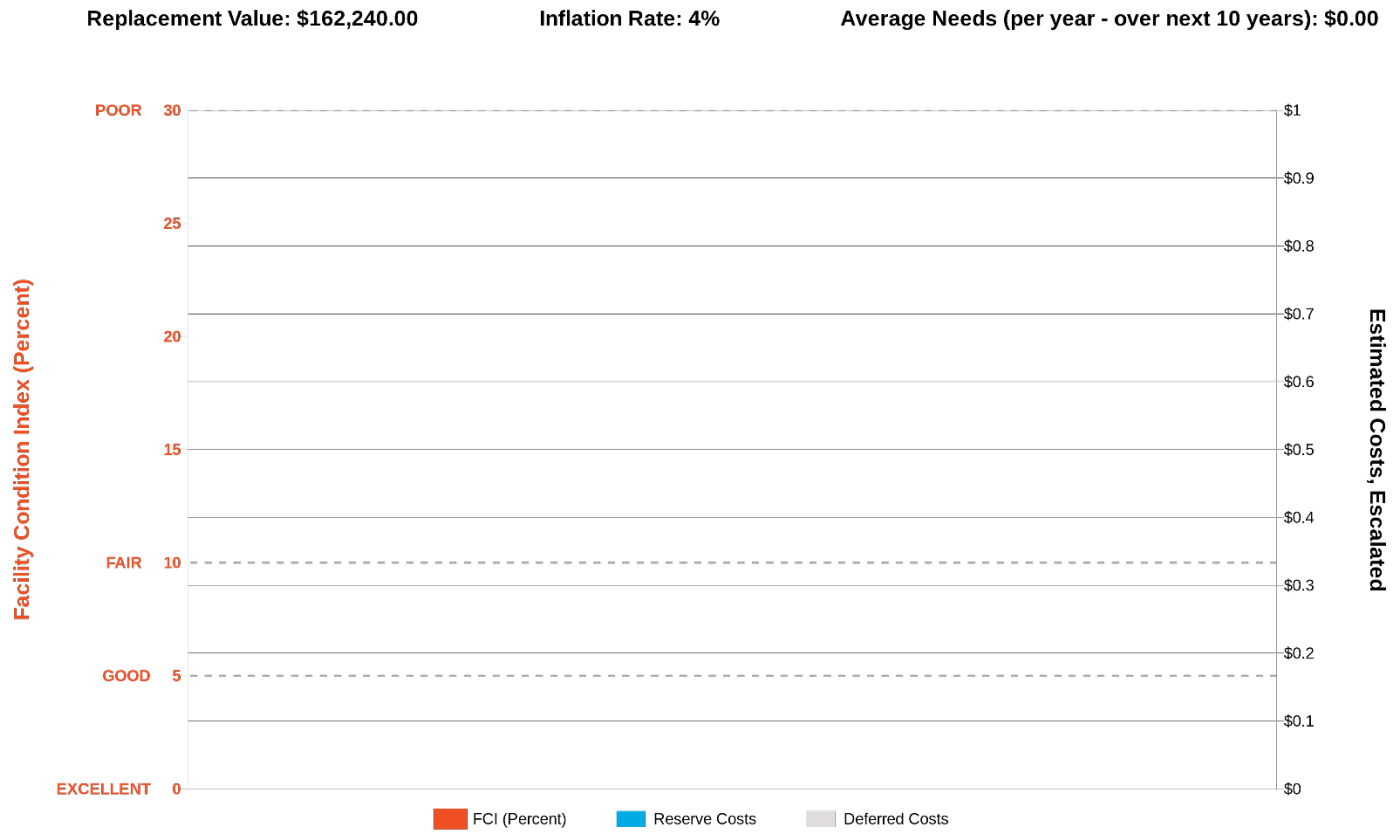
The table below shows the anticipated costs by trade or building system over the next 20 years.

Centennial Elementary School - Portable 1: 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	$0	$0	$252,502	$252,502
TOTALS	**$0**	**$0**	**$0**	**$0**	**$252,600**	**$252,600**

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

4. Site Summary

Site: Site Information		
Site Area	13.15 acres	
Parking Spaces	61 total spaces all in open lots; 2 of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and front lawn signage; chain link fencing; CMU wall dumpster enclosures Playgrounds and sports fields Limited park benches, picnic tables	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes Irrigation not present Low site slopes along west boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: fluorescent, metal halide	Fair
Ancillary Structures	Prefabricated modular buildings	Fair
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
Facade	$0	$0	$0	$0	$6,817	$6,817
Plumbing	$0	$0	$0	$0	$151,682	$151,682
Special Construction & Demo	$0	$0	$0	$0	$778,805	$778,805
Sitework	$0	$425,533	$521,193	$238,885	$189,119	$1,374,730
TOTALS	**$0**	**$425,600**	**$521,200**	**$238,900**	**$1,126,500**	**$2,312,200**

Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Site: Photographic Overview

1 – PARK BENCH

2 – PARK BENCH

3 – SPORTS APPARATUS

4 – PARKING LOTS

5 – PICNIC TABLE

6 – PLAY STRUCTURE

7 – SPORTS APPARATUS

8 – PLAY STRUCTURE

9 – SIGNAGE

10 – SIDEWALK

11 – SHED/GAZEBO/SHADE STRUCTURE

12 – PARKING LOTS

13 – PLAYFIELD SURFACES

14 – PLAYFIELD SURFACES

15 – PLAYFIELD SURFACES

16 – PLAYFIELD SURFACES

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 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 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.

7. Certification

Oregon Department of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of 0544 - Centennial Elementary School, 1315 Aspen Street, Springfield, OR 97477, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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for
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8. 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
169411.24R000-045.017	Centennial Elementary School
Source	**On-Site Date**
Google	November 22, 2024

N

Appendix B:
Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Centennial Elementary School

Name of person completing form: Lindsey Boss

Title / Association with property:

Length of time associated w/ property:

Date Completed: 11.22.2024

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	1963		
2	Building size in SF	57,510		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof	2024	Summer
		Interiors		
		HVAC	2024	New ductless units
		Electrical		
		Site Pavement		
		Accessibility		

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

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

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?			X		
8	Are there any wall, window, basement or roof leaks?			X		
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?			X		
10	Are your elevators unreliable, with frequent service calls?			X		
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?			X		
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?			X		
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?			X		
14	Is the electrical service outdated, undersized, or otherwise problematic?			X		
15	Are there any problems or inadequacies with exterior lighting?			X		
16	Is site/parking drainage inadequate, with excessive ponding or other problems?			X		
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?			X		
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			X		

Appendix C:
Not Used

Draft - For Discussion Purposes Only

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Appendix D:
Component Condition Report

Component Condition Report | 0544 - Centennial Elementary School / Centennial Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4010	Throughout Building	Fair	Slab-on-Grade, Concrete, n/a	57,510 SF	12	8711278
B1010	Throughout	Fair	Structural Framing, Masonry (CMU) Bearing Walls, Maintain	57,510 SF	13	8765866
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Metal Siding	20,000 SF	4	8653347
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	27,000 SF	2	8653384
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	10,510 SF	2	8653419
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	1,000 SF	2	8653386
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	15	3	8653398
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	25	3	8653414
Roofing						
B3010	Roof	Excellent	Roofing, Single-Ply Membrane, EPDM	57,510 SF	19	8653327
B3080	Building Exterior	Fair	Soffit/Fascia, Stucco	3,153 SF	4	8653351
Interiors						
C1020	Throughout Building	Fair	Interior Glazing, any type by SF	500 SF	2	8653413
C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core	30	2	8653323
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	18	3	8653399
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Commercial	160	2	8653342
C1030	Restrooms	Fair	Interior Door, Steel, Standard	30	2	8653356
C1070	Throughout Building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	18,000 SF	1	8653309
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	18,000 SF	2	8653336
C1090	Restrooms	Fair	Toilet Partitions, Metal	14	2	8653369
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	3	17	8653375
C2010	Throughout Building	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	15,265 SF	5	8653401
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	71,000 SF	2	8653354
C2030	Nurse's Office	Good	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	60 SF	7	8653417
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	2,500 SF	3	8653343
C2030	Utility Rooms/Areas	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	200 SF	2	8653407
C2030	Hallways & Common Areas	Fair	Flooring, Carpet, Commercial Tile	100 SF	2	8653416
C2030	Gymnasium	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	30,000 SF	1	8653319
C2030	Restrooms	Fair	Flooring, Ceramic Tile	11,995 SF	6	8653396
C2030	Hallways & Common Areas	Fair	Flooring, Vinyl Tile (VCT)	60 SF	3	8653330
C2030	Hallways & Common Areas	Fair	Flooring, Carpet, Commercial Standard	11,995 SF	3	8653362
C2030	Classrooms General	Good	Flooring, Carpet, Commercial Tile	600 SF	7	8653371
C2050	Utility Rooms/Areas	Fair	Ceiling Finishes, Plywood	1,510 SF	2	8653350
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	20,000 SF	2	8653412

Component Condition Report | 0544 - Centennial Elementary School / Centennial Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style	6	2	8653321
D2010	Faculty Break Rooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	4	8653355
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	57,510 SF	2	8653324
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	30	2	8653329
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Laundry	4	2	8653359
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	2	12	8653377
D2010	Classrooms General	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	2	8653383
D2010	Boiler Room	Fair	Water Heater, Electric, Commercial (12 kW)	1	1	8653333
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	6	2	8653316
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	37	3	8653331
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (125 MBH)	1	4	8653335
D2010	Site General	Fair	Piping & Valves, Piping Copper, Domestic Water, 2 IN	202 LF	3	8711285
D2010	Restrooms	Fair	Urinal, Standard	13	2	8653387
D2010	Boiler Room	Fair	Storage Tank, Domestic Water	1	13	8653352
D2010	Boiler Room	Fair	Pump, Circulation/Booster, Domestic Water	2	2	8653394
D2010	Restrooms	Excellent	Sink/Lavatory, Trough Style, Solid Surface	2	27	8653326
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	1	8653406
D2020	Site General	Fair	Piping & Valves, Piping Cast Iron, Sanitary Drainage, 6 IN	202 LF	3	8711283
D2030	Roof	Fair	Supplemental Components, Drains, Roof	22	2	8653385
HVAC						
D3020	Mechanical room	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH	2	13	9833920
D3020	Roof	Fair	Boiler Supplemental Components, Metal Flue, Stainless Steel	4 LF	2	8653345
D3020	Hallways & Common Areas	Fair	Radiator, Hydronic, Baseboard (per LF)	10 LF	1	8653411
D3020	Roof	Excellent	Boiler Supplemental Components, Metal Flue, Stainless Steel	20 LF	29	8653332
D3030	Roof	Excellent	Split System Ductless, Single Zone	32	14	8653403
D3030	Roof	Excellent	Split System Ductless, Single Zone	11	14	8653370
D3030	Classrooms General	Fair	Split System Ductless, Single Zone	1	2	8653344
D3030	Throughout Building	Excellent	Split System Ductless, Single Zone	32	14	8653338
D3030	Hallways & Common Areas	Excellent	Split System Ductless, Single Zone	11	14	8653365
D3030	Roof	Excellent	Supplemental Components, Compressor, Remote Reciprocating, 15 TON	1	23	8653334
D3030	Roof	Fair	Supplemental Components, Compressor, Remote Reciprocating, 15 TON	1	1	8653353
D3050	Boiler Room	Poor	HVAC System, any type, Repairs per Man-Day, Repair	4	0	8653363
D3050	Attic	Fair	Air Handler, Interior AHU, Easy/Moderate Access	3	2	8653420
D3050	Utility Rooms/Areas	Fair	Air Handler, Interior AHU, Easy/Moderate Access	2	2	8653358
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	57,510 SF	2	8653391
D3050	Roof	Fair	Air Handler, Interior AHU, Integral to Building or Difficult Access, Refurbish	4	2	8653393

Component Condition Report | 0544 - Centennial Elementary School / Centennial Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	2	8653395
D3060	Roof	Fair	Exhaust Fan, Propeller, 1 HP Motor	5	2	8653357
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16 to 20 HP Motor	3	2	8653368
D3060	Roof	Fair	Exhaust Fan, Propeller, 0.25 HP Motor	4	2	8653380
Fire Protection						
D4010	Throughout	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	57,510 SF	4	8765283
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	1 LF	1	8653320
Electrical						
D5020	Boiler Room	Fair	Switchboard, 120/208 V	1	3	8653360
D5020	Utility Rooms/Areas	Fair	Distribution Panel, 120/208 V	1	2	8653367
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	57,510 SF	2	8653378
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	57,510 SF	2	8653348
D5040	Hallways & Common Areas	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	17	1	8653349
D5040	Site	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	1	8653405
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	5	5	8653418
D5040	Boiler Room	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	41	3	8653312
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	57,510 SF	2	8653366
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	57,510 SF	2	8653315
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	57,510 SF	5	8653361
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	16 LF	5	8653308
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	16 LF	2	8653341
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	2	8653410
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	1	8653322
E1030	Commercial Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	6	8653318
E1030	Commercial Kitchen	Excellent	Foodservice Equipment, Walk-In, Freezer	1	18	8653415
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Dishwashing Equipment	20 LF	5	8653400
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	2	7	8765284
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	20 LF	5	8653317
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	2	7	8765286
E1040	Office Areas	Excellent	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	9	8653364
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable	6	10	8653392
E2010	Faculty Break Rooms	Fair	Casework, Cabinetry, Economy	3,000 LF	2	8653374
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	300 LF	2	8653402
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	100 LF	2	8653346
E2010	Hallways & Common Areas	Fair	Casework, Cabinetry, Economy	250 LF	2	8653409

Component Condition Report | 0544 - Centennial Elementary School / Centennial Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Classrooms General	Fair	Casework, Cabinetry, Economy	100 LF	2	8653388
E2010	Office Areas	Fair	Casework, Cabinetry, Economy	1,000 LF	2	8653337
Sitework						
G2060	Hallways & Common Areas	Good	Signage, Property, Building or Pole-Mounted, Replace/Install	1	10	8653311

Component Condition Report | 0544 - Centennial Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Site	Good	Exterior Walls, Concrete Block (CMU)	100 SF	19	8653604
Plumbing						
D2010	Site	Fair	Piping & Valves, Piping Copper, Domestic Water, 4 IN	250 LF	19	8765464
Special Construction & Demo						
F1020	Site General	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	5,947 SF	14	8653599
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	41,486 SF	2	8653595
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	41,486 SF	2	8653601
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	30,000 SF	4	8653589
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	5	8653593
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	10	8653592
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	10	8653610
G2050	Site	Fair	Play Structure, Multipurpose, Small	8	1	8653609
G2050	Site	Good	Play Structure, Multipurpose, Large	1	10	8653590
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	3	2	8653608
G2050	Site	Good	Playfield Surfaces, Rubber, Interlocking Tiles	15 SF	10	8653591
Sitework						
G2060	Site	Good	Park Bench, Metal Powder-Coated	4	10	8653607
G2060	Site	Good	Picnic Table, Metal Powder-Coated	2	10	8653594
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	2	8653602
G2060	Site	Fair	Flagpole, Metal	1	5	8653600
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	2	8653597
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	3	1	8653605
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	1	2	8653606
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	10	8653598
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	1,102 LF	30	8653596
Utilities						
G3020	Site	Fair	Piping & Valves, Piping PVC, Site Sanitary, 8 IN	250 LF	19	8765488

Component Condition Report | 0544 - Centennial Elementary School / Centennial Elementary School - Portable 1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site General	Fair	Classroom/Office Module, Portable Building	860 SF	14	8765287

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
0544 - Centennial Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
0544 - Centennial Elementary School / Centennial Elementary School	$7,563	$571,144	$5,901,095	$855,314	$915,123	$906,469	$385,528	$46,285	$0	$4,370	$62,890	**$9,655,781**
0544 - Centennial Elementary School / Centennial Elementary School - Portable 1	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
0544 - Centennial Elementary School / Site	$0	$130,087	$295,452	$0	$493,666	$27,529	$0	$38,165	$0	$0	$200,729	**$1,185,628**
Grand Total	**$7,563**	**$701,231**	**$6,196,547**	**$855,314**	**$1,408,788**	**$933,998**	**$385,528**	**$84,450**	**$0**	**$4,370**	**$263,619**	**$10,841,408**

0544 - Centennial Elementary School

0544 - Centennial Elementary School / Centennial 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
B2010	8653384	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	18	2	27000	SF	$1.86	$2.81	$75,958			$75,958									**$75,958**
B2010	8653419	Exterior Walls, Wood Siding, Replace	30	28	2	10510	SF	$10.20	$15.43	$162,143			$162,143									**$162,143**
B2010	8653347	Exterior Walls, Metal Siding, Replace	40	36	4	20000	SF	$7.26	$10.98	$219,615					$219,615							**$219,615**
B2020	8653386	Exterior Glazing, any type by SF, Replace	30	28	2	1000	SF	$58.50	$88.48	$88,481			$88,481									**$88,481**
B2050	8653398	Exterior Door, Steel, Commercial, Replace	40	37	3	15	EA	$4,060.00	$6,140.75	$92,111				$92,111								**$92,111**
B2050	8653414	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	27	3	25	EA	$5,650.00	$8,545.63	$213,641				$213,641								**$213,641**
B3080	8653351	Soffit/Fascia, Stucco, Replace	20	16	4	3153	SF	$8.84	$13.37	$42,157					$42,157							**$42,157**
C1020	8653413	Interior Glazing, any type by SF, Replace	40	38	2	500	SF	$41.60	$62.92	$31,460			$31,460									**$31,460**
C1030	8653323	Interior Door, Wood, Solid-Core, Replace	40	38	2	30	EA	$960.00	$1,452.00	$43,560			$43,560									**$43,560**
C1030	8653342	Interior Door, Wood, Solid-Core Commercial, Replace	40	38	2	160	EA	$960.00	$1,452.00	$232,320			$232,320									**$232,320**
C1030	8653356	Interior Door, Steel, Standard, Replace	40	38	2	30	EA	$760.00	$1,149.50	$34,485			$34,485									**$34,485**
C1030	8653399	Interior Door, Steel, Standard, Replace	40	37	3	18	EA	$760.00	$1,149.50	$20,691				$20,691								**$20,691**
C1070	8653309	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	24	1	18000	SF	$3.76	$5.69	$102,366		$102,366										**$102,366**
C1070	8653336	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	18000	SF	$3.76	$5.69	$102,366			$102,366									**$102,366**
C1090	8653369	Toilet Partitions, Metal, Replace	20	18	2	14	EA	$1,480.00	$2,238.50	$31,339			$31,339									**$31,339**
C2010	8653354	Wall Finishes, any surface, Prep & Paint	10	8	2	71000	SF	$1.45	$2.19	$155,712			$155,712									**$155,712**
C2010	8653401	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace	25	20	5	15265	SF	$14.40	$21.78	$332,472						$332,472						**$332,472**
C2030	8653407	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	200	SF	$1.09	$1.56	$312			$312									**$312**
C2030	8653417	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	3	7	60	SF	$14.60	$20.88	$1,253								$1,253				**$1,253**
C2030	8653343	Flooring, Quarry Tile, Replace	50	47	3	2500	SF	$19.70	$29.80	$74,491				$74,491								**$74,491**
C2030	8653396	Flooring, Ceramic Tile, Replace	40	34	6	11995	SF	$16.60	$25.11	$301,164							$301,164					**$301,164**
C2030	8653319	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	14	1	30000	SF	$8.00	$12.10	$363,000		$363,000										**$363,000**
C2030	8653330	Flooring, Vinyl Tile (VCT), Replace	15	12	3	60	SF	$4.84	$6.92	$415				$415								**$415**
C2030	8653416	Flooring, Carpet, Commercial Tile, Replace	10	8	2	100	SF	$6.21	$8.88	$888			$888									**$888**

Replacement Reserves Report

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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
C2030	8653362	Flooring, Carpet, Commercial Standard, Replace	10	7	3	11995	SF	$8.06	$12.18	$146,148				$146,148								**$146,148**
C2030	8653371	Flooring, Carpet, Commercial Tile, Replace	10	3	7	600	SF	$6.21	$9.39	$5,637								$5,637				**$5,637**
C2050	8653350	Ceiling Finishes, Plywood, Replace	30	28	2	1510	SF	$7.18	$10.86	$16,398			$16,398									**$16,398**
C2050	8653412	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	20000	SF	$1.81	$2.74	$54,828			$54,828									**$54,828**
D2010	8653333	Water Heater, Electric, Commercial (12 kW), Replace	20	19	1	1	EA	$14,300.00	$21,628.75	$21,629		$21,629										**$21,629**
D2010	8653394	Pump, Circulation/Booster, Domestic Water, Replace	15	13	2	2	EA	$6,080.00	$9,196.00	$18,392			$18,392									**$18,392**
D2010	8653335	Water Heater, Gas, Commercial (125 MBH), Replace	20	16	4	1	EA	$9,420.00	$14,247.75	$14,248					$14,248							**$14,248**
D2010	8653324	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	38	2	57510	SF	$6.00	$9.08	$521,903			$521,903									**$521,903**
D2010	8711285	Piping & Valves, Piping Copper, Domestic Water, 2 IN, Replace	40	37	3	202	LF	$74.40	$112.53	$22,731				$22,731								**$22,731**
D2010	8653406	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	14	1	1	EA	$1,360.00	$2,057.00	$2,057		$2,057										**$2,057**
D2010	8653321	Sink/Lavatory, Trough Style, Replace	30	28	2	6	EA	$2,500.00	$3,781.25	$22,688			$22,688									**$22,688**
D2010	8653329	Toilet, Commercial Water Closet, Replace	30	28	2	30	EA	$1,460.00	$2,208.25	$66,248			$66,248									**$66,248**
D2010	8653359	Sink/Lavatory, Service Sink, Laundry, Replace	30	28	2	4	EA	$1,040.00	$1,573.00	$6,292			$6,292									**$6,292**
D2010	8653383	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	28	2	1	EA	$827.00	$1,182.61	$1,183			$1,183									**$1,183**
D2010	8653316	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	28	2	6	EA	$827.00	$1,250.84	$7,505			$7,505									**$7,505**
D2010	8653387	Urinal, Standard, Replace	30	28	2	13	EA	$1,030.00	$1,557.88	$20,252			$20,252									**$20,252**
D2010	8653331	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	27	3	37	EA	$1,140.00	$1,724.25	$63,797				$63,797								**$63,797**
D2010	8653355	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	26	4	1	EA	$1,140.00	$1,724.25	$1,724					$1,724							**$1,724**
D2020	8711283	Piping & Valves, Piping Cast Iron, Sanitary Drainage, 6 IN, Replace	40	37	3	202	LF	$112.30	$169.85	$34,310				$34,310								**$34,310**
D2030	8653385	Supplemental Components, Drains, Roof, Replace	40	38	2	22	EA	$644.00	$974.05	$21,429			$21,429									**$21,429**
D3020	8653411	Radiator, Hydronic, Baseboard (per LF), Replace	30	29	1	10	LF	$117.00	$176.96	$1,770		$1,770										**$1,770**
D3020	8653345	Boiler Supplemental Components, Metal Flue, Stainless Steel, Replace	30	28	2	4	LF	$195.00	$278.85	$1,115			$1,115									**$1,115**
D3030	8653353	Supplemental Components, Compressor, Remote Reciprocating, 15 TON, Replace	25	24	1	1	EA	$23,800.00	$35,997.50	$35,998		$35,998										**$35,998**
D3030	8653344	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	$4,050.00	$6,125.63	$6,126			$6,126									**$6,126**
D3050	8653363	HVAC System, any type, Repairs per Man-Day, Repair	0	24	0	4	EA	$1,250.00	$1,890.63	$7,563	$7,563											**$7,563**
D3050	8653420	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	23	2	3	EA	$3,600.00	$5,445.00	$16,335			$16,335									**$16,335**
D3050	8653358	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	23	2	2	EA	$3,600.00	$5,445.00	$10,890			$10,890									**$10,890**
D3050	8653391	HVAC System, Ductwork, Medium Density, Replace	30	28	2	57510	SF	$4.00	$6.05	$347,936			$347,936									**$347,936**
D3050	8653393	Air Handler, Interior AHU, Integral to Building or Difficult Access, Refurbish	20	18	2	4	EA	$61,000.00	$92,262.50	$369,050			$369,050									**$369,050**
D3060	8653395	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	23	2	1	EA	$1,470.00	$2,223.38	$2,223			$2,223									**$2,223**
D3060	8653357	Exhaust Fan, Propeller, 1 HP Motor, Replace	20	18	2	5	EA	$2,330.00	$3,524.13	$17,621			$17,621									**$17,621**
D3060	8653368	Exhaust Fan, Centrifugal, 16 to 20 HP Motor, Replace	25	23	2	3	EA	$48,000.00	$72,600.00	$217,800			$217,800									**$217,800**
D3060	8653380	Exhaust Fan, Propeller, 0.25 HP Motor, Replace	20	18	2	4	EA	$714.00	$1,079.93	$4,320			$4,320									**$4,320**
D4010	8765283	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	57510	SF	$5.80	$8.77	$504,506					$504,506							**$504,506**
D4010	8653320	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	19	1	1	LF	$510.00	$729.30	$729		$729										**$729**

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
D5020	8653360	Switchboard, 120/208 V, Replace	40	37	3	1	EA	$42,400.00	$64,130.00	$64,130				$64,130								**$64,130**
D5020	8653367	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$5,730.00	$8,666.63	$8,667			$8,667									**$8,667**
D5030	8653378	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	38	2	57510	SF	$3.00	$4.54	$260,952			$260,952									**$260,952**
D5040	8653349	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	9	1	17	EA	$350.00	$529.38	$8,999		$8,999										**$8,999**
D5040	8653405	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	19	1	6	EA	$450.00	$680.63	$4,084		$4,084										**$4,084**
D5040	8653348	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	18	2	57510	SF	$6.50	$9.83	$565,395			$565,395									**$565,395**
D5040	8653312	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	41	EA	$450.00	$680.63	$27,906				$27,906								**$27,906**
D5040	8653418	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	15	5	5	EA	$450.00	$680.63	$3,403						$3,403						**$3,403**
D6060	8653366	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	18	2	57510	SF	$1.50	$2.27	$130,476			$130,476									**$130,476**
D7030	8653315	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	13	2	57510	SF	$2.00	$3.03	$173,968			$173,968									**$173,968**
D7050	8653361	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	57510	SF	$3.00	$4.54	$260,952						$260,952						**$260,952**
E1030	8653322	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	14	1	1	EA	$5,650.00	$8,545.63	$8,546		$8,546										**$8,546**
E1030	8653341	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	18	2	16	LF	$1,000.00	$1,512.50	$24,200			$24,200									**$24,200**
E1030	8653410	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	18	2	1	EA	$29,400.00	$44,467.50	$44,468			$44,468									**$44,468**
E1030	8653308	Commercial Kitchen Line, Cooking Equipment, Replace	20	15	5	16	LF	$2,000.00	$3,025.00	$48,400						$48,400						**$48,400**
E1030	8653400	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	15	5	20	LF	$3,000.00	$4,537.50	$90,750						$90,750						**$90,750**
E1030	8653317	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	15	5	20	LF	$300.00	$453.75	$9,075						$9,075						**$9,075**
E1030	8653318	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	24	6	1	EA	$2,330.00	$3,524.13	$3,524							$3,524					**$3,524**
E1030	8765284	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	8	7	2	EA	$4,250.00	$6,428.13	$12,856								$12,856				**$12,856**
E1030	8765286	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	8	7	2	EA	$5,100.00	$7,713.75	$15,428								$15,428				**$15,428**
E1040	8653364	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	1	9	1	EA	$2,030.00	$3,070.38	$3,070										$3,070		**$3,070**
E1070	8653392	Basketball Backboard, Wall-Mounted, Operable	30	20	10	6	EA	$4,300.00	$6,503.75	$39,023											$39,023	**$39,023**
E2010	8653374	Casework, Cabinetry, Economy, Replace	20	18	2	3000	LF	$200.00	$302.50	$907,500			$907,500									**$907,500**
E2010	8653402	Library Shelving, Single-Faced, up to 90" Height, Replace	20	18	2	300	LF	$330.00	$499.13	$149,738			$149,738									**$149,738**
E2010	8653346	Library Shelving, Double-Faced, up to 90" Height, Replace	20	18	2	100	LF	$480.00	$726.00	$72,600			$72,600									**$72,600**
E2010	8653409	Casework, Cabinetry, Economy, Replace	20	18	2	250	LF	$200.00	$302.50	$75,625			$75,625									**$75,625**
E2010	8653388	Casework, Cabinetry, Economy, Replace	20	18	2	100	LF	$200.00	$302.50	$30,250			$30,250									**$30,250**
E2010	8653337	Casework, Cabinetry, Economy, Replace	20	18	2	1000	LF	$200.00	$302.50	$302,500			$302,500									**$302,500**
G2060	8653311	Signage, Property, Building or Pole-Mounted, Replace/Install	20	10	10	1	EA	$2,290.00	$3,463.63	$3,464											$3,464	**$3,464**
Totals, Unescalated											**$7,563**	**$549,177**	**$5,455,894**	**$760,371**	**$782,251**	**$745,051**	**$304,689**	**$35,173**	**$0**	**$3,070**	**$42,486**	**$8,685,725**
Totals, Escalated (4.0% inflation, compounded annually)											**$7,563**	**$571,144**	**$5,901,095**	**$855,314**	**$915,123**	**$906,469**	**$385,528**	**$46,285**	**$0**	**$4,370**	**$62,890**	**$9,655,781**

Replacement Reserves Report

10/6/2025

0544 - Centennial 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
G2020	8653595	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	41486	SF	$3.50	$5.29	$219,617			$219,617									**$219,617**
G2020	8653601	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	41486	SF	$0.46	$0.70	$29,002			$29,002					$29,002				**$58,004**
G2030	8653589	Sidewalk, Concrete, Large Areas, Replace	50	46	4	30000	SF	$9.30	$14.07	$421,988					$421,988							**$421,988**
G2050	8653593	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	15	5	2	EA	$5,480.00	$8,288.50	$16,577						$16,577						**$16,577**
G2050	8653610	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	4	EA	$7,030.00	$10,632.88	$42,532											$42,532	**$42,532**
G2050	8653609	Play Structure, Multipurpose, Small, Replace	20	19	1	8	EA	$10,000.00	$15,125.00	$121,000		$121,000										**$121,000**
G2050	8653608	Play Structure, Swing Set, 4 Seats, Replace	20	18	2	3	EA	$3,390.00	$5,127.38	$15,382			$15,382									**$15,382**
G2050	8653592	Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	$20,000.00	$30,250.00	$30,250											$30,250	**$30,250**
G2050	8653590	Play Structure, Multipurpose, Large, Replace	20	10	10	1	EA	$35,000.00	$52,937.50	$52,938											$52,938	**$52,938**
G2050	8653591	Playfield Surfaces, Rubber, Interlocking Tiles, Replace	15	5	10	15	SF	$25.00	$35.75	$536											$536	**$536**
G2060	8653605	Park Bench, Wood/Composite/Fiberglass, Replace	20	19	1	3	EA	$900.00	$1,361.25	$4,084		$4,084										**$4,084**
G2060	8653606	Bike Rack, Fixed 1-5 Bikes, Replace	20	18	2	1	EA	$600.00	$858.00	$858			$858									**$858**
G2060	8653607	Park Bench, Metal Powder-Coated, Replace	20	10	10	4	EA	$1,030.00	$1,557.88	$6,232											$6,232	**$6,232**
G2060	8653594	Picnic Table, Metal Powder-Coated, Replace	20	10	10	2	EA	$700.00	$1,058.75	$2,118											$2,118	**$2,118**
G2060	8653598	Picnic Table, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$1,001.00	$1,001											$1,001	**$1,001**
G2060	8653602	Signage, Property, Building or Pole-Mounted, Replace/Install	20	18	2	1	EA	$2,290.00	$3,463.63	$3,464			$3,464									**$3,464**
G2060	8653597	Signage, Property, Monument, Replace/Install	20	18	2	1	EA	$3,200.00	$4,840.00	$4,840			$4,840									**$4,840**
G2060	8653600	Flagpole, Metal, Replace	30	25	5	1	EA	$4,000.00	$6,050.00	$6,050						$6,050						**$6,050**
Totals, Unescalated											**$0**	**$125,084**	**$273,162**	**$0**	**$421,988**	**$22,627**	**$0**	**$29,002**	**$0**	**$0**	**$135,605**	**$1,007,468**
Totals, Escalated (4.0% inflation, compounded annually)											**$0**	**$130,087**	**$295,452**	**$0**	**$493,666**	**$27,529**	**$0**	**$38,165**	**$0**	**$0**	**$200,729**	**$1,185,628**

* Markup has been included in unit costs.