FACILITY CONDITION ASSESSMENT

prepared for

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



Blodgett Elementary School
35177 Tum Tum Road
Blodgett, OR 97326

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ON SITE DATE:
December 16, 2025

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	3
Main Address	Blodgett Elementary School, 35177 Tum Tum Road, Blodgett, OR 97326
Site Developed	1953
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 16, 2025
Management Point of Contact	Oregon Department of Education Adam Krein, State Facility Assessment Administrator 971.720.9273 adam.krein@ode.oregon.gov
On-site Point of Contact (POC)	Joey DiGiovannangelo
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Blodgett Elementary School is a one-story building constructed in 1953. The main building contains classrooms and a workroom. The campus also contains a gym building that includes a kitchen and stage constructed in 1958. There is also an onsite well/pump house constructed in 1953

Architectural

Blodgett Elementary School has a structural system of conventional wood studs. Interior flooring includes carpet, VCT, vinyl sheeting, and coated and sealed concrete. The concrete in some areas of the gym has cracks and the protected layer has worn out. Interior ceilings consist of ACT, hard ceiling, and flat painted ceiling. Interior walls feature painted surfaces, wood paneling, and FRP. The exterior is constructed of painted wood. Windows are framed with vinyl and wood. The wood window framing at the gym appeared to have broken pieces and was not well sealed. The roof is finished with asphalt shingle.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system at Blodgett Elementary School has been changed to split system ductless due to the breakdown of the VRV system that was originally installed along with electrical and hydronic unit heaters to condition targeted areas. Hot water is supplied by electric water heaters. The building lacks fire suppression systems but there are fire alarm systems and fire extinguishers present throughout. Interior lights have been converted to LED. The facility has security surveillance cameras on exterior walls. The kitchen includes cooking devices and refrigerant lines. Electrical distribution is managed through electrical panels throughout the buildings, and the site lacks a generator.

Site

Blodgett Elementary School is located in a rural area. The main entrance and primary parking lots are located on the west side of the campus, which includes three main buildings. The parking lot surface is asphalt paving bordered by concrete curbs and gutters. The playground surfaces are composed of concrete, natural grass, and wood chips. The asphalt in the playground has cracks. The playground includes swing sets and play structures. The site has a fence, benches, and tables. The site is not equipped with an irrigation system.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for this facility:

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Blodgett Elementary School	$601	7,880	$4,735,880	2.0%	2.6%	6.5%	10.5%
Blodgett Elementary School - Gym	$711	3,500	$2,488,500	0%	1.0%	5.7%	11.9%
Blodgett Elementary School - Pump house	$169	120	$20,280	0%	0%	39.3%	218.1%

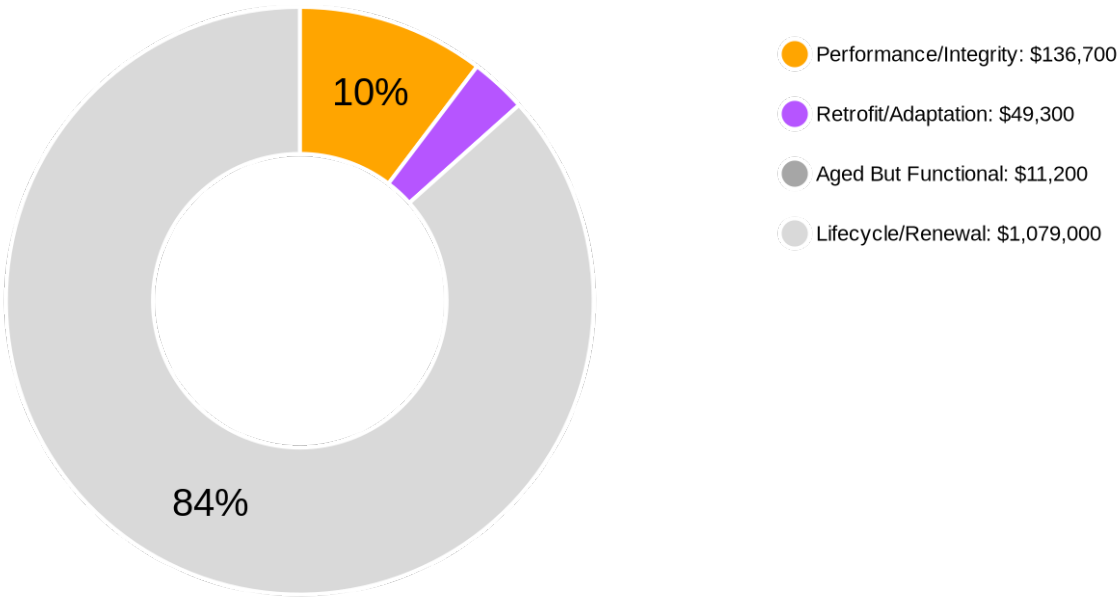
Immediate Needs

Facility/Building	Total Items	Total Cost
Blodgett Elementary School/Blodgett Elementary School	2	$95,400
Blodgett Elementary School/Blodgett Elementary School - Site	1	$1,900
TOTAL	**3**	**$97,300**

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.

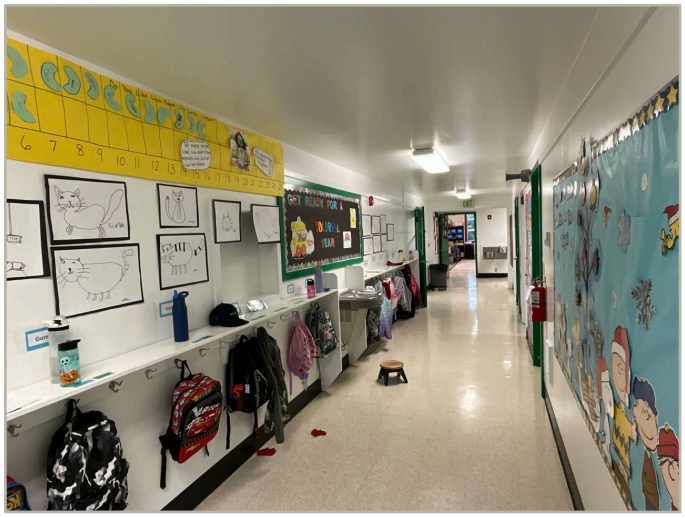
Plan Type Descriptions and Distribution	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not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



10-Year Total: $1,276,100

2. Blodgett Elementary School





Blodgett Elementary School: Building Systems Summary		
Address	35177 Tum Tum Road, Blodgett, OR 97326	
GPS Coordinates	44.59113935667055, -123.52895264407496	
Constructed/Renovated	1953	
Building Area	7,880 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Wall Finish: Wood siding Windows: Vinyl	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and FRP Floors: Carpet, VCT, vinyl sheeting and coated concrete Ceilings: ACT, Painted gypsum board and Hard Ceiling	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Blodgett Elementary School: Building Systems Summary		
HVAC	Non-Central System: Split-system heat pump Supplemental components: Suspended unit heaters	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

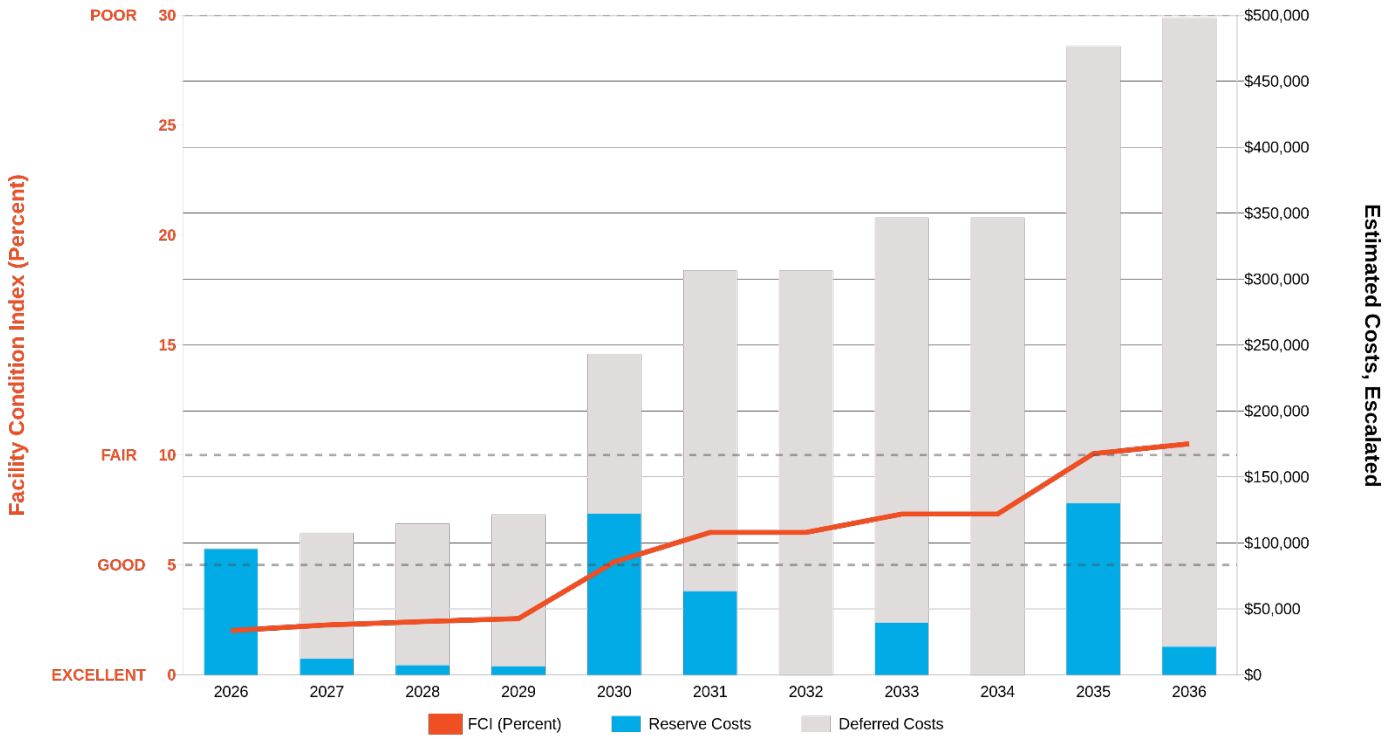
The table below shows the anticipated costs by trade or building system over the next 20 years.

Blodgett Elementary School: System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 years)**	**Near Term (3-5 years)**	**Med Term (6-10 years)**	**Long Term (11-20 years)**	**TOTAL**
Structure	$0	$0	$0	$0	$751,733	$751,733
Facade	$0	$12,096	$0	$0	$186,403	$198,499
Roofing	$0	$0	$0	$67,511	$0	$67,511
Interiors	$0	$7,259	$130,013	$17,415	$307,586	$462,273
Plumbing	$0	$0	$8,782	$30,628	$301,645	$341,055
HVAC	$95,400	$0	$0	$31,441	$171,809	$298,650
Fire Protection	$0	$0	$15,652	$0	$0	$15,652
Electrical	$0	$0	$0	$14,600	$453,300	$467,900
Fire Alarm & Electronic Systems	$0	$0	$37,631	$29,345	$67,773	$134,749
Equipment & Furnishings	$0	$0	$0	$0	$84,954	$84,954
TOTALS	**$95,400**	**$19,400**	**$192,100**	**$191,000**	**$2,325,300**	**$2,823,200**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $4,735,880.00 **Inflation Rate: 4%** **Average Needs (per year - over next 10 years): $45,252.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Blodgett Elementary School/ Blodgett Elementary School	D3037	Heat Pump, Var Refrig Vol (VRV), Replace	Failed	Performance/Integrity	$50,000
Blodgett Elementary School/ Blodgett Elementary School	D3037	Heat Pump, Var Refrig Vol (VRV), Replace	Failed	Performance/Integrity	$45,500
TOTAL (2 items)					**$95,400**

Key Findings



Exterior Walls in Poor condition.

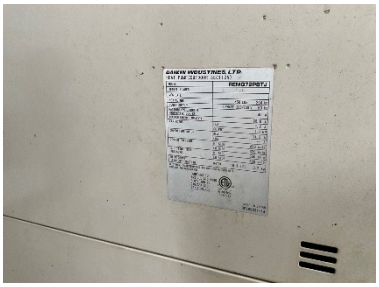
Any Painted Surface
Blodgett Elementary School
Building Exterior

Uniformat Code: B2010
Recommendation: **Prep and Paint in 2027**

Plan Type:
Performance/Integrity

Cost Estimate: $11,600

The exterior paint is discolored and stained in the rear side. - AssetCALC ID: 10129143



Heat Pump in Failed condition.

Var Refrig Vol (VRV)
Blodgett Elementary School
Site General

Uniformat Code: D3030
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: $45,500

The VRVs HVAC unit stopped working and was replaced with split systems. - AssetCALC ID: 10129126



Heat Pump in Failed condition.

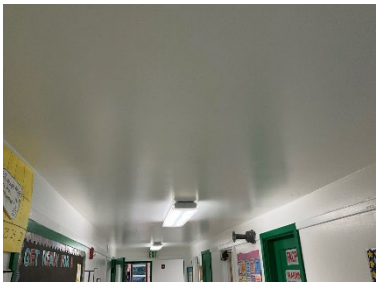
Var Refrig Vol (VRV)
Blodgett Elementary School
Site General

Uniformat Code: D3030
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: $50,000

The VRVs HVAC unit stopped working and was replaced with split systems. - AssetCALC ID: 10129133



Fire Suppression System

Existing Sprinkler Heads, by SF
Blodgett Elementary School
Throughout Building

Uniformat Code: D4010
Recommendation: **Replace in 2030**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $13,400

The building lacks fire suppression system. - AssetCALC ID: 10129162

Blodgett Elementary School: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – RIGHT ELEVATION



4 – REAR ELEVATION



5 – CLASSROOM



6 – HALLWAY



7 – WORK ROOM



8 – STUDENT RESTROOM



9 – STAFF RESTROOM



10 – MECHANICAL/STORAGE

3. Blodgett Elementary School - Gym





Blodgett Elementary School - Gym: Building Systems Summary		
Address	35177 Tum Tum Road, Blodgett, OR 97326	
GPS Coordinates	44.59116108156134, -123.52886012920521	
Constructed/Renovated	1958	
Building Area	3,500 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Good
Facade	Wall Finish: Wood siding Windows: Vinyl and Wood	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and wood paneling Floors: VCT and sealed concrete Ceilings: Painted gypsum board	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Sinks	Fair

Blodgett Elementary School - Gym: Building Systems Summary		
HVAC	Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Good
Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	Fair
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

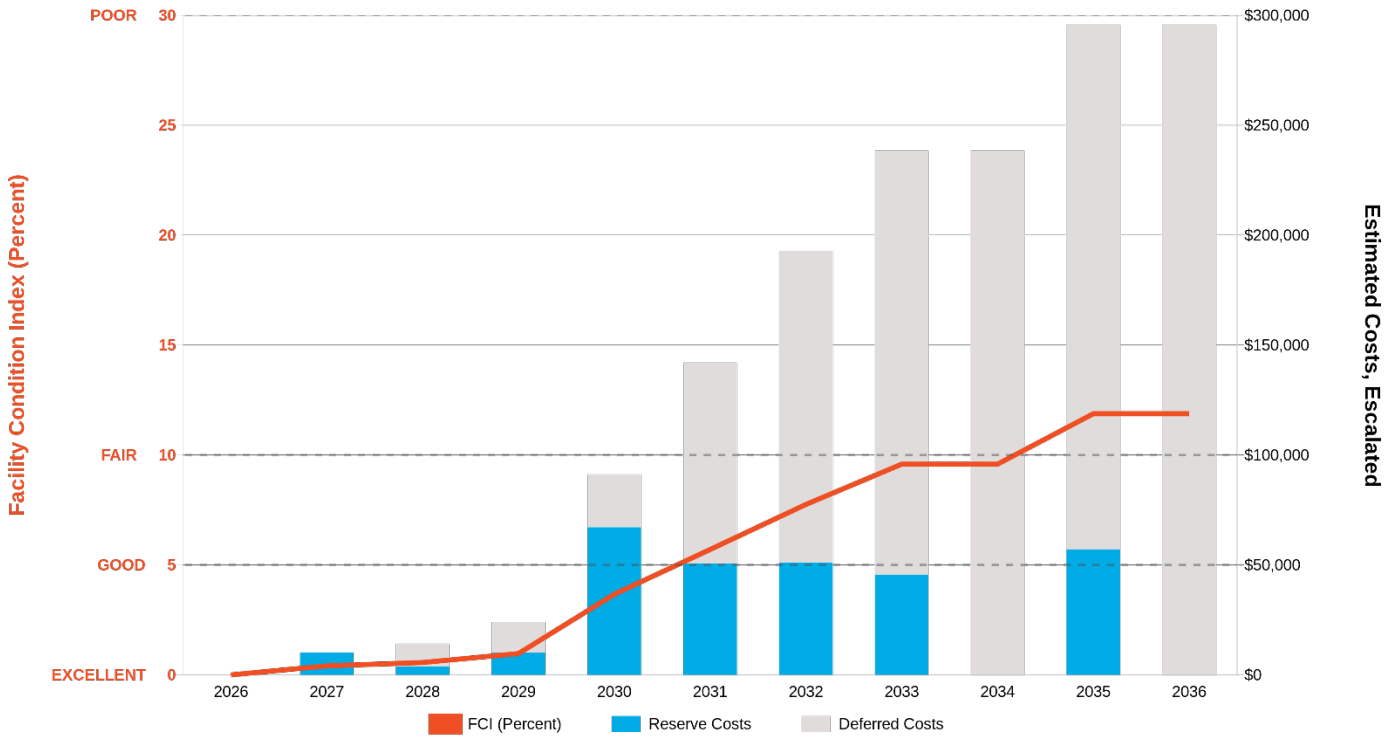
The table below shows the anticipated costs by trade or building system over the next 20 years.

Blodgett Elementary School - Gym: System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 years)**	**Near Term (3-5 years)**	**Med Term (6-10 years)**	**Long Term (11-20 years)**	**TOTAL**
Structure	$0	$0	$0	$0	$333,893	$333,893
Facade	$0	$8,608	$16,781	$0	$88,913	$114,302
Roofing	$0	$0	$24,833	$4,802	$0	$29,635
Interiors	$0	$1,603	$40,245	$60,685	$70,230	$172,763
Plumbing	$0	$0	$0	$3,241	$62,605	$65,846
HVAC	$0	$3,795	$9,071	$0	$0	$12,866
Fire Protection	$0	$0	$33,603	$0	$0	$33,603
Electrical	$0	$0	$0	$0	$236,840	$236,840
Fire Alarm & Electronic Systems	$0	$0	$0	$13,034	$0	$13,034
Equipment & Furnishings	$0	$0	$3,359	$71,940	$12,078	$87,377
TOTALS	**$0**	**$14,100**	**$127,900**	**$153,800**	**$804,600**	**$1,100,400**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $2,488,500.00 **Inflation Rate: 4%** **Average Needs (per year - over next 10 years): $26,872.00**



Immediate Needs

There are no immediate needs to report.

Key Findings



Exterior Glazing in Poor condition.

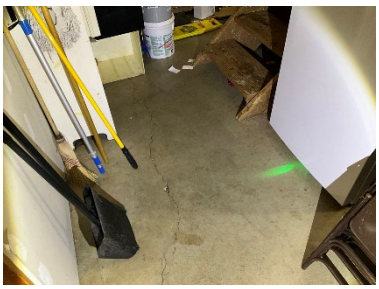
Any Type by SF
Blodgett Elementary School - Gym
Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2027**

Plan Type:
Performance/Integrity

Cost Estimate: $8,300

The wooden windows seemed to have broken pieces and were not well sealed. - AssetCALC ID: 10129260



Flooring in Poor condition.

Any Surface, with Paint or Sealant
Blodgett Elementary School - Gym
Utility Rooms/Areas

Uniformat Code: C2030
Recommendation: **Prep and Paint in 2027**

Plan Type:
Performance/Integrity

Cost Estimate: $1,500

Cracks observed on the concrete and the protective layer has worn out. - AssetCALC ID: 10129216



Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity
Blodgett Elementary School - Gym
Throughout Building

Uniformat Code: D4010
Recommendation: **Renovate in 2030**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $28,700

The building lacks fire suppression system. - AssetCALC ID: 10129262

Blodgett Elementary School - Gym: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – RIGHT ELEVATION



4 – REAR ELEVATION



5 – GYM



6 – KITCHEN



7 – BEHIND THE STAGE



8 – STORAGE

4. Blodgett Elementary School - Pump House





Blodgett Elementary School - Pump House: Building Systems Summary	
Address	35177 Tum Tum Road, Blodgett, OR 97326
GPS Coordinates	44.59161211693153, -123.52850298939866
Constructed/Renovated	1953
Building Area	120 SF
Number of Stories	1 above grade

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

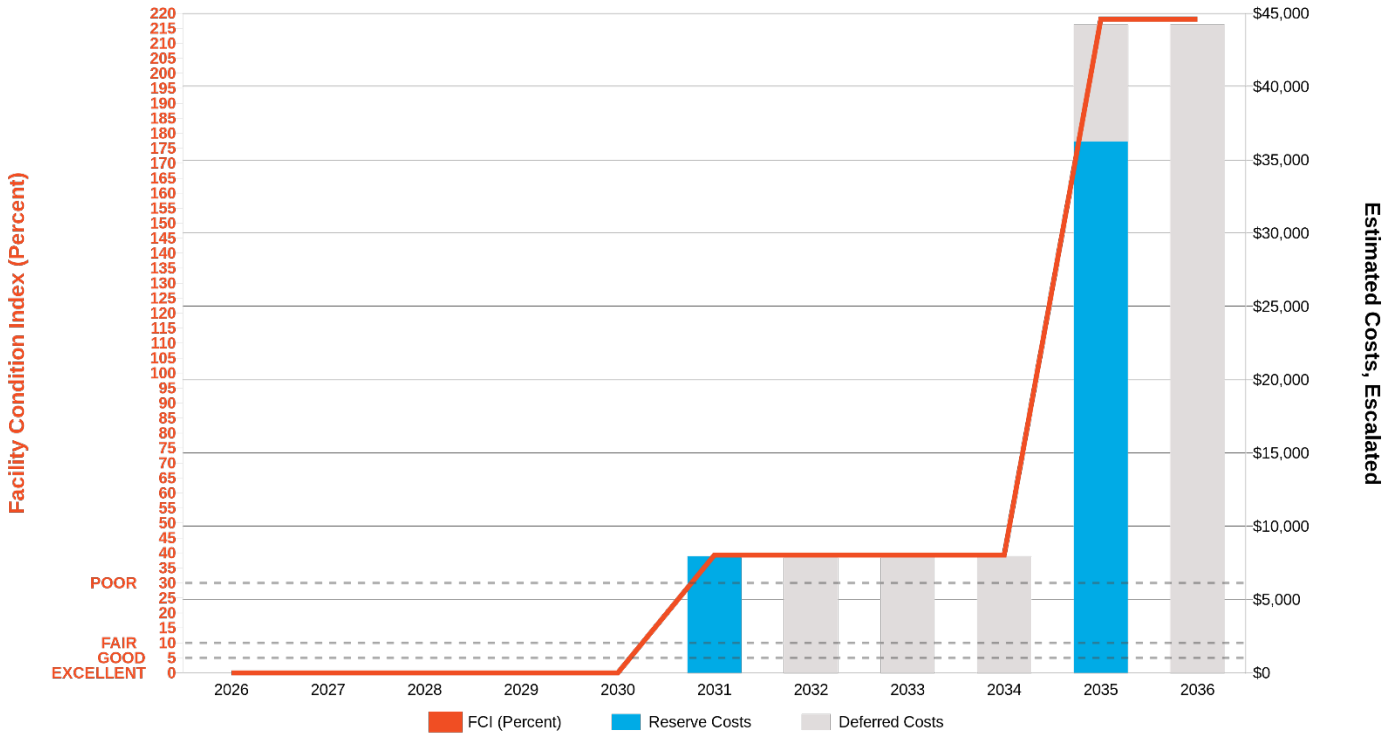
Blodgett Elementary School - Pump House: System Expenditure Forecast

System	Immediate	Short Term (1-2 years)	Near Term (3-5 years)	Med Term (6-10 years)	Long Term (11-20 years)	TOTAL
Plumbing	$0	$0	$7,970	$36,251	$14,354	$58,575
Special Construction & Demo	$0	$0	$0	$0	$26,139	$26,139
Sitework	$0	$0	$0	$0	$9,478	$9,478
TOTALS	**$0**	**$0**	**$8,000**	**$36,300**	**$50,000**	**$94,300**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $20,280.00 **Inflation Rate: 4%** **Average Needs (per year - over next 10 years): $4,020.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

5. Site Summary





Blodgett Elementary School: Site Information		
Site Area	5.08 acres	
Parking Spaces	9 total spaces all in open lots; 1 of which are accessible and no Van ADA parking	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks and curbs	Fair
Site Development	Property entrance signage; chain link fencing Playground and sports field and with fencing, and site light Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Landscaping features including lawns and trees Irrigation not present Low to moderate site slopes along west and north boundary	Good
Utilities	On-site well and septic Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: HPS Building-mounted: HPS Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	None	n/a
Site Accessibility	An accessibility survey has been prepared as a separate report.	

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

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

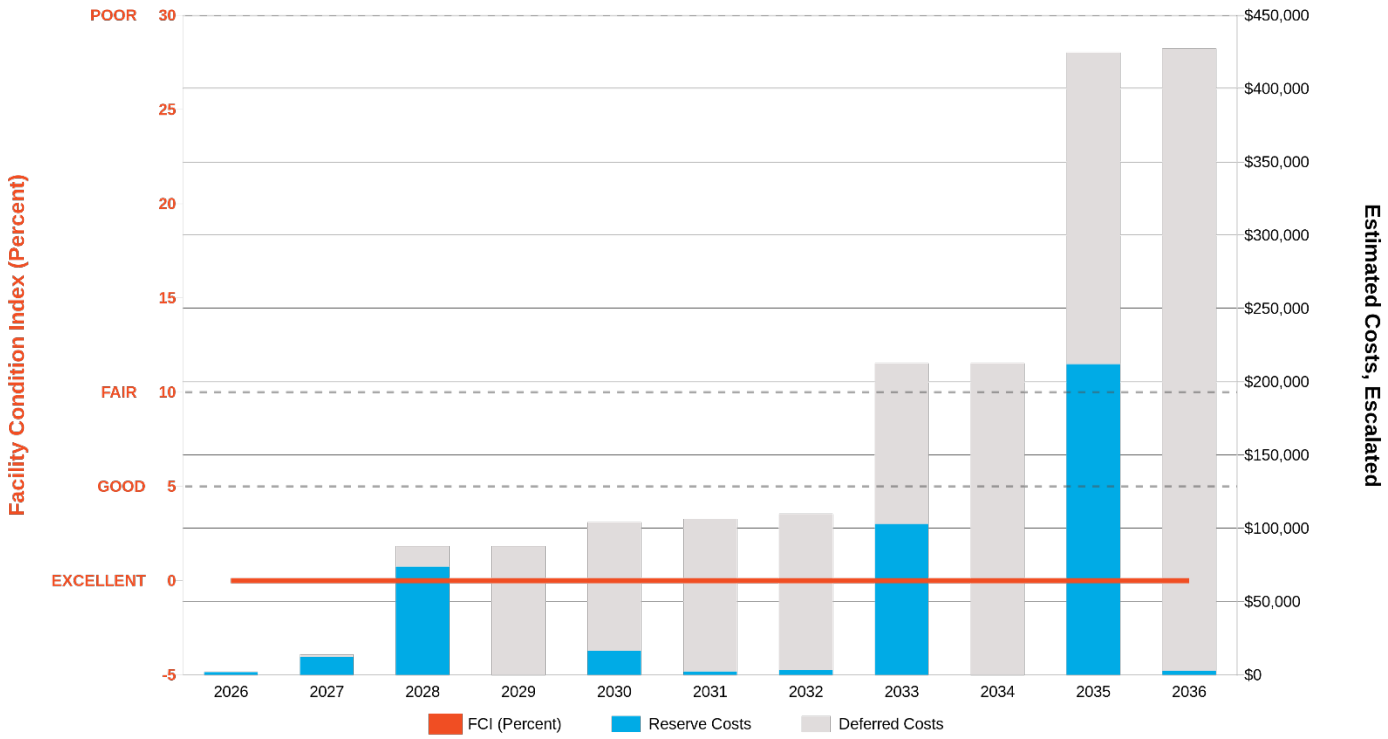
Blodgett Elementary School - Site: System Expenditure Forecast

System	Immediate	Short Term (1-2 years)	Near Term (3-5 years)	Med Term (6-10 years)	Long Term (11-20 years)	TOTAL
Facade	$0	$0	$0	$0	$17,862	$17,862
Plumbing	$0	$0	$0	$0	$78,703	$78,703
Electrical	$0	$0	$0	$3,222	$0	$3,222
Sitework	$1,877	$85,909	$18,635	$317,731	$249,765	$673,917
TOTALS	**$1,900**	**$86,000**	**$18,700**	**$321,000**	**$346,400**	**$774,000**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $0.00 **Inflation Rate: 4%** **Average Needs (per year - over next 10 years): $38,852.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Blodgett Elementary School/ Blodgett Elementary School - Site	G2051	Athletic Surfaces and Courts, Basketball/General, Asphalt Pavement, Seal and Stripe	Poor	Performance/Integrity	$1,900
TOTAL (1 items)					**$1,900**

Key Findings



Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Blodgett Elementary School - Site
Site

Uniformat Code: G2030
Recommendation: **Replace in 2027**

Plan Type:
Performance/Integrity

Cost Estimate: $1,600

The concrete sidewalk leading to the kitchen has developed cracks. - AssetCALC ID: 10151131



Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Blodgett Elementary School - Site
Site

Uniformat Code: G2030
Recommendation: **Replace in 2027**

Plan Type:
Performance/Integrity

Cost Estimate: $2,000

The protective sealant layer on the concrete flooring has worn off and signs of moss growth observed. - AssetCALC ID: 10129270



Athletic Surfaces and Courts in Poor condition.

Basketball/General, Asphalt Pavement
Blodgett Elementary School - Site
Site

Uniformat Code: G2050
Recommendation: **Seal and Stripe in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: $1,900

The asphalt in the paved playground area has cracks in different locations. - AssetCALC ID: 10129278



Fences and Gates in Poor condition.

Fence, Chain Link 6'
Blodgett Elementary School - Site
Site

Uniformat Code: G2060
Recommendation: **Replace in 2027**

Plan Type:
Performance/Integrity

Cost Estimate: $8,000

The site fence posts are bent in various locations. - AssetCALC ID: 10129286

Blodgett Elementary School - Site: Photographic Overview



1 – MAIN PARKING LOTS



2 – SEATING AREA



3 – REAR LAWN



4 – PAVED PLAYGROUND



5 – PLANTERS



6 – PLAY STRUCTURES

6. 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.

7. 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.

8. Certification

Oregon Department of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Blodgett Elementary School, 35177 Tum Tum Road, Blodgett, OR 97326, 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.

If you have any questions regarding this report, please contact Program Manager Matt Anderson at Matt.Anderson@bureauveritas.com or at 800.733.0660 x7297613.

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Reviewed by:

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9. Appendices

Appendix A: Site Plan(s)

Appendix B: Pre-Survey Questionnaire(s)

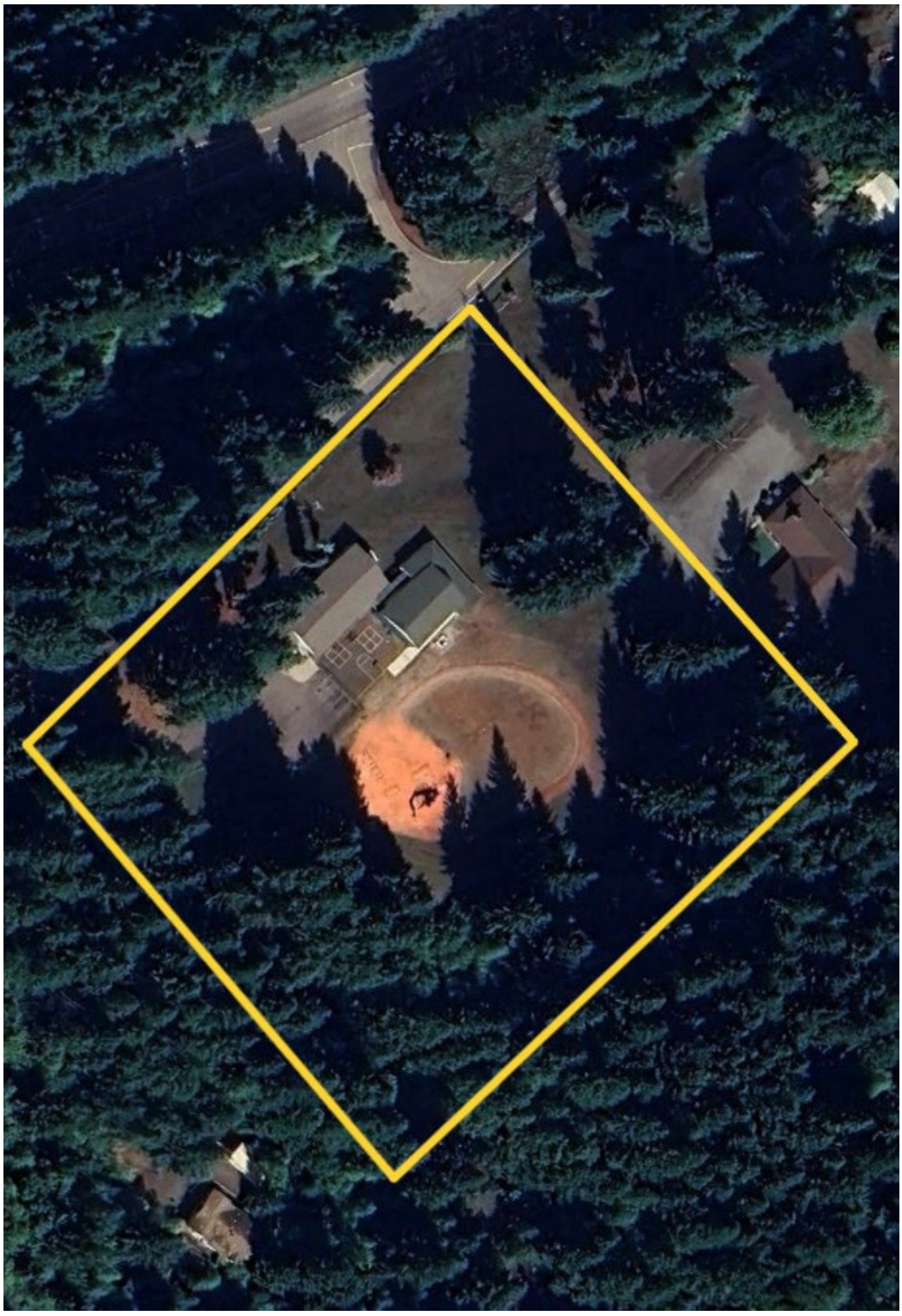
Appendix C: Not Used

Appendix D: Component Condition Report

Appendix E: Replacement Reserves

Appendix A:
Site Plan(s)

Site Plan



Project Number	Project Name
169411.24R000-004.017	Blodgett Elementary School
Source	**On-Site Date**
Google	December 16, 2025

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Appendix B:
Pre-Survey Questionnaire(s)

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The Pre-Survey Questionnaire
Was Not Returned to BV

Appendix C:
Not Used

No Document Associated with this Appendix

Appendix D:
Component Condition Report

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Component Condition Report | Blodgett Elementary School / Blodgett Elementary School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4010	Substructure	Fair	Slab-on-Grade, Concrete, Standard w/ Integral Perimeter Footings, Maintain	7,880 SF	19	10129148
B1010	Substructure	Fair	Structural Framing, Wood, Conventional Stud, Maintain	7,880 SF	19	10129128
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	3,000 SF	1	10129143
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	500 SF	14	10129145
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	8	19	10129137
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	7,950 SF	9	10129123
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	200 LF	9	10129153
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Commercial	20	14	10129101
C1070	Throughout Building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	2,300 SF	9	10129132
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,200 SF	14	10129107
C1090	Restrooms	Fair	Toilet Partitions, Wood	4	4	10129181
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	800 SF	14	10129115
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	15,000 SF	4	10129140
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	3,600 SF	4	10129187
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	3,100 SF	5	10129176
C2030	Utility Rooms/Areas	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	400 SF	4	10129165
C2030	Utility Rooms/Areas	Fair	Flooring, Vinyl Sheeting	800 SF	2	10129129
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,400 SF	4	10129103
Plumbing						
D2010	Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	3	10129141

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Component Condition Report | Blodgett Elementary School / Blodgett Elementary School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	7,880 SF	19	10129112
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	9	10129178
D2010	Restrooms	Fair	Urinal, Standard	1	4	10129175
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	9	10129136
D2010	Utility Rooms/Areas	Good	Water Heater, Electric, 50 GAL	1	12	10129094
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	9	10129117
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	3	14	10129110
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	4	9	10129184
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	3	10129163
HVAC						
D3020	Throughout Building	Fair	Unit Heater, Electric, 10 kW	4	7	10129170
D3030	Site General	Fair	Split System Ductless, Single Zone, 2 TON	3	10	10129158
D3030	Site General	Failed	Heat Pump, Var Refrig Vol (VRV), 8 TON	1	0	10129133
D3030	Site General	Failed	Heat Pump, Var Refrig Vol (VRV), 6 TON	1	0	10129126
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Existing Sprinkler Heads, by SF	7,880 SF	4	10129162
Electrical						
D5020	Throughout Building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	7,880 SF	19	10129179
D5020	Throughout Building	Fair	Distribution Panel, 120/208 V, 400 AMP	1	14	10129189
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas, 150 W	5	9	10129118
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,880 SF	14	10129134
Fire Alarm & Electronic Systems						
D7030	Building Exterior	Fair	Security/Surveillance System, Full System Upgrade, Average Density	7,880 SF	5	10129122
D7050	Utility Rooms/Areas	Fair	Fire Alarm Panel, Multiplex	1	5	10129096
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	7,880 SF	7	10129138

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Component Condition Report | Blodgett Elementary School / Blodgett Elementary School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Equipment & Furnishings						
E2010	Classrooms General	Fair	Casework, Cabinetry, Hardwood Standard	120 LF	11	10129106

Component Condition Report | Blodgett Elementary School / Blodgett Elementary School - Gym

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4010	Substructure	Fair	Slab-on-Grade, Concrete, Standard w/ Integral Perimeter Footings, Maintain	3,500 SF	19	10129214
B1010	Substructure	Fair	Structural Framing, Wood, Conventional Stud, Maintain	3,500 SF	19	10129228
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,700 SF	4	10129241
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	100 SF	14	10129218
B2020	Building Exterior	Poor	Exterior Glazing, any type by SF	100 SF	1	10129260
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	5	14	10129194
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	3,652 SF	5	10129211
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	225 LF	9	10129221
Interiors						
C1030	Building Exterior	Fair	Interior Door, Wood, Solid-Core Commercial	5	9	10129233
C2010	Throughout Building	Fair	Wall Finishes, Wood Paneling, Plywood	5,200 SF	6	10129210
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	1,800 SF	4	10129250
C2030	Utility Rooms/Areas	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,000 SF	1	10129216
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	3,100 SF	5	10129235
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,500 SF	3	10129191
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,500 SF	19	10129259

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Component Condition Report | Blodgett Elementary School / Blodgett Elementary School - Gym

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	7	10129246
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, 50 GAL	1	7	10129238
HVAC						
D3020	Kitchen	Fair	Unit Heater, Hydronic, 50 MBH	2	2	10129195
D3020	Gymnasium	Fair	Unit Heater, Electric, 8 kW	4	4	10129197
Fire Protection						
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	3,500 SF	4	10129262
Electrical						
D5020	Utility Rooms/Areas	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	3,500 SF	19	10129222
D5040	Gymnasium	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,500 SF	14	10129229
Fire Alarm & Electronic Systems						
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	3,500 SF	7	10129203
Equipment & Furnishings						
E1030	Kitchen	Fair	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height	7 LF	9	10129261
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	14	10129243
E1030	Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	3 LF	7	10129256
E1040	Utility Rooms/Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	4	10129244
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed	2	9	10129242
E2010	Kitchen	Fair	Casework, Cabinetry, Hardwood Standard	30 LF	7	10129251

Component Condition Report | Blodgett Elementary School / Blodgett Elementary School - Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2080	Site	Fair	Awning, Metal, per SF of awning	486 SF	14	10129269
Plumbing						

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Component Condition Report | Blodgett Elementary School / Blodgett Elementary School - Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Site	Fair	Storage Tank, Domestic Water, 3000 GAL	1	19	10129273
Electrical						
D5040	Site	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	4	6	10129285
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	17,885 SF	9	10129283
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	17,885 SF	2	10129271
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	462 SF	9	10129277
G2030	Site	Poor	Sidewalk, Concrete, Small Areas/Sections	75 SF	1	10129270
G2030	Site	Poor	Sidewalk, Concrete, Small Areas/Sections	60 SF	1	10151131
Athletic, Recreational & Playfield Areas						
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	2,870 SF	0	10129278
G2050	Site	Good	Playfield Surfaces, Chips Engineered Wood, 6" Depth	12,115 SF	2	10129268
G2050	Site Playground Areas	Fair	Play Structure, Swing Set, 4 Seats	1	4	10129276
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	2,870 SF	9	10129281
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	9	10129272
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	7	10129282
Sitework						
G2060	Site	Fair	Flagpole, Metal	1	9	10129280
G2060	Site	Poor	Fences & Gates, Fence, Chain Link 6'	230 LF	1	10129286
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	4	10129284
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	1	4	10129275

Component Condition Report | Blodgett Elementary School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Plumbing						

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Component Condition Report | Blodgett Elementary School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Building exterior	Fair	Piping & Valves, Piping PVC, Domestic Water, 4 IN	110 LF	3	10404707

Component Condition Report | Blodgett Elementary School / Blodgett Elementary School - Pump house

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Plumbing						
D2010	Pump House	Fair	Pump, Circulation, Domestic Water, 1.5 HP	1	5	10129264
D2010	Pump House	Fair	Storage Tank, Domestic Water, 1000 GAL	1	9	10129266
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Standard	120 SF	11	10151130
Utilities						
G3010	Pump House	Fair	Storage Tank, Site Well Water, Pressurized, 120 GAL, Replace/Install	1	19	10129267

Appendix E:
Replacement Reserves

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Replacement Reserves Report

3/10/2026

Location	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total Escalated Estimate
Blodgett Elementary School	$0	$0	$0	$11,153	$0	$0	$0	$0	$0	$0	$0	**$11,153**
Blodgett Elementary School / Blodgett Elementary School	$95,400	$12,097	$7,261	$6,478	$122,148	$63,464	$0	$39,550	$0	$130,165	$21,239	**$497,801**
Blodgett Elementary School / Blodgett Elementary School - Gym	$0	$10,213	$3,796	$10,097	$67,138	$50,665	$51,020	$45,606	$0	$57,086	$0	**$295,620**
Blodgett Elementary School / Blodgett Elementary School - Pump house	$0	$0	$0	$0	$0	$7,971	$0	$0	$0	$36,252	$0	**$44,223**
Blodgett Elementary School / Blodgett Elementary School - Site	$1,877	$12,075	$73,839	$0	$16,355	$2,284	$3,223	$102,926	$0	$212,036	$2,778	**$427,393**
Grand Total	**$97,277**	**$34,385**	**$84,895**	**$27,728**	**$205,641**	**$124,383**	**$54,243**	**$188,082**	**$0**	**$435,539**	**$24,017**	**$1,276,190**

Blodgett Elementary School

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D2010	Building exterior	10404707	Piping & Valves, Piping PVC, Domestic Water, 4 IN, Replace	40	37	3	110	LF	$63.70	$90.14	$9,915				$9,915								**$9,915**
Totals, Unescalated												**$0**	**$0**	**$0**	**$9,915**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$9,915**
Totals, Escalated (4.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$11,153**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$11,153**

Blodgett Elementary School / Blodgett Elementary School

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	Building Exterior	10129143	Exterior Walls, any painted surface, Prep & Paint	10	9	1	3000	SF	$2.74	$3.88	$11,631		$11,631										**$11,631**
B3010	Roof	10129123	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	11	9	7950	SF	$3.95	$5.59	$44,435										$44,435		**$44,435**
B3020	Roof	10129153	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	200	LF	$10.60	$15.00	$3,000										$3,000		**$3,000**
C1070	Throughout Building	10129132	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	16	9	2300	SF	$3.76	$5.32	$12,237										$12,237		**$12,237**
C1090	Restrooms	10129181	Toilet Partitions, Wood, Replace	20	16	4	4	EA	$500.00	$707.50	$2,830					$2,830							**$2,830**
C2010	Throughout Building	10129140	Wall Finishes, any surface, Prep & Paint	10	6	4	15000	SF	$1.45	$2.05	$30,776					$30,776							**$30,776**
C2030	Utility Rooms/Areas	10129165	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	6	4	400	SF	$14.60	$20.66	$8,264					$8,264							**$8,264**
C2030	Utility Rooms/Areas	10129129	Flooring, Vinyl Sheeting, Replace	15	13	2	800	SF	$5.93	$8.39	$6,713			$6,713									**$6,713**
C2030	Throughout Building	10129176	Flooring, Vinyl Tile (VCT), Replace	15	10	5	3100	SF	$4.84	$6.85	$21,231						$21,231						**$21,231**
C2030	Throughout Building	10129187	Flooring, Carpet, Commercial Standard, Replace	10	6	4	3600	SF	$8.06	$11.40	$41,035					$41,035							**$41,035**
C2050	Throughout Building	10129103	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	2400	SF	$1.81	$2.56	$6,155					$6,155							**$6,155**
D2010	Building Exterior	10129141	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	1	EA	$2,710.00	$3,834.65	$3,835				$3,835								**$3,835**
D2010	Throughout Building	10129163	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	1	EA	$1,360.00	$1,924.40	$1,924				$1,924								**$1,924**
D2010	Restrooms	10129175	Urinal, Standard, Replace	30	26	4	1	EA	$1,030.00	$1,972.45	$1,972					$1,972							**$1,972**
D2010	Restrooms	10129178	Toilet, Commercial Water Closet, Replace	30	21	9	5	EA	$1,460.00	$2,065.90	$10,330										$10,330		**$10,330**
D2010	Utility Rooms/Areas	10129136	Sink/Lavatory, Service Sink, Floor, Replace	35	26	9	1	EA	$1,580.00	$2,235.70	$2,236										$2,236		**$2,236**
D2010	Throughout Building	10129117	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	1	EA	$2,710.00	$3,834.65	$3,835										$3,835		**$3,835**
D2010	Classrooms General	10129184	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	21	9	4	EA	$905.00	$1,280.58	$5,122										$5,122		**$5,122**
D3020	Throughout Building	10129170	Unit Heater, Electric, Replace	20	13	7	4	EA	$1,370.00	$1,938.55	$7,754								$7,754				**$7,754**
D3030	Site General	10129133	Heat Pump, Var Refrig Vol (VRV), Replace	15	15	0	1	EA	$30,000.00	$49,950.00	$49,950	$49,950											**$49,950**
D3030	Site General	10129126	Heat Pump, Var Refrig Vol (VRV), Replace	15	15	0	1	EA	$30,000.00	$45,450.00	$45,450	$45,450											**$45,450**
D3030	Site General	10129158	Split System Ductless, Single Zone, Replace	15	5	10	3	EA	$3,380.00	$4,782.70	$14,348											$14,348	**$14,348**
D4010	Throughout Building	10129162	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	21	4	7880	SF	$1.20	$1.70	$13,380					$13,380							**$13,380**
D5040	Building Exterior	10129118	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas, Replace	20	11	9	5	EA	$1,450.00	$2,051.75	$10,259										$10,259		**$10,259**
D7030	Building Exterior	10129122	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	7880	SF	$2.00	$2.83	$22,300						$22,300						**$22,300**
D7050	Utility Rooms/Areas	10129096	Fire Alarm Panel, Multiplex, Replace	15	10	5	1	EA	$6,100.00	$8,631.50	$8,632						$8,632						**$8,632**
D7050	Throughout Building	10129138	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	13	7	7880	SF	$2.00	$2.83	$22,300								$22,300				**$22,300**
Totals, Unescalated												**$95,400**	**$11,631**	**$6,713**	**$5,759**	**$104,413**	**$52,163**	**$0**	**$30,055**	**$0**	**$91,452**	**$14,348**	**$411,934**
Totals, Escalated (4.0% inflation, compounded annually)												**$95,400**	**$12,097**	**$7,261**	**$6,478**	**$122,148**	**$63,464**	**$0**	**$39,550**	**$0**	**$130,165**	**$21,239**	**$497,801**

Blodgett Elementary School / Blodgett Elementary School - Gym

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	Building Exterior	10129241	Exterior Walls, any painted surface, Prep & Paint	10	6	4	3700	SF	$2.74	$3.88	$14,345					$14,345							**$14,345**
B2020	Building Exterior	10129260	Exterior Glazing, any type by SF, Replace	30	29	1	100	SF	$58.50	$82.78	$8,278		$8,278										**$8,278**
B3010	Roof	10129211	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	15	5	3652	SF	$3.95	$5.59	$20,412						$20,412						**$20,412**
B3020	Roof	10129221	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	225	LF	$10.60	$15.00	$3,375										$3,375		**$3,375**
C1030	Building Exterior	10129233	Interior Door, Wood, Solid-Core Commercial, Replace	40	31	9	5	EA	$960.00	$1,358.40	$6,792										$6,792		**$6,792**
C2010	Throughout Building	10129210	Wall Finishes, Wood Paneling, Plywood, Replace	30	24	6	5200	SF	$5.48	$7.75	$40,322							$40,322					**$40,322**
C2010	Throughout Building	10129250	Wall Finishes, any surface, Prep & Paint	10	6	4	1800	SF	$1.45	$2.05	$3,693					$3,693							**$3,693**
C2030	Utility Rooms/Areas	10129216	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	1000	SF	$1.09	$1.54	$1,542		$1,542										**$1,542**
C2030	Throughout Building	10129235	Flooring, Vinyl Tile (VCT), Replace	15	10	5	3100	SF	$4.84	$6.85	$21,231						$21,231						**$21,231**

Draft - For Discussion Purposes Only

Replacement Reserves Report

3/10/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
C2050	Throughout Building	10129191	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	3500	SF	$1.81	$2.56	$8,976				$8,976								**$8,976**
D2010	Utility Rooms/Areas	10129238	Water Heater, Electric, Replace	15	8	7	1	EA	$935.00	$1,252.90	$1,253								$1,253				**$1,253**
D2010	Kitchen	10129246	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	23	7	1	EA	$905.00	$1,212.70	$1,213								$1,213				**$1,213**
D3020	Kitchen	10129195	Unit Heater, Hydronic, Replace	20	18	2	2	EA	$1,240.00	$1,754.60	$3,509			$3,509									**$3,509**
D3020	Gymnasium	10129197	Unit Heater, Electric, Replace	20	16	4	4	EA	$1,370.00	$1,938.55	$7,754					$7,754							**$7,754**
D4010	Throughout Building	10129262	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	36	4	3500	SF	$5.80	$8.21	$28,725					$28,725							**$28,725**
D7050	Throughout Building	10129203	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	13	7	3500	SF	$2.00	$2.83	$9,905								$9,905				**$9,905**
E1030	Kitchen	10129256	Commercial Kitchen Line, Cooking Equipment, Replace	20	13	7	3	LF	$2,000.00	$2,830.00	$8,490								$8,490				**$8,490**
E1030	Kitchen	10129261	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height, Replace	20	11	9	7	LF	$2,000.00	$2,830.00	$19,810										$19,810		**$19,810**
E1040	Utility Rooms/Areas	10129244	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	6	4	1	EA	$2,030.00	$2,872.45	$2,872					$2,872							**$2,872**
E1070	Gymnasium	10129242	Basketball Backboard, Wall-Mounted, Fixed	30	21	9	2	EA	$3,580.00	$5,065.70	$10,131										$10,131		**$10,131**
E2010	Kitchen	10129251	Casework, Cabinetry, Hardwood Standard, Replace	20	13	7	30	LF	$325.00	$459.88	$13,796								$13,796				**$13,796**
Totals, Unescalated												**$0**	**$9,820**	**$3,509**	**$8,976**	**$57,390**	**$41,643**	**$40,322**	**$34,657**	**$0**	**$40,108**	**$0**	**$236,425**
Totals, Escalated (4.0% inflation, compounded annually)												**$0**	**$10,213**	**$3,796**	**$10,097**	**$67,138**	**$50,665**	**$51,020**	**$45,606**	**$0**	**$57,086**	**$0**	**$295,620**

Blodgett Elementary School / Blodgett Elementary School - Pump house

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D2010	Pump House	10129266	Storage Tank, Domestic Water, Replace	30	21	9	1	EA	$18,000.00	$25,470.00	$25,470										$25,470		**$25,470**
D2010	Pump House	10129264	Pump, Circulation, Domestic Water, Replace	15	10	5	1	EA	$4,630.00	$6,551.45	$6,551						$6,551						**$6,551**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$6,551**	**$0**	**$0**	**$0**	**$25,470**	**$0**	**$32,021**
Totals, Escalated (4.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$7,971**	**$0**	**$0**	**$0**	**$36,252**	**$0**	**$44,223**

Blodgett Elementary School / Blodgett Elementary School - Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D5040	Site	10129285	Exterior Light, any type, w/ LED Replacement, Replace	20	14	6	4	EA	$450.00	$636.75	$2,547							$2,547					**$2,547**
G2020	Site Parking Areas	10129271	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	17885	SF	$0.46	$0.65	$11,697			$11,697					$11,697				**$23,394**
G2020	Site Parking Areas	10129283	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	16	9	17885	SF	$3.50	$4.95	$88,575										$88,575		**$88,575**
G2030	Site	10129270	Sidewalk, Concrete, Small Areas/Sections, Replace	50	49	1	75	SF	$18.70	$26.46	$1,985		$1,985										**$1,985**
G2030	Site	10151131	Sidewalk, Concrete, Small Areas/Sections, Replace	50	49	1	60	SF	$18.70	$26.46	$1,588		$1,588										**$1,588**
G2030	Site	10129277	Sidewalk, Concrete, Small Areas/Sections, Replace	50	41	9	462	SF	$18.70	$26.46	$12,225										$12,225		**$12,225**
G2050	Site	10129278	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	5	0	2870	SF	$0.46	$0.65	$1,877	$1,877					$1,877					$1,877	**$5,631**
G2050	Site	10129282	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	18	7	1	EA	$7,030.00	$9,947.45	$9,947								$9,947				**$9,947**
G2050	Site Playground Areas	10129281	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	16	9	2870	SF	$3.50	$4.95	$14,214										$14,214		**$14,214**
G2050	Site	10129268	Playfield Surfaces, Chips Engineered Wood, 6" Depth, Replace	5	3	2	12115	SF	$3.30	$4.67	$56,571			$56,571					$56,571				**$113,142**
G2050	Site Playground Areas	10129276	Play Structure, Swing Set, 4 Seats, Replace	20	16	4	1	EA	$3,390.00	$4,796.85	$4,797					$4,797							**$4,797**
G2050	Site	10129272	Play Structure, Multipurpose, Medium, Replace	20	11	9	1	EA	$20,000.00	$28,300.00	$28,300										$28,300		**$28,300**
G2060	Site	10129286	Fences & Gates, Fence, Chain Link 6', Replace	40	39	1	230	LF	$24.70	$34.95	$8,039		$8,039										**$8,039**
G2060	Site	10129284	Signage, Property, Building or Pole-Mounted, Replace/Install	20	16	4	1	EA	$2,290.00	$3,240.35	$3,240					$3,240							**$3,240**
G2060	Site	10129280	Flagpole, Metal, Replace	30	21	9	1	EA	$4,000.00	$5,660.00	$5,660										$5,660		**$5,660**
G4050	Site Parking Areas	10129275	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,200.00	$5,943.00	$5,943					$5,943							**$5,943**
Totals, Unescalated												**$1,877**	**$11,611**	**$68,268**	**$0**	**$13,980**	**$1,877**	**$2,547**	**$78,215**	**$0**	**$148,974**	**$1,877**	**$329,226**
Totals, Escalated (4.0% inflation, compounded annually)												**$1,877**	**$12,075**	**$73,839**	**$0**	**$16,355**	**$2,284**	**$3,223**	**$102,926**	**$0**	**$212,036**	**$2,778**	**$427,393**

* Markup has been included in unit costs.