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# FACILITY CONDITION ASSESSMENT

*prepared for*

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




Philomath Elementary School
239 S. 16th Street
Philomath, OR 97370

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**ON SITE DATE:**
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# 1. Executive Summary

## Campus Overview and Assessment Details

| General Information | |
|---|---|
| **Property Type** | ES |
| **Number of Buildings** | 1 |
| **Main Address** | 239 S. 16th Street, Philomath, OR 97370 |
| **Site Developed** | 1947<br>Renovated 2011 |
| **Outside Occupants / Leased Spaces** | None |
| **Date(s) of Visit** | September 15, 2025 |
| **Management Point of Contact** | Oregon Department of Education<br>Adam Krein, State Facility Assessment Administrator<br>971.720.9273<br>adam.krein@ode.oregon.gov |
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| **Assessment & Report Prepared By** | Reed Farnsworth |
| **Reviewed By** | Joseph Malboeuf *for,*<br>Matt Anderson<br>Program Manager<br>800.733.0660 x7297613<br>matt.anderson@bureauveritas.com |
| **AssetCalc Link** | Full dataset for this assessment can be found at:<br>https://www.assetcalc.net/ |

# Campus Findings and Deficiencies

## Historical Summary

The Philomath Elementary School was constructed in 1947 and renovated in 2011. The gymnasium building was added in 2017.

## Architectural

The building consists of masonry bearing walls with wood frame structure on concrete slabs. The majority of the interior and exterior building components were replaced during the 2011 renovation. The whole building is in an L shape with a triangular courtyard in the middle with a small basement.

## Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the MEPF systems and components were replaced in the 2011 renovation. Heating and cooling are provided by rooftop packaged units and condensing units. A main switchboard is located within the mechanical room. Buildings are protected by both fire alarm and fire sprinkler systems. Plumbing systems generally consist of copper supply piping and cast iron waste pipe. Heated water is provided by gas water heaters.

## Site

The site is located in a residential neighborhood. There is an asphalt parking area with adjacent sidewalks. There is an asphalt play area with a wood chip playground, covered play area, and a grass field. There are some planter boxes and mature trees. The site is generally flat. The playground and grass field area is secure with a chain-link fence. The parking area is shared with a district building on north side.

## 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 |
|---|---|---|---|---|---|---|---|
| **Philomath Elementary School** | $559 | 53,413 | $29,857,867 | 0.0% | 0.1% | 2.3% | 11.2% |

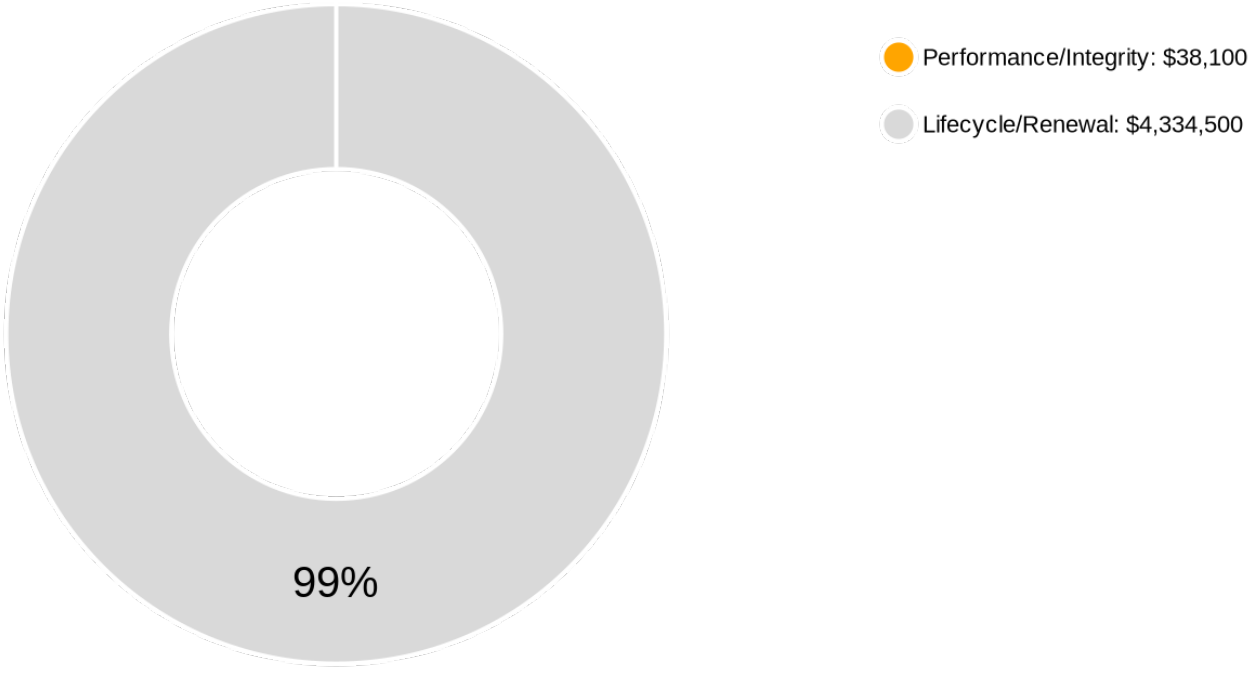
## Immediate Needs

| Facility/Building | Total Items | Total Cost |
|---|---|---|
| Philomath Elementary School / Philomath Elementary School | 1 | $12,700 |
| **TOTAL** | **1** | **$12,700** |

## Plan Types

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

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




**10-Year Total: $4,372,600**

# 2. Philomath Elementary School






| Philomath Elementary School: Building Systems Summary | | |
|---|---|---|
| **Address** | 239 S 16th Street, Philomath, OR 97370 | |
| **GPS Coordinates** | 44.53833411809603, -123.3627614294583 | |
| **Constructed/Renovated** | 1948 | |
| **Building Area** | 53,413 SF | |
| **Number of Stories** | 1 above grade | |
| *System* | *Description* | *Condition* |
| **Structure** | Masonry bearing walls with wood frame structure over concrete slab foundation. | Good |
| **Facade** | Primary Wall Finish: Brick<br>Secondary Wall Finish: Wood siding<br>Windows: Vinyl | Good |
| **Roof** | Primary: Flat construction with single-ply TPO/PVC membrane.<br>Secondary: Hip construction with asphalt shingles and metal finish. | Fair |
| **Interiors** | Walls: Painted gypsum board.<br>Floors: Carpet, VCT, ceramic tile.<br>Ceilings: ACT and Painted gypsum board. | Fair |
| **Elevators** | None | n/a |

| Philomath Elementary School: Building Systems Summary | | |
|---|---|---|
| **Plumbing** | Distribution: Copper.<br>Hot Water: Gas water heaters with integral tanks. | Fair |
| **HVAC** | Central System: Boilers, chillers, air handlers, fan coil. | Good |
| **Fire Suppression** | Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system | Fair |
| **Electrical** | Source & Distribution: Main switchboard panel with copper wiring<br>Interior Lighting: LED<br>Emergency Power: None. | Fair |
| **Fire Alarm** | Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs | Fair |
| **Equipment/Special** | Commercial kitchen equipment. | Fair |
| **Accessibility** | An accessibility survey has been prepared as a separate report. | |
| **Additional Studies** | No additional studies are currently recommended for the building. | |
| **Areas Observed** | The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs. | |
| **Key Spaces Not Observed** | All key areas of the facility were accessible and observed. | |

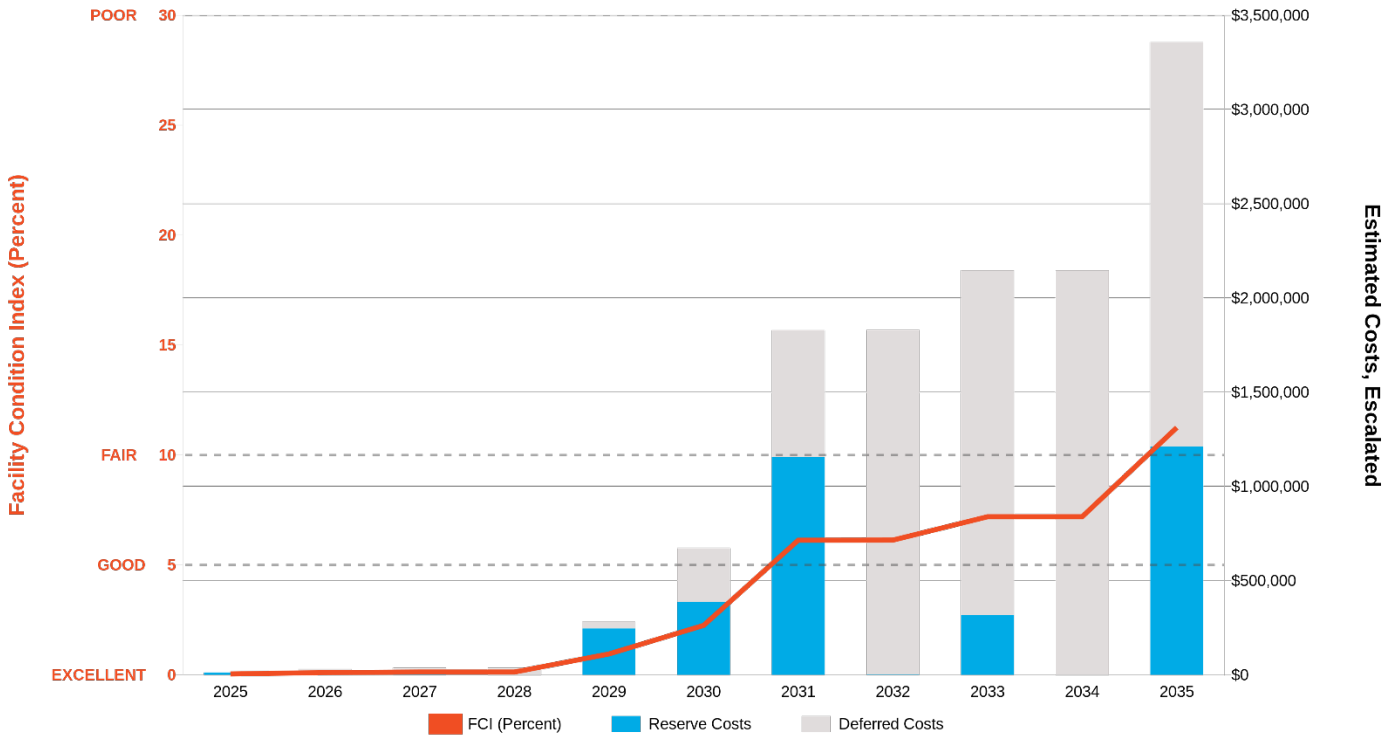
The table below shows the anticipated costs by trade or building system over the next 20 years.

| Philomath Elementary School: System Expenditure Forecast | | | | | | |
|---|---|---|---|---|---|---|
| **System** | **Immediate** | **Short Term (1-2 yr)** | **Near Term (3-5 yr)** | **Med Term (6-10 yr)** | **Long Term (11-20 yr)** | **TOTAL** |
| **Structure** | $0 | $0 | $0 | $0 | $0 | $0 |
| **Facade** | $0 | $6,958 | $5,662 | $0 | $1,046,748 | $1,059,368 |
| **Roofing** | $0 | $0 | $34,752 | $966,314 | $78,951 | $1,080,017 |
| **Interiors** | $0 | $18,430 | $590,152 | $508,484 | $1,763,291 | $2,880,357 |
| **Plumbing** | $0 | $0 | $0 | $74,312 | $251,283 | $325,595 |
| **HVAC** | $0 | $0 | $0 | $174,154 | $1,439,563 | $1,613,717 |
| **Fire Protection** | $0 | $0 | $0 | $0 | $165,722 | $165,722 |
| **Electrical** | $0 | $0 | $0 | $28,392 | $843,024 | $871,416 |
| **Fire Alarm & Electronic Systems** | $0 | $0 | $0 | $228,903 | $0 | $228,903 |
| **Equipment & Furnishings** | $0 | $0 | $3,395 | $705,921 | $195,558 | $904,874 |
| **Special Construction & Demo** | $0 | $0 | $0 | $0 | $150,639 | $150,639 |
| **Sitework** | $12,718 | $0 | $0 | $0 | $27,866 | $40,584 |
| **TOTALS** | **$12,800** | **$25,400** | **$634,000** | **$2,686,500** | **$5,962,700** | **$9,321,400** |

**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: $29,857,867.00** **Inflation Rate: 4%** **Average Needs (per year - over next 10 years): $305,322.00**



## Immediate Needs

| Location | UF Code | Description | Condition | Plan Type | Cost |
|---|---|---|---|---|---|
| Philomath Elementary School / Philomath Elementary School | G2081 | Irrigation System, Pop-Up Spray Heads, Commercial, Replace | Failed | Performance/Integrity | $12,700 |
| **TOTAL (1 items)** | | | | | **$12,700** |

## Key Findings



### Exterior Glazing in Poor Condition.

any type by SF
Philomath Elementary School
Building Exterior

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

Plan Type:
Performance/Integrity

Cost Estimate: $3,200

Single pane wood windows reportedly leak. - AssetCALC ID: 9774728



### Storefront in Poor Condition.

Glazing & Framing
Philomath Elementary School
Building Exterior

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

Plan Type:
Performance/Integrity

Cost Estimate: $3,200

Water intrusion between glass. - AssetCALC ID: 9763068



### Irrigation System in Failed Condition.

Pop-Up Spray Heads, Commercial
Philomath Elementary School
Mechanical Room/Field

Uniformat Code: G2080
Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: $12,700

The system does not work. - AssetCALC ID: 9774758



### Flooring in Poor Condition.

Carpet, Commercial Standard
Philomath Elementary School
Classrooms Music

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

Plan Type:
Performance/Integrity

Cost Estimate: $17,700

Carpet shows signs of wear with some tears. - AssetCALC ID: 9764955

## Philomath Elementary School: Photographic Overview



1 – FRONT ELEVATION



2 – RIGHT ELEVATION



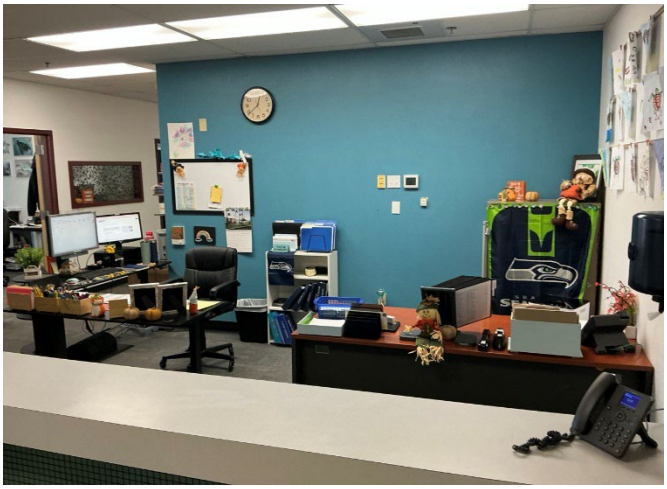
3 – LEFT ELEVATION



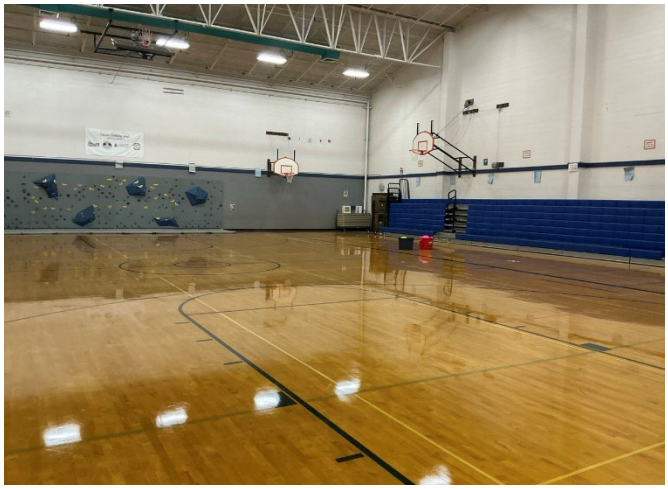
4 – REAR ELEVATION



5 – ROOF



6 – FRONT OFFICE



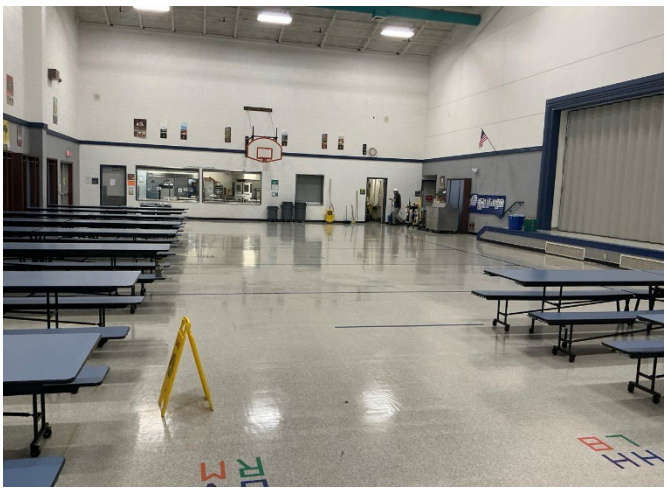
7 – GYMNASIUM



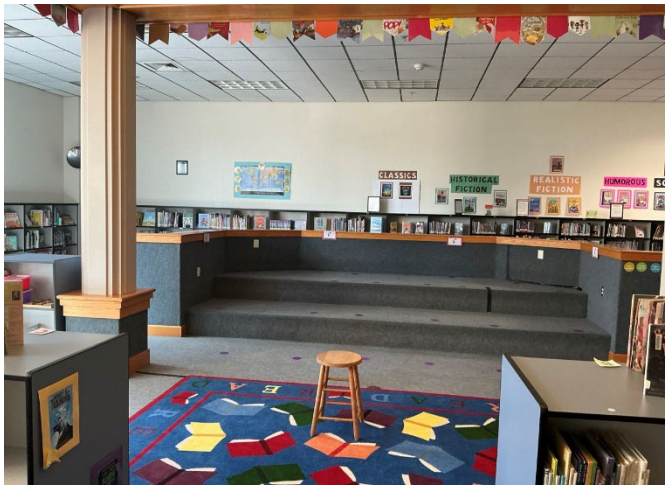
8 – HALLWAY



9 – CLASSROOM



10 – MULTI-PURPOSE ROOM.




11 – LIBRARY



12 – LIBRARY



13 – OFFICE



14 – COMPUTER LAB




15 – MECHANICAL ROOM



16 – BOILER ROOM

## 3. Site Summary





| Site: Site Information | | |
|---|---|---|
| **Site Area** | 6.82 acres | |
| **Parking Spaces** | 5 total spaces all in open lots; 1 of which are accessible. | |
| *System* | *Description* | *Condition* |
| **Site Pavement** | Asphalt lots with adjacent concrete sidewalks, curbs, ramps, and stairs | Fair |
| **Site Development** | Chain-link fence. Playgrounds and sports fields, fencing, and site lights.<br>Park benches and picnic tables. | Fair |
| **Landscaping & Topography** | Landscaping features include lawns, trees, bushes, and planters. Irrigation present. Brick retaining walls. | Fair |
| **Utilities** | Municipal water and sewer. | Fair |
| **Site Lighting** | Pole-mounted: LED, Building-mounted: LED | Fair |
| **Ancillary Structures** | Greenhouse | Good |
| **Site Accessibility** | An accessibility survey has been prepared as a separate report. | |
| **Site Additional Studies** | No additional studies are currently recommended for the site. | |

| Site: Site Information | |
|---|---|
| **Site Areas Observed** | The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition. |
| **Site Key Spaces Not Observed** | All key areas of the exterior site were accessible and observed. |

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

| Site: System Expenditure Forecast | | | | | | |
|---|---|---|---|---|---|---|
| **System** | **Immediate** | **Short Term (1-2 yr)** | **Near Term (3-5 yr)** | **Med Term (6-10 yr)** | **Long Term (11-20 yr)** | **TOTAL** |
| **Facade** | $0 | $0 | $0 | $0 | $1,934,359 | $1,934,359 |
| **Special Construction & Demo** | $0 | $0 | $0 | $0 | $21,089 | $21,089 |
| **Sitework** | $0 | $0 | $71,489 | $942,596 | $3,507,818 | $4,521,903 |
| **TOTALS** | **$0** | **$0** | **$71,500** | **$942,600** | **$5,463,300** | **$6,477,400** |

## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

## Site: Photographic Overview



1 – ENTRY AREA



2 – NORTHEAST PARKING LOT



3 – EAST PARKING LOT



4 – COURTYARD



5 – PLAYGROUND AREA



6 – BIKE AREA

# 4. Purpose and Scope

## Purpose

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

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

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

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

## Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

# 5. Opinions of Probable Costs

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

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

## Methodology

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

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

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for to market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including; labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

# Definitions

## Immediate Needs

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

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

## Replacement Reserves

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

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

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

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

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

## Key Findings

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

# 6. Certification

Oregon Department of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Philomath Elementary School, 239 S. 16th Street, Philomath, OR 97370, 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.

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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.

**Prepared by:** Reed Farnsworth
Project Assessor

**Reviewed by:**

Joseph Malboeuf
Senior Project Manager

# 7. Appendices

Appendix A: Site and Floor Plan(s)
Appendix B: Pre-Survey Questionnaire(s)
Appendix C: Not Used
Appendix D: Component Condition Report
Appendix E: Replacement Reserves

# Appendix A:
## Site and Floor Plan(s)

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## Site Plan



| Project Number | Site Name |
|---|---|
| 169411.24R000-025.017 | Philomath Elementary School |
| **Source** | **On-Site Date** |
| Google | September 15, 2025 |

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# Appendix B:
## Pre-Survey Questionnaire(s)

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# BV Facility Condition Assessment: Pre-Survey Questionnaire

**District Name and ID, School Name and ID:** Philomath SD 17J Philomath Elementary school 19000200

**Name of person completing form:** Joey DiGiovannangelo

**Title / Association with property:** Facilities Director

**Length of time associated w/ property:** 16 years

**Date Completed:** 7/21/2025

**Phone Number:** 541-231-2207

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

| | Data Overview | Response | | |
|---|---|---|---|---|
| 1 | Specific concerns regarding your facilities or the overall assessment: | | | |
| 2 | Does the district rent or lease any properties from a 3rd party? | Building ID - No | | |
| 3 | Do you have any vacant buildings? | Building ID - No | | |
| | | | | |
| 4 | Major Renovation/Rehabilitation | | Year | Additional Detail |
| | | Façade | 2011 | Building ID - new siding |
| | | Roof | 2011 | Building ID - new comp roof |
| | | Interiors | 2011 | Building ID - new finishes in classrooms/ carpets |
| | | HVAC | 2011 | Building ID - all new HVAC systems for entire building. Rooftop package units on half the building and boiler/ chiller with air handlers on the other half |
| | | Electrical | | Building ID - |
| | | Plumbing | | |
| | | Site Pavement | | |

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| | | | | |
|---|---|---|---|---|
| | | Accessibility | | Building ID - |

| | Question | Response |
|---|---|---|
| 5 | List other significant capital improvements (focus on recent years; provide approximate date). | Classroom carpet installation 2018, 2024, 2025 |
| 5 | List any major capital expenditures planned/requested for the next few years. Have they been budgeted? | |
| 6 | Describe any on-going extremely problematic, historically chronic, or immediate facility needs. | N/A |
| | | |

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

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

| | Question | Response | | | | Comments |
|---|---|---|---|---|---|---|
| | | Yes | No | Unk | NA | |
| 10 | Are there any problems with foundations or structures, like excessive settlement? | | No | | | Building ID - |
| 11 | Are there any wall, window, basement or roof leaks? | yes | | | | Building ID - minor leak in metal roof around bathroom exhaust fans. |
| 12 | Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants? | | No | | | Building ID - |
| 13 | Are your elevators unreliable, with frequent service calls? | | | | N/A | Building ID - |
| 14 | Are there any plumbing leaks, water pressure, or clogging/back-up problems? | | No | | | Building ID - |
| 15 | Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service? | | | | N/A | Building ID - |

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

| | Question | Response | | | | Comments |
|---|---|---|---|---|---|---|
| | | Yes | No | Unk | NA | |
| 16 | Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas? | | No | | | Building ID - |
| 17 | Is the electrical service outdated, undersized, or otherwise problematic? | | No | | | Building ID - |
| 18 | Are there any problems or inadequacies with exterior lighting? | | no | | | Building ID - |
| 19 | Is site/parking drainage inadequate, with excessive ponding or other problems? | | no | | | Building ID - |
| 20 | Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above? | | no | | | Building ID - |
| 21 | ADA: Has an accessibility study been performed at the site? If so, indicate when. | | no | | | Building ID - |
| 22 | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part? | | | | | Building ID - |
| 23 | ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation? | | | | | Building ID - |

# Appendix C:
## Not Used

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# THIS APPENDIX IS INTENTIONALLY LEFT BLANK.

# Appendix D:
## Component Condition Report

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## Component Condition Report | Philomath Elementary School / Philomath Elementary School

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| **Structure** | | | | | | |
| A1010 | Multi-Purpose Room | Fair | Foundation System, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building, Maintain | 1,762 LF | 45 | 9763129 |
| B1010 | Throughout Building | Fair | Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, Maintain | 3,726 SF | 45 | 9774727 |
| B1010 | Throughout Building | Fair | Structural Framing, Wood, Conventional Stud, Maintain | 53,413 SF | 45 | 9774726 |
| **Facade** | | | | | | |
| B2010 | Building Exterior | Good | Exterior Walls, Brick/Masonry/Stone, Clean & Seal | 1,820 SF | 5 | 9763042 |
| B2020 | Building Exterior | Poor | Storefront, Glazing & Framing | 40 SF | 2 | 9763068 |
| B2020 | Building Exterior | Fair | Exterior Glazing, any type by SF | 6,676 SF | 15 | 9763047 |
| B2020 | Building Exterior | Poor | Exterior Glazing, any type by SF | 40 SF | 2 | 9774728 |
| B2050 | Multi-Purpose Room | Fair | Overhead/Dock Door, Aluminum, 20'x14' (280 SF) | 2 | 15 | 9763067 |
| B2050 | Building Exterior | Good | Exterior Door, Steel, Standard | 12 | 20 | 9763041 |
| B2050 | Multi-Purpose Room | Good | Overhead/Dock Door, Aluminum, 12'x12' (144 SF) | 1 | 20 | 9763074 |
| **Roofing** | | | | | | |
| B3010 | Roof | Fair | Roofing, Single-Ply Membrane, TPO/PVC | 40,307 SF | 6 | 9763126 |
| B3010 | Roof | Good | Roofing, Metal | 23,265 SF | 26 | 9763115 |
| B3020 | Roof | Good | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings | 757 LF | 15 | 9763057 |
| B3060 | Roof | Fair | Roof Skylight, per SF of glazing | 280 SF | 15 | 9763099 |
| B3060 | Roof | Good | Roof Hatch, Metal | 1 | 20 | 9764957 |
| B3080 | Building Exterior | Fair | Soffit/Fascia, Wood | 1,000 SF | 6 | 9763055 |
| B3080 | Main Entrance | Fair | Soffit/Fascia, Gypsum Board | 2,350 SF | 5 | 9763136 |
| **Interiors** | | | | | | |
| C1010 | Multi-Purpose Room | Fair | Movable Partition, Gym Divider, Basic/Manual | 275 SF | 15 | 9763094 |
| C1030 | Multi-Purpose Room | Good | Interior Door, Wire Mesh Metal | 4 | 30 | 9763109 |
| C1030 | Site General | Good | Interior Door, Steel, Fire-Rated at 90 Minutes or Over | 4 | 30 | 9763082 |
| C1030 | Throughout Building | Good | Interior Door, Steel, Standard | 10 | 30 | 9763075 |
| C1070 | Throughout Building | Fair | Suspended Ceilings, Acoustical Tile (ACT) | 1,900 SF | 15 | 9763085 |
| C1070 | Throughout Building | Fair | Suspended Ceilings, Hard Tile, Replacement w/ ACT | 1,100 SF | 15 | 9763113 |

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## Component Condition Report | Philomath Elementary School / Philomath Elementary School

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| C1090 | Restrooms | Fair | Toilet Partitions, Plastic/Laminate | 32 | 10 | 9763049 |
| C2010 | Gymnasium | Fair | Wall Finishes, Acoustical Panels, Sound-Dampening | 16,800 SF | 15 | 9763050 |
| C2010 | Gymnasium | Good | Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick | 50 SF | 10 | 9763076 |
| C2010 | Classrooms General | Fair | Wall Finishes, any surface, Prep & Paint | 105,500 SF | 4 | 9763077 |
| C2010 | Multi-Purpose Room | Good | Wall Finishes, Fabric | 4,500 SF | 10 | 9763128 |
| C2010 | Restrooms | Fair | Wall Finishes, Ceramic Tile | 2,200 SF | 20 | 9763107 |
| C2030 | Classrooms General | Fair | Flooring, Carpet, Commercial Standard | 10,700 SF | 5 | 9763052 |
| C2030 | Multi-Purpose Room | Good | Flooring, Linoleum | 4,000 SF | 10 | 9763104 |
| C2030 | Restrooms | Good | Flooring, Ceramic Tile | 1,600 SF | 30 | 9763078 |
| C2030 | Commercial Kitchen | Fair | Flooring, any surface, w/ Epoxy Coating, Prep & Paint | 1,600 SF | 5 | 9763102 |
| C2030 | Throughout Building | Fair | Flooring, Vinyl Tile (VCT) | 32,000 SF | 8 | 9763123 |
| C2030 | Gymnasium | Excellent | Flooring, Wood, Sports, Refinish | 8,000 SF | 10 | 9763118 |
| C2030 | Classrooms Music | Poor | Flooring, Carpet, Commercial Standard | 1,600 SF | 1 | 9764955 |
| C2050 | Gymnasium | Fair | Ceiling Finishes, exposed irregular elements, Prep & Paint | 600 SF | 5 | 9763092 |
| C2050 | Throughout Building | Fair | Ceiling Finishes, any flat surface, Prep & Paint | 52,300 SF | 5 | 9763063 |
| **Plumbing** | | | | | | |
| D2010 | Utility Rooms/Areas | Fair | Sink/Lavatory, Service Sink, Floor | 2 | 15 | 9763093 |
| D2010 | Mechanical Room | Fair | Boiler, Gas, Domestic, 801 to 1400 MBH | 1 | 15 | 9763080 |
| D2010 | Classrooms General | Good | Sink/Lavatory, Vanity Top, Stainless Steel | 16 | 20 | 9763097 |
| D2010 | Mechanical Room | Fair | Backflow Preventer, Domestic Water, 0.75 IN | 1 | 15 | 9763119 |
| D2010 | Mechanical Room | Fair | Pump Station, Duplex Mounted, 10 HP | 1 | 13 | 9763079 |
| D2010 | Site Utility Areas | Fair | Water Heater, Gas, Commercial (125 MBH) | 1 | 11 | 9763062 |
| D2010 | Throughout Building | Good | Drinking Fountain, Wall-Mounted, Bi-Level | 9 | 10 | 9763053 |
| D2010 | Utility Rooms/Areas | Fair | Water Heater, Gas, Commercial (125 MBH) | 1 | 6 | 9763105 |
| D2060 | Mechanical Room | Fair | Air Compressor, Tank-Style, 2 HP | 1 | 10 | 9763059 |
| **HVAC** | | | | | | |
| D3020 | Roof | Fair | Boiler, Dual Fuel, HVAC, 1000 to 2000 MBH | 1 | 16 | 9763096 |
| D3020 | Roof | Good | Boiler, Dual Fuel, HVAC, 1000 to 2000 MBH | 2 | 20 | 9763120 |

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## Component Condition Report | Philomath Elementary School / Philomath Elementary School

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| D3020 | Roof | Good | Boiler, Dual Fuel, HVAC, 1000 to 2000 MBH | 1 | 20 | 9763043 |
| D3020 | Roof | Fair | Boiler, Dual Fuel, HVAC, 1000 to 2000 MBH | 1 | 16 | 9763048 |
| D3020 | Roof | Good | Boiler, Dual Fuel, HVAC, 1000 to 2000 MBH | 1 | 20 | 9763061 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted | 7 | 6 | 9763135 |
| D3050 | Site General | Good | Air Handler, Exterior AHU, 10001 to 15000 CFM | 1 | 19 | 9763122 |
| D3060 | Roof | Fair | Exhaust Fan, Centrifugal, 16" Damper | 1 | 15 | 9763060 |
| **Fire Protection** | | | | | | |
| D4010 | Mechanical Room | Good | Fire Riser, Dry Standpipe, 8 IN | 1 | 30 | 9763072 |
| D4010 | Commercial Kitchen | Fair | Fire Suppression System, Commercial Kitchen, per LF of Hood | 6 LF | 13 | 9763111 |
| D4010 | Gymnasium | Fair | Fire Suppression System, Existing Sprinkler Heads, by SF | 53,413 SF | 15 | 9763095 |
| **Electrical** | | | | | | |
| D5020 | Site Utility Areas | Fair | Distribution Panel, 120/208 V, 1200 AMP | 1 | 15 | 9763103 |
| D5020 | Site Utility Areas | Fair | Switchboard, 120/208 V, 1000 AMP | 1 | 20 | 9763101 |
| D5020 | Mechanical Room | Fair | Switchboard, 120/208 V, 2000 AMP | 1 | 20 | 9763091 |
| D5020 | Mechanical Room | Fair | Distribution Panel, 120/208 V, 400 AMP | 1 | 15 | 9763066 |
| D5030 | Mechanical Room | Fair | Variable Frequency Drive, VFD, by HP of Motor, 10 HP | 3 | 10 | 9763045 |
| D5040 | Throughout Building | Fair | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 53,413 SF | 12 | 9763134 |
| **Fire Alarm & Electronic Systems** | | | | | | |
| D7030 | Throughout Building | Good | Security/Surveillance System, Full System Upgrade, Average Density | 53,413 SF | 10 | 9763073 |
| D7050 | Site Utility Areas | Fair | Fire Alarm Panel, Multiplex | 1 | 8 | 9763121 |
| **Equipment & Furnishings** | | | | | | |
| E1030 | Commercial Kitchen | Good | Foodservice Equipment, Sink, 1-Bowl | 1 | 20 | 9763044 |
| E1030 | Commercial Kitchen | Fair | Foodservice Equipment, Exhaust Hood, 8 to 10 LF | 1 | 8 | 9763127 |
| E1030 | Commercial Kitchen | Fair | Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height | 12 LF | 10 | 9763064 |
| E1030 | Commercial Kitchen | Fair | Commercial Kitchen Line, Cooking Equipment | 8 LF | 10 | 9763130 |
| E1030 | Commercial Kitchen | Fair | Commercial Kitchen Line, Serving/Warming Equipment | 6 LF | 10 | 9763070 |
| E1030 | Commercial Kitchen | Fair | Commercial Kitchen Line, Preparation Tables/Areas | 21 LF | 10 | 9763100 |
| E1030 | Commercial Kitchen | Good | Foodservice Equipment, Sink, 2-Bowl | 4 | 20 | 9763117 |

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## Component Condition Report | Philomath Elementary School / Philomath Elementary School

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| E1040 | Gymnasium | Fair | Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted | 1 | 5 | 9763087 |
| E1060 | Utility Rooms/Areas | Good | Appliances, Clothes Dryer | 1 | 10 | 9763114 |
| E1060 | Utility Rooms/Areas | Fair | Appliances, Washer | 1 | 7 | 9763112 |
| E1070 | Gymnasium | Good | Gym Scoreboard, Electronic Standard | 1 | 20 | 9763069 |
| E1070 | Multi-Purpose Room | Fair | Basketball Backboard, Wall-Mounted | 2 | 15 | 9763086 |
| E1070 | Gymnasium | Good | Play Structure, Climbing Wall, Interior, by vertical surface area | 400 SF | 15 | 9763071 |
| E1070 | Gymnasium | Fair | Basketball Backboard, Ceiling-Mounted | 2 | 15 | 9763108 |
| E1070 | Gymnasium | Fair | Basketball Backboard, Wall-Mounted | 3 | 15 | 9763058 |
| E2010 | Gymnasium | Fair | Bleachers, Telescoping Manual, 16 to 30 Tier (per Seat) | 375 | 10 | 9763051 |
| E2010 | Classrooms General | Fair | Casework, Cabinetry, Standard Classroom | 230 LF | 10 | 9763132 |
| E2010 | Library | Fair | Library Shelving, Single-Faced, up to 90" Height | 60 LF | 10 | 9763124 |
| **Special Construction & Demo** | | | | | | |
| F1020 | Site | Good | Covered Play Structure, Metal-Framed | 1,000 SF | 20 | 9763046 |
| **Sitework** | | | | | | |
| G2080 | Mechanical Room/Field | Failed | Irrigation System, Pop-Up Spray Heads, Commercial | 5,441 SF | 0 | 9774758 |

## Component Condition Report | Philomath Elementary School / Site

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| **Facade** | | | | | | |
| B2020 | Building Exterior | Fair | Exterior Glazing, any type by SF | 13,353 SF | 15 | 9763356 |
| **Special Construction & Demo** | | | | | | |
| F1020 | Site General | Good | Ancillary Building, Greenhouse, Truss Frame w/ Plastic Walls & Roof | 200 SF | 20 | 9764871 |
| **Pedestrian Plazas & Walkways** | | | | | | |
| G2020 | Site Parking Areas | Fair | Parking Lots, Pavement, Asphalt, Mill & Overlay | 50,722 SF | 10 | 9763343 |
| G2020 | Site Parking Areas | Fair | Parking Lots, Pavement, Asphalt, Seal & Stripe | 50,722 SF | 3 | 9763358 |
| G2020 | Site Parking Areas | Fair | Parking Lots, Pavement, Asphalt, Mill & Overlay | 50,722 SF | 10 | 9763352 |
| G2030 | Site Parking Areas | Fair | Sidewalk, Concrete, Large Areas | 2,000 SF | 30 | 9764874 |
| G2030 | Site Parking Areas | Fair | Sidewalk, Concrete, Large Areas | 1,151 SF | 30 | 9763349 |

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## Component Condition Report | Philomath Elementary School / Site

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| **Athletic, Recreational & Playfield Areas** | | | | | | |
| G2050 | Site Playground Areas | Fair | Play Structure, Multipurpose, Small | 1 | 10 | 9763350 |
| G2050 | Site Sports Fields & Courts | Fair | Sports Apparatus, Soccer, Regulation Goal | 1 | 10 | 9764875 |
| G2050 | Site Playground Areas | Fair | Playground Surfaces, Engineered Wood Fiber, Chips 3" Depth | 13,805 SF | 3 | 9763347 |
| G2050 | Site Playground Areas | Fair | Play Structure, Multipurpose, Small | 1 | 10 | 9764872 |
| **Sitework** | | | | | | |
| G2060 | Site | Fair | Flagpole, Metal | 2 | 15 | 9763355 |
| G2060 | Site General | Fair | Bike Rack, Fixed 6-10 Bikes | 1 | 10 | 9763359 |
| G2060 | Site General | Fair | Park Bench, Metal Powder-Coated | 3 | 10 | 9763348 |
| G2060 | Building Exterior | Fair | Retaining Wall, Brick/Stone | 8,580 SF | 15 | 9763346 |
| G2060 | Site General | Fair | Fences & Gates, Fence, Chain Link 4' | 1,387 LF | 20 | 9764873 |
| G4050 | Site General | Fair | Walkway Lighting, Bollard Style, Metal/Resin | 3 | 10 | 9763353 |
| G4050 | Site Parking Areas | Fair | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install | 8 | 10 | 9763360 |

# Appendix E:
## Replacement Reserves

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**Replacement Reserves Report**

**12/3/2025**

| Location | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | Total Escalated Estimate |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Philomath Elementary School | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | |
| Philomath Elementary School / Philomath Elementary School | $12,718 | $18,431 | $6,960 | $0 | $246,069 | $387,900 | $1,156,861 | $1,463 | $317,325 | $0 | $1,210,853 | **$3,358,580** |
| Philomath Elementary School / Site | $0 | $0 | $0 | $71,491 | $0 | $0 | $0 | $0 | $86,980 | $0 | $855,625 | **$1,014,096** |
| **Grand Total** | **$12,718** | **$18,431** | **$6,960** | **$71,491** | **$246,069** | **$387,900** | **$1,156,861** | **$1,463** | **$404,305** | **$0** | **$2,066,479** | **$4,372,676** |

Philomath Elementary School

Philomath Elementary School / Philomath Elementary School

| Uniformat Code | Location Description | 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 | Building Exterior | 9763042 | Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Replace | 20 | 15 | 5 | 1820 | SF | $1.86 | $2.56 | $4,655 | | | | | | $4,655 | | | | | | **$4,655** |
| B2020 | Building Exterior | 9774728 | Exterior Glazing, any type by SF, Replace | 30 | 28 | 2 | 40 | SF | $58.50 | $80.44 | $3,218 | | | $3,218 | | | | | | | | | **$3,218** |
| B2020 | Building Exterior | 9763068 | Storefront, Glazing & Framing, Replace | 30 | 28 | 2 | 40 | SF | $58.50 | $80.44 | $3,218 | | | $3,218 | | | | | | | | | **$3,218** |
| B3010 | Roof | 9763126 | Roofing, Single-Ply Membrane, TPO/PVC, Replace | 20 | 14 | 6 | 40307 | SF | $13.40 | $18.43 | $742,656 | | | | | | | $742,656 | | | | | **$742,656** |
| B3080 | Main Entrance | 9763136 | Soffit/Fascia, Gypsum Board, Replace | 20 | 15 | 5 | 2350 | SF | $8.84 | $12.16 | $28,564 | | | | | | $28,564 | | | | | | **$28,564** |
| B3080 | Building Exterior | 9763055 | Soffit/Fascia, Wood, Replace | 20 | 14 | 6 | 1000 | SF | $15.30 | $21.04 | $21,038 | | | | | | | $21,038 | | | | | **$21,038** |
| C1090 | Restrooms | 9763049 | Toilet Partitions, Plastic/Laminate, Replace | 20 | 10 | 10 | 32 | EA | $1,200.00 | $1,650.00 | $52,800 | | | | | | | | | | | $52,800 | **$52,800** |
| C2010 | Multi-Purpose Room | 9763128 | Wall Finishes, Fabric, Replace | 15 | 5 | 10 | 4500 | SF | $2.00 | $2.75 | $12,375 | | | | | | | | | | | $12,375 | **$12,375** |
| C2010 | Gymnasium | 9763076 | Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace | 15 | 5 | 10 | 50 | SF | $16.80 | $21.84 | $1,092 | | | | | | | | | | | $1,092 | **$1,092** |
| C2010 | Classrooms General | 9763077 | Wall Finishes, any surface, Prep & Paint | 10 | 6 | 4 | 105500 | SF | $1.45 | $1.99 | $210,341 | | | | | $210,341 | | | | | | | **$210,341** |
| C2030 | Commercial Kitchen | 9763102 | Flooring, any surface, w/ Epoxy Coating, Prep & Paint | 10 | 5 | 5 | 1600 | SF | $14.60 | $20.08 | $32,120 | | | | | | $32,120 | | | | | | **$32,120** |
| C2030 | Throughout Building | 9763123 | Flooring, Vinyl Tile (VCT), Replace | 15 | 7 | 8 | 32000 | SF | $4.84 | $6.66 | $212,960 | | | | | | | | | $212,960 | | | **$212,960** |
| C2030 | Multi-Purpose Room | 9763104 | Flooring, Linoleum, Replace | 15 | 5 | 10 | 4000 | SF | $4.43 | $6.09 | $24,365 | | | | | | | | | | | $24,365 | **$24,365** |
| C2030 | Classrooms Music | 9764955 | Flooring, Carpet, Commercial Standard, Replace | 10 | 9 | 1 | 1600 | SF | $8.06 | $11.08 | $17,722 | | $17,722 | | | | | | | | | | **$17,722** |
| C2030 | Classrooms General | 9763052 | Flooring, Carpet, Commercial Standard, Replace | 10 | 5 | 5 | 10700 | SF | $8.06 | $11.08 | $118,518 | | | | | | $118,518 | | | | | | **$118,518** |
| C2030 | Gymnasium | 9763118 | Flooring, Wood, Sports, Refinish | 10 | 0 | 10 | 8000 | SF | $5.09 | $7.00 | $55,990 | | | | | | | | | | | $55,990 | **$55,990** |
| C2050 | Gymnasium | 9763092 | Ceiling Finishes, exposed irregular elements, Prep & Paint | 10 | 5 | 5 | 600 | SF | $2.23 | $3.06 | $1,836 | | | | | | $1,836 | | | | | | **$1,836** |
| C2050 | Throughout Building | 9763063 | Ceiling Finishes, any flat surface, Prep & Paint | 10 | 5 | 5 | 52300 | SF | $1.81 | $2.49 | $130,341 | | | | | | $130,341 | | | | | | **$130,341** |
| D2010 | Utility Rooms/Areas | 9763105 | Water Heater, Gas, Commercial (125 MBH), Replace | 20 | 14 | 6 | 1 | EA | $9,420.00 | $12,952.50 | $12,953 | | | | | | | $12,953 | | | | | **$12,953** |
| D2010 | Throughout Building | 9763053 | Drinking Fountain, Wall-Mounted, Bi-Level, Replace | 15 | 5 | 10 | 9 | EA | $2,710.00 | $3,726.25 | $33,536 | | | | | | | | | | | $33,536 | **$33,536** |
| D2060 | Mechanical Room | 9763059 | Air Compressor, Tank-Style, 2 HP, Replace | 20 | 10 | 10 | 1 | EA | $4,070.00 | $5,596.25 | $5,596 | | | | | | | | | | | $5,596 | **$5,596** |
| D3050 | Roof | 9763135 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace | 20 | 14 | 6 | 7 | EA | $14,300.00 | $19,662.50 | $137,638 | | | | | | | $137,638 | | | | | **$137,638** |
| D5030 | Mechanical Room | 9763045 | Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace | 20 | 10 | 10 | 3 | EA | $4,650.00 | $6,393.75 | $19,181 | | | | | | | | | | | $19,181 | **$19,181** |
| D7030 | Throughout Building | 9763073 | Security/Surveillance System, Full System Upgrade, Average Density, Replace | 15 | 5 | 10 | 53413 | SF | $2.00 | $2.75 | $146,886 | | | | | | | | | | | $146,886 | **$146,886** |
| D7050 | Site Utility Areas | 9763121 | Fire Alarm Panel, Multiplex, Replace | 15 | 7 | 8 | 1 | EA | $6,100.00 | $8,387.50 | $8,388 | | | | | | | | | $8,388 | | | **$8,388** |
| E1030 | Commercial Kitchen | 9763127 | Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace | 15 | 7 | 8 | 1 | EA | $7,650.00 | $10,518.75 | $10,519 | | | | | | | | | $10,519 | | | **$10,519** |
| E1030 | Commercial Kitchen | 9763064 | 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 | Commercial Kitchen | 9763130 | Commercial Kitchen Line, Cooking Equipment, Replace | 20 | 10 | 10 | 8 | LF | $2,000.00 | $2,750.00 | $22,000 | | | | | | | | | | | $22,000 | **$22,000** |
| E1030 | Commercial Kitchen | 9763070 | Commercial Kitchen Line, Serving/Warming Equipment, Replace | 20 | 10 | 10 | 6 | LF | $1,000.00 | $1,375.00 | $8,250 | | | | | | | | | | | $8,250 | **$8,250** |
| E1030 | Commercial Kitchen | 9763100 | Commercial Kitchen Line, Preparation Tables/Areas, Replace | 20 | 10 | 10 | 21 | LF | $300.00 | $412.50 | $8,663 | | | | | | | | | | | $8,663 | **$8,663** |
| E1040 | Gymnasium | 9763087 | Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace | 10 | 5 | 5 | 1 | EA | $2,030.00 | $2,791.25 | $2,791 | | | | | | $2,791 | | | | | | **$2,791** |

Draft - For Discussion Purposes Only

**Replacement Reserves Report**

**12/3/2025**

| Uniformat Code | Location Description | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| E1060 | Utility Rooms/Areas | 9763112 | Appliances, Washer, Replace | 15 | 8 | 7 | 1 | EA | $855.00 | $1,111.50 | $1,112 | | | | | | | | $1,112 | | | | **$1,112** |
| E1060 | Utility Rooms/Areas | 9763114 | Appliances, Clothes Dryer, Replace | 15 | 5 | 10 | 1 | EA | $1,000.00 | $1,300.00 | $1,300 | | | | | | | | | | | $1,300 | **$1,300** |
| E2010 | Classrooms General | 9763132 | Casework, Cabinetry, Standard Classroom, Replace | 20 | 10 | 10 | 230 | LF | $325.00 | $446.88 | $102,781 | | | | | | | | | | | $102,781 | **$102,781** |
| E2010 | Library | 9763124 | Library Shelving, Single-Faced, up to 90" Height, Replace | 20 | 10 | 10 | 60 | LF | $330.00 | $453.75 | $27,225 | | | | | | | | | | | $27,225 | **$27,225** |
| E2010 | Gymnasium | 9763051 | Bleachers, Telescoping Manual, 16 to 30 Tier (per Seat), Replace | 20 | 10 | 10 | 375 | EA | $510.00 | $701.25 | $262,969 | | | | | | | | | | | $262,969 | **$262,969** |
| G2080 | Mechanical Room/Field | 9774758 | Irrigation System, Pop-Up Spray Heads, Commercial, Replace | 20 | 20 | 0 | 5441 | SF | $1.70 | $2.34 | $12,718 | $12,718 | | | | | | | | | | | **$12,718** |
| **Totals, Unescalated** | | | | | | | | | | | | **$12,718** | **$17,722** | **$6,435** | **$0** | **$210,341** | **$318,825** | **$914,284** | **$1,112** | **$231,866** | **$0** | **$818,009** | **$2,531,312** |
| **Totals, Escalated (4.0% inflation, compounded annually)** | | | | | | | | | | | | **$12,718** | **$18,431** | **$6,960** | **$0** | **$246,069** | **$387,900** | **$1,156,861** | **$1,463** | **$317,325** | **$0** | **$1,210,853** | **$3,358,580** |

Philomath Elementary School / Site

| Uniformat Code | Location Description | 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 | Site Parking Areas | 9763358 | Parking Lots, Pavement, Asphalt, Seal & Stripe | 5 | 2 | 3 | 50722 | SF | $0.46 | $0.64 | $32,235 | | | | $32,235 | | | | | $32,235 | | | **$64,470** |
| G2020 | Site Parking Areas | 9763343 | Parking Lots, Pavement, Asphalt, Mill & Overlay | 25 | 15 | 10 | 50722 | SF | $3.50 | $4.81 | $244,100 | | | | | | | | | | | $244,100 | **$244,100** |
| G2020 | Site Parking Areas | 9763352 | Parking Lots, Pavement, Asphalt, Mill & Overlay | 25 | 15 | 10 | 50722 | SF | $3.50 | $4.81 | $244,100 | | | | | | | | | | | $244,100 | **$244,100** |
| G2050 | Site Sports Fields & Courts | 9764875 | Sports Apparatus, Soccer, Regulation Goal, Replace | 20 | 10 | 10 | 1 | EA | $4,700.00 | $6,462.50 | $6,463 | | | | | | | | | | | $6,463 | **$6,463** |
| G2050 | Site Playground Areas | 9763347 | Playground Surfaces, Engineered Wood Fiber, Chips 3" Depth, Replace | 5 | 2 | 3 | 13805 | SF | $1.65 | $2.27 | $31,320 | | | | $31,320 | | | | | $31,320 | | | **$62,640** |
| G2050 | Site Playground Areas | 9763350 | Play Structure, Multipurpose, Small, Replace | 20 | 10 | 10 | 1 | EA | $10,000.00 | $13,750.00 | $13,750 | | | | | | | | | | | $13,750 | **$13,750** |
| G2050 | Site Playground Areas | 9764872 | Play Structure, Multipurpose, Small, Replace | 20 | 10 | 10 | 1 | EA | $10,000.00 | $13,750.00 | $13,750 | | | | | | | | | | | $13,750 | **$13,750** |
| G2060 | Site General | 9763359 | Bike Rack, Fixed 6-10 Bikes, Replace | 20 | 10 | 10 | 1 | EA | $837.00 | $1,088.10 | $1,088 | | | | | | | | | | | $1,088 | **$1,088** |
| G2060 | Site General | 9763348 | Park Bench, Metal Powder-Coated, Replace | 20 | 10 | 10 | 3 | EA | $1,030.00 | $1,416.25 | $4,249 | | | | | | | | | | | $4,249 | **$4,249** |
| G4050 | Site General | 9763353 | Walkway Lighting, Bollard Style, Metal/Resin, Replace | 20 | 10 | 10 | 3 | EA | $1,050.00 | $1,443.75 | $4,331 | | | | | | | | | | | $4,331 | **$4,331** |
| G4050 | Site Parking Areas | 9763360 | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install | 20 | 10 | 10 | 8 | EA | $4,200.00 | $5,775.00 | $46,200 | | | | | | | | | | | $46,200 | **$46,200** |
| **Totals, Unescalated** | | | | | | | | | | | | **$0** | **$0** | **$0** | **$63,555** | **$0** | **$0** | **$0** | **$0** | **$63,555** | **$0** | **$578,030** | **$705,140** |
| **Totals, Escalated (4.0% inflation, compounded annually)** | | | | | | | | | | | | **$0** | **$0** | **$0** | **$71,491** | **$0** | **$0** | **$0** | **$0** | **$86,980** | **$0** | **$855,625** | **$1,014,096** |

* Markup has been included in unit costs.