

DISTRICT SUMMARY REPORT



prepared for

Oregon Department of Education FCA and ADA
255 Capitol Street Northeast
Salem, OR 97310
Adam Krein



Springfield SD 19
1890 N 42nd Street
Springfield, OR 97478

PREPARED BY:

Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.bvna.com

BV CONTACT:

Matt Anderson
Program Manager
800.733.0660 x 7297613
matt.anderson@bureauveritas.com

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Bureau Veritas

6021 University Boulevard, Suite 200 | Ellicott City, MD 21043 | www.bvna.com | p 800.733.0660

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Number of Facilities	21
Main Address	Springfield SD 19, 1890 N 42nd Street, Springfield, OR 97478
Date(s) of Visit	January 2025
Management Point of Contact	Oregon Department of Education Adam Krein, State Facility Assessment Administrator 971-720-9273 adam.krein@ode.oregon.gov

School ID Number	School Name
544	Centennial Elementary School
4440	Academy of Arts and Academics
1353	Agnes Stewart Middle School
542	Briggs Middle School
545	Douglas Gardens Elementary School
546	Elizabeth Page Elementary School
1354	Gateways High School
548	Guy Lee Elementary School
549	Hamlin Middle School
550	Maple Elementary School
554	Mt. Vernon Elementary School
553	Ridgeview Elementary School
1352	Riverbend Elementary School
560	Springfield High School
2083	Springfield SD 19
556	Thurston Elementary School
561	Thurston High School

School ID Number	School Name
557	Thurston Middle School
5059	Two Rivers Dos Rios Elementary
558	Walterville Elementary School
559	Yolanda Elementary School

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 (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
0544 - Centennial Elementary School (1963)	\$600	57,510	\$34,506,000	0.0%	22.5%	29.3%	31.4%
Academy of Arts and Academics (2009)	\$600	16,130	\$9,678,000	0.0%	0.4%	12.2%	18.4%
Agnes Stewart Middle School (1997)	\$639	92,414	\$59,052,546	0.1%	11.7%	14.1%	22.9%
Briggs Middle School (1963)	\$639	88,252	\$52,333,436	0.0%	3.3%	13.0%	28.7%
Douglas Gardens Elementary School (1964)	\$600	47,700	\$28,620,000	0.1%	7.5%	16.2%	32.3%
Elizabeth Page Elementary School (1953)	\$600	38,283	\$22,969,800	0.0%	35.9%	41.3%	45.7%
Gateways High School (1925)	\$677	36,908	\$24,986,716	0.0%	5.1%	6.3%	18.9%
Guy Lee Elementary School (1961)	\$600	52,254	\$31,352,400	0.1%	12.2%	25.2%	27.6%
Hamlin Middle School (2017)	\$639	123,291	\$78,782,949	0.1%	6.8%	7.5%	9.3%

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Maple Elementary School (2009)	\$600	49,167	\$29,500,200	0.0%	1.2%	12.4%	17.6%
Mt Vernon Elementary School (1997)	\$600	68,190	\$40,914,000	0.0%	1.5%	5.7%	19.7%
Ridgeview Elementary School (1981)	\$600	59,826	\$35,895,600	0.0%	3.2%	10.0%	29.6%
Riverbend Elementary School (1997)	\$600	68,190	\$46,232,820	0.1%	3.0%	7.4%	19.3%
Springfield High School (1968)	\$677	280,994	\$190,232,938	0.2%	5.6%	18.8%	21.5%
Springfield SD 19 (1969)	\$656	31,265	\$20,509,840	0.0%	4.9%	15.6%	37.0%
Thurston Elementary School (2009)	\$600	49,167	\$29,500,200	0.3%	1.4%	12.9%	19.6%
Thurston High School (1953)	\$677	58,354	\$39,505,658	0.0%	6.6%	25.1%	44.7%
Thurston Middle School (1953)	\$639	71,300	\$45,560,700	0.1%	37.4%	42.7%	51.1%
Two Rivers Dos Rios Elementary (1950)	\$600	68,438	\$41,062,800	0.5%	1.8%	4.4%	12.4%
Walterville Elementary School (1950)	\$600	22,668	\$13,600,800	0.0%	5.8%	12.1%	25.3%
Yolanda Elementary School (1981)	\$600	61,026	\$36,615,600	0.8%	10.5%	15.2%	25.0%

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.

The time period for completing the Immediate Needs is typically 12-months.

Facility/Building	Total Items	Total Cost
0544 - Centennial Elementary School	1	\$7,600
Agnes Stewart Middle School	2	\$61,200
Douglas Gardens Elementary School	1	\$22,700
Guy Lee Elementary School	2	\$23,900
Hamlin Middle School	2	\$52,200
Riverbend Elementary School	2	\$23,800
Springfield High School	5	\$397,700
Thurston Elementary School	2	\$93,200
Thurston High School	1	\$7,000
Thurston Middle School	1	\$24,200
Two Rivers Dos Rios Elementary	4	\$193,600
Yolanda Elementary School	6	\$276,000
Total	29	\$1,183,100

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.



Structural Flooring/Decking in Poor condition.

Wood
Site Yolanda Elementary School Site General

Uniformat Code: B1010
Recommendation: **Replace in 2025**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$181,500

\$\$\$\$

The fascia has several noticeable damages that need attention. Some repairs are required, which can be estimated to take at least one week of work. - AssetCALC ID: 8564068



Exterior Walls in Poor condition.

Brick/Masonry/Stone, Clean & Seal
Riverbend Elementary School Riverbend
Elementary School Building Exterior

Uniformat Code: B2010

Recommendation: **Clean & Seal in 2025**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

\$\$\$\$

The exterior walls in some areas are stained, and the upper sections of the metal siding also show signs of staining and are covered with numerous cobwebs. A thorough cleaning is required - AssetCALC ID: 8642489



Exterior Walls in Poor condition.

Stucco Fog Coat, 1-2 Story Building
Yolanda Elementary School - Main Yolanda
Elementary School Building Exterior

Uniformat Code: B2010

Recommendation: **Prep & Fog Coat or Paint
in 2025**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,900

\$\$\$\$

Cafeteria exterior wall is peeling off - AssetCALC ID: 8563832



Exterior Walls in Poor condition.

Wood siding
Douglas Gardens Elementary School - Main
Douglas Gardens Elementary School Building
Exterior

Uniformat Code: B2010

Recommendation: **Repair in 2026**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,700

\$\$\$\$

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
Douglas Gardens Elementary School Roof

Uniformat Code: B3010

Recommendation: **Repair in 2025**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$22,700

\$\$\$\$

Fascia Repair - AssetCALC ID: 8566827



Roofing in Poor condition.

any type, Repairs per Man-Day
Hamlin Middle School - Main Hamlin Middle
School Roof

Uniformat Code: B3010

Recommendation: **Repair in 2025**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,700

\$\$\$\$

Roof scuppers failed to drain rain water due to bad application at the rear side where flat roof is at. -
AssetCALC ID: 8605874



Roofing in Poor condition.

Modified Bitumen
Guy Lee Elementary School Guy Lee
Elementary School Roof

Uniformat Code: B3010

Recommendation: **Replace in 2025**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$17,900

\$\$\$\$

This portion of roofing has a significant amount of holes that were drilled into it to install/replace equipment..
There were parts of the roof where I was uncomfortable walking on due to this. - AssetCALC ID: 8634812



Roofing in Poor condition.

any type, Repairs per Man-Day
Thurston Middle School Thurston Middle
School Roof

Uniformat Code: B3010

Recommendation: **Repair in 2025**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$24,200

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Roof leak covered by tarp to prevent further damage to the interior of the building. - AssetCALC ID: 8727593



Window in Poor condition.

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

Uniformat Code: B2020

Recommendation: **Repair in 2026**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$500

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



Boiler in Poor condition.

Gas, HVAC
Gateways High School - Brattain Campus
Gateways High School Boiler Room

Uniformat Code: D3020
Recommendation: **Replace in 2026**

Priority Score: **86.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$68,600

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The North half of the main building and the gymnasium have no heat because the boiler is not working for those portions of the building. Current temp: 54 degrees. - AssetCALC ID: 8656431



Parking Lots in Poor condition.

Pavement, Asphalt
Two Rivers Dos Rios Elementary Two Rivers
Dos Rios Elementary Site

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2025**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$42,600

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Asphalt, Seal & Stripe - AssetCALC ID: 8668463



Backflow Preventer in Poor condition.

Domestic Water
Site Guy Lee Elementary School Site Parking
Areas

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

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,000

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



Interior in Poor condition.

Down Unit/Space, Minor Repairs
Yolanda Elementary School - Main Yolanda
Elementary School Electrical Room

Uniformat Code: C1010
Recommendation: **Renovate in 2025**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,300

\$\$\$\$

Boiler is leaking and water is getting into electrical room next to it, immediately repairs needs to be done - AssetCALC ID: 8563854



Interior in Poor condition.

Down Unit/Space, Moderate Repairs
Yolanda Elementary School - Main Yolanda
Elementary School Hallways & Common Areas

Uniformat Code: C1010

Recommendation: **Renovate in 2026**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,300

\$\$\$\$

Throughout the school, several areas were found where the baseboards were damaged and required repair. -
AssetCALC ID: 8563837



Running Track in Poor condition.

Aggregate/pebbles, Surface Gravel
Site Briggs Middle School Site

Uniformat Code: G2020

Recommendation: **Replenish in 2026**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$61,600

\$\$\$\$

Needs to be replenish there are lots of areas with weed and missing surface material - AssetCALC ID:
8575895



Boiler in Poor condition.

Gas, Domestic
Yolanda Elementary School - Main Yolanda
Elementary School Cafeteria boiler room

Uniformat Code: D2010

Recommendation: **Replace in 2025**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$56,200

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Boiler during assessment was leaking - AssetCALC ID: 8563850



Playground in Poor condition.

Natural Wood Covering, Chips 3" Depth
Thurston Elementary Site Thurston Elementary
School Site Playground Areas

Uniformat Code: G2050

Recommendation: **Replace in 2025**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,800

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Burnt black wood chips - AssetCALC ID: 8709520



Water Heater in Poor condition.

Gas, Commercial (200 MBH)
Riverbend Elementary School Riverbend
Elementary School Mechanical Room

Uniformat Code: D2010

Recommendation: **Replace in 2025**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$16,800

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Leaking - AssetCALC ID: 8642505



Drinking Fountain in Failed condition.

Wall-Mounted, Single-Level
Grandstand Springfield High School Weight
Room

Uniformat Code: D2010

Recommendation: **Replace in 2025**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,900

\$\$\$\$

Not operational - AssetCALC ID: 8959983



Playfield Surfaces in Poor condition.

Chips Engineered Wood, 3" Depth
Site Yolanda Elementary School Site

Uniformat Code: G2050

Recommendation: **Replace in 2025**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$24,700

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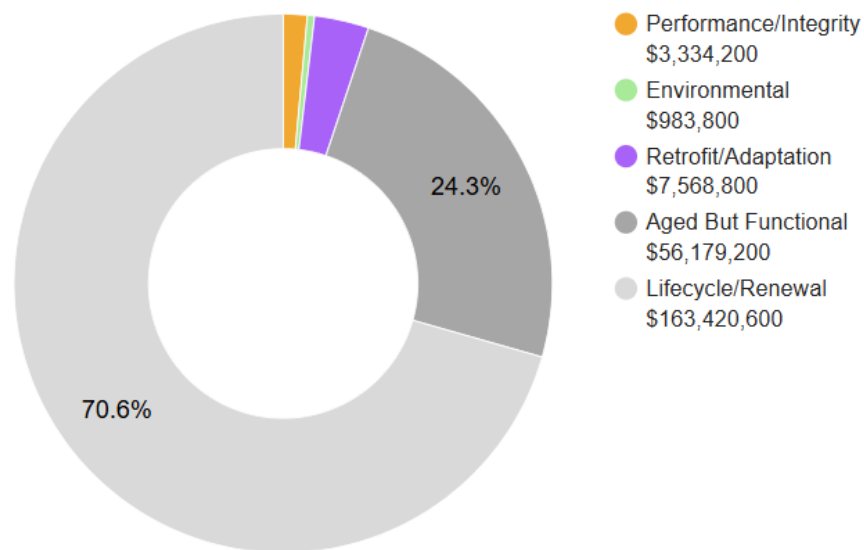
It needs to be refilled - AssetCALC ID: 8564056

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: \$231,486,600

System Expenditure Report

The table below shows the anticipated costs by trade or building system over the next 20 years. The costs below include contractor costs and a 33% District Soft Cost Allowance. The costs are increased by an inflation rate of 3% per year.

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	\$181,500	\$2,477,600	\$12,668,500	-	\$62,527,500	\$77,855,200
Facade	\$12,900	\$2,024,000	\$5,475,800	\$5,753,400	\$8,079,400	\$21,345,600
Roofing	\$66,500	\$2,938,600	\$11,190,600	\$9,103,500	\$4,581,700	\$27,880,900
Interiors	\$101,700	\$9,270,100	\$21,235,100	\$6,784,100	\$37,787,100	\$75,178,000
Conveying	-	\$52,800	\$228,100	\$89,600	\$388,400	\$758,900
Plumbing	\$80,900	\$1,813,600	\$9,481,800	\$4,477,600	\$11,568,500	\$27,422,300
HVAC	\$65,900	\$3,647,900	\$12,315,300	\$4,243,400	\$21,643,500	\$41,915,900
Fire Protection	-	\$193,700	\$5,899,400	\$406,000	\$731,000	\$7,230,100
Electrical	-	\$2,302,400	\$9,132,100	\$12,232,300	\$26,032,600	\$49,699,400
Fire Alarm & Electronic Systems	-	\$1,490,500	\$6,074,400	\$7,760,800	\$9,752,300	\$25,078,100
Equipment & Furnishings	\$43,200	\$4,004,300	\$10,565,900	\$7,951,300	\$4,175,000	\$26,739,800
Special Construction & Demo	\$393,000	\$499,800	\$1,112,400	\$1,889,800	\$6,911,000	\$10,806,000
Site Pavement	\$173,400	\$961,900	\$2,911,300	\$6,500,300	\$13,612,300	\$24,159,200
Site Development	\$61,200	\$5,975,600	\$2,070,200	\$13,479,700	\$28,563,600	\$50,150,200
Site Utilities	\$2,900	\$106,900	\$1,055,500	\$445,800	\$1,490,000	\$3,101,100
Follow-up Studies	-	\$10,000	-	-	-	\$10,000
TOTALS (4% inflation)	\$1,183,000	\$37,769,900	\$111,416,300	\$81,117,500	\$237,843,900	\$469,330,600

*Totals have been rounded to the nearest \$100. *The darker the shading, the higher the cost.*

2. ADA Accessibility

The State of Oregon contracted with Bureau Veritas to conduct a Title II Accessibility Assessment of the public areas at the school buildings in the district. The observed elements were analyzed using the 2010 ADA Standards for Accessible Design, state and local accessibility codes.

Each area of concern observed and identified by Bureau Veritas is detailed in the various building reports, which includes Bureau Veritas's scope and methodology; ADA elements reviewed; individual observation details with recommendations and order of magnitude estimated costs; site plans with observation location data; and supporting materials.

The table below summarizes the costs for the district buildings assessed by Bureau Veritas. The priorities are defined as follows:

Priority 1: Accessible Parking, Approaches and Entrances

Priority 2: Elements along the Accessible Route

Priority 3: Restroom Facilities

Priority 4: Access to All Other Features and Amenities

Facility / Building		Priority 1		Priority 2		Priority 3		Priority 4		Priority 5		Total	
		Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items
* Springfield High School (Site)													
0544 - Centennial Elementary School	544	\$102,963	24	\$12,248	10	\$38,450	10	\$15,294	3			\$168,955	47
Academy of Arts and Academics	4440	\$261,546	63	\$24,793	8	\$64,979	40	\$1,794	1			\$353,112	112
Agnes Stewart Middle School	1353	\$76,867	21	\$14,791	8	\$4,549	11					\$96,207	40
Briggs Middle School	542	\$207,409	82	\$108,660	24	\$54,756	33	\$16,403	6			\$387,228	145
Douglas Gardens Elementary School	545	\$290,349	81	\$9,098	3	\$100,126	14	\$14,071	2			\$413,644	100
Elizabeth Page Elementary School	546	\$183,693	57	\$38,508	16	\$34,787	28	\$6,743	1			\$263,731	102
Gateways High School	1354	\$403,340	52	\$61,886	23	\$30,350	22	\$6,743	1			\$502,319	98
Guy Lee Elementary School	548	\$163,495	53	\$5,768	3	\$19,031	30	\$15,294	3			\$203,589	90
Hamlin Middle School	549	\$238,868	79	\$46,760	15	\$13,953	22	\$13,263	3			\$312,845	119
Maple Elementary School	550	\$347,906	35	\$22,784	5	\$139,184	12					\$509,875	53

Mt Vernon Elementary School	554	\$284,448	25	\$30,745	6	\$15,130	25	\$747	1	\$1,725	1	\$332,795	58
Ridgeview Elementary School	553	\$223,155	57	\$19,360	9	\$34,900	43	\$35,507	7			\$312,923	116
Riverbend Elementary School	1352	\$142,787	24	\$11,153	5	\$19,034	25	\$747	1			\$173,721	55
Springfield High School	560	\$665,349	54	\$36,229	14	\$54,606	19	\$13,530	3			\$769,715	90
Springfield SD 19	2083	\$127,036	40	\$24,219	9	\$37,808	11	\$23,772	4			\$212,835	64
Thurston Elementary School	556	\$148,341	31	\$6,762	7	\$4,858	7					\$159,961	45
Thurston High School	561	\$301,175	98	\$125,389	22	\$52,260	28	\$34,385	11			\$513,210	159
Thurston Middle School	557	\$354,645	42	\$39,844	13	\$57,689	11	\$6,483	1			\$458,661	67
Two Rivers Dos Rios Elementary	5059	\$523,912	48	\$70,568	6	\$87,364	27	\$35,854	10			\$717,699	92
Walterville Elementary School	558	\$131,606	31	\$19,964	8	\$79,745	15	\$7,036	1			\$238,351	55
Yolanda Elementary School	559	\$266,811	70	\$46,650	14	\$65,192	29	\$11,726	2			\$390,379	115
Grand Total		\$5,445,702	1067	\$776,181	228	\$1,008,751	462	\$259,395	61	\$1,725	1	\$7,491,754	1822

3. 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.

4. 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.

5. Certification

Oregon Department of Education FCA and ADA (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Springfield SD 19, 1890 N 42nd Street, 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 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.

Prepared by: Jessica Green
Project Coordinator

Reviewed by: 

Matt Anderson
Program Manager
800.733.0660 x
matt.anderson@bureauveritas.com

6. Appendices

Appendix A: Immediate Needs

Appendix B: Replacement Reserves

Appendix A:

Immediate Needs

Immediate Needs Report

Facility/Building	Total Items	Total Cost
0544 - Centennial Elementary School	1	\$7,600
Agnes Stewart Middle School	2	\$61,200
Douglas Gardens Elementary School	1	\$22,700
Guy Lee Elementary School	2	\$23,900
Hamlin Middle School	2	\$52,200
Riverbend Elementary School	2	\$23,800
Springfield High School	5	\$397,700
Thurston Elementary School	2	\$93,200
Thurston High School	1	\$7,000
Thurston Middle School	1	\$24,200
Two Rivers Dos Rios Elementary	4	\$193,600
Yolanda Elementary School	6	\$276,000
Total	29	\$1,183,100

0544 - Centennial Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8653363	0544 - Centennial Elementary School / Centennial Elementary School	Boiler Room	D3050	HVAC System, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$7,600
Total (1 items)							\$0

Agnes Stewart Middle School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8772147	Agnes Stewart Middle School / Agnes Stewart Middle School	Mechanical Room	D3050	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	Failed	Retrofit/Adaptation	\$58,300
8772178	Agnes Stewart Middle School / Agnes Stewart Middle School	Mechanical Room	G3010	Piping & Valves, Piping Ductile Iron, Site Water, Replace	Failed	Retrofit/Adaptation	\$2,900
Total (2 items)							\$0

Douglas Gardens Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8566827	Douglas Gardens Elementary School / Douglas Gardens Elementary School - Main	Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$22,700
Total (1 items)							\$0

Guy Lee Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8634812	Guy Lee Elementary School / Guy Lee Elementary School	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	\$17,900
8634962	Guy Lee Elementary School / Site	Site Parking Areas	D2010	Backflow Preventer, Domestic Water, Replace	Poor	Performance/Integrity	\$6,000
Total (2 items)							\$0
Hamlin Middle School							
ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8605874	Hamlin Middle School / Hamlin Middle School - Main	Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$1,700
8626923	Hamlin Middle School / Hamlin Middle School Site	Site	G2010	Roadways, Pavement, Asphalt, Seal & Stripe	Poor	Retrofit/Adaptation	\$50,500
Total (2 items)							\$61,200
Riverbend Elementary School							
ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8642489	Riverbend Elementary School / Riverbend Elementary School	Building Exterior	B2010	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Clean & Seal	Poor	Performance/Integrity	\$7,000
8642505	Riverbend Elementary School / Riverbend Elementary School	Mechanical Room	D2010	Water Heater, Gas, Commercial (200 MBH), Replace	Poor	Performance/Integrity	\$16,800
Total (2 items)							\$0
Springfield High School							
ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8959983	Springfield High School / Grandstand	Weight Room	D2010	Drinking Fountain, Wall-Mounted, Single-Level, Replace	Failed	Performance/Integrity	\$1,900
8960022	Springfield High School / Softball Batting Facility	Building Exterior	E1040	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	Failed	Performance/Integrity	\$2,800
8758530	Springfield High School / Portable 2	Throughout Building	F1020	Classroom/Office Module, Portable Building, Replace	Poor	Performance/Integrity	\$131,000
9009047	Springfield High School / Portable 3	Throughout Building	F1020	Classroom/Office Module, Portable Building, Replace	Poor	Performance/Integrity	\$131,000
9009049	Springfield High School / Portable 4	Throughout Building	F1020	Classroom/Office Module, Portable Building, Replace	Poor	Performance/Integrity	\$131,000
Total (5 items)							\$0
Thurston Elementary School							
ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8709515	Thurston Elementary School / Thurston Elementary Site	Site Parking Areas	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Retrofit/Adaptation	\$80,300

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8709520	Thurston Elementary School / Thurston Elementary Site	Site Playground Areas	G2050	Playground, Natural Wood Covering, Chips 3" Depth, Replace	Poor	Performance/Integrity	\$12,800
Total (2 items)							\$22,700
Thurston High School							
ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8707167	Thurston High School / Site	Site General	G2060	Decorative Fountains, Circulation Pump, Replace	Poor	Performance/Integrity	\$7,000
Total (1 items)							\$0
Thurston Middle School							
ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8727593	Thurston Middle School / Thurston Middle School	Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$24,200
Total (1 items)							\$0
Two Rivers Dos Rios Elementary							
ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8668424	Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary - Main	Mechanical Room	C2030	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	Poor	Performance/Integrity	\$98,400
8668370	Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary - Main	Commercial Kitchen	E1030	Foodservice Equipment, Walk-In, Refrigerator, Replace	Failed	Retrofit/Adaptation	\$40,400
8668463	Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary	Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	\$42,600
8668449	Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary	Site Playground Areas	G2050	Playfield Surfaces, Chips Engineered Wood, 3" Depth, Replace	Poor	Performance/Integrity	\$12,200
Total (4 items)							\$0
Yolanda Elementary School							
ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8564068	Yolanda Elementary School / Site	Site General	B1010	Structural Flooring/Decking, Wood, Replace	Poor	Performance/Integrity	\$181,500
8563832	Yolanda Elementary School / Yolanda Elementary School - Main	Building Exterior	B2010	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	Poor	Performance/Integrity	\$5,900
8563854	Yolanda Elementary School / Yolanda Elementary School - Main	Electrical Room	C1010	Interior Remodel, Down Unit/Space, Minor Repairs, Renovate	Poor	Performance/Integrity	\$3,300

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8563850	Yolanda Elementary School / Yolanda Elementary School - Main	Cafeteria boiler room	D2010	Boiler, Gas, Domestic, Replace	Poor	Performance/Integrity	\$56,200
8564056	Yolanda Elementary School / Site	Site	G2050	Playfield Surfaces, Chips Engineered Wood, 3" Depth, Replace	Poor	Performance/Integrity	\$24,700
8564050	Yolanda Elementary School / Site	Site General	G2060	Fences & Gates, Pedestrian Gate, Wrought Iron, Replace	Poor	Performance/Integrity	\$4,400
Total (6 items)							\$0

Appendix B:

Replacement Reserves

Replacement Reserves Report



5/8/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total Escalated Estimate
* Springfield High School (Site)	\$0	\$0	\$0	\$0	\$258,977	\$51,567	\$0	\$0	\$3,790,182	\$0	\$115,770	\$4,216,496
0544 - Centennial Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
0544 - Centennial Elementary School / Centennial Elementary School	\$7,563	\$752,070	\$5,712,931	\$855,314	\$915,123	\$906,469	\$385,528	\$46,285	\$0	\$4,370	\$62,890	\$9,648,544
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
Academy of Arts and Academics	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Academy of Arts and Academics / Main Building	\$0	\$0	\$4,542	\$16,921	\$964,023	\$84,222	\$402,153	\$0	\$0	\$110,801	\$0	\$1,582,661
Academy of Arts and Academics / Site	\$0	\$0	\$20,725	\$0	\$39,285	\$50,856	\$0	\$9,618	\$0	\$78,771	\$0	\$199,255
Agnes Stewart Middle School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Agnes Stewart Middle School / Agnes Stewart Middle School	\$61,165	\$0	\$2,048,117	\$3,511,010	\$1,381,065	\$43,378	\$0	\$0	\$1,067	\$5,029,260	\$0	\$12,075,062
Agnes Stewart Middle School / Agnes Stewart Middle School Site	\$0	\$0	\$1,238,937	\$64,961	\$0	\$0	\$0	\$86,071	\$0	\$40,609	\$0	\$1,430,578
Briggs Middle School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Briggs Middle School / Briggs Middle School	\$0	\$189,807	\$829,926	\$546,832	\$1,470,065	\$3,623,585	\$694,579	\$5,200,935	\$182,247	\$1,174,113	\$15,387	\$13,927,476
Briggs Middle School / Site	\$0	\$85,387	\$74,491	\$4,083	\$3,684	\$0	\$17,659	\$36,870	\$603,582	\$268,038	\$0	\$1,093,793
Douglas Gardens Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Douglas Gardens Elementary School / Ancillary Building	\$0	\$0	\$150,044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,044
Douglas Gardens Elementary School / Douglas Gardens Elementary School - Main	\$22,688	\$487,656	\$206,152	\$1,040,400	\$502,292	\$1,737,032	\$675,006	\$1,981,879	\$294,565	\$154,517	\$362,111	\$7,464,295
Douglas Gardens Elementary School / Site	\$0	\$19,702	\$103,972	\$102,116	\$22,162	\$236,581	\$431,883	\$236,895	\$408,972	\$33,779	\$28,042	\$1,624,104
Elizabeth Page Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Elizabeth Page Elementary School / Elizabeth Page Elementary School	\$0	\$1,358,142	\$5,860,878	\$876,519	\$491,210	\$641,124	\$43,704	\$199,632	\$26,909	\$0	\$0	\$9,498,118
Elizabeth Page Elementary School / Site	\$0	\$0	\$114,581	\$43,493	\$104,846	\$5,353	\$358,830	\$4,182	\$0	\$0	\$373,077	\$1,004,361
Gateways High School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Gateways High School / Gateways High School - Brattain Campus	\$0	\$532,864	\$450,131	\$237,353	\$122,800	\$166,014	\$11,813	\$0	\$0	\$3,973	\$2,775,854	\$4,300,801
Gateways High School / School of Cosmetology	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Gateways High School / Site	\$0	\$26,145	\$21,455	\$3,960	\$18,101	\$6,692	\$0	\$34,196	\$0	\$0	\$321,434	\$431,982
Guy Lee Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Guy Lee Elementary School / Guy Lee Elementary School	\$17,930	\$504,218	\$669,654	\$2,098,387	\$3,197,381	\$856,259	\$9,708	\$184,559	\$300,958	\$40,844	\$166,490	\$8,046,390
Guy Lee Elementary School / Site	\$5,968	\$2,431	\$185,279	\$339,500	\$0	\$19,926	\$0	\$44,480	\$0	\$0	\$4,193	\$601,776
Hamlin Middle School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Hamlin Middle School / Hamlin Middle School - Main	\$1,664	\$0	\$1,185,107	\$330,635	\$50,521	\$446,701	\$521,890	\$748,336	\$0	\$59,330	\$0	\$3,344,184
Hamlin Middle School / Hamlin Middle School Site	\$50,469	\$0	\$3,795,334	\$0	\$0	\$66,146	\$0	\$0	\$0	\$0	\$74,707	\$3,986,656
Maple Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maple Elementary School / Maple Elementary School	\$0	\$0	\$78,639	\$158,880	\$2,279,685	\$566,774	\$0	\$0	\$219,416	\$386,835	\$356,184	\$4,046,411
Maple Elementary School / Maple Elementary Site	\$0	\$21,330	\$59,829	\$30,934	\$48,427	\$400,358	\$26,376	\$70,995	\$0	\$444,255	\$30,359	\$1,132,862
Mt Vernon Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Mt Vernon Elementary School / Mt Vernon Elementary School	\$0	\$0	\$232,618	\$87,630	\$1,038,256	\$506,729	\$1,400,470	\$331,393	\$954,984	\$839,176	\$1,369,326	\$6,760,581
Mt Vernon Elementary School / Site	\$0	\$20,764	\$226,530	\$60,760	\$96,320	\$62,508	\$0	\$316,277	\$434,351	\$2,016	\$80,436	\$1,299,963
Ridgeview Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Ridgeview Elementary School / Ridgeview Elementary School	\$0	\$0	\$112,328	\$956,511	\$1,330,204	\$1,007,501	\$3,496,948	\$0	\$1,574,446	\$6,223	\$1,246,348	\$9,730,509
Ridgeview Elementary School / Site	\$0	\$71,844	\$0	\$4,949	\$31,927	\$91,340	\$619,409	\$29,855	\$0	\$0	\$41,724	\$891,049
Riverbend Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Replacement Reserves Report



5/8/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total Escalated Estimate
Riverbend Elementary School / Riverbend Elementary School	\$23,822	\$0	\$467,474	\$611,524	\$700,643	\$1,088,357	\$793,785	\$699,972	\$1,736,615	\$392,986	\$1,371,397	\$7,886,575
Riverbend Elementary School / Site	\$0	\$93,806	\$162,244	\$17,065	\$178,840	\$63,396	\$33,702	\$172,539	\$276,029	\$0	\$46,177	\$1,043,797
Springfield High School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Springfield High School / Grandstand	\$1,870	\$36,701	\$44,109	\$210,587	\$1,069,501	\$423,486	\$69,272	\$0	\$1,663	\$0	\$72,035	\$1,929,224
Springfield High School / Gymnasium	\$0	\$640,332	\$241,792	\$1,422,792	\$1,019,792	\$3,600,506	\$734,382	\$0	\$0	\$0	\$0	\$7,659,597
Springfield High School / Health Center	\$0	\$0	\$223,161	\$339,429	\$80,824	\$109,186	\$3,532	\$0	\$4,422	\$0	\$0	\$760,553
Springfield High School / Metal Shop	\$0	\$0	\$488,607	\$399,042	\$0	\$75,624	\$0	\$0	\$0	\$0	\$0	\$963,273
Springfield High School / Portable 1	\$0	\$136,258	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136,258
Springfield High School / Portable 2	\$131,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,017
Springfield High School / Portable 3	\$131,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,017
Springfield High School / Portable 4	\$131,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,017
Springfield High School / Softball Batting Facility	\$2,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,981	\$6,900	\$41,672
Springfield High School / Springfield High School - Main	\$0	\$789,380	\$905,606	\$3,409,586	\$8,379,295	\$9,788,723	\$39,755	\$210,977	\$0	\$0	\$0	\$23,523,322
Springfield High School / Springfield High School Site	\$0	\$0	\$11,553	\$932,612	\$297,502	\$137,707	\$0	\$0	\$3,921,028	\$0	\$115,770	\$5,416,171
Springfield High School / Storage	\$0	\$0	\$9,584	\$33,936	\$0	\$21,922	\$0	\$0	\$0	\$0	\$0	\$65,441
Springfield SD 19	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Springfield SD 19 / Maintenance Shop	\$0	\$21,450	\$91,717	\$189,449	\$279,677	\$355,881	\$219,269	\$677,125	\$81,124	\$454,207	\$76,639	\$2,446,536
Springfield SD 19 / Site	\$0	\$63,492	\$0	\$592,902	\$1,303,366	\$822	\$87,687	\$9,047	\$95,080	\$1,678,845	\$675,894	\$4,507,136
Springfield SD 19 / Warehouse	\$0	\$0	\$0	\$44,746	\$108,297	\$139,943	\$41,105	\$118,833	\$19,194	\$155,860	\$0	\$627,978
Thurston Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Thurston Elementary School / Thurston Elementary School	\$0	\$0	\$78,639	\$231,729	\$2,921,583	\$297,684	\$0	\$7,238	\$175,040	\$426,843	\$272,735	\$4,411,489
Thurston Elementary School / Thurston Elementary Site	\$93,169	\$0	\$12,492	\$0	\$79,461	\$97,722	\$0	\$0	\$0	\$961,704	\$137,913	\$1,382,462
Thurston High School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Thurston High School / Site	\$7,013	\$0	\$199,341	\$0	\$0	\$274,021	\$0	\$2,695,360	\$6,022	\$0	\$45,795	\$3,227,551
Thurston High School / Thurston High School - 2	\$0	\$0	\$693,243	\$13,293	\$3,493,891	\$983,515	\$1,472,483	\$793,443	\$609,491	\$28,182	\$391,273	\$8,478,814
Thurston High School / Thurston High School - Main	\$0	\$0	\$1,058,286	\$647,536	\$1,660,080	\$898,371	\$1,068,902	\$287,334	\$17,501	\$172,690	\$141,065	\$5,951,765
Thurston Middle School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Thurston Middle School / Site	\$0	\$0	\$0	\$96,509	\$0	\$88,329	\$5,567	\$0	\$135,106	\$0	\$0	\$325,511
Thurston Middle School / Thurston Middle School	\$24,200	\$172,229	\$986,934	\$15,348,094	\$1,640,234	\$526,377	\$2,297,111	\$466,646	\$131,348	\$798,478	\$0	\$22,391,651
Thurston Middle School / Thurston Middle School - Portable 4	\$0	\$0	\$150,044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,044
Thurston Middle School / Thurston Middle School - Portable 5	\$0	\$0	\$0	\$0	\$162,287	\$0	\$0	\$0	\$0	\$0	\$0	\$162,287
Thurston Middle School / Thurston middle school portable 1	\$0	\$0	\$0	\$104,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104,030
Thurston Middle School / Thurston middle school portable 3	\$0	\$0	\$0	\$156,045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,045
Two Rivers Dos Rios Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary	\$54,786	\$0	\$2,085	\$13,735	\$6,557	\$225,021	\$15,450	\$0	\$0	\$219,458	\$290,930	\$828,024
Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary - Main	\$138,793	\$2,345	\$136,014	\$395,246	\$413,555	\$417,673	\$535,812	\$841,561	\$731,919	\$494,613	\$145,608	\$4,253,139
Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary School - Portable 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Walterville Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Walterville Elementary School / Site	\$0	\$0	\$95,179	\$0	\$25,335	\$0	\$31,317	\$425,408	\$0	\$0	\$0	\$577,238
Walterville Elementary School / Walterville Elementary School	\$0	\$0	\$486,101	\$213,502	\$522,360	\$306,468	\$641,998	\$632,655	\$62,701	\$0	\$0	\$2,865,785
Yolanda Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Yolanda Elementary School / Site	\$210,629	\$0	\$19,036	\$183,011	\$16,037	\$209,781	\$31,291	\$16,285	\$82,525	\$475,535	\$29,411	\$1,273,541

Replacement Reserves Report



5/8/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total Escalated Estimate
Yolanda Elementary School / Yolanda Elementary School - Main	\$65,445	\$702,702	\$668,201	\$2,013,426	\$696,089	\$700,668	\$488,623	\$1,263,259	\$455,378	\$112,980	\$486,049	\$7,652,819
Yolanda Elementary School / Yolanda Special Education Building	\$0	\$0	\$0	\$0	\$30,949	\$44,128	\$2,063	\$0	\$0	\$0	\$144,843	\$221,983
Grand Total	\$1,183,014	\$6,861,141	\$30,909,094	\$38,990,971	\$39,946,176	\$32,479,953	\$17,709,062	\$18,918,301	\$17,333,867	\$15,081,270	\$12,075,495	\$231,488,344

* Springfield High 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
E2010	8959965	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	21	4	120	EA	\$130.00	\$178.75	\$21,450					\$21,450							\$21,450
E2010	8959967	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	21	4	1000	EA	\$130.00	\$178.75	\$178,750					\$178,750							\$178,750
F1020	8959964	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	25	10	948	SF	\$60.00	\$82.50	\$78,210										\$78,210		\$78,210
G2050	8959972	Sports Site Lighting, Fields & Courts, Pole Light Fixture w/ Lamps, Replace	25	20	5	2	EA	\$5,000.00	\$6,875.00	\$13,750					\$13,750							\$13,750
G2050	8959966	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	10	2	8	101909	SF	\$11.60	\$15.95	\$1,625,449								\$1,625,449				\$1,625,449
G2050	8959970	Athletic Surfaces & Courts, Track Surface, Rubber, Replace	10	2	8	80000	SF	\$10.40	\$14.30	\$1,144,000								\$1,144,000				\$1,144,000
G2050	8758433	Playfield Surfaces, Rubber, Interlocking Tiles, Replace	15	10	5	833	SF	\$25.00	\$34.38	\$28,634						\$28,634						\$28,634
G2060	8758428	Park Bench, Precast Concrete, Replace	25	21	4	11	EA	\$1,400.00	\$1,925.00	\$21,175					\$21,175							\$21,175
Totals, Unescalated											\$0	\$0	\$0	\$0	\$221,375	\$42,384	\$0	\$0	\$2,769,449	\$0	\$78,210	\$3,111,418
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$258,977	\$51,567	\$0	\$0	\$3,790,182	\$0	\$115,770	\$4,216,496

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

5/8/2025

Uniform Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
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	14	1	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	\$723,145	\$5,281,926	\$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	\$752,070	\$5,712,931	\$855,314	\$915,123	\$906,469	\$385,528	\$46,285	\$0	\$4,370	\$62,890	\$9,648,544

0544 - Centennial Elementary School / Centennial Elementary School - Portable 1

0544 - Centennial Elementary School / Site

[illegible]

Replacement Reserves Report



5/8/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
G2060	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

Academy of Arts and Academics

Academy of Arts and Academics / Main Building

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	8659036	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	7	3	3000	SF	\$2.74	\$3.77	\$11,303					\$11,303							\$11,303
B2010	8567384	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	16	4	4100	SF	\$1.86	\$2.56	\$10,486					\$10,486							\$10,486
B3010	8567376	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	16	4	17850	SF	\$13.40	\$18.43	\$328,886					\$328,886							\$328,886
C1070	8567370	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	14100	SF	\$3.76	\$5.17	\$72,897										\$72,897		\$72,897
C1090	8567369	Toilet Partitions, Plastic/Laminate, Replace	20	16	4	7	EA	\$1,200.00	\$1,650.00	\$11,550					\$11,550							\$11,550
C2010	8567365	Wall Finishes, Painted surface, Prep & Paint	10	6	4	20400	SF	\$1.45	\$1.99	\$40,673					\$40,673							\$40,673
C2030	8567366	Flooring, Vinyl Tile (VCT), Replace	15	11	4	13100	SF	\$4.84	\$6.66	\$87,181					\$87,181							\$87,181
C2030	8567380	Flooring, Rubber Tile, Replace	15	10	5	2400	SF	\$8.40	\$11.55	\$27,720						\$27,720						\$27,720
C2050	8567387	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	3200	SF	\$1.81	\$2.49	\$7,975					\$7,975							\$7,975
D2010	8567403	Water Heater, Electric, Residential, Replace	15	13	2	1	EA	\$935.00	\$1,215.50	\$1,216			\$1,216									\$1,216
D2010	8567389	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	2	EA	\$1,360.00	\$1,870.00	\$3,740				\$3,740								\$3,740
D3030	8567374	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$2,170.00	\$2,983.75	\$2,984			\$2,984									\$2,984
D3050	8567357	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	2	EA	\$7,780.00	\$10,697.50	\$21,395					\$21,395							\$21,395
D3050	8567358	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	5	EA	\$4,450.00	\$6,118.75	\$30,594					\$30,594							\$30,594
D3050	8567378	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	4	EA	\$6,650.00	\$9,143.75	\$36,575					\$36,575							\$36,575
D3060	8567386	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	2	EA	\$2,920.00	\$4,015.00	\$8,030					\$8,030							\$8,030
D5040	8567364	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	14	6	18770	SF	\$6.50	\$8.94	\$167,757							\$167,757					\$167,757
D6030	8567394	Sound System, Theater/Auditorium/Church, Replace	20	11	9	2400	SF	\$1.50	\$2.06	\$4,950										\$4,950		\$4,950
D6060	8567368	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	15	5	18770	SF	\$1.50	\$2.06	\$38,713						\$38,713						\$38,713
D7030	8567400	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	11	4	18770	SF	\$2.00	\$2.75	\$51,618					\$51,618							\$51,618
D7050	8567392	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	\$16,200.00	\$22,275.00	\$22,275					\$22,275							\$22,275
D7050	8567391	Fire Alarm Panel, Multiplex, Replace	15	11	4	1	EA	\$6,100.00	\$8,387.50	\$8,388					\$8,388							\$8,388
D7050	8567381	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	18770	SF	\$3.00	\$4.13	\$77,426							\$77,426					\$77,426
D8010	8567367	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	11	4	18770	SF	\$6.00	\$8.25	\$154,853					\$154,853							\$154,853
E1040	8567390	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$2,030.00	\$2,791.25	\$2,791						\$2,791						\$2,791
E2010	8567385	Casework, Cabinetry, Hardwood Standard, Replace	20	14	6	150	LF	\$325.00	\$446.88	\$67,031							\$67,031					\$67,031
G2060	8567360	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	14	6	26	EA	\$157.00	\$215.88	\$5,613							\$5,613					\$5,613

Replacement Reserves Report



5/8/2025

Uniformat Code		Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
C2050	8772142	Ceiling Finishes, exposed irregular elements, Replace	10	8	2	11968	SF	\$2.23	\$3.06	\$36,615			\$36,615									\$36,615
D1010	8772184	Elevator Controls, Automatic, 1 Car, Replace	20	18	2	1	EA	\$5,500.00	\$7,562.50	\$7,563			\$7,563									\$7,563
D1010	8772177	Elevator Cab Finishes, Standard, Replace	15	13	2	1	EA	\$10,000.00	\$13,750.00	\$13,750			\$13,750									\$13,750
D1010	8772163	Passenger Elevator, Hydraulic, 2 Floors, Replace	30	27	3	1	EA	\$64,000.00	\$88,000.00	\$88,000				\$88,000								\$88,000
D2010	8772130	Pump, Circulation, Domestic Water, Replace	15	13	2	1	EA	\$2,820.00	\$3,877.50	\$3,878			\$3,878									\$3,878
D2010	8772129	Water Heater, Gas, Residential, Replace	15	13	2	1	EA	\$1,330.00	\$1,828.75	\$1,829			\$1,829									\$1,829
D2010	8772127	Boiler, Gas, Domestic, Replace	25	23	2	1	EA	\$23,900.00	\$32,862.50	\$32,863			\$32,863									\$32,863
D2010	8772100	Water Heater, Gas, Commercial (600 MBH), Replace	20	17	3	2	EA	\$26,900.00	\$36,987.50	\$73,975				\$73,975								\$73,975
D2010	8772146	Boiler, Gas, Domestic, Replace	25	20	5	1	EA	\$23,900.00	\$32,862.50	\$32,863						\$32,863						\$32,863
D2010	8772154	Urinal, Standard, Replace	30	28	2	17	EA	\$1,030.00	\$1,416.25	\$24,076			\$24,076									\$24,076
D2010	8772132	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	28	2	1	EA	\$827.00	\$1,075.10	\$1,075			\$1,075									\$1,075
D2010	8772165	Toilet, Commercial Water Closet, Replace	30	27	3	50	EA	\$1,460.00	\$2,007.50	\$100,375				\$100,375								\$100,375
D2010	8772109	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	8	EA	\$2,710.00	\$3,726.25	\$29,810				\$29,810								\$29,810
D2010	8772120	Sink/Lavatory, Trough Style, Replace	30	26	4	12	EA	\$2,500.00	\$3,437.50	\$41,250					\$41,250							\$41,250
D2010	8772156	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	43	EA	\$827.00	\$1,137.13	\$48,896					\$48,896							\$48,896
D3010	8772141	Storage Tank, Fuel, Interior, Replace	25	23	2	1	EA	\$1,000.00	\$1,300.00	\$1,300			\$1,300									\$1,300
D3020	8772169	Boiler, Gas, HVAC, Replace	30	27	3	2	EA	\$23,900.00	\$32,862.50	\$65,725				\$65,725								\$65,725
D3030	8772152	Chiller, Water-Cooled, Replace	25	22	3	1	EA	\$300,000.00	\$412,500.00	\$412,500				\$412,500								\$412,500
D3030	8772134	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	\$2,430.00	\$3,341.25	\$3,341			\$3,341									\$3,341
D3050	8772147	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	25	0	4	EA	\$10,600.00	\$14,575.00	\$58,300	\$58,300											\$58,300
D3050	8772093	Supplemental Components, Fire Damper, Replace	20	18	2	1	EA	\$180.00	\$234.00	\$234			\$234									\$234
D3050	8772128	HVAC System, Ductwork, Medium Density, Replace	30	27	3	92414	SF	\$4.00	\$5.50	\$508,277				\$508,277								\$508,277
D3050	8772149	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	26	4	1	EA	\$121,000.00	\$166,375.00	\$166,375					\$166,375							\$166,375
D3050	8772150	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	26	4	1	EA	\$45,000.00	\$61,875.00	\$61,875					\$61,875							\$61,875
D3050	8772105	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	26	4	2	EA	\$58,700.00	\$80,712.50	\$161,425					\$161,425							\$161,425
D3050	8772170	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	26	4	2	EA	\$84,500.00	\$116,187.50	\$232,375					\$232,375							\$232,375
D4010	8772159	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	23	2	92414	SF	\$1.20	\$1.65	\$152,483			\$152,483									\$152,483
D4030	8772174	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	2	8	4	EA	\$150.00	\$195.00	\$780									\$780			\$780
D5010	8772135	Generator, Diesel, Replace	25	22	3	1	EA	\$35,000.00	\$48,125.00	\$48,125				\$48,125								\$48,125
D5010	8772104	Automatic Transfer Switch, ATS, Replace	25	22	3	1	EA	\$6,530.00	\$8,978.75	\$8,979				\$8,979								\$8,979
D5020	8772155	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$7,820.00	\$10,752.50	\$10,753				\$10,753								\$10,753
D5020	8772126	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$13,600.00	\$18,700.00	\$18,700				\$18,700								\$18,700
D5020	8772102	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$3,700.00	\$5,087.50	\$5,088				\$5,088								\$5,088
D5020	8772158	Distribution Panel, 120/208 V, Replace	30	27	3	3	EA	\$5,730.00	\$7,878.75	\$23,636				\$23,636								\$23,636
D5020	8772096	Distribution Panel, 120/208 V, Replace	30	26	4	2	EA	\$5,730.00	\$7,878.75	\$15,758					\$15,758							\$15,758
D5040	8772185	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	16	4	20	EA	\$450.00	\$618.75	\$12,375					\$12,375							\$12,375
D5040	8772175	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	92414	SF	\$4.50	\$37.69	\$3,482,853										\$3,482,853		\$3,482,853
D6030	8772111	Sound System, Theater/Auditorium/Church, Replace	20	17	3	400	SF	\$1.50	\$1.95	\$780				\$780								\$780
D6060	8772110	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	18	2	92414	SF	\$1.50	\$2.06	\$190,604			\$190,604									\$190,604
D7030	8772172	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	13	2	92414	SF	\$2.00	\$2.75	\$254,139			\$254,139									\$254,139
D7050	8772148	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	17	3	92414	SF	\$1.50	\$2.06	\$190,604				\$190,604								\$190,604
D7050	8772171	Fire Alarm Devices, Alarm Siren, Replace	15	11	4	1	EA	\$178.00	\$231.40	\$231					\$231							\$231

Replacement Reserves Report



5/8/2025

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
E1030	8772179	Foodservice Equipment, Sink, 3-Bowl, Replace	30	28	2	1	EA	\$2,900.00	\$3,987.50	\$3,988			\$3,988									\$3,988
E1030	8772116	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	13	2	1	EA	\$3,730.00	\$5,128.75	\$5,129			\$5,129									\$5,129
E1030	8772173	Foodservice Equipment, Mixer, Freestanding, Replace	25	23	2	1	EA	\$17,300.00	\$23,787.50	\$23,788			\$23,788									\$23,788
E1030	8772133	Foodservice Equipment, Mixer, Freestanding, Replace	25	23	2	1	EA	\$17,300.00	\$21,192.50	\$21,193			\$21,193									\$21,193
E1030	8772164	Foodservice Equipment, Walk-In, Freezer, Replace	20	17	3	1	EA	\$19,800.00	\$27,225.00	\$27,225				\$27,225								\$27,225
E1030	8772119	Commercial Kitchen Line, Cooking Equipment, Replace	20	17	3	20	LF	\$2,000.00	\$2,750.00	\$55,000				\$55,000								\$55,000
E1030	8772106	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	17	3	30	LF	\$300.00	\$412.50	\$12,375				\$12,375								\$12,375
E1030	8772131	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	17	3	1	EA	\$29,400.00	\$40,425.00	\$40,425				\$40,425								\$40,425
E1030	8772099	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	17	3	24	LF	\$1,000.00	\$1,375.00	\$33,000				\$33,000								\$33,000
E1030	8772107	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	16	4	20	LF	\$3,000.00	\$4,125.00	\$82,500					\$82,500							\$82,500
E1030	8772114	Foodservice Equipment, Icemaker, Freestanding, Replace	15	11	4	1	EA	\$7,000.00	\$9,625.00	\$9,625				\$9,625								\$9,625
E1030	8772098	Foodservice Equipment, Refrigerator, 4-Door Reach-In, Replace	15	11	4	1	EA	\$9,700.00	\$13,337.50	\$13,338					\$13,338							\$13,338
E1030	8772097	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	11	4	2	EA	\$7,650.00	\$10,518.75	\$21,038					\$21,038							\$21,038
E1040	8772157	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$2,030.00	\$2,791.25	\$2,791						\$2,791						\$2,791
E1060	8772140	Residential Appliances, Clothes Dryer, Replace	15	13	2	2	EA	\$1,000.00	\$1,375.00	\$2,750			\$2,750									\$2,750
E1060	8772167	Residential Appliances, Refrigerator Mini, 3 to 5 CF, Replace	10	7	3	2	EA	\$300.00	\$390.00	\$780				\$780								\$780
E1070	8772113	Basketball Backboard, Wall-Mounted, Replace	30	27	3	4	EA	\$4,300.00	\$5,912.50	\$23,650				\$23,650								\$23,650
E2010	8772181	Library Shelving, Single-Faced, up to 90" Height, Replace	20	18	2	9	LF	\$330.00	\$453.75	\$4,084			\$4,084									\$4,084
E2010	8772137	Library Shelving, Single-Faced, up to 90" Height, Replace	20	17	3	246	LF	\$330.00	\$453.75	\$111,623				\$111,623								\$111,623
E2010	8772092	Casework, Cabinetry, Standard Classroom, Replace	20	16	4	33	LF	\$325.00	\$446.88	\$14,747					\$14,747							\$14,747
E2010	8772182	Casework, Countertop, Plastic Laminate, Replace	15	11	4	40	LF	\$58.00	\$79.75	\$3,190					\$3,190							\$3,190
E2010	8772124	Casework, Cabinetry, Standard Classroom, Replace	20	16	4	360	LF	\$325.00	\$446.88	\$160,875					\$160,875							\$160,875
G3010	8772178	Piping & Valves, Piping Ductile Iron, Site Water, Replace	40	40	0	9	LF	\$231.50	\$318.31	\$2,865	\$2,865											\$2,865
G4050	8772117	Exterior Site Lighting, Wall Pack, 13 to 26 W, Replace	20	17	3	6	EA	\$650.00	\$893.75	\$5,363				\$5,363								\$5,363
Totals, Unescalated											\$61,165	\$0	\$1,893,599	\$3,121,275	\$1,180,540	\$35,654	\$0	\$0	\$780	\$3,533,491	\$0	\$9,826,504
Totals, Escalated (4.0% inflation, compounded annually)											\$61,165	\$0	\$2,048,117	\$3,511,010	\$1,381,065	\$43,378	\$0	\$0	\$1,067	\$5,029,260	\$0	\$12,075,062

Agnes Stewart Middle School / Agnes Stewart Middle 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
E1030	8776625	Foodservice Equipment, Trash Compactor, 600 LB, Replace	20	18	2	1	EA	\$16,300.00	\$22,412.50	\$22,413			\$22,413									\$22,413
E1090	8776626	Waste Handling Equipment, Dumpster, Metal 8 CY, Replace	20	18	2	1	EA	\$2,800.00	\$3,850.00	\$3,850			\$3,850									\$3,850
G2020	8776629	Parking Lots, any pavement type, Space or Stall Lines, Replace	10	8	2	211	EA	\$12.30	\$16.91	\$3,569			\$3,569									\$3,569
G2020	8776621	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	102918	SF	\$0.46	\$0.64	\$65,407			\$65,407					\$65,407				\$130,814
G2050	8776622	Sports Apparatus, Basketball, Outside Backboard/Rim/Pole, Replace	25	23	2	8	EA	\$7,030.00	\$9,666.25	\$77,330			\$77,330									\$77,330
G2060	8776617	Bike Rack, Fixed Single Loop, Replace	20	11	9	52	EA	\$300.00	\$412.50	\$21,450										\$21,450		\$21,450
G2060	8776630	Park Bench, Metal Powder-Coated, Replace	20	11	9	5	EA	\$1,030.00	\$1,416.25	\$7,081										\$7,081		\$7,081
G2060	8776623	Signage, Property, Monument, Replace/Install	20	18	2	1	EA	\$3,200.00	\$4,400.00	\$4,400			\$4,400									\$4,400
G2060	8776624	Flagpole, Metal, Replace	30	28	2	1	EA	\$4,000.00	\$5,500.00	\$5,500			\$5,500									\$5,500
G2080	8776627	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	18	2	411978	SF	\$1.70	\$2.34	\$962,999			\$962,999									\$962,999
G4050	8776620	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	17	3	10	EA	\$4,200.00	\$5,775.00	\$57,750				\$57,750								\$57,750
Totals, Unescalated											\$0	\$0	\$1,145,467	\$57,750	\$0	\$0	\$0	\$65,407	\$0	\$28,531	\$0	\$1,297,155
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$0	\$1,238,937	\$64,961	\$0	\$0	\$0	\$86,071	\$0	\$40,609	\$0	\$1,430,578

Replacement Reserves Report



5/8/2025

Briggs Middle School

Briggs Middle School / Briggs Middle 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	8575389	Exterior Walls, any painted surface, Prep & Paint	10	6	4	19700	SF	\$2.74	\$3.77	\$74,220					\$74,220							\$74,220
B2050	8575434	Exterior Door, Steel, Commercial, Replace	40	31	9	21	EA	\$4,060.00	\$5,582.50	\$117,233										\$117,233		\$117,233
B2070	8575361	Louvers, Aluminum, Replace	40	31	9	18	EA	\$970.00	\$1,333.75	\$24,008										\$24,008		\$24,008
B3010	8575399	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	13	7	96500	SF	\$13.40	\$18.43	\$1,778,013							\$1,778,013					\$1,778,013
B3060	8575418	Roof Skylight, per unit, up to 20 SF, Replace	30	26	4	6	EA	\$1,390.00	\$1,911.25	\$11,468					\$11,468							\$11,468
C1020	8575441	Interior Window, Fixed, 24 SF, Replace	40	31	9	25	EA	\$850.00	\$1,168.75	\$29,219										\$29,219		\$29,219
C1030	8575387	Interior Door, Wood, Solid-Core, Replace	40	35	5	115	EA	\$960.00	\$1,320.00	\$151,800						\$151,800						\$151,800
C1070	8575359	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	53000	SF	\$3.76	\$5.17	\$274,010						\$274,010						\$274,010
C1070	8575407	Suspended Ceilings, Acoustical Tile Fiberglass, Replace	25	18	7	10600	SF	\$5.94	\$8.17	\$86,576							\$86,576					\$86,576
C1090	8575344	Toilet Partitions, Plastic/Laminate, Replace	20	18	2	24	EA	\$1,200.00	\$1,650.00	\$39,600			\$39,600									\$39,600
C1090	8575345	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	19	1	200	LF	\$280.00	\$385.00	\$77,000		\$77,000										\$77,000
C1090	8575420	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	11	9	500	LF	\$280.00	\$385.00	\$192,500										\$192,500		\$192,500
C2010	8575382	Wall Finishes, Laminated Paneling (FRP), Replace	30	26	4	3900	SF	\$11.30	\$15.54	\$60,596					\$60,596							\$60,596
C2010	8575376	Wall Finishes, any surface, Prep & Paint	10	7	3	159200	SF	\$1.45	\$1.99	\$317,405				\$317,405								\$317,405
C2010	8575378	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	21	4	9700	SF	\$14.40	\$19.80	\$192,060					\$192,060							\$192,060
C2010	8575405	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace	25	21	4	9700	SF	\$14.40	\$19.80	\$192,060					\$192,060							\$192,060
C2010	8575383	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	20	5	11700	SF	\$14.40	\$19.80	\$231,660						\$231,660						\$231,660
C2030	8575393	Flooring, Concrete, Repair	0	-1	1	60	SF	\$24.70	\$33.96	\$2,038		\$2,038										\$2,038
C2030	8575436	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	11500	SF	\$1.09	\$1.50	\$17,236					\$17,236							\$17,236
C2030	8575445	Flooring, Quarry Tile, Replace	50	46	4	1800	SF	\$19.70	\$27.09	\$48,758					\$48,758							\$48,758
C2030	8575385	Flooring, Ceramic Tile, Replace	40	36	4	8800	SF	\$16.60	\$22.83	\$200,860					\$200,860							\$200,860
C2030	8575391	Flooring, Vinyl Tile (VCT), Replace	15	10	5	54700	SF	\$4.84	\$6.66	\$364,029						\$364,029						\$364,029
C2030	8575448	Flooring, Rubber Tile, Replace	15	9	6	900	SF	\$8.40	\$11.55	\$10,395							\$10,395					\$10,395
C2030	8575450	Flooring, Rubber Tile, Replace	15	5	10	900	SF	\$8.40	\$11.55	\$10,395										\$10,395		\$10,395
C2030	8575453	Flooring, Carpet, Commercial Standard, Replace	10	8	2	1800	SF	\$8.06	\$11.08	\$19,938			\$19,938									\$19,938
C2030	8575341	Flooring, Wood, Sports, Refinish	10	6	4	7900	SF	\$5.09	\$7.00	\$55,290					\$55,290							\$55,290
C2050	8575435	Ceiling Finishes, Wood Paneling, Replace	30	26	4	11500	SF	\$14.90	\$20.49	\$235,606					\$235,606							\$235,606
C2050	8575350	Ceiling Finishes, Textured Spray Coating, Replace	20	14	6	8800	SF	\$7.09	\$9.75	\$85,789							\$85,789					\$85,789
D2010	8575372	Pump, Circulation, Domestic Water, Replace	15	13	2	1	EA	\$2,820.00	\$3,877.50	\$3,878			\$3,878									\$3,878
D2010	8575346	Water Heater, Gas, Commercial (600 MBH), Replace	20	13	7	3	EA	\$26,900.00	\$36,987.50	\$110,963								\$110,963				\$110,963
D2010	8575373	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	33	7	88252	SF	\$12.00	\$16.50	\$1,456,158							\$1,456,158					\$1,456,158
D2010	8575356	Sink/Lavatory, Trough Style, Replace	30	28	2	12	EA	\$2,500.00	\$3,437.50	\$41,250			\$41,250									\$41,250
D2010	8575404	Toilet, Commercial Water Closet, Replace	30	27	3	29	EA	\$1,460.00	\$2,007.50	\$58,218				\$58,218								\$58,218
D2010	8575439	Shower, Valve & Showerhead, Replace	30	26	4	5	EA	\$830.00	\$1,141.25	\$5,706					\$5,706							\$5,706
D2010	8575449	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	6	EA	\$1,360.00	\$1,870.00	\$11,220					\$11,220							\$11,220
D2010	8575336	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	25	5	31	EA	\$905.00	\$1,244.38	\$38,576						\$38,576						\$38,576
D2010	8575364	Urinal, Standard, Replace	30	24	6	14	EA	\$1,030.00	\$1,416.25	\$19,828							\$19,828					\$19,828
D2010	8575415	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	3	EA	\$1,360.00	\$1,870.00	\$5,610								\$5,610				\$5,610

Replacement Reserves Report



5/8/2025

Uniformat CodeID		Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
D2010	8575377	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	27	8	5	EA	\$1,640.00	\$2,255.00	\$11,275									\$11,275			\$11,275
D2010	8575392	Shower, Ceramic Tile, Replace	30	21	9	5	EA	\$2,500.00	\$3,437.50	\$17,188										\$17,188		\$17,188
D2010	8575398	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	21	9	9	EA	\$827.00	\$1,137.13	\$10,234										\$10,234		\$10,234
D2060	8575394	Air Compressor, Tank-Style, Replace	20	18	2	1	EA	\$4,070.00	\$5,596.25	\$5,596			\$5,596									\$5,596
D3020	8575447	Unit Heater, Electric, Replace	20	16	4	2	EA	\$1,200.00	\$1,650.00	\$3,300					\$3,300							\$3,300
D3020	8575433	Unit Heater, Electric, Replace	20	15	5	4	EA	\$1,370.00	\$1,883.75	\$7,535						\$7,535						\$7,535
D3020	8575425	Unit Heater, Natural Gas, Replace	20	11	9	1	EA	\$3,900.00	\$5,362.50	\$5,363										\$5,363		\$5,363
D3020	8575371	Boiler Supplemental Components, Chemical Feed System, Replace	15	10	5	1	EA	\$11,700.00	\$16,087.50	\$16,088						\$16,088						\$16,088
D3030	8575406	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	\$1,010.00	\$1,388.75	\$1,389				\$1,389								\$1,389
D3030	8575388	Split System Ductless, Single Zone, Replace	15	12	3	2	EA	\$3,380.00	\$4,647.50	\$9,295				\$9,295								\$9,295
D3030	8575442	Unit Ventilator, approx/nominal 3 Ton, Replace	20	16	4	1	EA	\$9,450.00	\$12,993.75	\$12,994					\$12,994							\$12,994
D3030	8575353	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	4	EA	\$30,500.00	\$41,937.50	\$167,750							\$167,750					\$167,750
D3030	8575427	Split System Ductless, Multi Zone, per 1 TON FCU, Replace	15	7	8	1	EA	\$2,470.00	\$3,396.25	\$3,396									\$3,396			\$3,396
D3050	8575368	Pump, Distribution, HVAC Heating Water, Replace	25	23	2	3	EA	\$6,420.00	\$8,827.50	\$26,483			\$26,483									\$26,483
D3050	8575437	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	35	5	88252	SF	\$5.50	\$7.56	\$667,406						\$667,406						\$667,406
D3050	8575375	HVAC System, Ductwork, Medium Density, Replace	30	25	5	88252	SF	\$4.00	\$5.50	\$485,386						\$485,386						\$485,386
D3060	8575395	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	18	2	6	EA	\$1,200.00	\$1,650.00	\$9,900			\$9,900									\$9,900
D3060	8575381	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	18	2	13	EA	\$2,920.00	\$4,015.00	\$52,195			\$52,195									\$52,195
D3060	8575386	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	5	EA	\$2,920.00	\$4,015.00	\$20,075				\$20,075								\$20,075
D3060	8575451	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	21	4	4	EA	\$5,700.00	\$7,837.50	\$31,350					\$31,350							\$31,350
D3060	8575365	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	4	EA	\$1,470.00	\$2,021.25	\$8,085						\$8,085						\$8,085
D4010	8575452	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	13	7	12	LF	\$510.00	\$701.25	\$8,415								\$8,415				\$8,415
D5020	8575411	Switchboard, 120/208 V, Replace	40	36	4	1	EA	\$42,400.00	\$58,300.00	\$58,300					\$58,300							\$58,300
D5020	8575419	Distribution Panel, 120/240 V, Replace	30	25	5	2	EA	\$5,700.00	\$7,837.50	\$15,675						\$15,675						\$15,675
D5030	8575402	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	88252	SF	\$3.00	\$4.13	\$364,040						\$364,040						\$364,040
D5030	8575424	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	1	EA	\$3,600.00	\$4,950.00	\$4,950							\$4,950					\$4,950
D5030	8575413	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	12	8	4	EA	\$4,650.00	\$6,393.75	\$25,575									\$25,575			\$25,575
D5030	8575408	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	11	9	4	EA	\$6,280.00	\$8,635.00	\$34,540										\$34,540		\$34,540
D5040	8575456	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	13	7	26	EA	\$450.00	\$618.75	\$16,088								\$16,088				\$16,088
D5040	8575366	Stage Lighting System, Full Upgrade, Specialty Fixtures, Replace	20	11	9	100	SF	\$30.00	\$41.25	\$4,125										\$4,125		\$4,125
D6030	8575432	Sound System, Theater/Auditorium/Church, Replace	20	11	9	1500	SF	\$1.50	\$2.06	\$3,094										\$3,094		\$3,094
D6060	8575429	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	18	2	88252	SF	\$1.65	\$2.27	\$200,222			\$200,222									\$200,222
D7030	8575426	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	88252	SF	\$2.00	\$2.75	\$242,693							\$242,693					\$242,693
D7050	8575379	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	88252	SF	\$3.00	\$4.13	\$364,040										\$364,040		\$364,040
D8010	8575417	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	10	5	88252	SF	\$2.50	\$3.44	\$303,366						\$303,366						\$303,366
E1030	8575397	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	13	2	1	EA	\$5,650.00	\$7,768.75	\$7,769			\$7,769									\$7,769
E1030	8575400	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	18	2	34	LF	\$3,000.00	\$4,125.00	\$140,250			\$140,250									\$140,250
E1030	8575431	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	17	3	10	LF	\$300.00	\$412.50	\$4,125				\$4,125								\$4,125
E1030	8575403	Commercial Kitchen Line, Cooking Equipment, Replace	20	17	3	21	LF	\$2,000.00	\$2,750.00	\$57,750				\$57,750								\$57,750
E1030	8575446	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	16	4	1	EA	\$29,400.00	\$40,425.00	\$40,425					\$40,425							\$40,425
E1030	8575348	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	26	4	1	EA	\$1,730.00	\$2,378.75	\$2,379					\$2,379							\$2,379
E1030	8575421	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	10	5	1	EA	\$4,250.00	\$5,843.75	\$5,844						\$5,844						\$5,844

Replacement Reserves Report



5/8/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
E1030	8575357	Foodservice Equipment, Order Monitor, Replace	15	10	5	2	EA		\$1,300.00	\$1,787.50	\$3,575						\$3,575						\$3,575
E1030	8575360	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	15	5	30	LF		\$1,000.00	\$1,375.00	\$41,250						\$41,250						\$41,250
E1030	8575409	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	1	EA		\$7,650.00	\$10,518.75	\$10,519							\$10,519					\$10,519
E1030	8575401	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	9	6	1	EA		\$5,100.00	\$7,012.50	\$7,013							\$7,013					\$7,013
E1030	8575443	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height, Replace	20	12	8	12	LF		\$2,000.00	\$2,750.00	\$33,000									\$33,000			\$33,000
E1040	8575438	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	6	4	1	EA		\$2,030.00	\$2,791.25	\$2,791					\$2,791							\$2,791
E1060	8575455	Residential Fixtures, Ceiling Fan, Replace	15	7	8	4	EA		\$350.00	\$831.25	\$3,325									\$3,325			\$3,325
E1070	8575428	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	12	3	1000	SF		\$13.00	\$17.88	\$17,875				\$17,875								\$17,875
E1070	8575396	Gym Scoreboard, Electronic Standard, Replace	30	21	9	2	EA		\$8,500.00	\$11,687.50	\$23,375										\$23,375		\$23,375
E2010	8575384	Casework, Cabinetry, Standard Classroom, Replace	20	18	2	450	LF		\$325.00	\$446.88	\$201,094			\$201,094									\$201,094
E2010	8575414	Casework, Countertop, Plastic Laminate, Replace	15	13	2	240	LF		\$58.00	\$79.75	\$19,140			\$19,140									\$19,140
E2010	8575374	Casework, Countertop, Natural Stone, Replace	50	42	8	280	LF		\$147.00	\$202.13	\$56,595									\$56,595			\$56,595
E2010	8575410	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	19	1	215	EA		\$350.00	\$481.25	\$103,469		\$103,469										\$103,469
E2010	8575351	Bleachers, Telescoping Power-Operated, 16 to 30 Tier (per Seat), Replace	20	13	7	450	EA		\$750.00	\$1,031.25	\$464,063							\$464,063					\$464,063
G2050	8575422	Play Structure, Climbing Wall, by vertical surface area, Replace	15	8	7	480	SF		\$40.00	\$55.00	\$26,400								\$26,400				\$26,400
Totals, Unescalated												\$0	\$182,507	\$767,313	\$486,131	\$1,256,618	\$2,978,323	\$548,936	\$3,952,284	\$133,166	\$824,916	\$10,395	\$11,140,588
Totals, Escalated (4.0% inflation, compounded annually)												\$0	\$189,807	\$829,926	\$546,832	\$1,470,065	\$3,623,585	\$694,579	\$5,200,935	\$182,247	\$1,174,113	\$15,387	\$13,927,476

Briggs Middle School / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
D2010	8575902	Pump Station, Duplex Mounted, Replace	25	16	9	1	EA		\$19,400.00	\$26,675.00	\$26,675										\$26,675		\$26,675
D2010	8575904	Backflow Preventer, Domestic Water, Replace	30	27	3	1	EA		\$2,640.00	\$3,630.00	\$3,630				\$3,630								\$3,630
D2010	8575908	Backflow Preventer, Domestic Water, Replace	30	21	9	2	EA		\$4,180.00	\$5,747.50	\$11,495									\$11,495			\$11,495
G2020	8575895	Running Track, Aggregate/pepples, Surface Gravel, Replenish	7	6	1	32000	SF		\$1.40	\$1.93	\$61,600		\$61,600						\$61,600				\$123,200
G2020	8575903	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	35000	SF		\$0.46	\$0.64	\$22,243			\$22,243				\$22,243					\$44,487
G2020	8575896	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	17	8	73500	SF		\$3.50	\$4.81	\$353,719								\$353,719				\$353,719
G2050	8575890	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	24	1	2	EA		\$7,030.00	\$9,666.25	\$19,333		\$19,333										\$19,333
G2050	8575893	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	13	2	2	EA		\$450.00	\$585.00	\$1,170			\$1,170									\$1,170
G2050	8575885	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	18	2	2	EA		\$5,480.00	\$7,535.00	\$15,070			\$15,070									\$15,070
G2050	8575889	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	13	2	10	EA		\$700.00	\$962.50	\$9,625			\$9,625									\$9,625
G2050	8575897	Sports Apparatus, Football, Goal Post, Replace	25	23	2	2	EA		\$7,550.00	\$10,381.25	\$20,763			\$20,763									\$20,763
G2050	8575909	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	16	9	22000	SF		\$3.50	\$4.81	\$105,875									\$105,875			\$105,875
G2060	8575887	Park Bench, Wood/Composite/Fiberglass, Replace	20	19	1	1	EA		\$900.00	\$1,170.00	\$1,170		\$1,170										\$1,170
G2060	8575883	Park Bench, Metal Powder-Coated, Replace	20	14	6	5	EA		\$1,030.00	\$1,416.25	\$7,081						\$7,081						\$7,081
G2060	8575886	Picnic Table, Metal Powder-Coated, Replace	20	13	7	6	EA		\$700.00	\$962.50	\$5,775							\$5,775					\$5,775
G2060	8575905	Bike Rack, Fixed 1-5 Bikes, Replace	20	11	9	32	EA		\$600.00	\$825.00	\$26,400									\$26,400			\$26,400
G2060	8575900	Signage, Property, Building or Pole-Mounted, Replace/Install	20	16	4	1	EA		\$2,290.00	\$3,148.75	\$3,149				\$3,149								\$3,149
G2060	8575906	Flagpole, Metal, Replace	30	22	8	1	EA		\$4,000.00	\$5,500.00	\$5,500								\$5,500				\$5,500
G2060	8575901	Signage, Property, Building or Pole-Mounted, Replace/Install	20	11	9	1	EA		\$2,290.00	\$3,148.75	\$3,149										\$3,149		\$3,149
G2080	8575891	Irrigation System, Control Panel, Replace	15	9	6	1	EA		\$5,000.00	\$6,875.00	\$6,875						\$6,875						\$6,875
G2080	8575884	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	11	9	6300	SF		\$1.70	\$2.34	\$14,726									\$14,726			\$14,726
G4050	8575899	Pole Light Fixture w/ Lamps. any type 30' High, w/ LED Replacement, Replace/Install	20	12	8	3	EA		\$4,900.00	\$6,737.50	\$20,213								\$20,213				\$20,213

Replacement Reserves Report



5/8/2025

Uniformat CodeID		Cost Description	Lifespan (EUL)EAge	RUL	QuantityUnit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
D2010	8566799	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	28	2	5	EA	\$2,500.00	\$3,437.50	\$17,188			\$17,188							\$17,188
D2010	8566868	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	3	EA	\$1,360.00	\$1,870.00	\$5,610			\$5,610							\$5,610
D2010	8566809	Shower, Ceramic Tile, Replace	30	26	4	3	EA	\$2,500.00	\$3,437.50	\$10,313				\$10,313						\$10,313
D2010	8566823	Toilet, Residential Water Closet, Replace	30	25	5	3	EA	\$820.00	\$1,127.50	\$3,383					\$3,383					\$3,383
D2010	8566811	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	29	6	5	EA	\$1,640.00	\$2,255.00	\$11,275					\$11,275					\$11,275
D2010	8566803	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	1	EA	\$1,360.00	\$1,870.00	\$1,870					\$1,870					\$1,870
D2010	8566818	Toilet, Commercial Water Closet, Replace	30	23	7	17	EA	\$1,460.00	\$2,007.50	\$34,128						\$34,128				\$34,128
D2010	8566814	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	22	8	5	EA	\$827.00	\$1,137.13	\$5,686							\$5,686			\$5,686
D2060	8566806	Air Compressor, Tank-Style, Replace	20	11	9	1	EA	\$4,070.00	\$5,596.25	\$5,596								\$5,596		\$5,596
D3020	8566881	Unit Heater, Electric, Replace	20	17	3	2	EA	\$1,200.00	\$1,650.00	\$3,300			\$3,300							\$3,300
D3020	8566830	Boiler Supplemental Components, Chemical Feed System, Replace	15	11	4	1	EA	\$11,700.00	\$16,087.50	\$16,088				\$16,088						\$16,088
D3050	8566879	Pump, Distribution, HVAC Heating Water, Replace	15	11	4	2	EA	\$6,080.00	\$8,360.00	\$16,720				\$16,720						\$16,720
D3050	8566866	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	35	5	46800	SF	\$5.50	\$7.56	\$353,925					\$353,925					\$353,925
D3050	8566880	HVAC System, Ductwork, Medium Density, Replace	30	27	3	46800	SF	\$4.00	\$5.50	\$257,400			\$257,400							\$257,400
D3050	8566826	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	\$84,500.00	\$116,187.50	\$116,188			\$116,188							\$116,188
D3050	8566878	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	3	EA	\$84,500.00	\$116,187.50	\$348,563			\$348,563							\$348,563
D3050	8566794	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	26	4	1	EA	\$31,200.00	\$42,900.00	\$42,900				\$42,900						\$42,900
D3060	8566847	Exhaust Fan, Centrifugal, 42" Damper, Replace	25	23	2	1	EA	\$12,000.00	\$16,500.00	\$16,500			\$16,500							\$16,500
D3060	8566864	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	18	2	3	EA	\$2,920.00	\$4,015.00	\$12,045			\$12,045							\$12,045
D3060	8566797	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	17	EA	\$1,470.00	\$2,021.25	\$34,361			\$34,361							\$34,361
D3060	8566810	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	18	2	1	EA	\$5,700.00	\$7,837.50	\$7,838			\$7,838							\$7,838
D3060	8566845	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	17	3	2	EA	\$3,070.00	\$4,221.25	\$8,443			\$8,443							\$8,443
D4010	8606016	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	21	4	46800	SF	\$1.20	\$1.65	\$77,220				\$77,220						\$77,220
D4010	8566867	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	15	5	12	LF	\$510.00	\$701.25	\$8,415					\$8,415					\$8,415
D5020	8566871	Switchboard, 120/208 V, Replace	40	35	5	1	EA	\$36,600.00	\$50,325.00	\$50,325					\$50,325					\$50,325
D5020	8566856	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	\$5,730.00	\$7,878.75	\$7,879					\$7,879					\$7,879
D5030	8566829	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	46800	SF	\$3.00	\$4.13	\$193,050					\$193,050					\$193,050
D5030	8566813	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	13	7	2	EA	\$3,600.00	\$4,950.00	\$9,900						\$9,900				\$9,900
D5040	8566870	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	15	5	40	EA	\$450.00	\$618.75	\$24,750					\$24,750					\$24,750
D5040	8566842	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	14	6	46800	SF	\$6.50	\$8.94	\$418,275					\$418,275					\$418,275
D6060	8566802	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	16	4	46800	SF	\$1.50	\$2.06	\$96,525				\$96,525						\$96,525
D7050	8566832	Fire Alarm Panel, Multiplex, Replace	15	9	6	2	EA	\$6,100.00	\$8,387.50	\$16,775					\$16,775					\$16,775
D7050	8566820	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	\$16,200.00	\$22,275.00	\$22,275					\$22,275					\$22,275
D7050	8566807	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	46800	SF	\$3.00	\$4.13	\$193,050							\$193,050			\$193,050
D8010	8566815	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	8	7	46800	SF	\$2.50	\$3.44	\$160,875						\$160,875				\$160,875
E1030	8566792	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$5,100.00	\$7,012.50	\$7,013			\$7,013							\$7,013
E1030	8566875	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	1	EA	\$29,400.00	\$40,425.00	\$40,425					\$40,425					\$40,425
E1030	8566863	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	10	5	1	EA	\$4,250.00	\$5,843.75	\$5,844					\$5,844					\$5,844
E1030	8566821	Foodservice Equipment, Order Monitor, Replace	15	10	5	1	EA	\$1,300.00	\$1,787.50	\$1,788					\$1,788					\$1,788
E1030	8566852	Commercial Kitchen Line, Cooking Equipment, Replace	20	15	5	20	LF	\$2,000.00	\$2,750.00	\$55,000					\$55,000					\$55,000
E1030	8566805	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	\$7,650.00	\$10,518.75	\$10,519					\$10,519					\$10,519
E1030	8566800	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	14	6	12	LF	\$1,000.00	\$1,375.00	\$16,500					\$16,500					\$16,500

Replacement Reserves Report



5/8/2025

Unif	mat	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
E1030		8566819		Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	13	7	8	LF	\$300.00	\$412.50	\$3,300								\$3,300				\$3,300
E1030		8566841		Foodservice Equipment, Sink, 3-Bowl, Replace	30	23	7	1	EA	\$2,900.00	\$3,987.50	\$3,988								\$3,988				\$3,988
E1030		8566825		Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height, Replace	20	12	8	6	LF	\$2,000.00	\$2,750.00	\$16,500									\$16,500			\$16,500
E1030		8566883		Commercial Kitchen Line, Dishwashing Equipment, Replace	20	11	9	20	LF	\$3,000.00	\$4,125.00	\$82,500										\$82,500		\$82,500
E1030		8566831		Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height, Replace	20	10	10	6	LF	\$1,500.00	\$2,062.50	\$12,375										\$12,375		\$12,375
E1040		8566865		Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	6	4	1	EA	\$2,030.00	\$2,791.25	\$2,791					\$2,791							\$2,791
E1070		8566874		Basketball Backboard, Wall-Mounted, Operable, Operable	30	23	7	6	EA	\$4,300.00	\$5,912.50	\$35,475								\$35,475				\$35,475
E2010		8566808		Casework, Cabinetry, Hardwood Standard, Replace	20	16	4	95	LF	\$325.00	\$446.88	\$42,453					\$42,453							\$42,453
P2030		8566816		Architectural Study, Building Envelope, Roof, Evaluate/Report	0	-1	1	1	EA	\$7,000.00	\$9,625.00	\$9,625		\$9,625										\$9,625
Totals, Unescalated													\$22,688	\$468,900	\$190,599	\$924,911	\$429,361	\$1,427,713	\$533,467	\$1,506,065	\$215,236	\$108,562	\$244,629	\$6,072,130
Totals, Escalated (4.0% inflation, compounded annually)													\$22,688	\$487,656	\$206,152	\$1,040,400	\$502,292	\$1,737,032	\$675,006	\$1,981,879	\$294,565	\$154,517	\$362,111	\$7,464,295

Douglas Gardens Elementary School / Site

Unif	mat	Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
D2010		8567205		Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	\$7,930.00	\$10,903.75	\$10,904							\$10,904					\$10,904
F1020		8567203		Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	22	8	8000	SF	\$25.00	\$34.38	\$275,000								\$275,000				\$275,000
G2020		8567217		Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	7	5	2	7950	SF	\$1.40	\$1.93	\$15,304			\$15,304						\$15,304			\$30,608
G2020		8567197		Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	37500	SF	\$0.46	\$0.64	\$23,832				\$23,832				\$23,832				\$47,664
G2020		8567219		Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	37500	SF	\$3.50	\$4.81	\$180,469					\$180,469							\$180,469
G2030		8567198		Sidewalk, Concrete, Large Areas, Replace	50	43	7	12000	SF	\$9.30	\$12.79	\$153,450							\$153,450					\$153,450
G2050		8567202		Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	23	2	2	EA	\$7,030.00	\$9,666.25	\$19,333			\$19,333									\$19,333
G2050		8567193		Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	12000	SF	\$0.46	\$0.64	\$7,626			\$7,626				\$7,626					\$15,253
G2050		8567188		Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	12	3	2	EA	\$700.00	\$962.50	\$1,925				\$1,925								\$1,925
G2050		8567195		Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	19	6	18350	SF	\$6.50	\$8.94	\$164,003						\$164,003						\$164,003
G2050		8567187		Playfield Surfaces, Chips Engineered Wood, 3" Depth, Replace	3	2	1	8350	SF	\$1.65	\$2.27	\$18,944		\$18,944			\$18,944		\$18,944			\$18,944		\$75,776
G2050		8567201		Play Structure, Multipurpose, Small, Replace	20	17	3	1	EA	\$10,000.00	\$13,750.00	\$13,750				\$13,750								\$13,750
G2050		8567215		Play Structure, Multipurpose, Large, Replace	20	17	3	1	EA	\$35,000.00	\$48,125.00	\$48,125				\$48,125								\$48,125
G2050		8567189		Play Structure, Swing Set, 4 Seats, Replace	20	15	5	3	EA	\$3,390.00	\$4,661.25	\$13,984					\$13,984							\$13,984
G2060		8567191		Picnic Table, Metal Powder-Coated, Replace	20	14	6	16	EA	\$700.00	\$962.50	\$15,400						\$15,400						\$15,400
G2060		8567196		Park Bench, Metal Powder-Coated, Replace	20	11	9	1	EA	\$1,030.00	\$1,416.25	\$1,416									\$1,416			\$1,416
G2060		8567218		Signage, Property, Building or Pole-Mounted, Replace/Install	20	17	3	1	EA	\$2,290.00	\$3,148.75	\$3,149				\$3,149								\$3,149
G2060		8567209		Dumpster Enclosure, Wood/Vinyl Walls, 8' High (per LF), Replace/Install	20	18	2	45	LF	\$35.00	\$48.13	\$2,166			\$2,166									\$2,166
G2080		8567190		Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	11	9	3000	SF	\$1.70	\$2.34	\$7,013									\$7,013			\$7,013
G2080		8567194		Landscaping, Mature Trees, Removal/Trimming, Repair	0	-2	2	12	EA	\$1,500.00	\$2,062.50	\$24,750			\$24,750									\$24,750
G3010		8605744		Piping & Valves, Piping Copper, Site Water, 4 IN, Replace/Install	40	34	6	350	LF	\$205.60	\$282.70	\$98,945						\$98,945						\$98,945
G3020		8605745		Piping & Valves, Piping PVC, Site Sanitary, 8 IN, Replace/Install	40	34	6	350	LF	\$108.20	\$148.78	\$52,071						\$52,071						\$52,071
G4050		8567213		Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	18	2	4	EA	\$4,900.00	\$6,737.50	\$26,950			\$26,950									\$26,950
Totals, Unescalated													\$0	\$18,944	\$96,128	\$90,781	\$18,944	\$194,453	\$341,323	\$180,020	\$298,832	\$23,733	\$18,944	\$1,282,102
Totals, Escalated (4.0% inflation, compounded annually)													\$0	\$19,702	\$103,972	\$102,116	\$22,162	\$236,581	\$431,883	\$236,895	\$408,972	\$33,779	\$28,042	\$1,624,104

Elizabeth Page Elementary School

Replacement Reserves Report



5/8/2025

Elizabeth Page Elementary School / Elizabeth Page Elementary School

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
A4020	8798707	Slab-on-Grade, Concrete, n/a	75	73	2	38283	SF	\$16.00	\$22.00	\$842,226			\$842,226									\$842,226
B1010	8798706	Structural Framing, Masonry (CMU) Bearing Walls, n/a	75	73	2	38283	SF	\$27.50	\$37.81	\$1,447,576			\$1,447,576									\$1,447,576
B2010	8644221	Exterior Walls, Wood Siding, Replace	30	27	3	10283	SF	\$10.20	\$14.03	\$144,219				\$144,219								\$144,219
B2010	8644241	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	15	5	14000	SF	\$1.86	\$2.56	\$35,805						\$35,805						\$35,805
B2010	8644188	Exterior Walls, Concrete Block (CMU), 1-2 Story Building, Replace	50	48	2	14000	SF	\$21.40	\$29.43	\$411,950			\$411,950									\$411,950
B2020	8644203	Exterior Glazing, any type by SF, Replace	30	28	2	3000	SF	\$58.50	\$80.44	\$241,313			\$241,313									\$241,313
B2050	8644267	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	27	3	14	EA	\$5,650.00	\$7,768.75	\$108,763				\$108,763								\$108,763
B2050	8644206	Exterior Door, Steel, Commercial, Replace	40	37	3	9	EA	\$4,060.00	\$5,582.50	\$50,243				\$50,243								\$50,243
B3010	8644224	Roofing, Metal, Replace	40	39	1	35878	SF	\$13.20	\$18.15	\$651,186		\$651,186										\$651,186
B3010	8644213	Roofing, Single-Ply Membrane, EPDM, Replace	20	17	3	13115	SF	\$13.60	\$18.70	\$245,251				\$245,251								\$245,251
B3020	8644255	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	18	2	1400	LF	\$10.60	\$14.58	\$20,405			\$20,405									\$20,405
C1020	8644245	Interior Glazing, any type by SF, Replace	40	37	3	200	SF	\$41.60	\$57.20	\$11,440				\$11,440								\$11,440
C1030	8644193	Interior Door, Wood, Solid-Core Commercial, Replace	40	38	2	56	EA	\$960.00	\$1,320.00	\$73,920			\$73,920									\$73,920
C1030	8644251	Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	40	38	2	1	EA	\$3,290.00	\$4,523.75	\$4,524			\$4,524									\$4,524
C1030	8644220	Interior Door, Steel, Standard, Replace	40	36	4	8	EA	\$760.00	\$1,045.00	\$8,360					\$8,360							\$8,360
C1070	8644246	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	23	2	25522	SF	\$3.76	\$5.17	\$131,949			\$131,949									\$131,949
C1090	8644209	Toilet Partitions, Wood, Replace	20	18	2	16	EA	\$500.00	\$687.50	\$11,000			\$11,000									\$11,000
C2010	8644279	Wall Finishes, Brick, Replace	50	45	5	100	SF	\$18.10	\$24.89	\$2,489						\$2,489						\$2,489
C2010	8644237	Wall Finishes, Laminated Paneling (FRP), Replace	30	28	2	2425	SF	\$11.30	\$15.54	\$37,678			\$37,678									\$37,678
C2010	8644216	Wall Finishes, any surface, Prep & Paint	10	8	2	54950	SF	\$1.45	\$1.99	\$109,557			\$109,557									\$109,557
C2030	8644238	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	1525	SF	\$1.09	\$1.50	\$2,286				\$2,286								\$2,286
C2030	8644205	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	7	3	1850	SF	\$14.60	\$20.08	\$37,139				\$37,139								\$37,139
C2030	8681871	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	13	2	22003	SF	\$8.00	\$11.00	\$242,033			\$242,033									\$242,033
C2030	8644275	Flooring, Carpet, Commercial Standard, Replace	10	8	2	12890	SF	\$8.06	\$11.08	\$142,775			\$142,775									\$142,775
C2050	8644187	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	12761	SF	\$1.81	\$2.49	\$31,803			\$31,803									\$31,803
D2010	8644242	Storage Tank, Domestic Water, Replace	30	28	2	1	EA	\$7,050.00	\$9,693.75	\$9,694			\$9,694									\$9,694
D2010	8644254	Storage Tank, Domestic Water, Replace	30	28	2	1	EA	\$7,050.00	\$9,693.75	\$9,694			\$9,694									\$9,694
D2010	8644236	Water Heater, Indirect, Replace	15	14	1	1	EA	\$4,800.00	\$6,600.00	\$6,600		\$6,600										\$6,600
D2010	8644268	Pump Station, Duplex Mounted, Replace	25	23	2	1	EA	\$19,400.00	\$26,675.00	\$26,675			\$26,675									\$26,675
D2010	8644227	Water Heater, Gas, Commercial (200 MBH), Replace	20	14	6	2	EA	\$11,100.00	\$15,262.50	\$30,525							\$30,525					\$30,525
D2010	8644217	Water Heater, Electric, Commercial (12 kW), Replace	20	12	8	1	EA	\$14,300.00	\$19,662.50	\$19,663								\$19,663				\$19,663
D2010	8644190	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	38	2	38283	SF	\$6.00	\$8.25	\$315,835			\$315,835									\$315,835
D2010	8644277	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	14	1	1	EA	\$1,360.00	\$1,870.00	\$1,870		\$1,870										\$1,870
D2010	8644253	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	28	2	6	EA	\$905.00	\$1,244.38	\$7,466			\$7,466									\$7,466
D2010	8644218	Urinal, Standard, Replace	30	27	3	9	EA	\$1,030.00	\$1,416.25	\$12,746				\$12,746								\$12,746
D2010	8644181	Sink/Lavatory, Wall-Hung, Replace	30	27	3	4	EA	\$827.00	\$1,137.13	\$4,549				\$4,549								\$4,549
D2010	8644249	Toilet, Commercial Water Closet, Replace	30	27	3	21	EA	\$1,460.00	\$2,007.50	\$42,158				\$42,158								\$42,158
D2010	8644225	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	26	4	27	EA	\$1,140.00	\$1,567.50	\$42,323					\$42,323							\$42,323
D2010	8644219	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	1	EA	\$1,640.00	\$2,255.00	\$2,255						\$2,255						\$2,255
D2010	8644201	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	25	5	1	EA	\$905.00	\$1,176.50	\$1,177						\$1,177						\$1,177

Replacement Reserves Report



5/8/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
D2010	8644226	Sink/Lavatory, Service Sink, Floor, Replace	35	30	5	1	EA	\$1,580.00	\$2,172.50	\$2,173						\$2,173						\$2,173
D3020	8644214	Unit Heater, Electric, Replace	20	18	2	1	EA	\$1,200.00	\$1,650.00	\$1,650			\$1,650									\$1,650
D3030	8644274	Supplemental Components, Compressor, Remote Reciprocating, 15 TON, Replace	25	18	7	1	EA	\$23,800.00	\$32,725.00	\$32,725								\$32,725				\$32,725
D3030	8644215	Split System Ductless, Single Zone, Replace	15	13	2	2	EA	\$3,380.00	\$4,647.50	\$9,295			\$9,295									\$9,295
D3050	8644232	HVAC System, Ductwork, Medium Density, Replace	30	28	2	38283	SF	\$4.00	\$5.50	\$210,557			\$210,557									\$210,557
D3050	8644248	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	4	EA	\$4,450.00	\$6,118.75	\$24,475					\$24,475							\$24,475
D3050	8644195	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$7,780.00	\$10,697.50	\$10,698					\$10,698							\$10,698
D3050	8644244	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	5	EA	\$5,550.00	\$7,631.25	\$38,156					\$38,156							\$38,156
D3050	8644256	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	2	EA	\$7,780.00	\$10,697.50	\$21,395					\$21,395							\$21,395
D3050	8644202	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	23	7	1	EA	\$84,500.00	\$116,187.50	\$116,188								\$116,188				\$116,188
D3060	8644180	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	18	2	6	EA	\$1,200.00	\$1,650.00	\$9,900			\$9,900									\$9,900
D3060	8644207	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	22	3	1	EA	\$5,700.00	\$7,837.50	\$7,838				\$7,838								\$7,838
D3060	8644192	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	22	3	1	EA	\$3,070.00	\$4,221.25	\$4,221				\$4,221								\$4,221
D3060	8644266	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	14	6	1	EA	\$2,920.00	\$4,015.00	\$4,015							\$4,015					\$4,015
D4010	8708421	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	32823	SF	\$5.80	\$7.98	\$261,763					\$261,763							\$261,763
D4010	8644252	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	15	5	3	LF	\$510.00	\$701.25	\$2,104						\$2,104						\$2,104
D5030	8644284	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	38	2	38283	SF	\$3.00	\$4.13	\$157,917			\$157,917									\$157,917
D5040	8644222	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	18	2	38283	SF	\$6.50	\$8.94	\$342,154			\$342,154									\$342,154
D5040	8644194	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	8	2	11	EA	\$225.00	\$309.38	\$3,403			\$3,403									\$3,403
D5040	8644228	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	18	2	38283	SF	\$6.50	\$8.94	\$342,154			\$342,154									\$342,154
D5040	8644276	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	17	3	5	EA	\$450.00	\$618.75	\$3,094				\$3,094								\$3,094
D6060	8644208	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	18	2	38283	SF	\$1.50	\$2.06	\$78,959			\$78,959									\$78,959
D7030	8644265	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	12	3	38283	SF	\$2.00	\$2.75	\$105,278				\$105,278								\$105,278
D7050	8644283	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	15	5	38283	SF	\$2.00	\$2.75	\$105,278						\$105,278						\$105,278
E1030	8644258	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF, Replace	20	19	1	10	EA	\$7,000.00	\$9,625.00	\$96,250		\$96,250										\$96,250
E1030	8644240	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	18	2	30	LF	\$300.00	\$412.50	\$12,375			\$12,375									\$12,375
E1030	8644282	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	18	2	50	LF	\$1,000.00	\$1,375.00	\$68,750			\$68,750									\$68,750
E1030	8644211	Foodservice Equipment, Walk-In, Freezer, Replace	20	18	2	1	EA	\$19,800.00	\$27,225.00	\$27,225			\$27,225									\$27,225
E1030	8644185	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	11	4	1	EA	\$9,250.00	\$12,718.75	\$12,719					\$12,719							\$12,719
E1030	8644210	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	15	5	15	LF	\$3,000.00	\$4,125.00	\$61,875						\$61,875						\$61,875
E1030	8644239	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	\$7,650.00	\$10,518.75	\$10,519						\$10,519						\$10,519
E1030	8644231	Commercial Kitchen Line, Cooking Equipment, Replace	20	15	5	15	LF	\$2,000.00	\$2,750.00	\$41,250						\$41,250						\$41,250
E1030	8644247	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$8,880.00	\$12,210.00	\$12,210						\$12,210						\$12,210
E1040	8644260	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	3	7	1	EA	\$2,030.00	\$2,791.25	\$2,791								\$2,791				\$2,791
E1070	8644271	Basketball Backboard, Wall-Mounted, Fixed	30	28	2	3	EA	\$3,580.00	\$4,922.50	\$14,768			\$14,768									\$14,768
E1070	8644184	Basketball Backboard, Ceiling-Mounted, Operable	30	28	2	2	EA	\$7,830.00	\$10,766.25	\$21,533			\$21,533									\$21,533
E2010	8644261	Casework, Cabinetry, Economy, Replace	20	19	1	2000	LF	\$200.00	\$275.00	\$550,000		\$550,000										\$550,000
E2010	8644200	Library Shelving, Single-Faced, up to 90" Height, Replace	20	15	5	500	LF	\$330.00	\$453.75	\$226,875						\$226,875						\$226,875
E2010	8644278	Library Shelving, Double-Faced, up to 90" Height, Replace	20	15	5	30	LF	\$480.00	\$660.00	\$19,800						\$19,800						\$19,800
G2060	8644233	Signage, Property, Building or Pole-Mounted, Replace/Install	20	15	5	1	EA	\$2,290.00	\$3,148.75	\$3,149						\$3,149						\$3,149
Totals, Unescalated											\$0	\$1,305,906	\$5,418,711	\$779,222	\$419,888	\$526,957	\$34,540	\$151,704	\$19,663	\$0	\$0	\$8,656,591
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$1,358,142	\$5,860,878	\$876,519	\$491,210	\$641,124	\$43,704	\$199,632	\$26,909	\$0	\$0	\$9,498,118

Replacement Reserves Report



5/8/2025

Elizabeth Page Elementary School / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
D2010	8644307	Backflow Preventer, Domestic Water, 3 IN, Replace	30	28	2	1	EA	\$4,340.00	\$5,967.50	\$5,968			\$5,968									\$5,968
G2020	8644302	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	5000	SF	\$0.46	\$0.64	\$3,178			\$3,178					\$3,178				\$6,355
G2030	8644292	Sidewalk, Asphalt, Replace	25	23	2	41036	SF	\$1.50	\$2.06	\$84,637			\$84,637									\$84,637
G2030	8644308	Sidewalk, Concrete, Large Areas, Replace	50	44	6	22177	SF	\$9.30	\$12.79	\$283,588							\$283,588					\$283,588
G2050	8644287	Sports Apparatus, Basketball, Outside Backboard/Rim/Pole, Replace	25	22	3	4	EA	\$7,030.00	\$9,666.25	\$38,665				\$38,665								\$38,665
G2050	8644288	Sports Apparatus, Soccer, Regulation Goal, Replace	20	10	10	4	EA	\$4,700.00	\$6,462.50	\$25,850										\$25,850		\$25,850
G2050	8644289	Play Structure, Swing Set, 4 Seats, Replace	20	18	2	2	EA	\$3,390.00	\$4,661.25	\$9,323			\$9,323									\$9,323
G2050	8644291	Play Structure, Multipurpose, Medium, Replace	20	10	10	3	EA	\$20,000.00	\$27,500.00	\$82,500											\$82,500	\$82,500
G2050	8644298	Play Structure, Multipurpose, Small, Replace	20	10	10	4	EA	\$10,000.00	\$13,750.00	\$55,000											\$55,000	\$55,000
G2060	8644305	Park Bench, Metal Powder-Coated, Replace	20	18	2	2	EA	\$1,030.00	\$1,416.25	\$2,833			\$2,833									\$2,833
G2060	8644303	Park Bench, Wood/Composite/Fiberglass, Replace	20	16	4	1	EA	\$900.00	\$1,170.00	\$1,170					\$1,170							\$1,170
G2060	8644306	Bike Rack, Fixed 1-5 Bikes, Replace	20	10	10	26	EA	\$600.00	\$825.00	\$21,450											\$21,450	\$21,450
G2060	8644300	Picnic Table, Metal Powder-Coated, Replace	20	10	10	7	EA	\$700.00	\$962.50	\$6,738											\$6,738	\$6,738
G2060	8644296	Signage, Property, Monument, Replace	20	15	5	1	EA	\$3,200.00	\$4,400.00	\$4,400						\$4,400						\$4,400
G3010	8798734	Piping & Valves, Piping Copper, Site Water, 4 IN, Replace	40	36	4	205	LF	\$205.60	\$282.70	\$57,954					\$57,954							\$57,954
G3020	8798733	Piping & Valves, Piping PVC, Site Sanitary, 8 IN, Replace	40	36	4	205	LF	\$108.20	\$148.78	\$30,499					\$30,499							\$30,499
G4050	8644295	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	10	EA	\$4,400.00	\$6,050.00	\$60,500											\$60,500	\$60,500
Totals, Unescalated											\$0	\$0	\$105,937	\$38,665	\$89,622	\$4,400	\$283,588	\$3,178	\$0	\$0	\$252,038	\$777,428
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$0	\$114,581	\$43,493	\$104,846	\$5,353	\$358,830	\$4,182	\$0	\$0	\$373,077	\$1,004,361

Gateways High School

Gateways High School / Gateways High School - Brattain Campus

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	8629117	Exterior Walls, Stucco, Prep & Fog Coat or Paint	10	7	3	27908	SF	\$3.58	\$4.92	\$137,377				\$137,377								\$137,377
B3010	8629120	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	17853	SF	\$3.95	\$5.43	\$96,964											\$96,964	\$96,964
B3010	8629124	Roofing, Single-Ply Membrane, EPDM, Replace	20	10	10	18046	SF	\$13.60	\$18.70	\$337,460											\$337,460	\$337,460
B3020	8656441	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	1400	LF	\$10.60	\$14.58	\$20,405											\$20,405	\$20,405
C1030	8629144	Interior Door, Wood, Solid-Core Commercial, Replace	40	38	2	1	EA	\$960.00	\$1,248.00	\$1,248			\$1,248									\$1,248
C1070	8656411	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	24	1	25000	SF	\$3.76	\$5.17	\$129,250		\$129,250										\$129,250
C1090	8656455	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	15	EA	\$1,200.00	\$1,650.00	\$24,750											\$24,750	\$24,750
C2010	8656440	Wall Finishes, Lath & Plaster, Prep & Paint	10	9	1	1000	SF	\$1.45	\$1.99	\$1,994		\$1,994										\$1,994
C2010	8656416	Wall Finishes, Gypsum Board, Prep & Paint	10	6	4	11000	SF	\$1.45	\$1.99	\$21,931					\$21,931							\$21,931
C2010	8629116	Wall Finishes, any surface, Prep & Paint	10	6	4	38362	SF	\$1.45	\$1.99	\$76,484					\$76,484							\$76,484
C2010	8656427	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	22	3	120	SF	\$14.40	\$19.80	\$2,376				\$2,376								\$2,376
C2030	8656459	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	7	3	3250	SF	\$14.60	\$20.08	\$65,244				\$65,244								\$65,244
C2030	8656408	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	250	SF	\$1.09	\$1.42	\$354					\$354							\$354
C2030	8656446	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	14	1	10730	SF	\$8.00	\$11.00	\$118,030		\$118,030										\$118,030
C2030	8656419	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	14	1	10000	SF	\$8.00	\$11.00	\$110,000		\$110,000										\$110,000
C2030	8629111	Flooring, Vinyl Tile (VCT), Replace	15	10	5	7000	SF	\$4.84	\$6.66	\$46,585						\$46,585						\$46,585

Replacement Reserves Report



5/8/2025

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
C2030	8656458	Flooring, Rubber Tile, Replace	15	10	5	408	SF	\$8.40	\$11.55	\$4,712						\$4,712						\$4,712
C2030	8629134	Flooring, Carpet, Commercial Standard, Replace	10	8	2	4000	SF	\$8.06	\$11.08	\$44,306			\$44,306									\$44,306
C2050	8629127	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	2000	SF	\$1.81	\$2.49	\$4,984					\$4,984							\$4,984
D2010	8656414	Storage Tank, Domestic Water, Replace	30	29	1	1	EA	\$7,050.00	\$9,693.75	\$9,694		\$9,694										\$9,694
D2010	8656454	Water Heater, Electric, Residential, Replace	15	11	4	1	EA	\$935.00	\$1,215.50	\$1,216					\$1,216							\$1,216
D2010	8656420	Sink/Lavatory, Service Sink, Laundry, Replace	30	27	3	2	EA	\$1,040.00	\$1,430.00	\$2,860				\$2,860								\$2,860
D2010	8629142	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	3	EA	\$1,360.00	\$1,870.00	\$5,610						\$5,610						\$5,610
D3020	8656431	Boiler, Gas, HVAC, Replace	30	29	1	1	EA	\$49,900.00	\$68,612.50	\$68,613		\$68,613										\$68,613
D3020	8656409	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	29	1	2	EA	\$800.00	\$1,100.00	\$2,200		\$2,200										\$2,200
D3020	8656436	Unit Heater, Electric, Replace	20	15	5	1	EA	\$1,370.00	\$1,883.75	\$1,884						\$1,884						\$1,884
D3020	8656435	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	25	5	5	EA	\$800.00	\$1,100.00	\$5,500						\$5,500						\$5,500
D3020	8656462	Unit Heater, Electric, Replace	20	10	10	1	EA	\$3,100.00	\$4,262.50	\$4,263										\$4,263		\$4,263
D3030	8629136	Split System Ductless, Single Zone, Replace	15	10	5	11	EA	\$3,380.00	\$4,647.50	\$51,123						\$51,123						\$51,123
D5020	8656413	Switchboard, 277/480 V, Replace	40	38	2	1	EA	\$29,000.00	\$39,875.00	\$39,875			\$39,875									\$39,875
D5020	8656439	Switchboard, 120/208 V, Replace	40	38	2	1	EA	\$36,600.00	\$50,325.00	\$50,325			\$50,325									\$50,325
D5030	8629114	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	38	2	34908	SF	\$3.00	\$4.13	\$143,996			\$143,996									\$143,996
D5040	8629119	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	4	6	20	EA	\$225.00	\$309.38	\$6,188							\$6,188					\$6,188
D5040	8656432	Gymnasium Lighting, High Intensity Fixtures, 400 W, Replace	20	10	10	15	EA	\$1,820.00	\$15,242.50	\$228,638											\$228,638	\$228,638
D5040	8656422	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	10	10	8	EA	\$450.00	\$618.75	\$4,950											\$4,950	\$4,950
D5040	8629125	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	10	10	34908	SF	\$6.50	\$8.94	\$311,990											\$311,990	\$311,990
D5040	8629131	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	10	10	4	EA	\$450.00	\$618.75	\$2,475											\$2,475	\$2,475
D6060	8629139	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	19	1	34908	SF	\$1.50	\$2.06	\$71,998		\$71,998										\$71,998
D7030	8629138	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	13	2	34908	SF	\$2.00	\$2.75	\$95,997			\$95,997									\$95,997
D7050	8629122	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	10	10	34908	SF	\$1.50	\$2.06	\$71,998											\$71,998	\$71,998
E1030	8656429	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	18	2	1	EA	\$29,400.00	\$40,425.00	\$40,425			\$40,425									\$40,425
E1030	8656444	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	2	EA	\$7,650.00	\$10,518.75	\$21,038						\$21,038						\$21,038
E1030	8656426	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	10	10	30	LF	\$3,000.00	\$4,125.00	\$123,750											\$123,750	\$123,750
E1030	8656451	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	10	10	10	LF	\$1,000.00	\$1,375.00	\$13,750											\$13,750	\$13,750
E1030	8656453	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	10	10	20	LF	\$300.00	\$412.50	\$8,250											\$8,250	\$8,250
E1030	8656412	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height, Replace	20	10	10	12	LF	\$2,000.00	\$2,750.00	\$33,000											\$33,000	\$33,000
E1030	8656418	Commercial Kitchen Line, Cooking Equipment, Replace	20	10	10	20	LF	\$2,000.00	\$2,750.00	\$55,000											\$55,000	\$55,000
E1040	8629126	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	1	9	1	EA	\$2,030.00	\$2,791.25	\$2,791										\$2,791		\$2,791
E1070	8656447	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	14	1	35	SF	\$13.00	\$16.90	\$592		\$592										\$592
E2010	8656433	Library Shelving, Single-Faced, up to 90" Height, Replace	20	10	10	200	LF	\$330.00	\$453.75	\$90,750											\$90,750	\$90,750
E2010	8656421	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	1000	LF	\$325.00	\$446.88	\$446,875											\$446,875	\$446,875
G2060	8656448	Signage, Property, Building or Pole-Mounted, Replace/Install	20	17	3	1	EA	\$2,290.00	\$3,148.75	\$3,149				\$3,149								\$3,149
G2060	8656428	Signage, Property, Building or Pole-Mounted, Replace/Install	20	14	6	1	EA	\$2,290.00	\$3,148.75	\$3,149							\$3,149					\$3,149
Totals, Unescalated											\$0	\$512,369	\$416,171	\$211,006	\$104,970	\$136,451	\$9,336	\$0	\$0	\$2,791	\$1,875,267	\$3,268,362
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$532,864	\$450,131	\$237,353	\$122,800	\$166,014	\$11,813	\$0	\$0	\$3,973	\$2,775,854	\$4,300,801

Replacement Reserves Report



5/8/2025

Gateways High School / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
G2020	8658314	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	16543	SF		\$0.46	\$0.64	\$10,513			\$10,513					\$10,513				\$21,027
G2050	8628005	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	24	1	1	EA		\$7,030.00	\$9,666.25	\$9,666		\$9,666										\$9,666
G2050	8627992	Playfield Surfaces, Chips Engineered Wood, 3" Depth, Replace	3	2	1	6820	SF		\$1.65	\$2.27	\$15,473		\$15,473		\$15,473				\$15,473		\$15,473		\$61,892
G2050	8627988	Play Structure, Swing Set, 4 Seats, Replace	20	18	2	2	EA		\$3,390.00	\$4,661.25	\$9,323			\$9,323									\$9,323
G2050	8628001	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA		\$10,000.00	\$13,750.00	\$13,750										\$13,750		\$13,750
G2050	8627986	Play Structure, Multipurpose, Small, Replace	20	10	10	10	EA		\$10,000.00	\$13,750.00	\$137,500										\$137,500		\$137,500
G2050	8627991	Play Structure, Multipurpose, Large, Replace	20	10	10	1	EA		\$35,000.00	\$48,125.00	\$48,125										\$48,125		\$48,125
G2060	8658320	Fences & Gates, Fence, Chain Link 8', Replace	40	37	3	80	LF		\$32.00	\$44.00	\$3,520				\$3,520								\$3,520
G2060	8658324	Bike Rack, Fixed 6-10 Bikes, Replace	20	10	10	2	EA		\$837.00	\$1,150.88	\$2,302										\$2,302		\$2,302
G2060	8658316	Flagpole, Metal, Replace	30	25	5	1	EA		\$4,000.00	\$5,500.00	\$5,500						\$5,500						\$5,500
Totals, Unescalated												\$0	\$25,139	\$19,836	\$3,520	\$15,473	\$5,500	\$0	\$25,986	\$0	\$0	\$217,150	\$312,604
Totals, Escalated (4.0% inflation, compounded annually)												\$0	\$26,145	\$21,455	\$3,960	\$18,101	\$6,692	\$0	\$34,196	\$0	\$0	\$321,434	\$431,982

Guy Lee Elementary School

Guy Lee Elementary School / Guy Lee Elementary School

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
B2010	8634776	Exterior Walls, Wood Siding, Replace	30	23	7	10000	SF		\$10.20	\$14.03	\$140,250								\$140,250				\$140,250
B2010	8634809	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	12	8	42254	SF		\$1.86	\$2.56	\$108,065									\$108,065			\$108,065
B2020	8634808	Exterior Glazing, any type by SF, Replace	30	26	4	1000	SF		\$58.50	\$80.44	\$80,438					\$80,438							\$80,438
B3010	8634812	Roofing, Modified Bitumen, Replace	20	20	0	1879	SF		\$6.94	\$9.54	\$17,930	\$17,930											\$17,930
B3010	8634740	Roofing, Single-Ply Membrane, EPDM, Replace	20	17	3	47705	SF		\$13.60	\$18.70	\$892,084				\$892,084								\$892,084
B3020	8634793	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	30	LF		\$10.60	\$13.78	\$413				\$413								\$413
B3020	8634762	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	16	4	1452	LF		\$10.60	\$14.58	\$21,163					\$21,163							\$21,163
B3060	8634804	Roof Skylight, per SF of glazing, Replace	30	27	3	48	SF		\$78.00	\$107.25	\$5,148				\$5,148								\$5,148
B3080	8634746	Soffit/Fascia, Wood, Replace	20	15	5	800	SF		\$15.30	\$21.04	\$16,830						\$16,830						\$16,830
C1020	8634830	Interior Glazing, any type by SF, Replace	40	35	5	500	SF		\$41.60	\$57.20	\$28,600						\$28,600						\$28,600
C1030	8634758	Interior Door, Wood, Solid-Core Commercial, Replace	40	37	3	210	EA		\$960.00	\$1,320.00	\$277,200				\$277,200								\$277,200
C1030	8634785	Interior Door, Steel, Standard, Replace	40	36	4	7	EA		\$760.00	\$1,045.00	\$7,315					\$7,315							\$7,315
C1070	8634842	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	23	2	25627	SF		\$3.76	\$5.17	\$132,492			\$132,492									\$132,492
C1070	8634761	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	25627	SF		\$3.76	\$5.17	\$132,492					\$132,492							\$132,492
C1090	8634798	Toilet Partitions, Metal, Replace	20	17	3	20	EA		\$1,480.00	\$2,035.00	\$40,700				\$40,700								\$40,700
C2010	8634773	Wall Finishes, Ceramic Tile, Replace	40	36	4	15381	SF		\$15.40	\$21.18	\$325,693					\$325,693							\$325,693
C2010	8634829	Wall Finishes, Laminated Paneling (FRP), Replace	30	25	5	5000	SF		\$11.30	\$15.54	\$77,688						\$77,688						\$77,688
C2010	8634816	Wall Finishes, any surface, Prep & Paint	10	6	4	58000	SF		\$1.45	\$1.99	\$115,638					\$115,638							\$115,638
C2030	8634774	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	2000	SF		\$1.09	\$1.50	\$2,998			\$2,998									\$2,998
C2030	8634832	Flooring, Ceramic Tile, Replace	40	32	8	4900	SF		\$16.60	\$22.83	\$111,843								\$111,843				\$111,843
C2030	8634783	Flooring, Vinyl Tile (VCT), Replace	15	13	2	5231	SF		\$4.84	\$6.66	\$34,812			\$34,812									\$34,812
C2030	8634764	Flooring, Vinyl Sheeting, Replace	15	11	4	123	SF		\$5.93	\$7.71	\$948					\$948							\$948
C2030	8634781	Flooring, Vinyl Tile (VCT), Replace	15	11	4	20000	SF		\$4.84	\$6.66	\$133,100						\$133,100						\$133,100

Replacement Reserves Report



5/8/2025

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
E1030	8634795	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	13	2	1	EA	\$8,880.00	\$12,210.00	\$12,210			\$12,210									\$12,210
E1030	8634777	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	17	3	1	EA	\$29,400.00	\$40,425.00	\$40,425				\$40,425								\$40,425
E1030	8634753	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	15	5	15	LF	\$1,000.00	\$1,375.00	\$20,625						\$20,625						\$20,625
E1030	8634827	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	15	5	30	LF	\$3,000.00	\$4,125.00	\$123,750						\$123,750						\$123,750
E1030	8634797	Commercial Kitchen Line, Cooking Equipment, Replace	20	15	5	25	LF	\$2,000.00	\$2,750.00	\$68,750						\$68,750						\$68,750
E1030	8634822	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	15	5	20	LF	\$300.00	\$412.50	\$8,250						\$8,250						\$8,250
E1040	8642340	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	1	9	1	EA	\$2,030.00	\$2,791.25	\$2,791										\$2,791		\$2,791
E1070	8634825	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	12	3	50	SF	\$13.00	\$16.90	\$845				\$845								\$845
E1070	8634790	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	12	3	100	SF	\$13.00	\$17.88	\$1,788				\$1,788								\$1,788
E1070	8634766	Basketball Backboard, Wall-Mounted, Operable	30	27	3	4	EA	\$4,300.00	\$5,912.50	\$23,650				\$23,650								\$23,650
E1070	8634803	Basketball Backboard, Ceiling-Mounted, Operable	30	27	3	2	EA	\$7,830.00	\$10,766.25	\$21,533				\$21,533								\$21,533
E2010	8634811	Casework, Cabinetry, Economy, Replace	20	19	1	1500	LF	\$200.00	\$275.00	\$412,500		\$412,500										\$412,500
E2010	8634823	Casework, Hallway Casework, Replace	20	16	4	10	LF	\$325.00	\$446.88	\$4,469					\$4,469							\$4,469
E2010	8634844	Library Shelving, Double-Faced, up to 90" Height, Replace	20	15	5	56	LF	\$480.00	\$660.00	\$36,960						\$36,960						\$36,960
E2010	8634791	Library Shelving, Single-Faced, up to 90" Height, Replace	20	15	5	200	LF	\$330.00	\$453.75	\$90,750						\$90,750						\$90,750
G2060	8634814	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	16	4	16	EA	\$157.00	\$215.88	\$3,454					\$3,454							\$3,454
Totals, Unescalated											\$17,930	\$484,825	\$619,133	\$1,865,459	\$2,733,135	\$703,783	\$7,673	\$140,250	\$219,907	\$28,696	\$112,475	\$6,933,265
Totals, Escalated (4.0% inflation, compounded annually)											\$17,930	\$504,218	\$669,654	\$2,098,387	\$3,197,381	\$856,259	\$9,708	\$184,559	\$300,958	\$40,844	\$166,490	\$8,046,390

Guy Lee Elementary School / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate		
D2010	8634962	Backflow Preventer, Domestic Water, Replace	30	30	0	1	EA	\$4,340.00	\$5,967.50	\$5,968	\$5,968											\$5,968		
D2010	8794382	Piping & Valves, Piping Copper, Domestic Water, 2 IN, Replace	40	37	3	260	LF	\$74.40	\$102.30	\$26,598				\$26,598								\$26,598		
D2020	8794385	Piping & Valves, Piping Cast Iron, Sanitary Drainage, 2 IN, Replace	40	37	3	260	LF	\$33.60	\$46.20	\$12,012				\$12,012								\$12,012		
G2020	8634963	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	53186	SF	\$0.46	\$0.64	\$33,801			\$33,801					\$33,801				\$67,602		
G2020	8634964	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	22	3	53186	SF	\$3.50	\$4.81	\$255,958				\$255,958								\$255,958		
G2050	8634966	Sports Apparatus, Soccer, Regulation Goal, Replace	20	15	5	2	EA	\$4,700.00	\$6,462.50	\$12,925						\$12,925						\$12,925		
G2050	8634969	Play Structure, Multipurpose, Small, Replace	20	18	2	10	EA	\$10,000.00	\$13,750.00	\$137,500			\$137,500									\$137,500		
G2060	8634958	Bike Rack, Fixed 6-10 Bikes, Replace	20	15	5	3	EA	\$837.00	\$1,150.88	\$3,453						\$3,453						\$3,453		
G2060	8634965	Park Bench, Metal Powder-Coated, Replace	20	10	10	2	EA	\$1,030.00	\$1,416.25	\$2,833											\$2,833	\$2,833		
G2060	8634952	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	19	1	1	EA	\$1,700.00	\$2,337.50	\$2,338		\$2,338										\$2,338		
G4050	8634970	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace	20	17	3	1	EA	\$4,200.00	\$5,775.00	\$5,775				\$5,775								\$5,775		
G4050	8634953	Exterior Site Lighting, Wall Pack, 50 to 105 W, Replace	20	17	3	1	EA	\$1,070.00	\$1,471.25	\$1,471				\$1,471								\$1,471		
Totals, Unescalated											\$5,968	\$2,338	\$171,301	\$301,814		\$0	\$16,378		\$0	\$33,801	\$0	\$0	\$2,833	\$534,431
Totals, Escalated (4.0% inflation, compounded annually)											\$5,968	\$2,431	\$185,279	\$339,500		\$0	\$19,926		\$0	\$44,480	\$0	\$0	\$4,193	\$601,776

Hamlin Middle School

Hamlin Middle School / Hamlin Middle School - Main

[illegible]

Replacement Reserves Report



5/8/2025

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
B2010	8605877	Curtain Wall, Aluminum-Framed System, Refinish	10	6	4	10500	SF	\$2.00	\$3.03	\$31,763					\$31,763							\$31,763
B2050	8605864	Exterior Door, Steel, any type, Refinish	10	8	2	37	EA	\$100.00	\$151.25	\$5,596			\$5,596									\$5,596
B3010	8605874	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	\$1,100.00	\$1,663.75	\$1,664	\$1,664											\$1,664
C2010	8605912	Wall Finishes, any surface, Prep & Paint	10	7	3	110900	SF	\$1.45	\$2.19	\$243,218				\$243,218								\$243,218
C2030	8605886	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	8	2	37000	SF	\$14.60	\$22.08	\$817,053			\$817,053									\$817,053
C2030	8605872	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	3700	SF	\$1.09	\$3.09	\$11,423					\$11,423							\$11,423
C2030	8605875	Flooring, Linoleum, Replace	15	9	6	49300	SF	\$4.43	\$6.70	\$330,328							\$330,328					\$330,328
C2030	8605897	Flooring, Carpet, Commercial Standard, Replace	10	5	5	24700	SF	\$8.06	\$12.18	\$300,947						\$300,947						\$300,947
C2030	8605833	Flooring, Wood, Sports, Refinish	10	5	5	8600	SF	\$5.09	\$7.70	\$66,208						\$66,208						\$66,208
C2050	8605838	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	18500	SF	\$1.81	\$2.74	\$50,716				\$50,716								\$50,716
D1010	8605854	Elevator Cab Finishes, Standard, Replace	15	9	6	1	EA	\$10,000.00	\$15,125.00	\$15,125							\$15,125					\$15,125
D2010	8605920	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	10	EA	\$1,360.00	\$2,057.00	\$20,570								\$20,570				\$20,570
D3020	8605878	Boiler Supplemental Components, Chemical Feed System, Replace	15	9	6	1	EA	\$11,700.00	\$17,696.25	\$17,696							\$17,696					\$17,696
D3030	8605827	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	4	EA	\$8,150.00	\$12,326.88	\$49,308							\$49,308					\$49,308
D3030	8605840	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	2	EA	\$2,170.00	\$3,282.13	\$6,564								\$6,564				\$6,564
D3030	8605831	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	2	EA	\$2,170.00	\$3,282.13	\$6,564								\$6,564				\$6,564
D4030	8605895	Fire Extinguisher, Wet Chemical/CO2, Replace	10	8	2	10	EA	\$440.00	\$665.50	\$6,655			\$6,655									\$6,655
D5010	8605902	ABB DRIVE Uninterruptible Power Supply, UPS, 7.5 KVA, Replace	15	8	7	8	EA	\$3,000.00	\$4,537.50	\$36,300								\$36,300				\$36,300
D5030	8605876	Motor, AHU or Pump, Replace	18	9	9	2	EA	\$3,700.00	\$5,596.25	\$11,193										\$11,193		\$11,193
D5030	8605928	Motor, AHU or Pump, Replace	18	9	9	4	EA	\$5,040.00	\$7,623.00	\$30,492										\$30,492		\$30,492
D7030	8605842	Surveillance Components, Camera Controller Headend Extension Module, Closed Circuit, Replace	10	8	2	10	EA	\$400.00	\$605.00	\$6,050			\$6,050									\$6,050
D8010	8605862	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	8	7	123291	SF	\$2.50	\$3.78	\$466,194								\$466,194				\$466,194
E1030	8605900	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	8	7	2	EA	\$7,650.00	\$11,570.63	\$23,141								\$23,141				\$23,141
E1070	8605844	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	8	7	475	SF	\$13.00	\$19.66	\$9,340								\$9,340				\$9,340
Totals, Unescalated											\$1,664	\$0	\$1,095,698	\$293,934	\$43,186	\$367,155	\$412,457	\$568,674	\$0	\$41,685	\$0	\$2,824,452
Totals, Escalated (4.0% inflation, compounded annually)											\$1,664	\$0	\$1,185,107	\$330,635	\$50,521	\$446,701	\$521,890	\$748,336	\$0	\$59,330	\$0	\$3,344,184

Hamlin Middle School / Hamlin Middle 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
G2010	8626923	Roadways, Pavement, Asphalt, Seal & Stripe	5	7	0	72194	SF	\$0.46	\$0.70	\$50,469	\$50,469					\$50,469					\$50,469	\$151,408
G2050	8692377	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	10	8	2	100000	SF	\$11.60	\$17.55	\$1,754,500			\$1,754,500									\$1,754,500
G2050	8692371	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	10	8	2	100000	SF	\$11.60	\$17.55	\$1,754,500			\$1,754,500									\$1,754,500
G2060	8607146	Fences & Gates, Fence, any Painted Surface, Prep & Paint	10	5	5	859	SF	\$3.00	\$4.54	\$3,898						\$3,898						\$3,898
Totals, Unescalated											\$50,469	\$0	\$3,509,000	\$0	\$0	\$54,367	\$0	\$0	\$0	\$0	\$50,469	\$3,664,305
Totals, Escalated (4.0% inflation, compounded annually)											\$50,469	\$0	\$3,795,334	\$0	\$0	\$66,146	\$0	\$0	\$0	\$0	\$74,707	\$3,986,656

Maple Elementary School

Maple Elementary School / Maple 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
B1080	8656854	Stairs, Metal, Exterior, Refinish	10	8	2	210	SF	\$1.50	\$1.95	\$410				\$410								\$410
B1080	8656763	Stairs, Concrete, Interior, Refinish	10	5	5	210	SF	\$1.50	\$1.95	\$410						\$410						\$410

Replacement Reserves Report



5/8/2025

Uniformat CodeID		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	8656842	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	8	2	4500	SF	\$2.74	\$3.77	\$16,954			\$16,954									\$16,954
B2010	8707191	Exterior Walls, Concrete, Clean & Seal, Replace	20	16	4	13400	SF	\$1.54	\$2.12	\$28,375					\$28,375							\$28,375
B3010	8656826	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	16	4	45731	SF	\$13.40	\$18.43	\$842,594					\$842,594							\$842,594
B3020	8658545	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	322	LF	\$10.60	\$14.58	\$4,693						\$4,693						\$4,693
C1010	8656823	Movable Partition, Gym Divider, Basic/Manual, Replace	25	16	9	7500	SF	\$15.70	\$21.59	\$161,906										\$161,906		\$161,906
C1070	8656841	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	19700	SF	\$3.76	\$5.17	\$101,849										\$101,849		\$101,849
C1090	8656771	Toilet Partitions, Plastic/Laminate, Replace	20	16	4	26	EA	\$1,200.00	\$1,650.00	\$42,900					\$42,900							\$42,900
C2010	8656846	Wall Finishes, any surface, Prep & Paint	10	6	4	83600	SF	\$1.45	\$1.99	\$166,678					\$166,678							\$166,678
C2030	8656795	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	8	2	1000	SF	\$14.60	\$20.08	\$20,075			\$20,075									\$20,075
C2030	8656848	Flooring, Vinyl Tile (VCT), Replace	15	11	4	38400	SF	\$4.84	\$6.66	\$255,552					\$255,552							\$255,552
C2030	8656850	Flooring, Carpet, Commercial Tile, Replace	10	7	3	4900	SF	\$6.21	\$8.54	\$41,847				\$41,847								\$41,847
C2030	8656821	Flooring, Wood, Sports, Refinish	10	7	3	2500	SF	\$5.09	\$7.00	\$17,497				\$17,497								\$17,497
C2050	8656800	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	7	3	2500	SF	\$2.23	\$3.06	\$7,648				\$7,648								\$7,648
D1010	8748776	Elevator Cab Finishes, Standard, Replace	15	13	2	1	EA	\$10,000.00	\$13,750.00	\$13,750			\$13,750									\$13,750
D1010	8748778	Elevator Controls, Automatic, 1 Car, Replace	20	16	4	1	EA	\$5,500.00	\$7,562.50	\$7,563					\$7,563							\$7,563
D2010	8656811	Water Heater, Gas, Commercial (200 MBH), Replace	20	16	4	3	EA	\$11,100.00	\$15,262.50	\$45,788					\$45,788							\$45,788
D2010	8656762	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	8	EA	\$2,710.00	\$3,726.25	\$29,810				\$29,810								\$29,810
D3030	8656810	Chiller/HVAC, Water-Cooled, Replace	25	17	8	1	EA	\$81,600.00	\$112,200.00	\$112,200									\$112,200			\$112,200
D3030	8656777	Split System Ductless, Single Zone, Replace	15	13	2	3	EA	\$2,430.00	\$3,341.25	\$10,024			\$10,024									\$10,024
D3050	8656845	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$18,300.00	\$25,162.50	\$25,163				\$25,163								\$25,163
D3050	8656847	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$14,300.00	\$19,662.50	\$19,663					\$19,663							\$19,663
D3050	8656767	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	\$13,000.00	\$17,875.00	\$17,875					\$17,875							\$17,875
D3050	8656833	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	2	EA	\$22,900.00	\$31,487.50	\$62,975					\$62,975							\$62,975
D3050	8656790	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	\$175,000.00	\$240,625.00	\$240,625											\$240,625	\$240,625
D3060	8656761	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	16	4	1	EA	\$3,070.00	\$4,221.25	\$4,221					\$4,221							\$4,221
D3060	8656851	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	\$2,920.00	\$4,015.00	\$4,015					\$4,015							\$4,015
D3060	8656766	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	16	9	2	EA	\$2,920.00	\$4,015.00	\$8,030										\$8,030		\$8,030
D4030	8656784	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	8	EA	\$440.00	\$605.00	\$4,840						\$4,840						\$4,840
D5010	8656831	Generator, Diesel, Replace	25	17	8	1	EA	\$35,000.00	\$48,125.00	\$48,125								\$48,125				\$48,125
D5030	8656793	Motor, AHU or Pump, Replace	18	15	3	2	EA	\$1,570.00	\$2,158.75	\$4,318				\$4,318								\$4,318
D5040	8656794	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	11	EA	\$450.00	\$618.75	\$6,806						\$6,806						\$6,806
D5040	8656775	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	3	EA	\$450.00	\$618.75	\$1,856						\$1,856						\$1,856
D5040	8656776	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	35745	SF	\$4.50	\$6.19	\$221,172						\$221,172						\$221,172
D7050	8656774	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	15	5	49167	SF	\$2.00	\$2.75	\$135,209						\$135,209						\$135,209
E1030	8656825	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	13	2	1	EA	\$7,650.00	\$10,518.75	\$10,519			\$10,519									\$10,519
E1030	8656832	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	12	3	2	EA	\$5,100.00	\$7,012.50	\$14,025				\$14,025								\$14,025
E1030	8656801	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	16	4	15	LF	\$300.00	\$412.50	\$6,188					\$6,188							\$6,188
E1030	8656840	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	16	4	20	LF	\$3,000.00	\$4,125.00	\$82,500					\$82,500							\$82,500
E1030	8656797	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	16	4	30	LF	\$1,000.00	\$1,375.00	\$41,250					\$41,250							\$41,250
E1030	8656782	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	16	4	1	EA	\$29,400.00	\$40,425.00	\$40,425					\$40,425							\$40,425
E1030	8656824	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator, Replace	20	15	5	1	EA	\$40,600.00	\$55,825.00	\$55,825						\$55,825						\$55,825
E1040	8656843	Ceramics Equipment, Kiln, Replace	20	16	4	1	EA	\$3,200.00	\$4,400.00	\$4,400					\$4,400							\$4,400

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
E1040	8656765	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$2,030.00	\$2,791.25	\$2,791						\$2,791						\$2,791
E1060	8656791	Residential Appliances, Dishwasher, Replace	10	8	2	1	EA	\$750.00	\$975.00	\$975			\$975									\$975
E1060	8656817	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	1	EA	\$720.00	\$936.00	\$936				\$936								\$936
E1060	8656764	Residential Appliances, Clothes Dryer/Washer, Replace	15	10	5	2	EA	\$1,000.00	\$1,375.00	\$2,750						\$2,750						\$2,750
E2010	8656779	Library Shelving, Single-Faced, up to 90" Height, Replace	20	16	4	100	LF	\$330.00	\$453.75	\$45,375					\$45,375							\$45,375
E2010	8656806	Casework, Cabinetry, Economy, Replace	20	16	4	50	LF	\$200.00	\$275.00	\$13,750					\$13,750							\$13,750
E2010	8656802	Casework, Cabinetry, Standard Classroom, Replace	20	15	5	66	LF	\$325.00	\$446.88	\$29,494						\$29,494						\$29,494
G2060	8656769	Picnic Table, Wood/Composite/Fiberglass, Replace	20	16	4	152	EA	\$600.00	\$1,425.00	\$216,600					\$216,600							\$216,600
Totals, Unescalated											\$0	\$0	\$72,706	\$141,244	\$1,948,684	\$465,847	\$0	\$0	\$160,325	\$271,785	\$240,625	\$3,301,215
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$0	\$78,639	\$158,880	\$2,279,685	\$566,774	\$0	\$0	\$219,416	\$386,835	\$356,184	\$4,046,411

Maple Elementary School / Maple Elementary Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate	
D7030	8658281	Security Camera, Closed Circuit Exterior, Fixed Black & White, Replace	10	8	2	5	EA	\$2,980.00	\$4,097.50	\$20,488			\$20,488									\$20,488	
E1090	8656830	Waste Handling Equipment, Trash Compactor, 12 CY or 50,000 LB, Replace	15	12	3	1	EA	\$20,000.00	\$27,500.00	\$27,500				\$27,500								\$27,500	
E1090	8656839	Waste Handling Equipment, Dumpster, Metal 8 CY, Replace	20	16	4	1	EA	\$2,800.00	\$3,850.00	\$3,850					\$3,850							\$3,850	
G2020	8658286	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	52619	SF	\$0.46	\$0.64	\$33,441			\$33,441					\$33,441				\$66,881	
G2020	8658292	Parking Lots, any pavement type, Space or Stall Lines, Paint	10	8	2	82	EA	\$12.30	\$16.91	\$1,387			\$1,387									\$1,387	
G2020	8658297	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	16	9	52619	SF	\$3.50	\$4.81	\$253,229										\$253,229		\$253,229	
G2050	8658294	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	16	9	4427	SF	\$6.50	\$8.94	\$39,566										\$39,566		\$39,566	
G2050	8658299	Sports Apparatus, Basketball, Outside Backboard/Rim/Pole, Replace	25	16	9	2	EA	\$7,030.00	\$9,666.25	\$19,333										\$19,333		\$19,333	
G2050	8658306	Playfield Surfaces, Chips Engineered Wood, 3" Depth, Replace	3	2	1	9040	SF	\$1.65	\$2.27	\$20,510		\$20,510			\$20,510			\$20,510			\$20,510	\$82,038	
G2050	8658308	Play Structure, Swing Set, 4 Seats, Replace	20	16	4	1	EA	\$3,390.00	\$4,661.25	\$4,661					\$4,661							\$4,661	
G2050	8658307	Play Structure, Multipurpose, Very Small, Replace	20	15	5	1	EA	\$6,820.00	\$9,377.50	\$9,378						\$9,378						\$9,378	
G2050	8658285	Play Structure, Swing Set, 4 Seats, Replace	20	14	6	1	EA	\$3,390.00	\$4,661.25	\$4,661							\$4,661					\$4,661	
G2060	8658815	Bike Rack, Fixed Single Loop, Replace	20	16	4	30	EA	\$300.00	\$412.50	\$12,375					\$12,375							\$12,375	
G2060	8658289	Signage, Property, Monument, Replace/Install	20	15	5	1	EA	\$3,200.00	\$4,400.00	\$4,400						\$4,400						\$4,400	
G2080	8658293	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	15	5	128000	SF	\$1.70	\$2.34	\$299,200						\$299,200						\$299,200	
G4050	8658296	Exterior Site Lighting, Wall Pack, 13 to 26 W, Replace	20	15	5	18	EA	\$650.00	\$893.75	\$16,088						\$16,088						\$16,088	
G4050	8658290	Exterior Site Lighting, Wall Pack, 50 to 105 W, Replace	20	14	6	11	EA	\$1,070.00	\$1,471.25	\$16,184							\$16,184					\$16,184	
Totals, Unescalated											\$0	\$20,510	\$55,315	\$27,500	\$41,396	\$329,065	\$20,845	\$53,950		\$0	\$312,128	\$20,510	\$881,218
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$21,330	\$59,829	\$30,934	\$48,427	\$400,358	\$26,376	\$70,995		\$0	\$444,255	\$30,359	\$1,132,862

Mt Vernon Elementary School

Mt Vernon Elementary School / Mt Vernon Elementary School

Uniformat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
B2010	8627771	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	3700	SF	\$2.74	\$4.14	\$15,334					\$15,334							\$15,334
B2010	8627774	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	15	5	7400	SF	\$1.86	\$2.81	\$20,818						\$20,818						\$20,818
B2020	8627782	Exterior Glazing, any type by SF, Replace	30	21	9	2500	SF	\$58.50	\$88.48	\$221,203										\$221,203		\$221,203
B2020	8627737	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	11	9	2	EA	\$1,200.00	\$1,815.00	\$3,630										\$3,630		\$3,630
B3010	8627715	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	56100	SF	\$3.95	\$5.97	\$335,162											\$335,162	\$335,162

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
D3050	8627722	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$47,800.00	\$72,297.50	\$72,298			\$72,298									\$72,298
D3060	8627795	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	8	EA	\$1,470.00	\$2,223.38	\$17,787					\$17,787							\$17,787
D3060	8627765	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	15	5	1	EA	\$4,210.00	\$6,367.63	\$6,368					\$6,368							\$6,368
D3060	8627708	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	17	3	1	EA	\$2,570.00	\$3,887.13	\$3,887				\$3,887								\$3,887
D4010	8627794	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	68190	SF	\$1.20	\$1.82	\$123,765										\$123,765		\$123,765
D4010	8627709	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	16	4	10	LF	\$510.00	\$771.38	\$7,714					\$7,714							\$7,714
D5010	8627703	Generator, Diesel, Replace	25	21	4	1	EA	\$23,100.00	\$34,938.75	\$34,939					\$34,939							\$34,939
D5010	8627778	Automatic Transfer Switch, ATS, Replace	25	21	4	1	EA	\$3,370.00	\$5,097.13	\$5,097					\$5,097							\$5,097
D5020	8627760	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$24,000.00	\$36,300.00	\$36,300					\$36,300							\$36,300
D5020	8627755	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	\$5,900.00	\$8,923.75	\$8,924					\$8,924							\$8,924
D5020	8627740	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	\$7,200.00	\$10,890.00	\$10,890					\$10,890							\$10,890
D5040	8627769	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	16	4	17	EA	\$450.00	\$680.63	\$11,571					\$11,571							\$11,571
D5040	8627692	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas, Replace	20	16	4	8	EA	\$1,450.00	\$2,193.13	\$17,545					\$17,545							\$17,545
D5040	8627727	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	14	6	68190	SF	\$6.50	\$9.83	\$670,393						\$670,393						\$670,393
D5040	8627783	Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement, Replace	20	12	8	28	EA	\$1,040.00	\$1,573.00	\$44,044									\$44,044			\$44,044
D6060	8627757	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	12	8	68190	SF	\$1.65	\$2.50	\$170,177									\$170,177			\$170,177
D7030	8627775	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	68190	SF	\$2.00	\$3.03	\$206,275								\$206,275				\$206,275
D7050	8627732	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	\$16,200.00	\$24,502.50	\$24,503					\$24,503							\$24,503
D7050	8627770	Fire Alarm Panel, Multiplex, Replace	15	11	4	4	EA	\$6,100.00	\$9,226.25	\$36,905					\$36,905							\$36,905
D7050	8627756	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	68190	SF	\$3.00	\$4.54	\$309,412					\$309,412							\$309,412
E1030	8627702	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	26	4	1	EA	\$2,330.00	\$3,524.13	\$3,524					\$3,524							\$3,524
E1030	8627733	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	11	4	2	EA	\$5,100.00	\$7,713.75	\$15,428					\$15,428							\$15,428
E1030	8627747	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	2	EA	\$4,250.00	\$6,428.13	\$12,856					\$12,856							\$12,856
E1030	8627710	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	15	5	10	LF	\$1,000.00	\$1,512.50	\$15,125					\$15,125							\$15,125
E1030	8627726	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	1	EA	\$29,400.00	\$44,467.50	\$44,468					\$44,468							\$44,468
E1030	8627717	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	9	6	1	EA	\$5,650.00	\$8,545.63	\$8,546							\$8,546					\$8,546
E1030	8627691	Commercial Kitchen Line, Cooking Equipment, Replace	20	13	7	10	LF	\$2,000.00	\$3,025.00	\$30,250								\$30,250				\$30,250
E1030	8627738	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	8	7	1	EA	\$7,650.00	\$11,570.63	\$11,571								\$11,571				\$11,571
E1030	8627698	Foodservice Equipment, Walk-In, Freezer, Replace	20	12	8	1	EA	\$19,800.00	\$29,947.50	\$29,948									\$29,948			\$29,948
E1030	8627780	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	12	8	20	LF	\$3,000.00	\$4,537.50	\$90,750									\$90,750			\$90,750
E1030	8627753	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	11	9	20	LF	\$300.00	\$453.75	\$9,075										\$9,075		\$9,075
E1040	8627700	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	6	4	1	EA	\$2,030.00	\$3,070.38	\$3,070					\$3,070							\$3,070
E2010	8627729	Casework, Cabinetry, Standard Classroom, Replace	20	12	8	420	LF	\$325.00	\$491.56	\$206,456									\$206,456			\$206,456
E2010	8627742	Casework, Countertop, Ceramic Tile, Replace	30	22	8	260	LF	\$77.00	\$116.46	\$30,280									\$30,280			\$30,280
E2010	8627798	Library Shelving, Double-Faced, up to 90" Height, Replace	20	11	9	60	LF	\$480.00	\$726.00	\$43,560										\$43,560		\$43,560
Totals, Unescalated											\$0	\$0	\$215,068	\$77,903	\$887,506	\$416,494	\$1,106,812	\$251,831	\$697,797	\$589,594	\$925,068	\$5,168,073
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$0	\$232,618	\$87,630	\$1,038,256	\$506,729	\$1,400,470	\$331,393	\$954,984	\$839,176	\$1,369,326	\$6,760,581

Mt Vernon Elementary School / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
D2010	8628096	Piping & Valves, Check Valve, Domestic Water, Replace	30	27	3	2	EA	\$3,270.00	\$4,496.25	\$8,993				\$8,993								\$8,993
D2010	8628080	Backflow Preventer, Domestic Water, Replace	30	27	3	1	EA	\$4,340.00	\$5,967.50	\$5,968				\$5,968								\$5,968

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
D2010	8628107	Piping & Valves, Gate Valve, Domestic Water, Replace	30	26	4	2	EA	\$4,850.00	\$6,668.75	\$13,338					\$13,338							\$13,338
G2020	8628099	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	52800	SF	\$0.46	\$0.64	\$33,556				\$33,556					\$33,556			\$67,111
G2020	8628101	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	17	8	52800	SF	\$3.50	\$4.81	\$254,100									\$254,100			\$254,100
G2050	8628092	Sports Apparatus, Football, Goal Post, Replace	25	23	2	2	EA	\$7,550.00	\$10,381.25	\$20,763			\$20,763									\$20,763
G2050	8628087	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	25000	SF	\$0.46	\$0.64	\$15,888			\$15,888					\$15,888				\$31,776
G2050	8628086	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	18	2	1	EA	\$5,480.00	\$7,535.00	\$7,535			\$7,535									\$7,535
G2050	8628104	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	20	5	2	EA	\$7,030.00	\$9,666.25	\$19,333						\$19,333						\$19,333
G2050	8628110	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	18	7	27400	SF	\$3.50	\$4.81	\$131,863								\$131,863				\$131,863
G2050	8628084	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	18	7	4	EA	\$7,030.00	\$9,666.25	\$38,665								\$38,665				\$38,665
G2050	8628075	Playfield Surfaces, Chips Engineered Wood, 3" Depth, Replace	3	2	1	8800	SF	\$1.65	\$2.27	\$19,965		\$19,965			\$19,965			\$19,965			\$19,965	\$79,860
G2050	8628100	Playfield Surfaces, Chips Engineered Wood, 3" Depth, Replace	3	1	2	13100	SF	\$1.65	\$2.27	\$29,721			\$29,721			\$29,721			\$29,721			\$89,162
G2050	8628106	Play Structure, Multipurpose, Medium, Replace	20	18	2	4	EA	\$20,000.00	\$27,500.00	\$110,000			\$110,000									\$110,000
G2050	8628095	Play Structure, Swing Set, 4 Seats, Replace	20	18	2	3	EA	\$3,390.00	\$4,661.25	\$13,984			\$13,984									\$13,984
G2060	8628089	Park Bench, Metal Powder-Coated, Replace	20	16	4	2	EA	\$1,030.00	\$1,416.25	\$2,833					\$2,833							\$2,833
G2060	8628102	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	2	EA	\$845.00	\$1,161.88	\$2,324						\$2,324						\$2,324
G2060	8628098	Bike Rack, Fixed 1-5 Bikes, Replace	20	13	7	8	EA	\$600.00	\$825.00	\$6,600								\$6,600				\$6,600
G2060	8628083	Bike Rack, Fixed 6-10 Bikes, Replace	20	13	7	4	EA	\$837.00	\$1,150.88	\$4,604								\$4,604				\$4,604
G2060	8628105	Park Bench, Metal Powder-Coated, Replace	20	11	9	1	EA	\$1,030.00	\$1,416.25	\$1,416										\$1,416		\$1,416
G2060	8628090	Flagpole, Metal, Replace	30	27	3	1	EA	\$4,000.00	\$5,500.00	\$5,500				\$5,500								\$5,500
G2060	8628081	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	13	7	29	EA	\$157.00	\$215.88	\$6,260								\$6,260				\$6,260
G2060	8628076	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	10	10	1	EA	\$25,000.00	\$34,375.00	\$34,375											\$34,375	\$34,375
G2060	8628109	Bollard, Concrete or Metal, Replace	30	23	7	12	EA	\$1,000.00	\$1,375.00	\$16,500								\$16,500				\$16,500
G4050	8628085	Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	20	18	2	8	EA	\$1,050.00	\$1,443.75	\$11,550			\$11,550									\$11,550
G4050	8628088	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	16	4	8	EA	\$4,200.00	\$5,775.00	\$46,200					\$46,200							\$46,200
Totals, Unescalated											\$0	\$19,965	\$209,440	\$54,016	\$82,335	\$51,377	\$0	\$240,345	\$317,376	\$1,416	\$54,340	\$1,030,610
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$20,764	\$226,530	\$60,760	\$96,320	\$62,508	\$0	\$316,277	\$434,351	\$2,016	\$80,436	\$1,299,963

Ridgeview Elementary School

Ridgeview Elementary School / Ridgeview 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	8687535	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	16900	SF	\$2.74	\$3.77	\$63,671					\$63,671							\$63,671
B2020	8687503	Exterior Glazing, any type by SF, Replace	30	20	10	5600	SF	\$58.50	\$80.44	\$450,450											\$450,450	\$450,450
B2050	8687551	Exterior Door, Steel, Standard, Replace	30	20	10	5	EA	\$763.00	\$1,049.13	\$5,246											\$5,246	\$5,246
B2050	8687529	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	20	10	37	EA	\$5,650.00	\$7,768.75	\$287,444											\$287,444	\$287,444
B3010	8687511	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	14	6	59826	SF	\$13.40	\$18.43	\$1,102,294							\$1,102,294					\$1,102,294
B3060	8687549	Roof Skylight, per unit, up to 20 SF, Replace	30	20	10	29	EA	\$1,390.00	\$1,911.25	\$55,426											\$55,426	\$55,426
C1030	8687518	Interior Door, Wood, Solid-Core Commercial, Replace	40	36	4	65	EA	\$960.00	\$1,320.00	\$85,800					\$85,800							\$85,800
C1070	8687544	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	19	6	51500	SF	\$3.76	\$5.17	\$266,255							\$266,255					\$266,255
C2010	8687497	Wall Finishes, any surface, Prep & Paint	10	6	4	117700	SF	\$1.45	\$1.99	\$234,664					\$234,664							\$234,664
C2010	8687567	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	19	6	2000	SF	\$14.40	\$19.80	\$39,600							\$39,600					\$39,600
C2030	8687504	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	300	SF	\$1.09	\$1.42	\$425				\$425								\$425

Replacement Reserves Report



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Uniformat Code		ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
C2030	8687520		Flooring, Quarry Tile, Replace	50	44	6	3000	SF	\$19.70	\$27.09	\$81,263								\$81,263					\$81,263
C2030	8687553		Flooring, Vinyl Tile (VCT), Replace	15	10	5	35000	SF	\$4.84	\$6.66	\$232,925							\$232,925						\$232,925
C2030	8687506		Flooring, Carpet, Commercial Standard, Replace	10	6	4	21500	SF	\$8.06	\$11.08	\$238,144					\$238,144								\$238,144
C2050	8687545		Ceiling Finishes, Gypsum Board/Plaster, Replace	50	44	6	300	SF	\$2.63	\$3.42	\$1,026								\$1,026					\$1,026
C2050	8687562		Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4	6000	SF	\$2.23	\$3.06	\$18,356						\$18,356							\$18,356
D2010	8687512		Water Heater, Electric, Commercial (36 kW), Replace	20	18	2	1	EA	\$16,100.00	\$22,137.50	\$22,138			\$22,138										\$22,138
D2010	8687508		Water Heater, Gas, High-Efficiency Condensing Style, Replace	15	9	6	3	EA	\$17,000.00	\$23,375.00	\$70,125								\$70,125					\$70,125
D2010	8687568		Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	37	3	59826	SF	\$6.00	\$8.25	\$493,565					\$493,565								\$493,565
D2010	8687540		Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	2	EA	\$1,360.00	\$1,870.00	\$3,740					\$3,740								\$3,740
D2010	8687531		Urinal, Standard, Replace	30	27	3	8	EA	\$1,030.00	\$1,416.25	\$11,330					\$11,330								\$11,330
D2010	8687542		Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	26	4	20	EA	\$905.00	\$1,244.38	\$24,888						\$24,888							\$24,888
D2010	8687546		Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	2	EA	\$1,360.00	\$1,870.00	\$3,740								\$3,740					\$3,740
D2010	8687561		Toilet, Commercial Water Closet, Replace	30	24	6	21	EA	\$1,460.00	\$2,007.50	\$42,158								\$42,158					\$42,158
D2010	8687522		Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	2	EA	\$1,140.00	\$1,567.50	\$3,135												\$3,135	\$3,135
D2010	8687560		Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	3	EA	\$1,640.00	\$2,255.00	\$6,765												\$6,765	\$6,765
D2060	8687514		Air Compressor, Tank-Style, Replace	20	18	2	2	EA	\$2,440.00	\$3,355.00	\$6,710			\$6,710										\$6,710
D2060	8687515		Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	18	2	1	EA	\$5,600.00	\$7,700.00	\$7,700			\$7,700										\$7,700
D3020	8687525		Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	27	3	8	EA	\$800.00	\$1,100.00	\$8,800					\$8,800								\$8,800
D3030	8687558		Unit Ventilator, approx/nominal 3 Ton, Replace	20	16	4	20	EA	\$9,450.00	\$12,993.75	\$259,875						\$259,875							\$259,875
D3050	8687513		Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	6	EA	\$31,200.00	\$42,900.00	\$257,400				\$257,400									\$257,400
D3050	8687539		HVAC System, Ductwork, Medium Density, Replace	30	24	6	59826	SF	\$4.00	\$5.50	\$329,043								\$329,043					\$329,043
D4010	8687495		Supplemental Components, Fire Riser, Dry, Replace	40	38	2	2	EA	\$7,000.00	\$9,625.00	\$19,250			\$19,250										\$19,250
D4010	8687502		Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	19	6	59826	SF	\$1.20	\$1.65	\$98,713								\$98,713					\$98,713
D4010	8687536		Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	15	5	8	LF	\$510.00	\$701.25	\$5,610						\$5,610							\$5,610
D5010	8687524		Uninterruptible Power Supply, Individual Battery, Replace	5	2	3	18	EA	\$400.00	\$550.00	\$9,900				\$9,900						\$9,900			\$19,800
D5020	8687501		Switchboard, 120/208 V, Replace	40	38	2	1	EA	\$18,900.00	\$25,987.50	\$25,988			\$25,988										\$25,988
D5020	8687505		Switchboard, 120/208 V, Replace	40	34	6	1	EA	\$48,900.00	\$67,237.50	\$67,238								\$67,238					\$67,238
D5020	8687527		Motor Control Center, w/ Main Breaker, Replace	30	26	4	1	EA	\$15,100.00	\$20,762.50	\$20,763					\$20,763								\$20,763
D5030	8687559		Motor, AHU or Pump, Replace	18	16	2	5	EA	\$1,570.00	\$2,158.75	\$10,794			\$10,794										\$10,794
D5040	8687538		Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	59826	SF	\$6.50	\$8.94	\$534,695						\$534,695							\$534,695
D5040	8687548		Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	25	EA	\$450.00	\$618.75	\$15,469								\$15,469					\$15,469
D6060	8687565		Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	16	4	59826	SF	\$1.50	\$2.06	\$123,391					\$123,391								\$123,391
D7050	8687523		Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	\$16,200.00	\$22,275.00	\$22,275								\$22,275					\$22,275
D7050	8687499		Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	59826	SF	\$3.00	\$4.13	\$246,782										\$246,782			\$246,782
D8010	8687569		BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	9	6	59826	SF	\$6.00	\$8.25	\$493,565								\$493,565					\$493,565
E1030	8687552		Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	2	EA	\$4,250.00	\$5,843.75	\$11,688					\$11,688								\$11,688
E1030	8687532		Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator, Replace	20	16	4	1	EA	\$40,600.00	\$55,825.00	\$55,825					\$55,825								\$55,825
E1030	8687528		Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	\$7,650.00	\$10,518.75	\$10,519							\$10,519						\$10,519
E1030	8687570		Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	15	5	16	LF	\$1,000.00	\$1,375.00	\$22,000							\$22,000						\$22,000
E1030	8687510		Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	14	6	12	LF	\$300.00	\$412.50	\$4,950								\$4,950					\$4,950
E1030	8687541		Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height, Replace	20	14	6	6	LF	\$1,500.00	\$2,062.50	\$12,375								\$12,375					\$12,375
E1030	8687526		Commercial Kitchen Line, Dishwashing Equipment, Replace	20	14	6	16	LF	\$3,000.00	\$4,125.00	\$66,000								\$66,000					\$66,000

Replacement Reserves Report



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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
E1030	8687571	Commercial Kitchen Line, Cooking Equipment, Replace	20	14	6	15	LF	\$2,000.00	\$2,750.00	\$41,250							\$41,250					\$41,250
E1030	8687563	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	24	6	1	EA	\$2,330.00	\$3,203.75	\$3,204							\$3,204					\$3,204
E1030	8687498	Foodservice Equipment, Sink, 3-Bowl, Replace	30	20	10	1	EA	\$2,900.00	\$3,987.50	\$3,988											\$3,988	\$3,988
E1040	8687543	Ceramics Equipment, Kiln, Replace	20	18	2	1	EA	\$3,200.00	\$4,400.00	\$4,400			\$4,400									\$4,400
E1070	8687566	Basketball Backboard, Wall-Mounted, Fixed	30	20	10	6	EA	\$3,580.00	\$4,922.50	\$29,535											\$29,535	\$29,535
E2010	8687507	Library Shelving, Double-Faced, up to 90" Height, Replace	20	17	3	30	LF	\$480.00	\$660.00	\$19,800				\$19,800								\$19,800
E2010	8687554	Library Shelving, Single-Faced, up to 90" Height, Replace	20	17	3	100	LF	\$330.00	\$453.75	\$45,375				\$45,375								\$45,375
E2010	8687516	Casework, Cabinetry, Standard Classroom, Replace	20	15	5	50	LF	\$325.00	\$446.88	\$22,344						\$22,344						\$22,344
E2010	8687556	Casework, Cabinetry, Standard Classroom, Replace	20	12	8	2000	LF	\$325.00	\$446.88	\$893,750									\$893,750			\$893,750
G2060	8687500	Signage, Property, Building or Pole-Mounted, Replace/Install	20	14	6	1	EA	\$2,290.00	\$3,148.75	\$3,149							\$3,149					\$3,149
G2080	8687521	Irrigation System, Control Panel, Replace	15	13	2	1	EA	\$5,000.00	\$6,875.00	\$6,875			\$6,875									\$6,875
G3010	8687530	Storage Tank, Site Well Water, Pressurized, 120 GAL, Replace/Install	30	21	9	1	EA	\$3,180.00	\$4,372.50	\$4,373										\$4,373		\$4,373
Totals, Unescalated											\$0	\$0	\$103,854	\$850,335	\$1,137,064	\$828,092	\$2,763,689	\$0	\$1,150,432	\$4,373	\$841,988	\$7,679,826
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$0	\$112,328	\$956,511	\$1,330,204	\$1,007,501	\$3,496,948	\$0	\$1,574,446	\$6,223	\$1,246,348	\$9,730,509

Ridgeview 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	8687577	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	73000	SF	\$0.46	\$0.64	\$46,393		\$46,393					\$46,393					\$92,787
G2020	8687584	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	19	6	73000	SF	\$3.50	\$4.81	\$351,313							\$351,313					\$351,313
G2050	8687581	Playfield Surfaces, Chips Engineered Wood, 3" Depth, Replace	3	2	1	10000	SF	\$1.65	\$2.27	\$22,688		\$22,688			\$22,688			\$22,688			\$22,688	\$90,750
G2050	8687582	Play Structure, Swing Set, 4 Seats, Replace	20	14	6	2	EA	\$3,390.00	\$4,661.25	\$9,323							\$9,323					\$9,323
G2050	8687580	Play Structure, Multipurpose, Medium, Replace	20	14	6	3	EA	\$20,000.00	\$27,500.00	\$82,500							\$82,500					\$82,500
G2060	8687574	Bike Rack, Fixed 6-10 Bikes, Replace	20	16	4	4	EA	\$837.00	\$1,150.88	\$4,604					\$4,604							\$4,604
G2060	8687578	Signage, Property, Monument, Replace/Install	20	17	3	1	EA	\$3,200.00	\$4,400.00	\$4,400				\$4,400								\$4,400
G2060	8687575	Flagpole, Metal, Replace	30	20	10	1	EA	\$4,000.00	\$5,500.00	\$5,500											\$5,500	\$5,500
G4050	8687579	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	13	EA	\$4,200.00	\$5,775.00	\$75,075						\$75,075						\$75,075
Totals, Unescalated											\$0	\$69,081	\$0	\$4,400	\$27,291	\$75,075	\$489,528	\$22,688	\$0	\$0	\$28,188	\$716,250
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$71,844	\$0	\$4,949	\$31,927	\$91,340	\$619,409	\$29,855	\$0	\$0	\$41,724	\$891,049

Riverbend Elementary School

Riverbend Elementary School / Riverbend Elementary School

[illegible]

Replacement Reserves Report



5/8/2025

Uniform 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
B3060	8642520	Roof Skylight, per unit, up to 20 SF, Replace	30	28	2	4	EA	\$1,390.00	\$2,102.38	\$8,410			\$8,410									\$8,410
B3060	8642510	Roof Skylight, per SF of glazing, Replace	30	27	3	350	SF	\$78.00	\$117.98	\$41,291				\$41,291								\$41,291
C1010	8642556	Movable Partition, Gym Divider, Basic/Manual, Replace	25	21	4	150	SF	\$15.70	\$23.75	\$3,562					\$3,562							\$3,562
C1070	8642466	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	28600	SF	\$3.76	\$5.69	\$162,648						\$162,648						\$162,648
C1070	8642533	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	17	8	20500	SF	\$3.76	\$5.69	\$116,584								\$116,584				\$116,584
C1090	8642507	Toilet Partitions, Metal, Replace	20	18	2	24	EA	\$1,480.00	\$2,238.50	\$53,724			\$53,724									\$53,724
C2010	8642441	Wall Finishes, Laminated Paneling (FRP), Replace	30	25	5	4500	SF	\$11.30	\$17.09	\$76,911						\$76,911						\$76,911
C2010	8642452	Wall Finishes, Fabric, Replace	15	13	2	6000	SF	\$2.00	\$3.03	\$18,150			\$18,150									\$18,150
C2010	8642451	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	12	3	360	SF	\$16.80	\$25.41	\$9,148				\$9,148								\$9,148
C2010	8642547	Wall Finishes, any surface, Prep & Paint	10	6	4	69000	SF	\$1.45	\$2.19	\$151,326					\$151,326							\$151,326
C2010	8642522	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace	25	19	6	15000	SF	\$14.40	\$21.78	\$326,700							\$326,700					\$326,700
C2030	8642544	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	800	SF	\$1.09	\$1.56	\$1,247				\$1,247								\$1,247
C2030	8642473	Flooring, Vinyl Sheeting, Replace	15	13	2	3400	SF	\$5.93	\$8.97	\$30,495			\$30,495									\$30,495
C2030	8642515	Flooring, Vinyl Tile (VCT), Replace	15	11	4	17700	SF	\$4.84	\$7.32	\$129,573					\$129,573							\$129,573
C2030	8642493	Flooring, Carpet, Commercial Tile, Replace	10	7	3	38100	SF	\$6.21	\$9.39	\$357,922				\$357,922								\$357,922
C2050	8642442	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	10200	SF	\$1.81	\$2.74	\$27,962				\$27,962								\$27,962
C2050	8642470	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4	8900	SF	\$2.23	\$3.37	\$29,951					\$29,951							\$29,951
D1010	8642514	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	18	7	1	EA	\$17,000.00	\$25,712.50	\$25,713								\$25,713				\$25,713
D2010	8642440	Storage Tank, Domestic Water, Replace	30	28	2	1	EA	\$7,050.00	\$10,663.13	\$10,663			\$10,663									\$10,663
D2010	8642458	Storage Tank, Domestic Water, Replace	30	27	3	1	EA	\$7,050.00	\$10,663.13	\$10,663				\$10,663								\$10,663
D2010	8642505	Water Heater, Gas, Commercial (200 MBH), Replace	20	20	0	1	EA	\$11,100.00	\$16,788.75	\$16,789	\$16,789											\$16,789
D2010	8642499	Water Heater, Electric, Commercial (36 kW), Replace	20	18	2	2	EA	\$16,100.00	\$24,351.25	\$48,703			\$48,703									\$48,703
D2010	8642542	Water Heater, Electric, Residential, Replace	15	13	2	1	EA	\$935.00	\$1,337.05	\$1,337			\$1,337									\$1,337
D2010	8642483	Backflow Preventer, Domestic Water, Replace	30	26	4	1	EA	\$2,580.00	\$3,902.25	\$3,902					\$3,902							\$3,902
D2010	8642479	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	3	EA	\$1,360.00	\$2,057.00	\$6,171				\$6,171								\$6,171
D2010	8642487	Sink/Lavatory, Trough Style, Replace	30	27	3	8	EA	\$2,500.00	\$3,781.25	\$30,250				\$30,250								\$30,250
D2010	8642513	Urinal, Standard, Replace	30	26	4	8	EA	\$1,030.00	\$1,557.88	\$12,463					\$12,463							\$12,463
D2010	8642497	Toilet, Commercial Water Closet, Replace	30	26	4	29	EA	\$1,460.00	\$2,208.25	\$64,039					\$64,039							\$64,039
D2010	8642486	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	25	5	6	EA	\$827.00	\$1,250.84	\$7,505						\$7,505						\$7,505
D2010	8642558	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	22	8	25	EA	\$1,140.00	\$1,724.25	\$43,106								\$43,106				\$43,106
D2010	8642455	Sink/Lavatory, Service Sink, Floor, Replace	35	27	8	4	EA	\$1,580.00	\$2,389.75	\$9,559								\$9,559				\$9,559
D3020	8642553	Boiler, Gas, HVAC, Replace	30	27	3	2	EA	\$19,500.00	\$29,493.75	\$58,988				\$58,988								\$58,988
D3020	8642444	Unit Heater, Electric, Replace	20	16	4	1	EA	\$1,010.00	\$1,527.63	\$1,528					\$1,528							\$1,528
D3020	8642478	Unit Heater, Electric, Replace	20	15	5	1	EA	\$1,200.00	\$1,815.00	\$1,815						\$1,815						\$1,815
D3020	8642543	Fan, Ceiling Mounted, High Volume Low Speed (HVLS), 8' Diameter, Includes Remote and Controls	15	7	8	2	EA	\$4,317.77	\$6,530.63	\$13,061								\$13,061				\$13,061
D3020	8642540	Boiler Supplemental Components, Chemical Feed System, Replace	15	13	2	1	EA	\$11,700.00	\$17,696.25	\$17,696			\$17,696									\$17,696
D3030	8642536	Split System Ductless, Single Zone, 0.75 to 1 TON, Replace	15	7	8	1	EA	\$2,430.00	\$3,675.38	\$3,675								\$3,675				\$3,675
D3050	8642449	Pump, Distribution, HVAC Heating Water, Replace	25	23	2	2	EA	\$7,600.00	\$11,495.00	\$22,990			\$22,990									\$22,990
D3050	8642527	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	30	10	68190	SF	\$5.50	\$8.32	\$567,256										\$567,256		\$567,256
D3050	8642548	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$10,700.00	\$16,183.75	\$16,184			\$16,184									\$16,184
D3050	8642525	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$47,800.00	\$72,297.50	\$72,298			\$72,298									\$72,298

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
D3050	8642485	HVAC System, Ductwork, Medium Density, Replace	30	22	8	68190	SF	\$4.00	\$6.05	\$412,550									\$412,550			\$412,550
D3060	8642445	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	8	EA	\$1,470.00	\$2,223.38	\$17,787					\$17,787							\$17,787
D3060	8642459	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	15	5	1	EA	\$4,210.00	\$6,367.63	\$6,368						\$6,368						\$6,368
D3060	8642512	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	16	4	1	EA	\$2,570.00	\$3,887.13	\$3,887					\$3,887							\$3,887
D4010	8642552	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	68190	SF	\$1.20	\$1.82	\$123,765						\$123,765						\$123,765
D4010	8642545	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	16	4	10	LF	\$510.00	\$771.38	\$7,714					\$7,714							\$7,714
D5010	8642550	Generator, Diesel, Replace	25	21	4	1	EA	\$23,100.00	\$34,938.75	\$34,939					\$34,939							\$34,939
D5010	8642500	Automatic Transfer Switch, ATS, Replace	25	21	4	1	EA	\$3,370.00	\$5,097.13	\$5,097					\$5,097							\$5,097
D5020	8642541	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	\$24,000.00	\$36,300.00	\$36,300							\$36,300					\$36,300
D5020	8642539	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	\$7,200.00	\$10,890.00	\$10,890					\$10,890							\$10,890
D5020	8642530	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	\$5,900.00	\$8,923.75	\$8,924					\$8,924							\$8,924
D5020	8642502	Distribution Panel, 120/240 V, Replace	30	25	5	1	EA	\$5,700.00	\$8,621.25	\$8,621						\$8,621						\$8,621
D5040	8642491	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	16	4	17	EA	\$450.00	\$680.63	\$11,571					\$11,571							\$11,571
D5040	8642475	Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement, Replace	20	14	6	28	EA	\$1,040.00	\$1,573.00	\$44,044							\$44,044					\$44,044
D5040	8642554	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas, Replace	20	13	7	8	EA	\$1,450.00	\$2,193.13	\$17,545								\$17,545				\$17,545
D5040	8642506	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	12	8	68190	SF	\$6.50	\$9.83	\$670,393									\$670,393			\$670,393
D6030	8642546	Sound System, Theater/Auditorium/Church, Replace	20	14	6	1000	SF	\$1.50	\$2.27	\$2,269							\$2,269					\$2,269
D6060	8642519	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	13	7	68190	SF	\$1.65	\$2.50	\$170,177								\$170,177				\$170,177
D7030	8642453	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	68190	SF	\$2.00	\$3.03	\$206,275						\$206,275						\$206,275
D7050	8642457	Fire Alarm Panel, Multiplex, Replace	15	11	4	4	EA	\$6,100.00	\$9,226.25	\$36,905					\$36,905							\$36,905
D7050	8642557	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	\$16,200.00	\$24,502.50	\$24,503					\$24,503							\$24,503
D7050	8642498	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	13	7	68190	SF	\$3.00	\$4.54	\$309,412								\$309,412				\$309,412
E1030	8642484	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	18	2	20	LF	\$3,000.00	\$4,537.50	\$90,750			\$90,750									\$90,750
E1030	8642468	Foodservice Equipment, Mixer, Tabletop, Replace	20	18	2	1	EA	\$4,370.00	\$6,609.63	\$6,610			\$6,610									\$6,610
E1030	8642464	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	11	4	1	EA	\$5,650.00	\$8,545.63	\$8,546					\$8,546							\$8,546
E1030	8642480	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	2	EA	\$4,250.00	\$6,428.13	\$12,856					\$12,856							\$12,856
E1030	8642494	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	11	4	2	EA	\$5,100.00	\$7,713.75	\$15,428					\$15,428							\$15,428
E1030	8642460	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	26	4	1	EA	\$2,330.00	\$3,524.13	\$3,524					\$3,524							\$3,524
E1030	8642501	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	25	5	1	EA	\$1,730.00	\$2,616.63	\$2,617						\$2,617						\$2,617
E1030	8642549	Commercial Kitchen Line, Cooking Equipment, Replace	20	15	5	10	LF	\$2,000.00	\$3,025.00	\$30,250						\$30,250						\$30,250
E1030	8642492	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	1	EA	\$29,400.00	\$44,467.50	\$44,468						\$44,468						\$44,468
E1030	8642516	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$4,460.00	\$6,745.75	\$6,746						\$6,746						\$6,746
E1030	8642462	Foodservice Equipment, Walk-In, Freezer, Replace	20	15	5	1	EA	\$19,800.00	\$29,947.50	\$29,948						\$29,948						\$29,948
E1030	8642490	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	15	5	10	LF	\$1,000.00	\$1,512.50	\$15,125						\$15,125						\$15,125
E1030	8642447	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	1	EA	\$7,650.00	\$11,570.63	\$11,571							\$11,571					\$11,571
E1030	8642535	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	13	7	20	LF	\$300.00	\$453.75	\$9,075								\$9,075				\$9,075
E1040	8642528	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$2,030.00	\$3,070.38	\$3,070						\$3,070						\$3,070
E1070	8642448	Basketball Backboard, Wall-Mounted, Operable	30	21	9	6	EA	\$4,300.00	\$6,503.75	\$39,023										\$39,023		\$39,023
E2010	8642518	Casework, Countertop, Ceramic Tile, Replace	30	25	5	260	LF	\$77.00	\$116.46	\$30,280						\$30,280						\$30,280
E2010	8642509	Casework, Cabinetry, Standard Classroom, Replace	20	14	6	420	LF	\$325.00	\$491.56	\$206,456							\$206,456					\$206,456
E2010	8642477	Library Shelving, Single-Faced, up to 90" Height, Replace	20	11	9	60	LF	\$330.00	\$499.13	\$29,948										\$29,948		\$29,948

Replacement Reserves Report



5/8/2025

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
Totals, Unescalated											\$23,822	\$0	\$432,206	\$543,642	\$598,913	\$894,550	\$627,340	\$531,921	\$1,268,928	\$276,107	\$926,467	\$6,123,895
Totals, Escalated (4.0% inflation, compounded annually)											\$23,822	\$0	\$467,474	\$611,524	\$700,643	\$1,088,357	\$793,785	\$699,972	\$1,736,615	\$392,986	\$1,371,397	\$7,886,575

Riverbend Elementary School / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
D2010	8642583	Backflow Preventer, Domestic Water, Replace	30	27	3	1	EA	\$4,340.00	\$6,564.25	\$6,564				\$6,564								\$6,564
D2010	8642590	Piping & Valves, Gate Valve, Domestic Water, Replace	30	26	4	1	EA	\$4,850.00	\$7,335.63	\$7,336					\$7,336							\$7,336
D2010	8642600	Piping & Valves, Gate Valve, Domestic Water, Replace	30	26	4	1	EA	\$823.00	\$1,176.89	\$1,177					\$1,177							\$1,177
D3020	8642568	Unit Heater, Electric, Replace	20	16	4	1	EA	\$1,010.00	\$1,527.63	\$1,528					\$1,528							\$1,528
G2020	8642588	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	59100	SF	\$0.46	\$0.70	\$41,315			\$41,315				\$41,315					\$82,631
G2050	8642591	Sports Apparatus, Football, Goal Post, Replace	25	24	1	2	EA	\$7,550.00	\$11,419.38	\$22,839		\$22,839										\$22,839
G2050	8642569	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	4	1	38100	SF	\$0.46	\$0.70	\$26,635		\$26,635				\$26,635						\$53,270
G2050	8642563	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	10	5	2	EA	\$450.00	\$643.50	\$1,287					\$1,287							\$1,287
G2050	8642596	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	20	5	4	EA	\$7,030.00	\$10,632.88	\$42,532					\$42,532							\$42,532
G2050	8642599	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	15	5	1	EA	\$5,480.00	\$8,288.50	\$8,289					\$8,289							\$8,289
G2050	8642564	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	17	8	38100	SF	\$3.50	\$5.29	\$201,692								\$201,692				\$201,692
G2050	8642597	Playfield Surfaces, Chips Engineered Wood, 3" Depth, Replace	3	2	1	12500	SF	\$1.65	\$2.50	\$31,195		\$31,195			\$31,195		\$31,195			\$31,195		\$124,781
G2050	8642571	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	8642577	Play Structure, Multipurpose, Medium, Replace	20	16	4	1	EA	\$20,000.00	\$30,250.00	\$30,250					\$30,250							\$30,250
G2050	8642598	Play Structure, Multipurpose, Large, Replace	20	16	4	1	EA	\$35,000.00	\$52,937.50	\$52,938					\$52,938							\$52,938
G2060	8642572	Picnic Table, Metal Powder-Coated, Replace	20	19	1	9	EA	\$700.00	\$1,058.75	\$9,529		\$9,529										\$9,529
G2060	8642592	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	17	3	2	EA	\$845.00	\$1,278.06	\$2,556				\$2,556								\$2,556
G2060	8642593	Park Bench, Metal Powder-Coated, Replace	20	16	4	2	EA	\$1,030.00	\$1,557.88	\$3,116					\$3,116							\$3,116
G2060	8642589	Park Bench, Metal Powder-Coated, Replace	20	16	4	5	EA	\$1,030.00	\$1,557.88	\$7,789					\$7,789							\$7,789
G2060	8642584	Bike Rack, Fixed 6-10 Bikes, Replace	20	13	7	6	EA	\$837.00	\$1,265.96	\$7,596								\$7,596				\$7,596
G2060	8642565	Bike Rack, Fixed 1-5 Bikes, Replace	20	13	7	8	EA	\$600.00	\$907.50	\$7,260								\$7,260				\$7,260
G2060	8642595	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	8642575	Flagpole, Metal, Replace	30	27	3	1	EA	\$4,000.00	\$6,050.00	\$6,050				\$6,050								\$6,050
G2060	8642573	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	13	7	25	EA	\$157.00	\$237.46	\$5,937								\$5,937				\$5,937
G2060	8642587	Bollard, Concrete or Metal, Replace	30	23	7	25	EA	\$1,000.00	\$1,512.50	\$37,813								\$37,813				\$37,813
G2080	8642576	Landscaping, Mature Trees, Removal or Heavy Trimming, Repair	0	-2	2	13	EA	\$1,500.00	\$2,268.75	\$29,494			\$29,494									\$29,494
G3010	8707190	Pump, Distribution, Domestic Well Water, 15 HP, Replace	25	21	4	1	EA	\$11,600.00	\$17,545.00	\$17,545					\$17,545							\$17,545
G4050	8642581	Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	20	18	2	6	EA	\$1,050.00	\$1,588.13	\$9,529			\$9,529									\$9,529
G4050	8642582	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	18	2	8	EA	\$4,200.00	\$6,352.50	\$50,820			\$50,820									\$50,820
Totals, Unescalated											\$0	\$90,198	\$150,004	\$15,170	\$152,873	\$52,107	\$26,635	\$131,116	\$201,692	\$0	\$31,195	\$850,990
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$93,806	\$162,244	\$17,065	\$178,840	\$63,396	\$33,702	\$172,539	\$276,029	\$0	\$46,177	\$1,043,797

Springfield High School

Springfield High School / Grandstand

Replacement Reserves Report



5/8/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
B2010	8959978	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	8	2	7100	SF	\$2.74	\$3.77	\$26,749			\$26,749									\$26,749
B3010	8960001	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	17	3	8848	SF	\$13.40	\$18.43	\$163,024				\$163,024								\$163,024
C1030	8960002	Interior Door, Wood, Solid-Core Commercial, Replace	40	36	4	9	EA	\$960.00	\$1,320.00	\$11,880					\$11,880							\$11,880
C2010	8959991	Wall Finishes, any surface, Prep & Paint	10	9	1	17700	SF	\$1.45	\$1.99	\$35,289		\$35,289										\$35,289
C2030	8959987	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	7500	SF	\$1.09	\$1.50	\$11,241			\$11,241									\$11,241
C2030	8959980	Flooring, Rubber Tile, Replace	15	10	5	1300	SF	\$8.40	\$11.55	\$15,015						\$15,015						\$15,015
C2050	8959977	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	8800	SF	\$1.81	\$2.49	\$21,931				\$21,931								\$21,931
D2010	8960000	Water Heater, Electric, , Replace	15	7	8	1	EA	\$935.00	\$1,215.50	\$1,216									\$1,216			\$1,216
D2010	8959983	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	15	0	1	EA	\$1,360.00	\$1,870.00	\$1,870	\$1,870											\$1,870
D2010	8959986	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	32	3	1	EA	\$1,640.00	\$2,255.00	\$2,255				\$2,255								\$2,255
D3050	8960003	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	20	5	1	EA	\$26,400.00	\$36,300.00	\$36,300						\$36,300						\$36,300
D3050	8959989	HVAC System, Ductwork, Medium Density, Replace	30	20	10	8848	SF	\$4.00	\$5.50	\$48,664											\$48,664	\$48,664
D4010	8960004	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	35	5	8848	SF	\$5.80	\$7.98	\$70,563						\$70,563						\$70,563
D5020	8959999	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	35	5	8848	SF	\$15.00	\$20.63	\$182,490						\$182,490						\$182,490
D5040	8960005	Exterior Light, any type, w/ LED Replacement, Replace	20	15	5	24	EA	\$450.00	\$618.75	\$14,850						\$14,850						\$14,850
D5040	8959981	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	8848	SF	\$4.50	\$6.19	\$54,747							\$54,747					\$54,747
D6030	8959996	Sound System, Theater/Auditorium/Church, Replace	20	16	4	4162	SF	\$1.50	\$2.06	\$8,584					\$8,584							\$8,584
D7050	8965688	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	20	15	5	8848	SF	\$2.00	\$2.75	\$24,332						\$24,332						\$24,332
E1040	8959984	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	8	2	1	EA	\$2,030.00	\$2,791.25	\$2,791			\$2,791									\$2,791
E1060	8959982	Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	1	EA	\$720.00	\$936.00	\$936						\$936						\$936
E2010	8959979	Casework, Countertop, Plastic Laminate, Replace	15	10	5	45	LF	\$58.00	\$79.75	\$3,589						\$3,589						\$3,589
E2010	8959985	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	21	4	5000	EA	\$130.00	\$178.75	\$893,750					\$893,750							\$893,750
Totals, Unescalated											\$1,870	\$35,289	\$40,781	\$187,211	\$914,214	\$348,075	\$54,747	\$0	\$1,216	\$0	\$48,664	\$1,632,066
Totals, Escalated (4.0% inflation, compounded annually)											\$1,870	\$36,701	\$44,109	\$210,587	\$1,069,501	\$423,486	\$69,272	\$0	\$1,663	\$0	\$72,035	\$1,929,224

Springfield High School / Gymnasium

[illegible]

Replacement Reserves Report



5/8/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
D2010	8963862	Urinal, Standard, Replace	30	27	3	10	EA	\$1,030.00	\$1,416.25	\$14,163				\$14,163								\$14,163
D2010	8963834	Toilet, Commercial Water Closet, Replace	30	27	3	11	EA	\$1,460.00	\$2,007.50	\$22,083				\$22,083								\$22,083
D2010	8963856	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	8	EA	\$2,710.00	\$3,726.25	\$29,810				\$29,810								\$29,810
D2010	8963850	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	27	3	6	EA	\$2,500.00	\$3,437.50	\$20,625				\$20,625								\$20,625
D2010	8963822	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	2	EA	\$1,360.00	\$1,870.00	\$3,740				\$3,740								\$3,740
D3020	8963830	Boiler, Gas, HVAC, Replace	30	27	3	1	EA	\$185,000.00	\$254,375.00	\$254,375				\$254,375								\$254,375
D3020	8963848	Boiler, Gas, HVAC, Replace	30	26	4	1	EA	\$19,500.00	\$26,812.50	\$26,813					\$26,813							\$26,813
D3050	8963842	Pump, Distribution, HVAC Heating Water, 1 to 3 HP, Replace	15	9	6	1	EA	\$6,080.00	\$8,360.00	\$8,360							\$8,360					\$8,360
D3050	8963861	Pump, Distribution, HVAC Heating Water, 1 to 3 HP, Replace	15	9	6	1	EA	\$6,080.00	\$8,360.00	\$8,360							\$8,360					\$8,360
D3050	8963840	Fan Coil Unit, Hydronic Terminal, Replace	20	17	3	6	EA	\$6,310.00	\$8,676.25	\$52,058				\$52,058								\$52,058
D3050	8963859	HVAC System, Ductwork, Low Density, Replace	30	27	3	47618	SF	\$2.00	\$2.75	\$130,950				\$130,950								\$130,950
D4010	8963817	Backflow Preventer, Fire Suppression, Replace	30	27	3	1	EA	\$7,930.00	\$10,903.75	\$10,904				\$10,904								\$10,904
D4010	8963825	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	35	5	47618	SF	\$5.80	\$7.98	\$379,754						\$379,754						\$379,754
D5020	8963839	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$7,000.00	\$9,625.00	\$9,625					\$9,625							\$9,625
D5020	8963849	Switchboard, 277/480 V, Replace	40	34	6	1	EA	\$29,000.00	\$39,875.00	\$39,875							\$39,875					\$39,875
D5020	8963836	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	35	5	47618	SF	\$19.00	\$26.13	\$1,244,020						\$1,244,020						\$1,244,020
D5040	8963824	Gymnasium Lighting, Metal Halide, Replace	20	16	4	147	EA	\$1,550.00	\$2,131.25	\$313,294					\$313,294							\$313,294
D5040	8963857	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	47618	SF	\$4.50	\$6.19	\$294,636						\$294,636						\$294,636
D6060	8963828	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	47618	SF	\$1.65	\$2.27	\$108,033						\$108,033						\$108,033
D7030	8963843	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	47618	SF	\$2.00	\$2.75	\$130,950							\$130,950					\$130,950
D7050	8963858	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	17	3	47618	SF	\$1.50	\$2.06	\$98,212				\$98,212								\$98,212
E1040	8963863	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	7	3	1	EA	\$2,030.00	\$2,791.25	\$2,791				\$2,791								\$2,791
E1070	8963821	Basketball Backboard, Ceiling-Mounted, Operable	30	26	4	10	EA	\$7,830.00	\$10,766.25	\$107,663					\$107,663							\$107,663
E1070	8963837	Basketball Backboard, Wall-Mounted, Operable	30	26	4	12	EA	\$4,300.00	\$5,912.50	\$70,950					\$70,950							\$70,950
E2010	8963860	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat), Replace	20	15	5	1484	EA	\$450.00	\$618.75	\$918,225						\$918,225						\$918,225
Totals, Unescalated											\$0	\$615,704	\$223,550	\$1,264,857	\$871,723	\$2,959,354	\$580,393	\$0	\$0	\$0	\$0	\$6,515,580
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$640,332	\$241,792	\$1,422,792	\$1,019,792	\$3,600,506	\$734,382	\$0	\$0	\$0	\$0	\$7,659,597

Springfield High School / Health Center

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
B2010	9004697	Exterior Walls, Wood Siding, Replace	30	28	2	5100	SF	\$10.20	\$14.03	\$71,528			\$71,528									\$71,528
B2020	9004711	Exterior Glazing, any type by SF, Replace	30	27	3	600	SF	\$58.50	\$80.44	\$48,263				\$48,263								\$48,263
B3010	9004707	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	18	2	7316	SF	\$13.40	\$18.43	\$134,797			\$134,797									\$134,797
C1090	9004717	Toilet Partitions, Plastic/Laminate, Replace	20	17	3	4	EA	\$1,200.00	\$1,650.00	\$6,600				\$6,600								\$6,600
C2010	9004688	Wall Finishes, any surface, Prep & Paint	10	7	3	11000	SF	\$1.45	\$1.99	\$21,931				\$21,931								\$21,931
C2030	9004719	Flooring, Vinyl Tile (VCT), Replace	15	12	3	3600	SF	\$4.84	\$6.66	\$23,958				\$23,958								\$23,958
C2030	9004713	Flooring, Linoleum, Replace	15	10	5	1500	SF	\$4.43	\$6.09	\$9,137						\$9,137						\$9,137
C2030	9004690	Flooring, Carpet, Commercial Tile, Replace	10	7	3	1500	SF	\$6.21	\$8.54	\$12,810				\$12,810								\$12,810
C2050	9004691	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	6600	SF	\$1.81	\$2.49	\$16,448				\$16,448								\$16,448
C2050	9004705	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	700	SF	\$2.23	\$3.06	\$2,142						\$2,142						\$2,142
D2010	9004710	Water Heater, Electric, Residential, Replace	15	12	3	1	EA	\$1,700.00	\$2,337.50	\$2,338				\$2,338								\$2,338
D2010	9004689	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	27	3	1	EA	\$1,140.00	\$1,567.50	\$1,568				\$1,568								\$1,568

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
D2010	9004700	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	1	EA	\$1,360.00	\$1,870.00	\$1,870				\$1,870								\$1,870
D2010	9004693	Toilet, Child-Sized, Replace	30	26	4	4	EA	\$1,060.00	\$1,457.50	\$5,830					\$5,830							\$5,830
D2010	9004696	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	6	EA	\$827.00	\$1,137.13	\$6,823					\$6,823							\$6,823
D2010	9004708	Toilet, Commercial Water Closet, Replace	30	26	4	5	EA	\$1,460.00	\$2,007.50	\$10,038					\$10,038							\$10,038
D2060	9004709	Air Compressor, Tank-Style, Replace	20	17	3	1	EA	\$4,070.00	\$5,596.25	\$5,596				\$5,596								\$5,596
D3020	9004706	Boiler, Gas, HVAC, Replace	30	27	3	1	EA	\$102,000.00	\$140,250.00	\$140,250				\$140,250								\$140,250
D3030	9007588	Split System, Condensing Unit/Heat Pump, 2 TON, Replace	15	7	8	1	EA	\$2,350.00	\$3,231.25	\$3,231									\$3,231			\$3,231
D3050	9004718	HVAC System, Ductwork, Low Density, Replace	30	27	3	7316	SF	\$2.00	\$2.75	\$20,119				\$20,119								\$20,119
D4010	9004712	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	35	5	7316	SF	\$5.80	\$7.98	\$58,345						\$58,345						\$58,345
D5040	9004694	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	7316	SF	\$4.50	\$6.19	\$45,268					\$45,268							\$45,268
D7050	9004699	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	15	5	7316	SF	\$2.00	\$2.75	\$20,119						\$20,119						\$20,119
E1040	9004703	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	\$2,030.00	\$2,791.25	\$2,791							\$2,791					\$2,791
E2010	9004714	Casework, Countertop, Plastic Laminate, Replace	15	11	4	15	LF	\$58.00	\$75.40	\$1,131					\$1,131							\$1,131
Totals, Unescalated											\$0	\$0	\$206,325	\$301,751	\$69,089	\$89,743	\$2,791	\$0	\$3,231	\$0	\$0	\$672,930
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$0	\$223,161	\$339,429	\$80,824	\$109,186	\$3,532	\$0	\$4,422	\$0	\$0	\$760,553

Uniformat Code	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
B2010	8963954	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	7	3	6800	SF	\$2.74	\$3.77	\$25,619				\$25,619								\$25,619
B2020	8963938	Exterior Glazing, any type by SF, Replace	30	27	3	400	SF	\$58.50	\$80.44	\$32,175				\$32,175								\$32,175
B2050	8963951	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	28	2	2	EA	\$2,950.00	\$4,056.25	\$8,113			\$8,113									\$8,113
B3010	8963930	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	18	2	5455	SF	\$13.40	\$18.43	\$100,508			\$100,508									\$100,508
B3010	8963959	Roofing, Modified Bitumen, Replace	20	18	2	2338	SF	\$6.94	\$9.54	\$22,310			\$22,310									\$22,310
C1070	8963950	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	2300	SF	\$3.76	\$5.17	\$11,891			\$11,891									\$11,891
C1090	8963952	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	18	2	54	LF	\$280.00	\$385.00	\$20,790			\$20,790									\$20,790
C2010	8963932	Wall Finishes, any surface, Prep & Paint	10	7	3	11700	SF	\$1.45	\$1.99	\$23,327				\$23,327								\$23,327
C2030	8963957	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	8	2	4700	SF	\$14.60	\$20.08	\$94,353			\$94,353									\$94,353
C2030	8963955	Flooring, Vinyl Tile (VCT), Replace	15	13	2	2300	SF	\$4.84	\$6.66	\$15,307			\$15,307									\$15,307
C2030	8963956	Flooring, Carpet, Commercial Standard, Replace	10	7	3	800	SF	\$8.06	\$11.08	\$8,861				\$8,861								\$8,861
C2050	8963939	Ceiling Finishes, Wood Paneling, Replace	30	28	2	5500	SF	\$14.90	\$20.49	\$112,681			\$112,681									\$112,681
D2010	8963934	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	28	2	1	EA	\$2,500.00	\$3,437.50	\$3,438			\$3,438									\$3,438
D2010	8963944	Emergency Plumbing Fixtures, Eye Wash, Replace	20	18	2	1	EA	\$1,100.00	\$1,512.50	\$1,513			\$1,513									\$1,513
D2010	8963946	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	1	EA	\$1,360.00	\$1,870.00	\$1,870				\$1,870								\$1,870
D2060	8963953	Air Compressor, Tank-Style, Replace	20	18	2	1	EA	\$4,070.00	\$5,596.25	\$5,596			\$5,596									\$5,596
D3020	8963943	Unit Heater, Natural Gas, Replace	20	17	3	2	EA	\$8,930.00	\$12,278.75	\$24,558				\$24,558								\$24,558
D3030	8963940	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	\$8,650.00	\$11,893.75	\$11,894				\$11,894								\$11,894
D3060	8963933	Exhaust Fan, Industrial Dust Collection, 7.5 HP Motor, Replace	25	22	3	2	EA	\$8,300.00	\$11,412.50	\$22,825				\$22,825								\$22,825
D4010	8965686	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	35	5	7794	SF	\$5.80	\$7.98	\$62,157						\$62,157						\$62,157
D5020	8963937	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	\$7,200.00	\$9,900.00	\$9,900			\$9,900									\$9,900
D5020	8963942	Distribution Panel, 120/240 V, Replace	30	28	2	1	EA	\$5,700.00	\$7,837.50	\$7,838			\$7,838									\$7,838
D5020	8963960	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	37	3	7794	SF	\$19.00	\$26.13	\$203,618				\$203,618	</							

Replacement Reserves Report



5/8/2025

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
D7050	8963935	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	20	18	2	7794	SF	\$2.00	\$2.75	\$21,434			\$21,434									\$21,434
Totals, Unescalated											\$0	\$0	\$451,745	\$354,747	\$0	\$62,157	\$0	\$0	\$0	\$0	\$0	\$868,649
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$0	\$488,607	\$399,042	\$0	\$75,624	\$0	\$0	\$0	\$0	\$0	\$963,273

Springfield High School / Portable 1

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Costw/ Markup*Subtotal			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
F1020	9009048	Classroom/Office Module, Portable Building, Replace	30	29	1	850	SF	\$112.10	\$154.14	\$131,017		\$131,017										\$131,017
Totals, Unescalated											\$0	\$131,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,017
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$136,258	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136,258

Springfield High School / Portable 2

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Costw/ Markup*Subtotal			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
F1020	8758530	Classroom/Office Module, Portable Building, Replace	30	30	0	850	SF	\$112.10	\$154.14	\$131,017	\$131,017											\$131,017
Totals, Unescalated											\$131,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,017
Totals, Escalated (4.0% inflation, compounded annually)											\$131,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,017

Springfield High School / Portable 3

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Costw/ Markup*Subtotal			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
F1020	9009047	Classroom/Office Module, Portable Building, Replace	30	30	0	850	SF	\$112.10	\$154.14	\$131,017	\$131,017											\$131,017
Totals, Unescalated											\$131,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,017
Totals, Escalated (4.0% inflation, compounded annually)											\$131,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,017

Springfield High School / Portable 4

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Costw/ Markup*Subtotal			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
F1020	9009049	Classroom/Office Module, Portable Building, Replace	30	30	0	850	SF	\$112.10	\$154.14	\$131,017	\$131,017											\$131,017
Totals, Unescalated											\$131,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,017
Totals, Escalated (4.0% inflation, compounded annually)											\$131,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,017

Springfield High School / Softball Batting Facility

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	8960037	Exterior Walls, any painted surface, Prep & Paint	10	1	9	2800	SF	\$2.74	\$3.77	\$10,549										\$10,549		\$10,549	
C2010	8960028	Wall Finishes, any surface, Prep & Paint	10	1	9	3200	SF	\$1.45	\$1.99	\$6,380										\$6,380		\$6,380	
C2030	8960044	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	1	9	2200	SF	\$1.09	\$1.50	\$3,297										\$3,297		\$3,297	
C2050	8960038	Ceiling Finishes, any flat surface, Prep & Paint	10	1	9	900	SF	\$1.81	\$2.49	\$2,243										\$2,243		\$2,243	
D2010	8960024	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	5	10	1	EA	\$1,360.00	\$1,870.00	\$1,870											\$1,870	\$1,870	
E1040	8960022	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	10	0	1	EA	\$2,030.00	\$2,791.25	\$2,791	\$2,791										\$2,791	\$5,583	
Totals, Unescalated											\$2,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,469	\$4,661	\$29,922
Totals, Escalated (4.0% inflation, compounded annually)											\$2,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,981	\$6,900	\$41,672

Springfield High School / Springfield High School - Main

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
B1080	8963650	Stairs, Concrete/Masonry, Interior, Repair	0	-3	3	1200	SF	\$24.70	\$33.96	\$40,755				\$40,755								\$40,755

Replacement Reserves Report



5/8/2025

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
D4010	8965687	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	35	5	206503	SF	\$5.80	\$7.98	\$1,646,861						\$1,646,861						\$1,646,861
D5020	8963663	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$10,200.00	\$14,025.00	\$14,025					\$14,025							\$14,025
D5020	8963626	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$2,660.00	\$3,657.50	\$3,658					\$3,658							\$3,658
D5020	8963609	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	\$7,820.00	\$10,752.50	\$10,753							\$10,753					\$10,753
D5020	8963656	Distribution Panel, 277/480 V, Replace	30	26	4	4	EA	\$5,900.00	\$8,112.50	\$32,450					\$32,450							\$32,450
D5020	8963621	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	\$5,900.00	\$8,112.50	\$8,113					\$8,113							\$8,113
D5040	8963604	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	17	3	3	EA	\$450.00	\$618.75	\$1,856				\$1,856								\$1,856
D5040	8963642	Exterior Light, any type, w/ LED Replacement, Replace	20	16	4	14	EA	\$450.00	\$618.75	\$8,663					\$8,663							\$8,663
D5040	8963674	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas, Replace	20	16	4	5	EA	\$1,450.00	\$1,993.75	\$9,969					\$9,969							\$9,969
D5040	8963635	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	206503	SF	\$4.50	\$6.19	\$1,277,737						\$1,277,737						\$1,277,737
D6030	8963636	Sound System, Theater/Auditorium/Church, Replace	20	15	5	15552	SF	\$1.50	\$2.06	\$32,076						\$32,076						\$32,076
D6060	8963665	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	16	4	206503	SF	\$1.50	\$2.06	\$425,912					\$425,912							\$425,912
D7030	8963662	Security Camera, Typical, Replace	10	8	2	4	EA	\$2,400.00	\$3,300.00	\$13,200			\$13,200									\$13,200
D7050	8963649	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	17	3	206503	SF	\$2.00	\$2.75	\$567,883				\$567,883								\$567,883
E1010	8963622	Vehicle Lift, 2-Post, Replace	15	11	4	8	EA	\$4,920.00	\$6,765.00	\$54,120					\$54,120							\$54,120
E1030	8963627	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	17	3	45	LF	\$300.00	\$412.50	\$18,563				\$18,563								\$18,563
E1030	8963672	Foodservice Equipment, Sink, 3-Bowl, Replace	30	26	4	2	EA	\$2,900.00	\$3,987.50	\$7,975					\$7,975							\$7,975
E1030	8963641	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	9	6	1	EA	\$4,250.00	\$5,843.75	\$5,844							\$5,844					\$5,844
E1030	8963617	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	1	EA	\$7,650.00	\$10,518.75	\$10,519							\$10,519					\$10,519
E1040	8963606	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	7	3	1	EA	\$2,030.00	\$2,791.25	\$2,791				\$2,791								\$2,791
E1060	8963633	Appliances, Refrigerator, 14 to 18 CF, Replace	15	11	4	2	EA	\$720.00	\$990.00	\$1,980					\$1,980							\$1,980
E2010	8963676	Casework, Countertop, Plastic Laminate, Replace	15	12	3	120	LF	\$58.00	\$79.75	\$9,570				\$9,570								\$9,570
E2010	8963638	Library Shelving, Double-Faced, up to 90" Height, Replace	20	16	4	125	LF	\$480.00	\$660.00	\$82,500					\$82,500							\$82,500
E2010	8963624	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	16	4	1000	EA	\$350.00	\$481.25	\$481,250					\$481,250							\$481,250
E2010	8963637	Fixed Seating, Auditorium/Theater, Metal Cushioned Deluxe, Replace	20	15	5	658	EA	\$500.00	\$687.50	\$452,375						\$452,375						\$452,375
Totals, Unescalated											\$0	\$759,019	\$837,284	\$3,031,110	\$7,162,656	\$8,045,616	\$31,419	\$160,325	\$0	\$0	\$0	\$20,027,430
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$789,380	\$905,606	\$3,409,586	\$8,379,295	\$9,788,723	\$39,755	\$210,977	\$0	\$0	\$0	\$23,523,322

Springfield High School / Springfield High School Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
D2010	8964098	Piping & Valves, Piping Copper, Domestic Water, Replace	40	35	5	154	LF	\$190.40	\$261.80	\$40,317						\$40,317						\$40,317
D2020	8964087	Piping & Valves, Piping PVC, Sanitary Drainage, Replace	40	35	5	154	LF	\$102.40	\$140.80	\$21,683						\$21,683						\$21,683
E2010	8964089	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	21	4	1200	EA	\$130.00	\$178.75	\$214,500				\$214,500								\$214,500
F1020	8964077	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	25	10	948	SF	\$60.00	\$82.50	\$78,210										\$78,210		\$78,210
G2020	8964099	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	22	3	150440	SF	\$3.50	\$4.81	\$723,993				\$723,993								\$723,993
G2020	8964083	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	150440	SF	\$0.46	\$0.64	\$95,608				\$95,608				\$95,608				\$95,608
G2050	8964090	Sports Site Lighting, Fields & Courts, Pole Light Fixture w/ Lamps, Replace	25	20	5	2	EA	\$5,000.00	\$6,875.00	\$13,750						\$13,750						\$13,750
G2050	8964094	Athletic Surfaces & Courts, Track Surface, Rubber, Replace	10	2	8	80000	SF	\$10.40	\$14.30	\$1,144,000								\$1,144,000				\$1,144,000
G2050	8964096	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	10	2	8	101909	SF	\$11.60	\$15.95	\$1,625,449								\$1,625,449				\$1,625,449
G2050	8964095	Playfield Surfaces, Rubber, Interlocking Tiles, Replace	15	10	5	833	SF	\$25.00	\$34.38	\$28,634						\$28,634						\$28,634
G2060	8964084	Bike Rack, Fixed Single Loop, Replace	20	17	3	23	EA	\$300.00	\$412.50	\$9,488				\$9,488								\$9,488
G2060	8964092	Park Bench, Precast Concrete, Replace	25	21	4	11	EA	\$1,400.00	\$1,925.00	\$21,175					\$21,175							\$21,175

Replacement Reserves Report



5/8/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
G2060	8964082	Park Bench, Metal Powder-Coated, Replace	20	16	4	5	EA	\$1,030.00	\$1,416.25	\$7,081					\$7,081							\$7,081
G2060	8964091	Picnic Table, Metal Powder-Coated, Replace	20	16	4	12	EA	\$700.00	\$962.50	\$11,550					\$11,550							\$11,550
G2060	8964080	Flagpole, Metal, Replace	30	28	2	1	EA	\$4,000.00	\$5,500.00	\$5,500			\$5,500									\$5,500
G2060	8964093	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	18	2	24	EA	\$157.00	\$215.88	\$5,181			\$5,181									\$5,181
G2060	8964097	Signage, Property, Monument, Replace/Install	20	15	5	2	EA	\$3,200.00	\$4,400.00	\$8,800						\$8,800						\$8,800
Totals, Unescalated											\$0	\$0	\$10,681	\$829,088	\$254,306	\$113,185	\$0	\$0	\$2,865,057	\$0	\$78,210	\$4,150,527
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$0	\$11,553	\$932,612	\$297,502	\$137,707	\$0	\$0	\$3,921,028	\$0	\$115,770	\$5,416,171

Springfield High School / Storage

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	8960014	Exterior Walls, any painted surface, Prep & Paint	10	7	3	800	SF	\$2.74	\$3.77	\$3,014				\$3,014								\$3,014
B2020	8960018	Exterior Glazing, any type by SF, Replace	30	25	5	100	SF	\$58.50	\$80.44	\$8,044						\$8,044						\$8,044
B3020	8960008	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	60	LF	\$10.60	\$13.78	\$827				\$827								\$827
C2010	8960010	Wall Finishes, Wood Paneling, Refinish	10	7	3	1500	SF	\$4.00	\$5.50	\$8,250				\$8,250								\$8,250
C2030	8960019	Flooring, Carpet, Commercial Standard, Replace	10	8	2	800	SF	\$8.06	\$11.08	\$8,861			\$8,861									\$8,861
C2050	8960016	Ceiling Finishes, Plywood, Replace	30	25	5	800	SF	\$7.18	\$9.87	\$7,898						\$7,898						\$7,898
D5040	8960011	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	755	SF	\$4.50	\$6.19	\$4,672				\$4,672								\$4,672
D7050	8965784	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	20	15	5	755	SF	\$2.00	\$2.75	\$2,076						\$2,076						\$2,076
E2010	8960009	Casework, Cabinetry, Hardwood Standard, Replace	20	17	3	30	LF	\$325.00	\$446.88	\$13,406				\$13,406								\$13,406
Totals, Unescalated											\$0	\$0	\$8,861	\$30,169	\$0	\$18,018	\$0	\$0	\$0	\$0	\$0	\$57,048
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$0	\$9,584	\$33,936	\$0	\$21,922	\$0	\$0	\$0	\$0	\$0	\$65,441

Springfield SD 19

Springfield SD 19 / Maintenance Shop

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	8642621	Exterior Walls, any painted surface, Prep & Paint	10	8	2	10400	SF	\$2.74	\$3.77	\$39,182			\$39,182									\$39,182
B2050	8642658	Exterior Walls, Wood, Siding, Refinish	10	9	1	100	EA	\$150.00	\$206.25	\$20,625		\$20,625										\$20,625
B2050	8642652	Exterior Door, Steel, Standard, Replace	30	21	9	6	EA	\$763.00	\$1,049.13	\$6,295										\$6,295		\$6,295
B2050	8642608	Overhead/Dock Door, Wood, 12'x12' (144 SF), Replace	30	26	4	5	EA	\$3,600.00	\$4,950.00	\$24,750					\$24,750							\$24,750
B2050	8642665	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	22	8	10	EA	\$2,950.00	\$4,056.25	\$40,563									\$40,563			\$40,563
B2050	8642678	Automatic Door Opener, Residential Garage Door, Belt Drive & 0.5 HP, Replace	15	13	2	1	EA	\$520.00	\$676.00	\$676			\$676									\$676
B2050	8642642	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	10	5	8	EA	\$2,170.00	\$2,983.75	\$23,870						\$23,870						\$23,870
C1030	8642695	Interior Door, Wood, Solid-Core, Replace	40	35	5	24	EA	\$960.00	\$1,320.00	\$31,680						\$31,680						\$31,680
C1030	8642647	Interior Door, Steel, Standard, Replace	40	34	6	9	EA	\$760.00	\$1,045.00	\$9,405							\$9,405					\$9,405
C1070	8642632	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	6800	SF	\$3.76	\$5.17	\$35,156										\$35,156		\$35,156
C1090	8642615	Toilet Partitions, Metal, Replace	20	14	6	4	EA	\$1,480.00	\$2,035.00	\$8,140							\$8,140					\$8,140
C1090	8642602	Toilet Partitions, Plastic/Laminate, Replace	20	11	9	3	EA	\$1,200.00	\$1,650.00	\$4,950										\$4,950		\$4,950
C1090	8642663	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	11	LF	\$280.00	\$385.00	\$4,235						\$4,235						\$4,235
C2010	8642616	Wall Finishes, any surface, Prep & Paint	10	6	4	55300	SF	\$1.45	\$1.99	\$110,254					\$110,254							\$110,254
C2030	8642635	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	2000	SF	\$1.09	\$1.50	\$2,998			\$2,998									\$2,998
C2030	8642640	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	14400	SF	\$1.09	\$1.50	\$21,582					\$21,582							\$21,582

Replacement Reserves Report



5/8/2025

Uniformat Code		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	8642633	Flooring, Vinyl Sheeting, Replace	15	13	2	200	SF	\$5.93	\$8.15	\$1,631			\$1,631									\$1,631
C2030	8642648	Flooring, Luxury Vinyl Tile (LVT), Replace	15	6	9	200	SF	\$13.20	\$18.15	\$3,630										\$3,630		\$3,630
C2030	8642651	Flooring, Carpet, Commercial Standard, Replace	10	7	3	4800	SF	\$8.06	\$11.08	\$53,167				\$53,167								\$53,167
C2030	8642675	Flooring, Carpet, Commercial Tile, Replace	10	5	5	2400	SF	\$8.06	\$11.08	\$26,583						\$26,583						\$26,583
C2050	8642626	Ceiling Finishes, Wood Paneling, Replace	30	21	9	11400	SF	\$14.90	\$20.49	\$233,558										\$233,558		\$233,558
C2050	8642690	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	4600	SF	\$1.81	\$2.49	\$11,464					\$11,464							\$11,464
D2010	8642637	Water Heater, Electric, Residential, Replace	15	13	2	1	EA	\$530.00	\$689.00	\$689			\$689									\$689
D2010	8642659	Water Heater, Electric, Residential, Replace	15	13	2	1	EA	\$935.00	\$1,215.50	\$1,216			\$1,216									\$1,216
D2010	8642660	Water Heater, Electric, Residential, Replace	15	6	9	1	EA	\$530.00	\$689.00	\$689										\$689		\$689
D2010	8642612	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	33	7	24040	SF	\$6.00	\$8.25	\$198,330							\$198,330					\$198,330
D2010	8642689	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	28	2	1	EA	\$827.00	\$1,075.10	\$1,075			\$1,075									\$1,075
D2010	8642681	Drinking Fountain, Floor-Mounted, Interior Basic, Replace	15	13	2	1	EA	\$1,010.00	\$1,388.75	\$1,389			\$1,389									\$1,389
D2010	8642656	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	26	4	1	EA	\$2,500.00	\$3,437.50	\$3,438					\$3,438							\$3,438
D2010	8642643	Emergency Plumbing Fixtures, Eye Wash, Replace	20	16	4	2	EA	\$1,100.00	\$1,512.50	\$3,025					\$3,025							\$3,025
D2010	8642692	Toilet, Commercial Water Closet, Replace	30	24	6	8	EA	\$1,460.00	\$2,007.50	\$16,060						\$16,060						\$16,060
D2010	8642617	Urinal, Standard, Replace	30	24	6	3	EA	\$1,030.00	\$1,416.25	\$4,249						\$4,249						\$4,249
D2010	8642682	Shower, Fiberglass, Replace	20	13	7	1	EA	\$1,620.00	\$2,227.50	\$2,228								\$2,228				\$2,228
D2010	8642628	Shower, Valve & Showerhead, Replace	30	23	7	1	EA	\$830.00	\$1,079.00	\$1,079								\$1,079				\$1,079
D2010	8642607	Sink/Lavatory, Service Sink, Laundry, Replace	30	21	9	3	EA	\$1,040.00	\$1,430.00	\$4,290										\$4,290		\$4,290
D2010	8642630	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	20	10	2	EA	\$827.00	\$1,137.13	\$2,274											\$2,274	\$2,274
D2060	8642618	Air Compressor, Tank-Style, Replace	20	17	3	1	EA	\$11,700.00	\$16,087.50	\$16,088				\$16,088								\$16,088
D2060	8642685	Air Compressor, Tank-Style, Replace	20	11	9	1	EA	\$11,700.00	\$16,087.50	\$16,088										\$16,088		\$16,088
D2060	8642672	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	11	9	1	EA	\$5,600.00	\$7,700.00	\$7,700										\$7,700		\$7,700
D3020	8642636	Furnace, Oil, Replace	20	12	8	1	EA	\$7,010.00	\$9,638.75	\$9,639									\$9,639			\$9,639
D3020	8642601	Furnace, Oil, Replace	20	12	8	1	EA	\$6,600.00	\$9,075.00	\$9,075									\$9,075			\$9,075
D3020	8642687	Unit Heater, Electric, Replace	20	18	2	2	EA	\$1,200.00	\$1,650.00	\$3,300			\$3,300									\$3,300
D3020	8642662	Unit Heater, Electric, Replace	20	16	4	2	EA	\$1,010.00	\$1,388.75	\$2,778					\$2,778							\$2,778
D3020	8642684	Unit Heater, Electric, Replace	20	14	6	1	EA	\$3,100.00	\$4,262.50	\$4,263							\$4,263					\$4,263
D3020	8642666	Unit Heater, Electric, Replace	20	13	7	10	EA	\$1,200.00	\$1,650.00	\$16,500								\$16,500				\$16,500
D3020	8642667	Unit Heater, Electric, Replace	20	13	7	2	EA	\$1,010.00	\$1,388.75	\$2,778								\$2,778				\$2,778
D3020	8642611	Unit Heater, Electric, Replace	20	13	7	8	EA	\$1,010.00	\$1,388.75	\$11,110								\$11,110				\$11,110
D3030	8642603	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$2,350.00	\$3,231.25	\$3,231			\$3,231									\$3,231
D3030	8642614	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,130.00	\$4,303.75	\$4,304			\$4,304									\$4,304
D3030	8642646	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$2,170.00	\$2,983.75	\$2,984			\$2,984									\$2,984
D3030	8642639	Split System, Fan Coil Unit, DX, Replace	15	8	7	1	EA	\$2,190.00	\$3,011.25	\$3,011								\$3,011				\$3,011
D3030	8642673	Heat Pump, Var Refrig Vol (VRV), Replace	15	8	7	1	EA	\$38,300.00	\$52,662.50	\$52,663								\$52,663				\$52,663
D3060	8642629	Exhaust Fan, Roof , 16" Damper, Replace	20	18	2	3	EA	\$2,920.00	\$4,015.00	\$12,045			\$12,045									\$12,045
D3060	8642674	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	2	EA	\$1,470.00	\$2,021.25	\$4,043			\$4,043									\$4,043
D3060	8642624	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	23	2	1	EA	\$1,470.00	\$2,021.25	\$2,021			\$2,021									\$2,021
D3060	8642609	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	18	2	1	EA	\$2,920.00	\$4,015.00	\$4,015			\$4,015									\$4,015
D3060	8642661	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	16	4	1	EA	\$1,200.00	\$1,650.00	\$1,650					\$1,650							\$1,650
D3060	8642669	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	16	4	1	EA	\$3,070.00	\$4,221.25	\$4,221					\$4,221							\$4,221

Replacement Reserves Report



5/8/2025

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
D3060	8642619	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	1	EA	\$2,920.00	\$4,015.00	\$4,015						\$4,015						\$4,015
D4010	8642653	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	18	7	2500	SF	\$1.20	\$1.65	\$4,125								\$4,125				\$4,125
D4010	8642683	Fire Suppression System, Server Rooms, Special/Chemical/Clean Agent, Replace	20	10	10	600	SF	\$60.00	\$82.50	\$49,500										\$49,500		\$49,500
D5020	8642623	Switchboard, 120/208 V, Replace	40	36	4	1	EA	\$36,600.00	\$50,325.00	\$50,325					\$50,325							\$50,325
D5020	8642670	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$7,430.00	\$10,216.25	\$10,216						\$10,216						\$10,216
D5020	8642664	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$5,730.00	\$7,878.75	\$7,879								\$7,879				\$7,879
D5030	8642644	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	24040	SF	\$3.00	\$4.13	\$99,165				\$99,165								\$99,165
D5040	8642694	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	13	7	24040	SF	\$6.50	\$8.94	\$214,858								\$214,858				\$214,858
D7050	8642657	Fire Alarm Panel, Multiplex, Replace	15	10	5	2	EA	\$6,100.00	\$8,387.50	\$16,775						\$16,775						\$16,775
D7050	8642693	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	24040	SF	\$3.00	\$4.13	\$99,165						\$99,165						\$99,165
D7050	8642649	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	\$16,200.00	\$22,275.00	\$22,275							\$22,275					\$22,275
E1010	8642625	Vehicle Lift, In-Ground, Replace	15	9	6	3	EA	\$26,400.00	\$36,300.00	\$108,900						\$108,900						\$108,900
E1010	8642610	Vehicle Lift, 2-Post, Replace	15	6	9	1	EA	\$4,920.00	\$6,765.00	\$6,765									\$6,765			\$6,765
E1040	8642613	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	6	4	2	EA	\$2,030.00	\$2,791.25	\$5,583					\$5,583							\$5,583
E2010	8642691	Casework, Cabinetry, Hardwood Standard, Replace	20	15	5	170	LF	\$325.00	\$446.88	\$75,969						\$75,969						\$75,969
Totals, Unescalated											\$0	\$20,625	\$84,797	\$168,419	\$239,069	\$292,508	\$173,291	\$514,559	\$59,276	\$319,120	\$51,774	\$1,923,440
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$21,450	\$91,717	\$189,449	\$279,677	\$355,881	\$219,269	\$677,125	\$81,124	\$454,207	\$76,639	\$2,446,536

Springfield SD 19 / 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
B2050	8642904	Automatic Door Opener, Residential Garage Door, Belt Drive & 0.5 HP, Replace	15	10	5	1	EA	\$520.00	\$676.00	\$676						\$676						\$676
D2030	8642901	Pump, Sump, Replace	15	11	4	1	EA	\$8,080.00	\$11,110.00	\$11,110					\$11,110							\$11,110
D3010	8642915	Pump, Fuel Oil, Replace	20	16	4	1	EA	\$12,900.00	\$17,737.50	\$17,738					\$17,738							\$17,738
D5020	8642889	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$5,730.00	\$7,878.75	\$7,879				\$7,879								\$7,879
D7030	8642900	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	11	4	200000	SF	\$2.00	\$2.95	\$590,000					\$590,000							\$590,000
E1030	8642906	Bus Washing Equipment, , Replace	15	9	6	1	EA	\$43,600.00	\$59,950.00	\$59,950							\$59,950					\$59,950
F1020	8642883	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	34	1	740	SF	\$60.00	\$82.50	\$61,050		\$61,050										\$61,050
F1020	8642905	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	26	4	4800	SF	\$50.00	\$68.75	\$330,000					\$330,000							\$330,000
F1020	8642879	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	21	9	8100	SF	\$50.00	\$68.75	\$556,875										\$556,875		\$556,875
G2020	8642908	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	7	4	3	237200	SF	\$1.40	\$1.93	\$456,610				\$456,610							\$456,610	\$913,220
G2020	8642911	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	98500	SF	\$0.46	\$0.64	\$62,599				\$62,599					\$62,599			\$125,198
G2020	8642910	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	16	9	98500	SF	\$3.50	\$4.81	\$474,031										\$474,031		\$474,031
G2060	8642898	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	19	6	4	EA	\$1,700.00	\$2,337.50	\$9,350							\$9,350					\$9,350
G2060	8642913	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Replace	20	12	8	1	EA	\$5,000.00	\$6,875.00	\$6,875									\$6,875			\$6,875
G2060	8642897	Fences & Gates, Fence, Chain Link 6', Replace	40	31	9	2650	LF	\$24.70	\$33.96	\$90,001										\$90,001		\$90,001
G2060	8642885	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	20	11	9	1	EA	\$675.00	\$877.50	\$878										\$878		\$878
G2080	8642891	Irrigation System, Control Panel, Replace	15	8	7	1	EA	\$5,000.00	\$6,875.00	\$6,875								\$6,875				\$6,875
G3060	8642884	Pump, Gasoline Fuel Dispenser, Replace	15	11	4	8	EA	\$11,200.00	\$15,400.00	\$123,200					\$123,200							\$123,200
G4050	8642892	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	16	4	6	EA	\$5,100.00	\$7,012.50	\$42,075					\$42,075							\$42,075
G4050	8642886	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	11	9	10	EA	\$4,200.00	\$5,775.00	\$57,750										\$57,750		\$57,750
Totals, Unescalated											\$0	\$61,050	\$0	\$527,088	\$1,114,123	\$676	\$69,300	\$6,875	\$69,474	\$1,179,534	\$456,610	\$3,484,730
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$63,492	\$0	\$592,902	\$1,303,366	\$822	\$87,687	\$9,047	\$95,080	\$1,678,845	\$675,894	\$4,507,136

Replacement Reserves Report



5/8/2025

Springfield SD 19 / Warehouse

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
B2050	8642773	Exterior Door, Steel, Standard, Replace	30	24	6	2	EA	\$763.00	\$1,049.13	\$2,098							\$2,098					\$2,098
B2050	8642836	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	25	5	2	EA	\$4,030.00	\$5,541.25	\$11,083						\$11,083						\$11,083
B2050	8642781	Automatic Door Opener, Commercial Overhead/Dock Door, Replace	15	11	4	2	EA	\$2,170.00	\$2,983.75	\$5,968					\$5,968							\$5,968
B3060	8642808	Roof Skylight, per unit, up to 20 SF, Replace	30	25	5	4	EA	\$1,390.00	\$1,911.25	\$7,645						\$7,645						\$7,645
C2010	8642829	Wall Finishes, Laminated Paneling (FRP), Replace	30	25	5	200	SF	\$11.30	\$15.54	\$3,108						\$3,108						\$3,108
C2010	8642775	Wall Finishes, any surface, Prep & Paint	10	6	4	200	SF	\$1.45	\$1.89	\$377					\$377							\$377
C2030	8642780	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	7100	SF	\$1.09	\$1.50	\$10,641					\$10,641							\$10,641
C2030	8642805	Flooring, Vinyl Sheeting, Replace	15	10	5	100	SF	\$5.93	\$7.71	\$771						\$771						\$771
C2050	8642768	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	100	SF	\$1.81	\$2.36	\$236					\$236							\$236
D2010	8642838	Water Heater, Electric, Residential, Replace	15	11	4	1	EA	\$935.00	\$1,215.50	\$1,216					\$1,216							\$1,216
D2010	8642853	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	1	EA	\$1,360.00	\$1,870.00	\$1,870				\$1,870								\$1,870
D2010	8642761	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	1	EA	\$827.00	\$1,075.10	\$1,075					\$1,075							\$1,075
D2010	8642823	Emergency Plumbing Fixtures, Eye Wash, Replace	20	16	4	1	EA	\$1,100.00	\$1,512.50	\$1,513					\$1,513							\$1,513
D2010	8642800	Toilet, Residential Water Closet, Replace	30	26	4	1	EA	\$820.00	\$1,066.00	\$1,066					\$1,066							\$1,066
D2010	8642797	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	26	9	1	EA	\$1,640.00	\$2,255.00	\$2,255										\$2,255		\$2,255
D2020	8642843	Supplemental Components, Grease Trap/Interceptor, Replace	20	13	7	1	EA	\$31,500.00	\$43,312.50	\$43,313								\$43,313				\$43,313
D3020	8642858	Unit Heater, Natural Gas, Replace	20	16	4	1	EA	\$5,230.00	\$7,191.25	\$7,191					\$7,191							\$7,191
D4010	8642840	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	22	3	7225	SF	\$1.20	\$1.65	\$11,921				\$11,921								\$11,921
D5020	8642855	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$7,150.00	\$9,831.25	\$9,831								\$9,831				\$9,831
D5040	8642865	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	15	5	9	EA	\$450.00	\$618.75	\$5,569						\$5,569						\$5,569
D5040	8642832	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	7225	SF	\$6.50	\$8.94	\$64,573						\$64,573						\$64,573
D7050	8642771	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$16,200.00	\$22,275.00	\$22,275						\$22,275						\$22,275
D7050	8642791	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	13	7	7225	SF	\$3.00	\$4.13	\$29,803								\$29,803				\$29,803
E1010	8642778	Loading Dock Equipment, Dock Leveler, Replace	25	21	4	2	EA	\$16,800.00	\$23,100.00	\$46,200					\$46,200							\$46,200
E1030	8642818	Laundry Equipment, Washer, Commercial, Replace	10	7	3	1	EA	\$18,900.00	\$25,987.50	\$25,988				\$25,988								\$25,988
E1030	8642841	Laundry Equipment, Dryer, Commercial, Replace	15	11	4	1	EA	\$10,400.00	\$14,300.00	\$14,300					\$14,300							\$14,300
E1030	8642766	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	9	6	2	EA	\$4,250.00	\$5,843.75	\$11,688							\$11,688					\$11,688
E1030	8642814	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	9	6	2	EA	\$4,250.00	\$5,843.75	\$11,688							\$11,688					\$11,688
E1030	8642868	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	9	6	1	EA	\$5,100.00	\$7,012.50	\$7,013							\$7,013					\$7,013
E1030	8642847	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	7	8	2	EA	\$5,100.00	\$7,012.50	\$14,025									\$14,025			\$14,025
E1030	8642861	Foodservice Equipment, Walk-In, Freezer, Replace	20	11	9	1	EA	\$19,800.00	\$66,825.00	\$66,825										\$66,825		\$66,825
E1030	8642793	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	11	9	1	EA	\$29,400.00	\$40,425.00	\$40,425										\$40,425		\$40,425
E1040	8642795	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	6	4	1	EA	\$2,030.00	\$2,791.25	\$2,791					\$2,791							\$2,791
G4050	8642811	Exterior Site Lighting, Wall Pack, 50 to 105 W, Replace	20	13	7	5	EA	\$1,070.00	\$1,471.25	\$7,356								\$7,356				\$7,356
Totals, Unescalated											\$0	\$0	\$0	\$39,779	\$92,573	\$115,023	\$32,486	\$90,303	\$14,025	\$109,505	\$0	\$493,694
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$0	\$0	\$44,746	\$108,297	\$139,943	\$41,105	\$118,833	\$19,194	\$155,860	\$0	\$627,978

Replacement Reserves Report



5/8/2025

Thurston Elementary School / Thurston 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
B1080	8710443	Stairs, Metal, Exterior, Refinish	10	8	2	210	SF	\$1.50	\$1.95	\$410			\$410									\$410
B1080	8710442	Stairs, Concrete, Interior, Refinish	10	5	5	210	SF	\$1.50	\$1.95	\$410						\$410						\$410
B2010	8710390	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	8	2	4500	SF	\$2.74	\$3.77	\$16,954			\$16,954									\$16,954
B2010	8710388	Exterior Walls, Concrete, Clean & Seal, Replace	20	16	4	13400	SF	\$1.54	\$2.12	\$28,375					\$28,375							\$28,375
B3010	8710432	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	16	4	45731	SF	\$13.40	\$18.43	\$842,594					\$842,594							\$842,594
B3020	8710431	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	322	LF	\$10.60	\$14.58	\$4,693						\$4,693						\$4,693
C1010	8710419	Movable Partition, Gym Divider, Basic/Manual, Replace	25	16	9	7500	SF	\$15.70	\$21.59	\$161,906										\$161,906		\$161,906
C1070	8710445	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	19700	SF	\$3.76	\$5.17	\$101,849										\$101,849		\$101,849
C1090	8710448	Toilet Partitions, Plastic/Laminate, Replace	20	16	4	26	EA	\$1,200.00	\$1,650.00	\$42,900					\$42,900							\$42,900
C2010	8710450	Wall Finishes, any surface, Prep & Paint	10	6	4	83600	SF	\$1.45	\$1.99	\$166,678					\$166,678							\$166,678
C2030	8710396	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	8	2	1000	SF	\$14.60	\$20.08	\$20,075			\$20,075									\$20,075
C2030	8710397	Flooring, Vinyl Tile (VCT), Replace	15	11	4	38400	SF	\$4.84	\$6.66	\$255,552					\$255,552							\$255,552
C2030	8710395	Flooring, Carpet, Commercial Tile, Replace	10	7	3	4900	SF	\$6.21	\$8.54	\$41,847				\$41,847								\$41,847
C2030	8710398	Flooring, Wood, Sports, Refinish	10	7	3	2500	SF	\$5.09	\$7.00	\$17,497				\$17,497								\$17,497
C2050	8710372	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	7	3	2500	SF	\$2.23	\$3.06	\$7,648				\$7,648								\$7,648
D1010	8766886	Elevator Cab Finishes, Standard, Replace	15	13	2	1	EA	\$10,000.00	\$13,750.00	\$13,750			\$13,750									\$13,750
D1010	8766887	Elevator Controls, Automatic, 1 Car, Replace	20	16	4	1	EA	\$5,500.00	\$7,562.50	\$7,563					\$7,563							\$7,563
D2010	8710454	Water Heater, Gas, Commercial (200 MBH), Replace	20	16	4	3	EA	\$11,100.00	\$15,262.50	\$45,788					\$45,788							\$45,788
D2010	8710380	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	8	EA	\$2,710.00	\$3,726.25	\$29,810				\$29,810								\$29,810
D3030	8710374	Chiller, Air-Cooled, 61 to 80 TON, Replace	25	17	8	1	EA	\$83,200.00	\$114,400.00	\$114,400									\$114,400			\$114,400
D3030	8710441	Split System Ductless, Single Zone, Replace	15	13	2	3	EA	\$2,430.00	\$3,341.25	\$10,024			\$10,024									\$10,024
D3050	8710424	Air Handler, Exterior AHU, 6001 to 8000 CFM, Replace	20	17	3	1	EA	\$65,400.00	\$89,925.00	\$89,925				\$89,925								\$89,925
D3050	8710425	Air Handler, Exterior AHU, 6001 to 8000 CFM, Replace	20	16	4	1	EA	\$65,400.00	\$89,925.00	\$89,925					\$89,925							\$89,925
D3050	8710422	Air Handler, Exterior AHU, 4001 to 6000 CFM, Replace	20	16	4	1	EA	\$42,600.00	\$58,575.00	\$58,575					\$58,575							\$58,575
D3050	8710423	Air Handler, Exterior AHU, 8001 to 10000 CFM, Replace	20	16	4	2	EA	\$88,200.00	\$121,275.00	\$242,550					\$242,550							\$242,550
D3050	8710421	Air Handler, Exterior AHU, 10001 to 15000 CFM, Replace	20	10	10	1	EA	\$134,000.00	\$184,250.00	\$184,250										\$184,250		\$184,250
D3060	8710383	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	16	4	1	EA	\$3,070.00	\$4,221.25	\$4,221					\$4,221							\$4,221
D3060	8710384	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	\$2,920.00	\$4,015.00	\$4,015					\$4,015							\$4,015
D3060	8710382	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	16	9	2	EA	\$2,920.00	\$4,015.00	\$8,030										\$8,030		\$8,030
D4030	8710392	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	8	EA	\$440.00	\$605.00	\$4,840						\$4,840						\$4,840
D5010	8767658	Automatic Transfer Switch, ATS, 200 AMP, Replace	25	16	9	1	EA	\$5,030.00	\$6,916.25	\$6,916										\$6,916		\$6,916
D5030	8710418	Motor, AHU or Pump, Replace	18	15	3	2	EA	\$1,570.00	\$2,158.75	\$4,318				\$4,318								\$4,318
D5040	8710381	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	35745	SF	\$4.50	\$6.19	\$221,172					\$221,172							\$221,172
D5040	8710386	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	11	EA	\$450.00	\$618.75	\$6,806						\$6,806						\$6,806
D5040	8710385	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	3	EA	\$450.00	\$618.75	\$1,856						\$1,856						\$1,856
D7050	8710391	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	15	5	49167	SF	\$2.00	\$2.75	\$135,209					\$135,209							\$135,209
E1030	8710405	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	13	2	1	EA	\$7,650.00	\$10,518.75	\$10,519			\$10,519									\$10,519
E1030	8710402	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	12	3	2	EA	\$5,100.00	\$7,012.50	\$14,025				\$14,025								\$14,025
E1030	8710377	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	16	4	20	LF	\$3,000.00	\$4,125.00	\$82,500					\$82,500							\$82,500
E1030	8710403	Foodservice Equipment, Steam Kettle, Replace	20	16	4	1	EA	\$26,900.00	\$36,987.50	\$36,988					\$36,988							\$36,988

Replacement Reserves Report



5/8/2025

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
E1030	8710400	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	16	4	1	EA	\$29,400.00	\$40,425.00	\$40,425					\$40,425							\$40,425
E1030	8710375	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	16	4	30	LF	\$1,000.00	\$1,375.00	\$41,250					\$41,250							\$41,250
E1030	8710376	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	16	4	15	LF	\$300.00	\$412.50	\$6,188					\$6,188							\$6,188
E1030	8710408	Foodservice Equipment, Walk-In, Combination Freezer/Refrigerator, Replace	20	15	5	1	EA	\$40,600.00	\$55,825.00	\$55,825						\$55,825						\$55,825
E1030	8710404	Commercial Kitchen Line, Cooking Equipment, Replace	20	13	7	2	LF	\$2,000.00	\$2,750.00	\$5,500							\$5,500					\$5,500
E1030	8710401	Commercial Kitchen Line, Cooking Equipment, Replace	20	12	8	2	LF	\$2,000.00	\$6,750.00	\$13,500								\$13,500				\$13,500
E1030	8710406	Foodservice Equipment, Mixer, Freestanding, Replace	25	16	9	1	EA	\$17,300.00	\$21,192.50	\$21,193										\$21,193		\$21,193
E1040	8710373	Ceramics Equipment, Kiln, Replace	20	16	4	1	EA	\$3,200.00	\$4,400.00	\$4,400					\$4,400							\$4,400
E1040	8710411	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$2,030.00	\$2,791.25	\$2,791						\$2,791						\$2,791
E1060	8710428	Residential Appliances, Dishwasher, Replace	10	8	2	1	EA	\$750.00	\$975.00	\$975			\$975									\$975
E1060	8710429	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	1	EA	\$720.00	\$936.00	\$936				\$936								\$936
E1060	8710430	Residential Appliances, Clothes Dryer/Washer, Replace	15	10	5	2	EA	\$1,000.00	\$1,375.00	\$2,750						\$2,750						\$2,750
E2010	8710369	Casework, Cabinetry, Economy, Replace	20	16	4	50	LF	\$200.00	\$275.00	\$13,750					\$13,750							\$13,750
E2010	8710417	Library Shelving, Single-Faced, up to 90" Height, Replace	20	16	4	100	LF	\$330.00	\$453.75	\$45,375					\$45,375							\$45,375
E2010	8710368	Casework, Cabinetry, Standard Classroom, Replace	20	15	5	66	LF	\$325.00	\$446.88	\$29,494						\$29,494						\$29,494
G2060	8710420	Picnic Table, Wood/Composite/Fiberglass, Replace	20	16	4	152	EA	\$600.00	\$1,425.00	\$216,600					\$216,600							\$216,600
Totals, Unescalated											\$0	\$0	\$72,706	\$206,006	\$2,497,381	\$244,674	\$0	\$5,500	\$127,900	\$299,894	\$184,250	\$3,638,311
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$0	\$78,639	\$231,729	\$2,921,583	\$297,684	\$0	\$7,238	\$175,040	\$426,843	\$272,735	\$4,411,489

Thurston Elementary School / Thurston Elementary 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
D5010	8709528	Generator, Diesel, Replace	25	16	9	1	EA	\$35,000.00	\$48,125.00	\$48,125										\$48,125		\$48,125
E1090	8709529	Waste Handling Equipment, Trash Compactor, Cardboard Bailing Press, Replace	15	13	2	1	EA	\$8,400.00	\$11,550.00	\$11,550			\$11,550									\$11,550
E1090	8709527	Waste Handling Equipment, Dumpster, Metal 8 CY, Replace	20	16	4	1	EA	\$2,800.00	\$3,850.00	\$3,850					\$3,850							\$3,850
G2020	8709515	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	126384	SF	\$0.46	\$0.64	\$80,320	\$80,320					\$80,320					\$80,320	\$240,961
G2020	8709524	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	16	9	126384	SF	\$3.50	\$4.81	\$608,223									\$608,223			\$608,223
G2050	8709522	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	16	9	2	EA	\$7,030.00	\$9,666.25	\$19,333									\$19,333			\$19,333
G2050	8709520	Playground, Natural Wood Covering, Chips 3" Depth, Replace	10	10	0	11681	SF	\$0.80	\$1.10	\$12,849	\$12,849										\$12,849	\$25,698
G2050	8709532	Play Structure, Swing Set, 4 Seats, Replace	20	16	4	2	EA	\$3,390.00	\$4,661.25	\$9,323					\$9,323							\$9,323
G2060	8709517	Park Bench, Metal Powder-Coated, Replace	20	16	4	1	EA	\$1,030.00	\$1,416.25	\$1,416					\$1,416							\$1,416
G2060	8709518	Bike Rack, Fixed Single Loop, Replace	20	16	4	34	EA	\$300.00	\$412.50	\$14,025					\$14,025							\$14,025
G2060	8709516	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	20	16	4	1	EA	\$200.00	\$260.00	\$260					\$260							\$260
G4050	8709534	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	6	EA	\$4,400.00	\$6,050.00	\$36,300					\$36,300							\$36,300
G4050	8709531	Floodlights, Floodlights, 50 W, Replace/Install	20	16	4	4	EA	\$500.00	\$687.50	\$2,750					\$2,750							\$2,750
Totals, Unescalated											\$93,169	\$0	\$11,550	\$0	\$67,924	\$80,320	\$0	\$0	\$0	\$675,681	\$93,169	\$1,021,813
Totals, Escalated (4.0% inflation, compounded annually)											\$93,169	\$0	\$12,492	\$0	\$79,461	\$97,722	\$0	\$0	\$0	\$961,704	\$137,913	\$1,382,462

Thurston High School

Thurston High 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
F1020	8707173	Ancillary Building, Greenhouse, Truss Frame w/ Plastic Walls & Roof, Replace	30	25	5	1800	SF	\$35.00	\$48.13	\$86,625						\$86,625						\$86,625

5/8/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
F1020	8707172	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	20	10	500	SF	\$25.00	\$34.38	\$17,188												\$17,188	\$17,188
G2020	8707179	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	290000	SF	\$0.46	\$0.64	\$184,302			\$184,302						\$184,302				\$368,605
G2050	8707176	Athletic Surfaces & Courts, Track Surface, Rubber, Replace	10	3	7	40000	SF	\$10.40	\$14.30	\$572,000									\$572,000				\$572,000
G2050	8707180	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	10	3	7	81000	SF	\$11.60	\$15.95	\$1,291,950									\$1,291,950				\$1,291,950
G2050	8707168	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	\$10,000.00	\$13,750.00	\$13,750											\$13,750		\$13,750
G2060	8707167	Decorative Fountains, Circulation Pump, Replace	15	15	0	1	EA	\$5,100.00	\$7,012.50	\$7,013	\$7,013												\$7,013
G2060	8707178	Signage, Property, Monument, Replace/Install	20	12	8	1	EA	\$3,200.00	\$4,400.00	\$4,400										\$4,400			\$4,400
G4050	8707181	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	24	EA	\$4,200.00	\$5,775.00	\$138,600							\$138,600						\$138,600
Totals, Unescalated												\$7,013	\$0	\$184,302	\$0	\$0	\$225,225	\$0	\$2,048,252	\$4,400	\$0	\$30,938	\$2,500,130
Totals, Escalated (4.0% inflation, compounded annually)												\$7,013	\$0	\$199,341	\$0	\$0	\$274,021	\$0	\$2,695,360	\$6,022	\$0	\$45,795	\$3,227,551

Thurston High School / Thurston High School - 2

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
B2010	8707156	Exterior Walls, Wood Siding, Replace	30	28	2	18000	SF	\$10.20	\$14.03	\$252,450			\$252,450										\$252,450
B2010	8707146	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	18000	SF	\$2.74	\$3.77	\$67,815					\$67,815								\$67,815
B2050	8707153	Exterior Door, Steel, Standard, Replace	30	26	4	48	EA	\$763.00	\$1,049.13	\$50,358					\$50,358								\$50,358
B2050	8707108	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	20	10	8	EA	\$4,030.00	\$5,541.25	\$44,330											\$44,330		\$44,330
B3010	8707155	Roofing, Modified Bitumen, Replace	20	16	4	8900	SF	\$6.94	\$9.54	\$84,928					\$84,928								\$84,928
B3010	8707131	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	16	4	99600	SF	\$13.40	\$18.43	\$1,835,130					\$1,835,130								\$1,835,130
C1030	8707093	Interior Door, Wood, Solid-Core Commercial, Replace	40	32	8	45	EA	\$960.00	\$1,320.00	\$59,400										\$59,400			\$59,400
C1070	8707111	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT, Replace	25	21	4	13600	SF	\$14.00	\$19.25	\$261,800					\$261,800								\$261,800
C1090	8707129	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	400	LF	\$280.00	\$385.00	\$154,000					\$154,000								\$154,000
C2010	8707130	Wall Finishes, any surface, Prep & Paint	10	6	4	49000	SF	\$1.45	\$1.99	\$97,694					\$97,694								\$97,694
C2010	8707144	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	15	10	5400	SF	\$14.40	\$19.80	\$106,920											\$106,920		\$106,920
C2030	8707165	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	1400	SF	\$1.09	\$1.50	\$2,098					\$2,098								\$2,098
C2030	8707099	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	6	4	2000	SF	\$14.60	\$20.08	\$40,150					\$40,150								\$40,150
C2030	8707112	Flooring, Vinyl Sheeting, Replace	15	10	5	2700	SF	\$5.93	\$8.15	\$22,015						\$22,015							\$22,015
C2030	8707119	Flooring, Vinyl Tile (VCT), Replace	15	9	6	6200	SF	\$4.84	\$6.66	\$41,261							\$41,261						\$41,261
C2030	8707097	Flooring, Rubber Tile, Replace	15	8	7	1400	SF	\$8.40	\$11.55	\$16,170									\$16,170				\$16,170
C2030	8707148	Flooring, Carpet, Commercial Standard, Replace	10	6	4	4400	SF	\$8.06	\$11.08	\$48,736					\$48,736								\$48,736
C2030	8707083	Flooring, Wood, Sports, Refinish	10	6	4	6200	SF	\$5.09	\$7.00	\$43,392					\$43,392								\$43,392
C2030	8707136	Flooring, Wrestling Mats, Secured and 2" Thick, Replace	10	5	5	4000	SF	\$7.75	\$10.66	\$42,625						\$42,625							\$42,625
C2050	8707113	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	3900	SF	\$1.81	\$2.49	\$9,720					\$9,720								\$9,720
C2050	8707082	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4	7000	SF	\$2.23	\$3.06	\$21,416					\$21,416								\$21,416
D2010	8707115	Water Heater, Gas, High-Efficiency Condensing Style, Replace	15	5	10	2	EA	\$17,000.00	\$23,375.00	\$46,750											\$46,750		\$46,750
D2010	8707118	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	34	6	27200	SF	\$6.00	\$8.25	\$224,400							\$224,400						\$224,400
D2010	8707158	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	5	EA	\$1,360.00	\$1,870.00	\$9,350			\$9,350										\$9,350
D2010	8707090	Toilet, Commercial Water Closet, Replace	30	25	5	25	EA	\$1,460.00	\$2,007.50	\$50,188						\$50,188							\$50,188
D2010	8707140	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	29	6	3	EA	\$1,640.00	\$2,255.00	\$6,765							\$6,765						\$6,765
D2010	8707128	Shower, Valve & Showerhead, Replace	30	24	6	20	EA	\$830.00	\$1,141.25	\$22,825							\$22,825						\$22,825
D2010	8707120	Urinal, Standard, Replace	30	23	7	15	EA	\$1,030.00	\$1,416.25	\$21,244								\$21,244					\$21,244
D2010	8707142	Emergency Plumbing Fixtures, Eye Wash, Replace	20	10	10	3	EA	\$1,100.00	\$1,512.50	\$4,538											\$4,538		\$4,538

Replacement Reserves Report



5/8/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
D2060	8707149	Air Compressor, Tank-Style, Replace	20	18	2	1	EA	\$8,840.00	\$12,155.00	\$12,155			\$12,155									\$12,155
D2060	8707135	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	14	6	1	EA	\$5,600.00	\$7,700.00	\$7,700							\$7,700					\$7,700
D3020	8707095	Boiler Supplemental Components, Expansion Tank, Replace	40	34	6	2	EA	\$2,010.00	\$2,763.75	\$5,528							\$5,528					\$5,528
D3050	8707163	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	32	8	27200	SF	\$5.50	\$7.56	\$205,700								\$205,700				\$205,700
D3050	8707151	Pump, Distribution, HVAC Heating Water, Replace	25	15	10	7	EA	\$6,420.00	\$8,827.50	\$61,793										\$61,793		\$61,793
D3050	8707077	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	23	2	6	EA	\$26,400.00	\$36,300.00	\$217,800			\$217,800									\$217,800
D3050	8707079	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	28	2	1	EA	\$84,500.00	\$116,187.50	\$116,188			\$116,188									\$116,188
D4010	8707157	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	26200	SF	\$5.80	\$7.98	\$208,945					\$208,945							\$208,945
D4010	8707162	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	19	6	1000	SF	\$1.20	\$1.65	\$1,650							\$1,650					\$1,650
D5020	8707123	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	\$24,000.00	\$33,000.00	\$33,000			\$33,000									\$33,000
D5020	8707105	Distribution Panel, 120/208 V, Replace	30	22	8	3	EA	\$5,730.00	\$7,878.75	\$23,636									\$23,636			\$23,636
D5030	8707133	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	34	6	27200	SF	\$3.00	\$4.13	\$112,200							\$112,200					\$112,200
D5030	8707134	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	11	9	4	EA	\$3,600.00	\$4,950.00	\$19,800									\$19,800			\$19,800
D5040	8707150	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	27200	SF	\$6.50	\$8.94	\$243,100						\$243,100						\$243,100
D5040	8707126	Gymnasium Lighting, High Intensity Fixtures, 400 W, Replace	20	14	6	16	EA	\$1,820.00	\$15,242.50	\$243,880							\$243,880					\$243,880
D6030	8707152	Sound System, Theater/Auditorium/Church, Replace	20	14	6	14000	SF	\$1.50	\$2.06	\$28,875							\$28,875					\$28,875
D6060	8707100	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	27200	SF	\$1.65	\$2.27	\$61,710					\$61,710							\$61,710
D7030	8707081	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	27200	SF	\$2.00	\$2.75	\$74,800							\$74,800					\$74,800
D7050	8707164	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	27200	SF	\$3.00	\$4.13	\$112,200							\$112,200					\$112,200
D8010	8707138	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	9	6	27200	SF	\$6.00	\$8.25	\$224,400							\$224,400					\$224,400
E1030	8707143	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	11	4	1	EA	\$7,650.00	\$10,518.75	\$10,519					\$10,519							\$10,519
E1030	8707124	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	14	6	1	EA	\$29,400.00	\$40,425.00	\$40,425							\$40,425					\$40,425
E1030	8707132	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	9	6	2	EA	\$5,100.00	\$7,012.50	\$14,025							\$14,025					\$14,025
E1030	8707085	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	13	7	30	LF	\$3,000.00	\$4,125.00	\$123,750								\$123,750				\$123,750
E1030	8707122	Foodservice Equipment, Walk-In, Freezer, Replace	20	13	7	1	EA	\$19,800.00	\$27,225.00	\$27,225								\$27,225				\$27,225
E1030	8707101	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height, Replace	20	13	7	16	LF	\$2,000.00	\$2,750.00	\$44,000								\$44,000				\$44,000
E1030	8707094	Commercial Kitchen Line, Cooking Equipment, Replace	20	12	8	30	LF	\$2,000.00	\$2,750.00	\$82,500									\$82,500			\$82,500
E1030	8707114	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	12	8	30	LF	\$300.00	\$412.50	\$12,375									\$12,375			\$12,375
E1030	8707109	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	7	8	2	EA	\$4,250.00	\$5,843.75	\$11,688									\$11,688			\$11,688
E1030	8707141	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	12	8	30	LF	\$1,000.00	\$1,375.00	\$41,250									\$41,250			\$41,250
E1040	8707092	Ceramics Equipment, Kiln, Replace	20	12	8	2	EA	\$3,200.00	\$4,400.00	\$8,800									\$8,800			\$8,800
E1040	8707117	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	\$2,030.00	\$2,791.25	\$2,791							\$2,791					\$2,791
E1070	8707154	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	10	5	200	SF	\$13.00	\$17.88	\$3,575						\$3,575						\$3,575
E2010	8707089	Casework, Cabinetry, Standard Classroom, Replace	20	15	5	1000	LF	\$325.00	\$446.88	\$446,875						\$446,875						\$446,875
E2010	8707121	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	13	7	400	EA	\$280.00	\$385.00	\$154,000								\$154,000				\$154,000
E2010	8707106	Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace	20	13	7	450	EA	\$350.00	\$481.25	\$216,563								\$216,563				\$216,563
Totals, Unescalated											\$0	\$0	\$640,943	\$11,818	\$2,986,593	\$808,378	\$1,163,725	\$602,951	\$445,349	\$19,800	\$264,330	\$6,943,886
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$0	\$693,243	\$13,293	\$3,493,891	\$983,515	\$1,472,483	\$793,443	\$609,491	\$28,182	\$391,273	\$8,478,814

Thurston High School / Thurston High School - Main

[illegible]

Replacement Reserves Report



5/8/2025

Uniformat Code		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	8707012	Exterior Walls, Wood Siding, Replace	30	28	2	5800	SF	\$10.20	\$14.03	\$81,345			\$81,345									\$81,345
B2020	8706982	Exterior Glazing, any type by SF, Replace	30	26	4	11600	SF	\$58.50	\$80.44	\$933,075					\$933,075							\$933,075
B2050	8707007	Exterior Door, Steel, Standard, Replace	30	21	9	80	EA	\$763.00	\$1,049.13	\$83,930										\$83,930		\$83,930
B3010	8707026	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	14	6	31154	SF	\$13.40	\$18.43	\$574,012						\$574,012						\$574,012
C1070	8706981	Suspended Ceilings, Hard Tile, ACM Abatement & Replacement w/ ACT, Replace	25	23	2	22600	SF	\$14.00	\$19.25	\$435,050			\$435,050									\$435,050
C1070	8706983	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	5000	SF	\$3.76	\$5.17	\$25,850								\$25,850				\$25,850
C1090	8706993	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	13	7	500	LF	\$280.00	\$385.00	\$192,500							\$192,500					\$192,500
C2010	8706979	Wall Finishes, any surface, Prep & Paint	10	7	3	59200	SF	\$1.45	\$1.99	\$118,030				\$118,030								\$118,030
C2030	8706992	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	1600	SF	\$1.09	\$1.50	\$2,398			\$2,398									\$2,398
C2030	8707001	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	10	5	5	2000	SF	\$9.80	\$13.48	\$26,950						\$26,950						\$26,950
C2030	8707004	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	13	2	12500	SF	\$8.00	\$11.00	\$137,500			\$137,500									\$137,500
C2030	8706988	Flooring, Vinyl Tile (VCT), Replace	15	10	5	6200	SF	\$4.84	\$6.66	\$41,261						\$41,261						\$41,261
C2030	8706994	Flooring, Vinyl Sheeting, Replace	15	10	5	4200	SF	\$5.93	\$8.15	\$34,246						\$34,246						\$34,246
C2030	8707013	Flooring, Carpet, Commercial Standard, Replace	10	6	4	3100	SF	\$8.06	\$11.08	\$34,337					\$34,337							\$34,337
C2050	8707015	Ceiling Finishes, Wood Paneling, Replace	30	24	6	2000	SF	\$14.90	\$20.49	\$40,975						\$40,975						\$40,975
C2050	8706985	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1600	SF	\$1.81	\$2.49	\$3,988					\$3,988							\$3,988
D2010	8707010	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	24	6	18	EA	\$905.00	\$1,244.38	\$22,399						\$22,399						\$22,399
D2010	8706991	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	29	6	3	EA	\$1,640.00	\$2,255.00	\$6,765						\$6,765						\$6,765
D2010	8707014	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	14	6	4	EA	\$1,570.00	\$2,158.75	\$8,635						\$8,635						\$8,635
D2010	8706989	Emergency Plumbing Fixtures, Eye Wash, Replace	20	12	8	4	EA	\$1,100.00	\$1,512.50	\$6,050								\$6,050				\$6,050
D3050	8707024	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	28	2	7	EA	\$31,200.00	\$42,900.00	\$300,300			\$300,300									\$300,300
D4010	8707019	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	31154	SF	\$5.80	\$7.98	\$248,453					\$248,453							\$248,453
D5020	8707030	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$7,820.00	\$10,752.50	\$10,753				\$10,753								\$10,753
D5020	8707027	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	2	EA	\$13,600.00	\$18,700.00	\$37,400										\$37,400		\$37,400
D5020	8706998	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$7,000.00	\$9,625.00	\$9,625											\$9,625	\$9,625
D5020	8707017	Distribution Panel, 120/208 V, Replace	30	24	6	4	EA	\$5,730.00	\$7,878.75	\$31,515						\$31,515						\$31,515
D5030	8707032	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	31154	SF	\$3.00	\$4.13	\$128,510					\$128,510							\$128,510
D5040	8707006	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	31154	SF	\$6.50	\$8.94	\$278,439						\$278,439						\$278,439
D6060	8707031	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	31154	SF	\$1.65	\$2.27	\$70,681					\$70,681							\$70,681
D7030	8706977	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	31154	SF	\$2.00	\$2.75	\$85,674											\$85,674	\$85,674
D7050	8707002	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	\$16,200.00	\$22,275.00	\$22,275						\$22,275						\$22,275
E1060	8707005	Residential Appliances, Washer, Replace	15	9	6	1	EA	\$855.00	\$1,111.50	\$1,112						\$1,112						\$1,112
E1060	8706976	Residential Appliances, Clothes Dryer, Replace	15	9	6	1	EA	\$1,000.00	\$1,300.00	\$1,300						\$1,300						\$1,300
E1060	8706999	Residential Appliances, Dishwasher, Replace	10	4	6	2	EA	\$750.00	\$1,031.25	\$2,063						\$2,063						\$2,063
E1060	8707034	Residential Appliances, Range, Electric, Replace	15	7	8	7	EA	\$700.00	\$962.50	\$6,738									\$6,738			\$6,738
E2010	8706986	Casework, Cabinetry, Standard Classroom, Replace	20	17	3	1000	LF	\$325.00	\$446.88	\$446,875				\$446,875								\$446,875
E2010	8706978	Casework, Cabinetry, High-End or Laboratory, Replace	20	15	5	400	LF	\$650.00	\$893.75	\$357,500						\$357,500						\$357,500
E2010	8706987	Casework, Cabinetry, Standard Classroom, Replace	20	14	6	50	LF	\$325.00	\$446.88	\$22,344						\$22,344						\$22,344
E2010	8707028	Library Shelving, Single-Faced, up to 90" Height, Replace	20	14	6	100	LF	\$330.00	\$453.75	\$45,375						\$45,375						\$45,375
E2010	8707023	Library Shelving, Double-Faced, up to 90" Height, Replace	20	14	6	100	LF	\$480.00	\$660.00	\$66,000						\$66,000						\$66,000
Totals, Unescalated											\$0	\$0	\$978,445	\$575,658	\$1,419,044	\$738,396	\$844,769	\$218,350	\$12,788	\$121,330	\$95,299	\$5,004,076
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$0	\$1,058,286	\$647,536	\$1,660,080	\$898,371	\$1,068,902	\$287,334	\$17,501	\$172,690	\$141,065	\$5,951,765

Replacement Reserves Report



5/8/2025

Thurston Middle School

Thurston Middle 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	8727607	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	135000	SF	\$0.46	\$0.64	\$85,796				\$85,796					\$85,796			\$171,592
G2020	8727602	Vehicular Access Devices, Operator, Large Gate, Replace	15	7	8	1	EA	\$9,400.00	\$12,925.00	\$12,925									\$12,925			\$12,925
G2060	8727603	Signage, Property, Monument, Replace/Install	20	14	6	1	EA	\$3,200.00	\$4,400.00	\$4,400							\$4,400					\$4,400
G4050	8727610	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	12	EA	\$4,400.00	\$6,050.00	\$72,600						\$72,600						\$72,600
Totals, Unescalated											\$0	\$0	\$0	\$85,796	\$0	\$72,600	\$4,400	\$0	\$98,721	\$0	\$0	\$261,517
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$0	\$0	\$96,509	\$0	\$88,329	\$5,567	\$0	\$135,106	\$0	\$0	\$325,511

Thurston Middle School / Thurston Middle 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
A1010	8727520	Foundation System, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building, 1-2 Story Building	75	72	3	68000	LF	\$120.00	\$165.00	\$11,220,000						\$11,220,000						\$11,220,000
B2010	8727553	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	16	4	15700	SF	\$1.86	\$2.56	\$40,153						\$40,153						\$40,153
B2010	8727579	Exterior Walls, Wood Siding, Replace	30	26	4	20900	SF	\$10.20	\$14.03	\$293,123						\$293,123						\$293,123
B2020	8727598	Exterior Glazing, any type by SF, Replace	30	24	6	15700	SF	\$58.50	\$80.44	\$1,262,869								\$1,262,869				\$1,262,869
B2050	8727538	Exterior Door, Steel, Standard, Replace	30	27	3	50	EA	\$763.00	\$1,049.13	\$52,456						\$52,456						\$52,456
B2050	8727567	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	28	2	2	EA	\$2,950.00	\$4,056.25	\$8,113			\$8,113									\$8,113
B3010	8727585	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	19	1	28000	SF	\$3.95	\$5.43	\$152,075			\$152,075									\$152,075
B3010	8727593	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	16	EA	\$1,100.00	\$1,512.50	\$24,200	\$24,200											\$24,200
B3010	8727550	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	18	2	40000	SF	\$13.40	\$18.43	\$737,000			\$737,000									\$737,000
C1030	8727545	Interior Door, Wood, Solid-Core, Replace	40	35	5	37	EA	\$960.00	\$1,320.00	\$48,840						\$48,840						\$48,840
C1070	8727531	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	22	3	40000	SF	\$3.76	\$5.17	\$206,800						\$206,800						\$206,800
C1070	8727590	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	23000	SF	\$3.76	\$5.17	\$118,910						\$118,910						\$118,910
C1090	8727517	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	390	LF	\$280.00	\$385.00	\$150,150						\$150,150						\$150,150
C2010	8727522	Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	27	3	13600	SF	\$30.60	\$42.08	\$572,220						\$572,220						\$572,220
C2010	8727589	Wall Finishes, any surface, Prep & Paint	10	7	3	108800	SF	\$1.45	\$1.99	\$216,920						\$216,920						\$216,920
C2030	8727565	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	3400	SF	\$1.09	\$1.50	\$5,096			\$5,096									\$5,096
C2030	8727521	Flooring, Ceramic Tile, Replace	40	32	8	700	SF	\$16.60	\$22.83	\$15,978									\$15,978			\$15,978
C2030	8727597	Flooring, Wood, Strip, Replace	30	27	3	10200	SF	\$13.00	\$17.88	\$182,325						\$182,325						\$182,325
C2030	8727587	Flooring, Vinyl Tile (VCT), Replace	15	12	3	36700	SF	\$4.84	\$6.66	\$244,239						\$244,239						\$244,239
C2030	8727513	Flooring, Carpet, Commercial Standard, Replace	10	7	3	13600	SF	\$8.06	\$11.08	\$150,640						\$150,640						\$150,640
C2030	8727561	Flooring, Wrestling Mats, Secured and 2" Think, Replace	10	7	3	3400	SF	\$7.75	\$10.66	\$36,231						\$36,231						\$36,231
C2050	8727556	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	5400	SF	\$1.81	\$2.49	\$13,458						\$13,458						\$13,458
D2010	8727519	Storage Tank, Domestic Water, Replace	30	28	2	1	EA	\$15,800.00	\$21,725.00	\$21,725					\$21,725							\$21,725
D2010	8727554	Storage Tank, Domestic Water, Replace	30	27	3	1	EA	\$15,800.00	\$21,725.00	\$21,725						\$21,725						\$21,725
D2010	8727540	Water Heater, Electric, Residential, Replace	15	14	1	1	EA	\$935.00	\$1,215.50	\$1,216			\$1,216									\$1,216
D2010	8727578	Backflow Preventer, Domestic Water, Replace	30	28	2	1	EA	\$7,930.00	\$10,903.75	\$10,904					\$10,904							\$10,904
D2010	8727562	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	37	3	68000	SF	\$6.00	\$8.25	\$561,000						\$561,000						\$561,000
D2010	8727530	Shower, Valve & Showerhead, Replace	30	28	2	10	EA	\$830.00	\$1,141.25	\$11,413					\$11,413							\$11,413

Replacement Reserves Report



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Unifomat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
D2010	8727515	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	4	EA	\$1,360.00	\$1,870.00	\$7,480				\$7,480								\$7,480
D2010	8727557	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	27	3	16	EA	\$1,140.00	\$1,567.50	\$25,080				\$25,080								\$25,080
D2010	8727552	Toilet, Commercial Water Closet, Replace	30	26	4	18	EA	\$1,460.00	\$2,007.50	\$36,135					\$36,135							\$36,135
D2010	8727539	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	12	EA	\$827.00	\$1,137.13	\$13,646					\$13,646							\$13,646
D2010	8727588	Sink/Lavatory, Service Sink, Laundry, Replace	30	26	4	3	EA	\$1,040.00	\$1,430.00	\$4,290					\$4,290							\$4,290
D2010	8727592	Emergency Plumbing Fixtures, Eye Wash, Replace	20	15	5	3	EA	\$1,100.00	\$1,512.50	\$4,538						\$4,538						\$4,538
D2010	8727523	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	29	6	3	EA	\$1,640.00	\$2,255.00	\$6,765							\$6,765					\$6,765
D2010	8727511	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	24	6	4	EA	\$2,500.00	\$3,437.50	\$13,750							\$13,750					\$13,750
D2010	8727549	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	24	6	10	EA	\$905.00	\$1,244.38	\$12,444							\$12,444					\$12,444
D2030	8727518	Pump, Sump, Replace	15	13	2	1	EA	\$8,080.00	\$11,110.00	\$11,110			\$11,110									\$11,110
D3020	8727571	Boiler, Gas, HVAC, Replace	30	28	2	1	EA	\$49,900.00	\$68,612.50	\$68,613			\$68,613									\$68,613
D4010	8727528	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	68000	SF	\$5.80	\$7.98	\$542,300					\$542,300							\$542,300
D5020	8727559	Secondary Transformer, Dry, Stepdown, Replace	30	29	1	1	EA	\$5,250.00	\$7,218.75	\$7,219		\$7,219										\$7,219
D5020	8727572	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	\$31,000.00	\$42,625.00	\$42,625			\$42,625									\$42,625
D5030	8727525	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	34	6	68000	SF	\$3.00	\$4.13	\$280,500							\$280,500					\$280,500
D5040	8727570	Stage Lighting System, Full Upgrade, Specialty Fixtures, Replace	20	16	4	200	SF	\$30.00	\$41.25	\$8,250					\$8,250							\$8,250
D6030	8727534	Sound System, Theater/Auditorium/Church, Replace	20	17	3	4000	SF	\$1.50	\$2.06	\$8,250				\$8,250								\$8,250
D6060	8727596	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	16	4	68000	SF	\$1.50	\$2.06	\$140,250					\$140,250							\$140,250
D7030	8727547	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	68000	SF	\$2.00	\$2.75	\$187,000							\$187,000					\$187,000
D7050	8727542	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	13	7	68000	SF	\$3.00	\$4.13	\$280,500								\$280,500				\$280,500
D7050	8727586	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	\$16,200.00	\$22,275.00	\$22,275									\$22,275			\$22,275
D8010	8727537	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	6	9	68000	SF	\$6.00	\$8.25	\$561,000										\$561,000		\$561,000
E1030	8727580	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	\$7,650.00	\$10,518.75	\$10,519						\$10,519						\$10,519
E1030	8727560	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	14	6	15	LF	\$1,000.00	\$1,375.00	\$20,625							\$20,625					\$20,625
E1030	8727569	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	24	6	1	EA	\$2,900.00	\$3,987.50	\$3,988							\$3,988					\$3,988
E1030	8727583	Commercial Kitchen Line, Cooking Equipment, Replace	20	14	6	10	LF	\$2,000.00	\$2,750.00	\$27,500							\$27,500					\$27,500
E1030	8727548	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	13	7	15	LF	\$300.00	\$412.50	\$6,188								\$6,188				\$6,188
E1030	8727566	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height, Replace	20	13	7	10	LF	\$2,000.00	\$2,750.00	\$27,500								\$27,500				\$27,500
E1030	8727582	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	13	7	1	EA	\$29,400.00	\$40,425.00	\$40,425								\$40,425				\$40,425
E1030	8727555	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	12	8	12	LF	\$3,000.00	\$4,125.00	\$49,500									\$49,500			\$49,500
E1030	8727532	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	22	8	1	EA	\$1,730.00	\$2,378.75	\$2,379									\$2,379			\$2,379
E1030	8727591	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	7	8	1	EA	\$4,250.00	\$5,843.75	\$5,844									\$5,844			\$5,844
E1040	8727595	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	6	4	1	EA	\$2,030.00	\$2,791.25	\$2,791					\$2,791							\$2,791
E1060	8727558	Residential Appliances, Dishwasher, Replace	10	8	2	1	EA	\$750.00	\$975.00	\$975			\$975									\$975
E1060	8727544	Residential Appliances, Range, Electric, Replace	15	12	3	1	EA	\$700.00	\$910.00	\$910				\$910								\$910
E1060	8727575	Residential Appliances, Clothes Dryer, Replace	15	12	3	1	EA	\$1,000.00	\$1,300.00	\$1,300				\$1,300								\$1,300
E1060	8727524	Residential Appliances, Washer, Replace	15	12	3	1	EA	\$855.00	\$1,111.50	\$1,112				\$1,112								\$1,112
E1070	8727535	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	12	3	1000	SF	\$13.00	\$17.88	\$17,875				\$17,875								\$17,875
E1070	8727514	Gym Scoreboard, Electronic Basic, Replace	30	27	3	1	EA	\$1,700.00	\$2,337.50	\$2,338				\$2,338								\$2,338
E1070	8727533	Basketball Backboard, Wall-Mounted, Fixed	30	26	4	6	EA	\$3,580.00	\$4,922.50	\$29,535					\$29,535							\$29,535
E2010	8727581	Casework, Cabinetry, Economy, Replace	20	16	4	1000	LF	\$200.00	\$275.00	\$275,000					\$275,000							\$275,000

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
E2010	8727536	Library Shelving, Single-Faced, up to 90" Height, Replace	20	15	5	200	LF	\$330.00	\$453.75	\$90,750						\$90,750						\$90,750
E2010	8727516	Casework, Cabinetry, Standard Classroom, Replace	20	15	5	20	LF	\$325.00	\$446.88	\$8,938						\$8,938						\$8,938
E2010	8727551	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	17	3	300	EA	\$280.00	\$385.00	\$115,500				\$115,500								\$115,500
G2060	8727527	Signage, Property, Building or Pole-Mounted, Replace/Install	20	16	4	1	EA	\$2,290.00	\$3,148.75	\$3,149					\$3,149							\$3,149
Totals, Unescalated											\$24,200	\$165,605	\$912,476	\$13,644,400	\$1,402,079	\$432,644	\$1,815,440	\$354,613	\$95,975	\$561,000	\$0	\$19,408,431
Totals, Escalated (4.0% inflation, compounded annually)											\$24,200	\$172,229	\$986,934	\$15,348,094	\$1,640,234	\$526,377	\$2,297,111	\$466,646	\$131,348	\$798,478	\$0	\$22,391,651

Thurston Middle School / Thurston Middle School - Portable 4

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
F1020	8727600	Classroom/Office Module, Portable Building, Replace	30	28	2	900	SF	\$112.10	\$154.14	\$138,724			\$138,724									\$138,724
Totals, Unescalated											\$0	\$0	\$138,724	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$138,724
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$0	\$150,044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,044

Thurston Middle School / Thurston Middle School - Portable 5

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
F1020	8727599	Classroom/Office Module, Portable Building, Replace	30	26	4	900	SF	\$112.10	\$154.14	\$138,724				\$138,724								\$138,724
Totals, Unescalated											\$0	\$0	\$0	\$0	\$138,724	\$0	\$0	\$0	\$0	\$0	\$0	\$138,724
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$162,287	\$0	\$0	\$0	\$0	\$0	\$0	\$162,287

Thurston Middle School / Thurston middle school portable 1

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
F1020	8727510	Classroom/Office Module, Portable Building, Replace	30	27	3	600	SF	\$112.10	\$154.14	\$92,483				\$92,483								\$92,483
Totals, Unescalated											\$0	\$0	\$0	\$92,483	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,483
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$0	\$0	\$104,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104,030

Thurston Middle School / Thurston middle school portable 3

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
F1020	8727509	Classroom/Office Module, Portable Building, Replace	30	27	3	900	SF	\$112.10	\$154.14	\$138,724				\$138,724								\$138,724
Totals, Unescalated											\$0	\$0	\$0	\$138,724	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$138,724
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$0	\$0	\$156,045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,045

Two Rivers Dos Rios Elementary

Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary

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
E1090	8668454	Waste Handling Equipment, Dumpster, Metal 8 CY, Replace	20	11	9	2	EA	\$2,800.00	\$3,850.00	\$7,700										\$7,700		\$7,700
F1020	8668453	Covered Walkway, Metal-Framed, Light/Medium Gauge, Prep & Paint	10	5	5	59385	SF	\$2.74	\$2.40	\$142,376						\$142,376						\$142,376
G2020	8668463	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	66993	SF	\$0.46	\$0.64	\$42,576	\$42,576					\$42,576				\$42,576		\$127,727
G2020	8668464	Parking Lots, any pavement type, Space or Stall Lines, Paint	10	8	2	114	EA	\$12.30	\$16.91	\$1,928			\$1,928									\$1,928
G2030	8668445	Sidewalk, Concrete, Small Areas/Sections, Replace	50	40	10	5988	SF	\$18.70	\$25.71	\$153,966										\$153,966		\$153,966
G2050	8668466	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	1	4	8820	SF	\$0.46	\$0.64	\$5,605				\$5,605					\$5,605			\$11,211
G2050	8668449	Playfield Surfaces, Chips Engineered Wood, 3" Depth, Replace	3	3	0	5382	SF	\$1.65	\$2.27	\$12,210	\$12,210			\$12,210			\$12,210		\$12,210			\$48,842

Replacement Reserves Report



5/8/2025

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
G2050	8668444	Play Structure, Swing Set, 4 Seats, Replace	20	11	9	2	EA	\$3,390.00	\$4,661.25	\$9,323										\$9,323		\$9,323
G2060	8668455	Bike Rack, Fixed Single Loop, Replace	20	11	9	9	EA	\$300.00	\$412.50	\$3,713										\$3,713		\$3,713
G2060	8668446	Park Bench, Metal Powder-Coated, Replace	20	11	9	1	EA	\$1,030.00	\$1,416.25	\$1,416										\$1,416		\$1,416
G2060	8668452	Signage, Property, Building or Pole-Mounted, Replace/Install	20	11	9	1	EA	\$2,290.00	\$3,148.75	\$3,149										\$3,149		\$3,149
G2080	8668459	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	11	9	45000	SF	\$1.70	\$2.34	\$105,188										\$105,188		\$105,188
G4050	8668358	Exterior Site Lighting, Wall Pack, 50 to 105 W, Replace	20	11	9	4	EA	\$1,070.00	\$1,471.25	\$5,885										\$5,885		\$5,885
Totals, Unescalated											\$54,786	\$0	\$1,928	\$12,210	\$5,605	\$184,951	\$12,210	\$0	\$0	\$154,188	\$196,542	\$622,422
Totals, Escalated (4.0% inflation, compounded annually)											\$54,786	\$0	\$2,085	\$13,735	\$6,557	\$225,021	\$15,450	\$0	\$0	\$219,458	\$290,930	\$828,024

Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary - Main

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	8668384	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	8	2	3100	SF	\$2.74	\$3.77	\$11,679			\$11,679									\$11,679
B2010	8668378	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	11	9	6300	SF	\$1.86	\$2.56	\$16,112										\$16,112		\$16,112
B2020	8707920	Exterior Glazing, any type by SF, Replace	30	22	8	6300	SF	\$58.50	\$80.44	\$506,756									\$506,756			\$506,756
B2050	8668350	Exterior Door, Steel, any type, Refinish	10	8	2	24	EA	\$100.00	\$137.50	\$3,300			\$3,300									\$3,300
B3010	8668421	Secondary Roofing, Metal Panels, Replace	40	37	3	31351	SF	\$6.50	\$8.94	\$280,200				\$280,200								\$280,200
B3010	8668385	Primary Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	13	7	31351	SF	\$13.40	\$18.43	\$577,642								\$577,642				\$577,642
B3020	8668341	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	1044	LF	\$10.60	\$14.58	\$15,216										\$15,216		\$15,216
C2010	8668402	Wall Finishes, Wood Paneling, Refinish	10	5	5	12600	SF	\$4.00	\$5.50	\$69,300						\$69,300						\$69,300
C2010	8668409	Wall Finishes, any surface, Prep & Paint	10	5	5	85000	SF	\$1.45	\$1.99	\$169,469						\$169,469						\$169,469
C2030	8668424	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	10	0	4900	SF	\$14.60	\$20.08	\$98,368	\$98,368										\$98,368	\$196,735
C2030	8668394	Flooring, Wood, Strip, Refinish	10	8	2	12600	SF	\$5.09	\$7.00	\$88,184			\$88,184									\$88,184
C2030	8668412	Flooring, Linoleum, Replace	15	11	4	8300	SF	\$4.43	\$6.09	\$50,557					\$50,557							\$50,557
C2030	8668405	Flooring, Vinyl Tile (VCT), Replace	15	11	4	37700	SF	\$4.84	\$6.66	\$250,894					\$250,894							\$250,894
C2030	8668386	Flooring, Carpet, Commercial Standard, Replace	10	7	3	5538	SF	\$8.06	\$11.08	\$61,341				\$61,341								\$61,341
C2050	8668372	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	6300	SF	\$1.81	\$2.49	\$15,701			\$15,701									\$15,701
D2010	8668356	Water Heater, Electric, Commercial (36 kW), Replace	20	11	9	1	EA	\$16,100.00	\$22,137.50	\$22,138										\$22,138		\$22,138
D2010	8668346	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	34	1	1	EA	\$1,640.00	\$2,255.00	\$2,255		\$2,255										\$2,255
D2010	8668416	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	4	EA	\$1,360.00	\$1,870.00	\$7,480					\$7,480							\$7,480
D3060	8668403	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	20	5	45	EA	\$1,470.00	\$2,021.25	\$90,956						\$90,956						\$90,956
D4030	8668368	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	2	EA	\$150.00	\$195.00	\$390						\$390						\$390
D5020	8668369	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$7,150.00	\$9,831.25	\$9,831				\$9,831								\$9,831
D5040	8668408	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	68438	SF	\$4.50	\$6.19	\$423,460							\$423,460					\$423,460
D5040	8668420	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	11	9	16	EA	\$450.00	\$618.75	\$9,900										\$9,900		\$9,900
D6030	8668345	Sound System, Theater/Auditorium/Church, Replace	20	11	9	1000	SF	\$1.50	\$2.06	\$2,063										\$2,063		\$2,063
D7030	8668410	Security Camera, Closed Circuit Exterior, Fixed Black & White, Replace	10	8	2	1	EA	\$2,980.00	\$4,097.50	\$4,098			\$4,098									\$4,098
D7050	8668353	Fire Alarm Panel, Multiplex, Replace	15	11	4	1	EA	\$6,100.00	\$8,387.50	\$8,388					\$8,388							\$8,388
D7050	8668343	Fire Alarm Devices, Alarm Siren, Replace	15	10	5	2	EA	\$178.00	\$231.40	\$463						\$463						\$463
E1030	8668370	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	20	0	1	EA	\$29,400.00	\$40,425.00	\$40,425	\$40,425											\$40,425
E1030	8668359	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	11	4	1	EA	\$4,920.00	\$6,765.00	\$6,765					\$6,765							\$6,765
E1030	8668363	Foodservice Equipment, Refrigerator, 3-Door Reach-In, Replace	15	11	4	1	EA	\$9,250.00	\$12,718.75	\$12,719					\$12,719							\$12,719
E1030	8668374	Foodservice Equipment, Refrigerator, Undercounter 2-Door, Replace	15	11	4	1	EA	\$4,500.00	\$6,187.50	\$6,188					\$6,188							\$6,188

Replacement Reserves Report



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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
E1030	8668381	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	11	4	1	EA		\$7,650.00	\$10,518.75	\$10,519					\$10,519							\$10,519
E1030	8668344	Foodservice Equipment, Freezer, 3-Door Reach-In, Replace	15	10	5	1	EA		\$9,250.00	\$12,718.75	\$12,719						\$12,719						\$12,719
E1030	8668340	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	13	7	15	LF		\$3,000.00	\$4,125.00	\$61,875								\$61,875				\$61,875
E1030	8668354	Foodservice Equipment, Steam Kettle, Replace	20	11	9	1	EA		\$26,900.00	\$36,987.50	\$36,988										\$36,988		\$36,988
E1030	8668388	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	11	9	12	LF		\$300.00	\$412.50	\$4,950										\$4,950		\$4,950
E1030	8668375	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	11	9	20	LF		\$1,000.00	\$1,375.00	\$27,500										\$27,500		\$27,500
E1030	8668342	Commercial Kitchen Line, Cooking Equipment, Replace	20	11	9	2	LF		\$2,000.00	\$4,750.00	\$9,500										\$9,500		\$9,500
E1040	8668365	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	8	2	1	EA		\$2,030.00	\$2,791.25	\$2,791			\$2,791									\$2,791
E2010	8668406	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top, Replace	20	12	8	17	EA		\$1,200.00	\$1,650.00	\$28,050									\$28,050			\$28,050
E2010	8668377	Casework, Cabinetry, Hardwood Standard, Replace	20	11	9	53	LF		\$325.00	\$446.88	\$23,684										\$23,684		\$23,684
E2010	8668423	Library Shelving, Single-Faced, up to 90" Height, Replace	20	11	9	288	LF		\$330.00	\$453.75	\$130,680										\$130,680		\$130,680
E2010	8668371	Casework, Cabinetry, Standard Classroom, Replace	20	11	9	15	LF		\$325.00	\$446.88	\$6,703										\$6,703		\$6,703
E2010	8668425	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat), Replace	20	11	9	36	EA		\$450.00	\$618.75	\$22,275										\$22,275		\$22,275
G2060	8668413	Picnic Table, Wood/Composite/Fiberglass, Replace	20	11	9	20	EA		\$600.00	\$825.00	\$16,500										\$16,500		\$16,500
G2060	8668376	Picnic Table, Wood/Composite/Fiberglass, Replace	20	11	9	2	EA		\$1,200.00	\$1,650.00	\$3,300										\$3,300		\$3,300
Totals, Unescalated												\$138,793	\$2,255	\$125,753	\$351,372	\$353,508	\$343,297	\$423,460	\$639,517	\$534,806	\$347,509	\$98,368	\$3,358,637
Totals, Escalated (4.0% inflation, compounded annually)												\$138,793	\$2,345	\$136,014	\$395,246	\$413,555	\$417,673	\$535,812	\$841,561	\$731,919	\$494,613	\$145,608	\$4,253,139

Two Rivers Dos Rios Elementary / Two Rivers Dos Rios Elementary School - Portable 1

Walterville Elementary School

Walterville Elementary School / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
D2010	8764148	Storage Tank, Domestic Water, Replace	30	24	6	1	EA	\$18,000.00	\$24,750.00	\$24,750							\$24,750					\$24,750
F1020	8764169	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	31	4	200	SF	\$60.00	\$82.50	\$16,500					\$16,500							\$16,500
F1020	8764162	Ancillary Building, Greenhouse, Glazing & Accessories, Replace	30	26	4	50	SF	\$75.00	\$103.13	\$5,156					\$5,156							\$5,156
G2020	8764166	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	45000	SF	\$0.46	\$0.64	\$28,599			\$28,599					\$28,599				\$57,197
G2020	8764146	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	18	7	45000	SF	\$3.50	\$4.81	\$216,563								\$216,563				\$216,563
G2050	8764158	Play Structure, Multipurpose, Medium, Replace	20	18	2	2	EA	\$20,000.00	\$27,500.00	\$55,000			\$55,000									\$55,000
G2060	8764156	Fences & Gates, Fence, Chain Link 6', Replace	40	33	7	2300	LF	\$24.70	\$33.96	\$78,114								\$78,114				\$78,114
G2060	8764154	Signage, Property, Monument, Replace/Install	20	18	2	1	EA	\$3,200.00	\$4,400.00	\$4,400			\$4,400									\$4,400
Totals, Unescalated											\$0	\$0	\$87,999	\$0	\$21,656	\$0	\$24,750	\$323,275	\$0	\$0	\$0	\$457,680
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$0	\$95,179	\$0	\$25,335	\$0	\$31,317	\$425,408	\$0	\$0	\$0	\$577,238

Walterville Elementary School / Walterville Elementary School

[illegible]

Replacement Reserves Report



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Uniformat Code		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
C2010	8764263	Wall Finishes, any surface, Prep & Paint	10	8	2	40800	SF	\$1.45	\$1.99	\$81,345			\$81,345									\$81,345
C2030	8764255	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	1100	SF	\$1.09	\$1.50	\$1,649			\$1,649									\$1,649
C2030	8764226	Flooring, Wood, Strip, Refinish	10	8	2	1100	SF	\$5.09	\$7.00	\$7,699			\$7,699									\$7,699
C2030	8764224	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	13	2	11400	SF	\$8.00	\$11.00	\$125,400			\$125,400									\$125,400
C2030	8764200	Flooring, Vinyl Sheeting, Replace	15	10	5	6800	SF	\$5.93	\$8.15	\$55,446						\$55,446						\$55,446
C2050	8764246	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	2300	SF	\$1.81	\$2.49	\$5,732			\$5,732									\$5,732
D2010	8764225	Water Heater, Electric, Commercial (12 kW), Replace	20	18	2	1	EA	\$14,300.00	\$19,662.50	\$19,663			\$19,663									\$19,663
D2010	8764208	Water Heater, Electric, Commercial (12 kW), Replace	20	18	2	1	EA	\$14,300.00	\$19,662.50	\$19,663			\$19,663									\$19,663
D2010	8764210	Water Heater, Electric, Commercial (36 kW), Replace	20	16	4	1	EA	\$16,100.00	\$22,137.50	\$22,138					\$22,138							\$22,138
D2010	8764209	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	37	3	22668	SF	\$6.00	\$8.25	\$187,011			\$187,011									\$187,011
D2010	8764259	Urinal, Standard, Replace	30	23	7	8	EA	\$1,030.00	\$1,416.25	\$11,330								\$11,330				\$11,330
D2010	8764198	Emergency Plumbing Fixtures, Eye Wash, Replace	20	13	7	1	EA	\$1,100.00	\$1,512.50	\$1,513								\$1,513				\$1,513
D2010	8764244	Shower, Fiberglass, Replace	20	13	7	1	EA	\$1,620.00	\$2,227.50	\$2,228								\$2,228				\$2,228
D2010	8764223	Sink/Lavatory, Service Sink, Laundry, Replace	30	22	8	1	EA	\$1,040.00	\$1,430.00	\$1,430									\$1,430			\$1,430
D2010	8764201	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	22	8	2	EA	\$1,140.00	\$1,567.50	\$3,135									\$3,135			\$3,135
D3030	8764252	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	2	EA	\$2,170.00	\$2,983.75	\$5,968								\$5,968				\$5,968
D3050	8764231	HVAC System, Ductwork, Medium Density, Replace	30	25	5	22668	SF	\$4.00	\$5.50	\$124,674						\$124,674						\$124,674
D4010	8764215	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	22668	SF	\$5.80	\$7.98	\$180,777					\$180,777							\$180,777
D5030	8764253	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	22668	SF	\$3.00	\$4.13	\$93,506					\$93,506							\$93,506
D5040	8764202	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	14	6	22668	SF	\$6.50	\$8.94	\$202,595							\$202,595					\$202,595
D6030	8764236	Sound System, Theater/Auditorium/Church, Replace	20	18	2	1000	SF	\$1.50	\$2.06	\$2,063			\$2,063									\$2,063
D7050	8764241	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	22668	SF	\$3.00	\$4.13	\$93,506							\$93,506					\$93,506
D7050	8764245	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	\$16,200.00	\$22,275.00	\$22,275								\$22,275				\$22,275
D8010	8764235	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	9	6	22668	SF	\$6.00	\$8.25	\$187,011							\$187,011					\$187,011
E1030	8764229	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	26	4	1	EA	\$2,330.00	\$3,203.75	\$3,204					\$3,204							\$3,204
E1030	8764264	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	16	4	10	LF	\$300.00	\$412.50	\$4,125					\$4,125							\$4,125
E1030	8764258	Commercial Kitchen Line, Cooking Equipment, Replace	20	15	5	16	LF	\$2,000.00	\$2,750.00	\$44,000						\$44,000						\$44,000
E1030	8764260	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	15	5	15	LF	\$1,000.00	\$1,375.00	\$20,625						\$20,625						\$20,625
E1030	8764238	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	9	6	1	EA	\$5,650.00	\$7,768.75	\$7,769							\$7,769					\$7,769
E1030	8764247	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height, Replace	20	14	6	6	LF	\$2,000.00	\$2,750.00	\$16,500							\$16,500					\$16,500
E1030	8764199	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	12	8	10	LF	\$3,000.00	\$4,125.00	\$41,250									\$41,250			\$41,250
E1040	8764203	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	7	3	1	EA	\$2,030.00	\$2,791.25	\$2,791				\$2,791								\$2,791
E1040	8764207	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	6	4	1	EA	\$2,030.00	\$2,791.25	\$2,791					\$2,791							\$2,791
E1060	8764205	Residential Appliances, Washer/Dryer Combo Unit, Replace	15	13	2	1	EA	\$1,530.00	\$2,103.75	\$2,104			\$2,104									\$2,104
E1070	8764243	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	13	2	500	SF	\$13.00	\$17.88	\$8,938			\$8,938									\$8,938
E1070	8764220	Basketball Backboard, Ceiling-Mounted, Fixed	30	26	4	2	EA	\$5,000.00	\$6,875.00	\$13,750					\$13,750							\$13,750
E2010	8764217	Casework, Cabinetry, Standard Classroom, Replace	20	13	7	18	LF	\$325.00	\$446.88	\$8,044								\$8,044				\$8,044
E2010	8764204	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top, Replace	20	13	7	9	EA	\$1,200.00	\$1,650.00	\$14,850								\$14,850				\$14,850
E2010	8764233	Casework, Cabinetry, Standard Classroom, Replace	20	13	7	200	LF	\$325.00	\$446.88	\$89,375								\$89,375				\$89,375
E2010	8764213	Library Shelving, Single-Faced, up to 90" Height, Replace	20	13	7	150	LF	\$330.00	\$453.75	\$68,063								\$68,063				\$68,063
G4050	8764228	Exterior Site Lighting, Wall Pack, 13 to 26 W, Replace	20	15	5	8	EA	\$650.00	\$893.75	\$7,150						\$7,150						\$7,150
Totals, Unescalated											\$0	\$0	\$449,428	\$189,802	\$446,515	\$251,895	\$507,381	\$480,766	\$45,815	\$0	\$0	\$2,371,602

Replacement Reserves Report



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Uniformat CodeID		Cost Description	Lifespan (EUL)EAge	RUL	QuantityUnit	Unit Cost	w/ Markup*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
C1010	8563854	Interior Remodel, Down Unit/Space, Minor Repairs, Renovate	0	0	0	240	SF	\$10.00	\$13.75	\$3,300	\$3,300									\$3,300
C1010	8563837	Interior Remodel, Down Unit/Space, Moderate Repairs, Renovate	0	-1	1	200	SF	\$30.00	\$41.25	\$8,250		\$8,250								\$8,250
C1020	8563848	Interior Window, Fixed, 12 SF, Replace	40	31	9	24	EA	\$500.00	\$687.50	\$16,500								\$16,500		\$16,500
C1030	8563842	Interior Door, Wood, Solid-Core, Replace	40	36	4	75	EA	\$960.00	\$1,320.00	\$99,000				\$99,000						\$99,000
C1090	8563816	Toilet Partitions, Metal, Replace	20	19	1	15	EA	\$1,480.00	\$2,035.00	\$30,525		\$30,525								\$30,525
C2010	8591169	Wall Finishes, Ceramic Tile, Replace	40	38	2	6300	SF	\$15.40	\$21.18	\$133,403			\$133,403							\$133,403
C2010	8591170	Wall Finishes, any surface, Prep & Paint	10	7	3	113000	SF	\$1.45	\$1.99	\$225,294			\$225,294							\$225,294
C2010	8563864	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace	25	19	6	6300	SF	\$14.40	\$19.80	\$124,740					\$124,740					\$124,740
C2030	8563836	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	400	SF	\$1.09	\$1.42	\$567			\$567							\$567
C2030	8563870	Flooring, Ceramic Tile, Replace	40	37	3	3800	SF	\$16.60	\$22.83	\$86,735				\$86,735						\$86,735
C2030	8563860	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	14	1	48000	SF	\$8.00	\$11.00	\$528,000		\$528,000								\$528,000
C2030	8563877	Flooring, Vinyl Tile (VCT), Replace	15	10	5	800	SF	\$4.84	\$6.66	\$5,324					\$5,324					\$5,324
C2050	8563865	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	29500	SF	\$1.81	\$2.49	\$73,520				\$73,520						\$73,520
C2050	8563892	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	3600	SF	\$2.23	\$3.06	\$11,014					\$11,014					\$11,014
C2050	8563817	Ceiling Finishes, Textured Spray Coating, Replace	20	13	7	16200	SF	\$7.09	\$9.75	\$157,930						\$157,930				\$157,930
D2010	8563803	Storage Tank, Domestic Water, Replace	30	28	2	1	EA	\$15,800.00	\$21,725.00	\$21,725			\$21,725							\$21,725
D2010	8563850	Boiler, Gas, Domestic, Replace	25	25	0	1	EA	\$40,900.00	\$56,237.50	\$56,238	\$56,238									\$56,238
D2010	8563872	Water Heater, Electric, Residential, Replace	15	10	5	1	EA	\$935.00	\$1,215.50	\$1,216					\$1,216					\$1,216
D2010	8563876	Water Heater, Electric, Residential, Replace	15	10	5	1	EA	\$935.00	\$1,215.50	\$1,216					\$1,216					\$1,216
D2010	8563878	Water Heater, Electric, Residential, Replace	15	6	9	1	EA	\$835.00	\$1,085.50	\$1,086								\$1,086		\$1,086
D2010	8563822	Water Heater, Electric, Residential, Replace	15	5	10	1	EA	\$835.00	\$1,085.50	\$1,086									\$1,086	\$1,086
D2010	8563828	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	37	3	57826	SF	\$6.00	\$8.25	\$477,065				\$477,065						\$477,065
D2010	8563875	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	3	EA	\$1,360.00	\$1,870.00	\$5,610			\$5,610							\$5,610
D2010	8563827	Urinal, Standard, Replace	30	28	2	8	EA	\$1,030.00	\$1,416.25	\$11,330			\$11,330							\$11,330
D2010	8563833	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	28	2	2	EA	\$2,500.00	\$3,437.50	\$6,875			\$6,875							\$6,875
D2010	8563889	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	27	3	4	EA	\$1,140.00	\$1,567.50	\$6,270				\$6,270						\$6,270
D2010	8563800	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	25	5	20	EA	\$1,140.00	\$1,567.50	\$31,350					\$31,350					\$31,350
D2010	8563847	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	25	5	5	EA	\$827.00	\$1,137.13	\$5,686					\$5,686					\$5,686
D2010	8563852	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	29	6	5	EA	\$1,640.00	\$2,255.00	\$11,275					\$11,275					\$11,275
D2010	8563821	Toilet, Residential Water Closet, Replace	30	22	8	3	EA	\$820.00	\$1,127.50	\$3,383							\$3,383			\$3,383
D2010	8563810	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	1	EA	\$1,360.00	\$1,870.00	\$1,870							\$1,870			\$1,870
D2010	8563858	Toilet, Commercial Water Closet, Replace	30	21	9	17	EA	\$1,460.00	\$2,007.50	\$34,128								\$34,128		\$34,128
D2060	8563857	Air Compressor, Tank-Style, Replace	20	18	2	1	EA	\$4,070.00	\$5,596.25	\$5,596			\$5,596							\$5,596
D3020	8563893	Unit Heater, Electric, Replace	20	17	3	2	EA	\$1,200.00	\$1,650.00	\$3,300				\$3,300						\$3,300
D3020	8563888	Boiler Supplemental Components, Chemical Feed System, Replace	15	11	4	1	EA	\$11,700.00	\$16,087.50	\$16,088					\$16,088					\$16,088
D3050	8563851	Pump, Distribution, HVAC Heating Water, Replace	25	19	6	1	EA	\$6,420.00	\$8,827.50	\$8,828						\$8,828				\$8,828
D3050	8563802	HVAC System, Ductwork, Medium Density, Replace	30	28	2	57826	SF	\$4.00	\$5.50	\$318,043			\$318,043							\$318,043
D3050	8563844	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	20	5	1	EA	\$21,600.00	\$29,700.00	\$29,700					\$29,700					\$29,700
D3050	8563840	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	25	5	3	EA	\$84,500.00	\$116,187.50	\$348,563					\$348,563					\$348,563
D3050	8563886	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	\$10,700.00	\$14,712.50	\$14,713								\$14,713		\$14,713
D3060	8563885	Exhaust Fan, Centrifugal, 5 HP Motor, Replace	25	23	2	1	EA	\$18,000.00	\$24,750.00	\$24,750			\$24,750							\$24,750
D3060	8563879	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	6	EA	\$1,470.00	\$2,021.25	\$12,128				\$12,128						\$12,128

Replacement Reserves Report



5/8/2025

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
D3060	8563867	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	4	EA	\$2,920.00	\$4,015.00	\$16,060						\$16,060						\$16,060
D3060	8563818	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	15	5	1	EA	\$3,070.00	\$4,221.25	\$4,221						\$4,221						\$4,221
D4010	8597337	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	21	4	58000	SF	\$1.20	\$1.65	\$95,700					\$95,700							\$95,700
D4010	8563823	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	11	9	12	LF	\$510.00	\$701.25	\$8,415										\$8,415		\$8,415
D5010	8563829	Uninterruptible Power Supply, UPS, 7.5 KVA, Replace	15	11	4	1	EA	\$18,100.00	\$24,887.50	\$24,888					\$24,888							\$24,888
D5020	8563826	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	\$7,430.00	\$10,216.25	\$10,216					\$10,216							\$10,216
D5030	8563813	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	34	6	57826	SF	\$3.00	\$4.13	\$238,532							\$238,532					\$238,532
D5040	8563834	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	15	5	40	EA	\$450.00	\$618.75	\$24,750						\$24,750						\$24,750
D5040	8563866	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	13	7	57826	SF	\$6.50	\$8.94	\$516,820								\$516,820				\$516,820
D5040	8563853	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	9	EA	\$280.00	\$385.00	\$3,465											\$3,465	\$3,465
D6060	8563825	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	16	4	57826	SF	\$1.50	\$2.06	\$119,266					\$119,266							\$119,266
D7050	8563863	Fire Alarm Panel, Multiplex, Replace	15	8	7	2	EA	\$6,100.00	\$8,387.50	\$16,775								\$16,775				\$16,775
D7050	8563841	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	\$16,200.00	\$22,275.00	\$22,275								\$22,275				\$22,275
D7050	8563846	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	57826	SF	\$3.00	\$4.13	\$238,532									\$238,532			\$238,532
D8010	8563804	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	8	7	57826	SF	\$2.50	\$3.44	\$198,777								\$198,777				\$198,777
E1030	8563845	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	13	2	1	EA	\$5,100.00	\$7,012.50	\$7,013			\$7,013									\$7,013
E1030	8563835	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	18	2	1	EA	\$29,400.00	\$40,425.00	\$40,425			\$40,425									\$40,425
E1030	8563881	Commercial Kitchen Line, Cooking Equipment, Replace	20	16	4	16	LF	\$2,000.00	\$2,750.00	\$44,000					\$44,000							\$44,000
E1030	8563830	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	10	5	1	EA	\$4,250.00	\$5,843.75	\$5,844						\$5,844						\$5,844
E1030	8563814	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	\$7,650.00	\$10,518.75	\$10,519						\$10,519						\$10,519
E1030	8563869	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	13	7	12	LF	\$300.00	\$412.50	\$4,950								\$4,950				\$4,950
E1030	8563849	Foodservice Equipment, Sink, 3-Bowl, Replace	30	23	7	1	EA	\$2,900.00	\$3,987.50	\$3,988								\$3,988				\$3,988
E1030	8563874	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	12	8	16	LF	\$3,000.00	\$4,125.00	\$66,000								\$66,000				\$66,000
E1030	8563862	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height, Replace	20	10	10	12	LF	\$2,000.00	\$2,750.00	\$33,000											\$33,000	\$33,000
E1030	8563801	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	10	10	12	LF	\$1,000.00	\$1,375.00	\$16,500											\$16,500	\$16,500
E1030	8563808	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height, Replace	20	10	10	6	LF	\$1,500.00	\$2,062.50	\$12,375											\$12,375	\$12,375
E1040	8563838	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	\$2,030.00	\$2,791.25	\$2,791							\$2,791					\$2,791
E1070	8563884	Basketball Backboard, Wall-Mounted, Operable, Operable	30	23	7	6	EA	\$4,300.00	\$5,912.50	\$35,475								\$35,475				\$35,475
E2010	8563880	Casework, Cabinetry, Hardwood Standard, Replace	20	18	2	95	LF	\$325.00	\$446.88	\$42,453			\$42,453									\$42,453
F1020	8563815	Ancillary Building, Wood-Framed or CMU, Standard, Replace	35	26	9	120	SF	\$100.00	\$137.50	\$16,500										\$16,500		\$16,500
Totals, Unescalated											\$65,445	\$675,675	\$617,789	\$1,789,928	\$595,020	\$575,898	\$386,166	\$959,973	\$332,740	\$79,378	\$328,358	\$6,406,370
Totals, Escalated (4.0% inflation, compounded annually)											\$65,445	\$702,702	\$668,201	\$2,013,426	\$696,089	\$700,668	\$488,623	\$1,263,259	\$455,378	\$112,980	\$486,049	\$7,652,819

Yolanda Elementary School / Yolanda Special Education Building

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	8575268	Exterior Walls, any painted surface, Prep & Paint	10	6	4	3200	SF	\$2.74	\$3.77	\$12,056					\$12,056							\$12,056
B3010	8575278	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	10	10	260	SF	\$13.40	\$18.43	\$4,791										\$4,791		\$4,791
C2010	8575260	Wall Finishes, any surface, Prep & Paint	10	5	5	5000	SF	\$1.45	\$1.99	\$9,969					\$9,969							\$9,969
C2030	8575272	Flooring, Vinyl Tile (VCT), Replace	15	10	5	1700	SF	\$4.84	\$6.66	\$11,314					\$11,314							\$11,314
C2030	8575259	Flooring, Vinyl Sheeting, Replace	15	9	6	200	SF	\$5.93	\$8.15	\$1,631						\$1,631						\$1,631
C2030	8575269	Flooring, Carpet, Commercial Standard, Replace	10	6	4	1300	SF	\$8.06	\$11.08	\$14,399				\$14,399								\$14,399
C2050	8575261	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	1600	SF	\$1.81	\$2.49	\$3,988						\$3,988						\$3,988

Replacement Reserves Report



5/8/2025

Uniformat Code		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
D3050	8575252	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	\$7,780.00	\$10,697.50	\$10,698											\$10,698	\$10,698
D5040	8575274	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	10	10	3200	SF	\$6.50	\$8.94	\$28,600											\$28,600	\$28,600
D6060	8575258	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	10	10	3200	SF	\$1.50	\$2.06	\$6,600											\$6,600	\$6,600
D7050	8575255	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	3200	SF	\$3.00	\$4.13	\$13,200											\$13,200	\$13,200
D8010	8575270	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	10	5	3200	SF	\$2.50	\$3.44	\$11,000						\$11,000						\$11,000
E2010	8575254	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	60	LF	\$325.00	\$446.88	\$26,813											\$26,813	\$26,813
G4050	8575276	Exterior Site Lighting, Wall Pack, 13 to 26 W, Replace	20	10	10	8	EA	\$650.00	\$893.75	\$7,150											\$7,150	\$7,150
Totals, Unescalated											\$0	\$0	\$0	\$0	\$26,455	\$36,270	\$1,631	\$0	\$0	\$0	\$97,851	\$162,206
Totals, Escalated (4.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$30,949	\$44,128	\$2,063	\$0	\$0	\$0	\$144,843	\$221,983

* Markup has been included in unit costs.