Draft - For Discussion Purposes Only

FACILITY CONDITION ASSESSMENT

prepared for

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



Clemens Primary School
535 S 19th Street
Philomath, OR 97370

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BV PROJECT #:
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ON SITE DATE:
October 21, 2025

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	1
Main Address	Clemens Primary School, 535 S 19th Street, Philomath, OR 97370
Site Developed	2000
Outside Occupants / Leased Spaces	None
Date(s) of Visit	October 21, 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
Assessment and Report Prepared By	Billy Barnett
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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

Clemens Primary School is a public-school servicing approximately 177 students in the grades K-1 in the Philomath, Oregon. Clemens Primary School is part of the Philomath School District.

The school consists of one building, which was built in 2000. The building is T-shaped, measures 54,500 square feet and contains offices, classrooms, a commercial kitchen, a cafeteria, a gymnasium, a library, a covered play area, support spaces, and restrooms.

Architectural

Clemens Primary School consists of wood-framed and masonry structures with typical wood-framed roof decking and ceilings, with some large wood beams at the large spans. It is built on a concrete slab foundation with typical perimeter concrete wall footings. The roof structures of the building are mainly medium slope with flat sections with the medium slope pitched sections covered in metal and the flat sections, located at the north part of the building, covered in large asphalt shingle roofing. At the interior of the school, most of the walls are painted gypsum and wood paneling. The ceilings are mostly painted gypsum and ACT. Most of the flooring in the building is vinyl composition tile and carpet with limited portions of terrazzo and wood flooring.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building at Clemens Primary School has a boiler system that services all heated portions of the building via hydronic radiators. Electrical service is made up of a local utility-fed interior switchboard that feeds distribution panels throughout.

The school has municipal water and sewer. Hot water is provided by a series of gas-powered water heaters and storage tanks located throughout the building. The Facilities Director states that domestic water lines are degraded.

All structures have been outfitted with a dry-pipe fire sprinkler system.

Site

The site is approximately 5.2 acres and is mostly flat throughout. A medium-sized playground comprises the north side of the site and the building is located at the south side of the lot.

Site hardscape at Clemens Primary School consists of asphalt-paved driveways and parking lots and concrete sidewalks adjacent to the building. Parking lots are situated east and south of the building and are accessed from South Street to the west.

The site has limited mature trees, which are located on the north and west of the lot, and is mainly grass. The site is irrigated.

Site lighting includes building-mounted pole-mounted light fixtures.

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
Clemens Primary school	$559	40,087	$22,408,633	0%	3.6%	18.6%	25.9%
Site	$0	40,087	$0	%	%	%	%

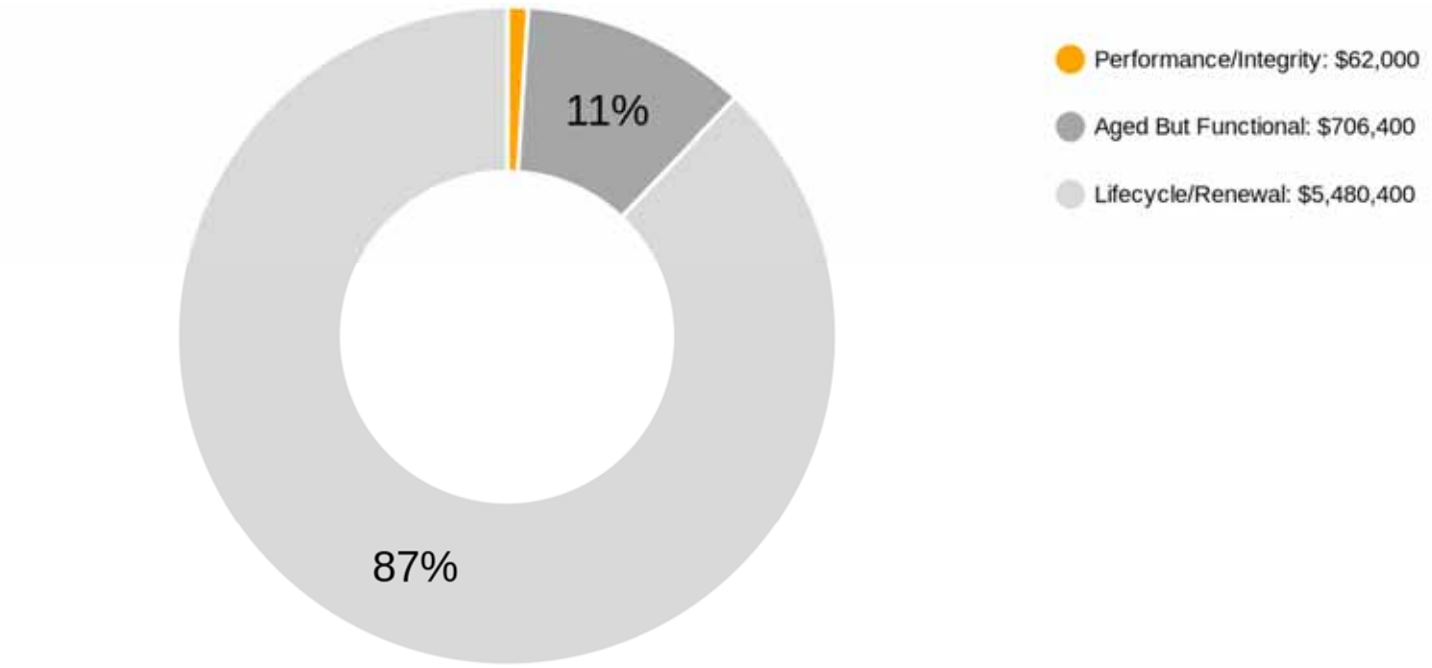
Immediate Needs

There are no immediate needs to report.

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: $6,248,800

2. Clemens Primary school





Clemens Primary school: Building Systems Summary		
Address	535 S 19th Street, Philomath, OR 97370	
GPS Coordinates	44.536315669776165, -123.35811492484865	
Constructed/Renovated	2000	
Building Area	40,087 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Metal siding Secondary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with asphalt shingles	Good
Interiors	Walls: Painted gypsum board, painted wood paneling, vinyl, Floors: Carpet, VCT, terrazzo, unfinished concrete Ceilings: Painted gypsum board and ACT, unfinished/exposed	Fair
Elevators	None	Fair

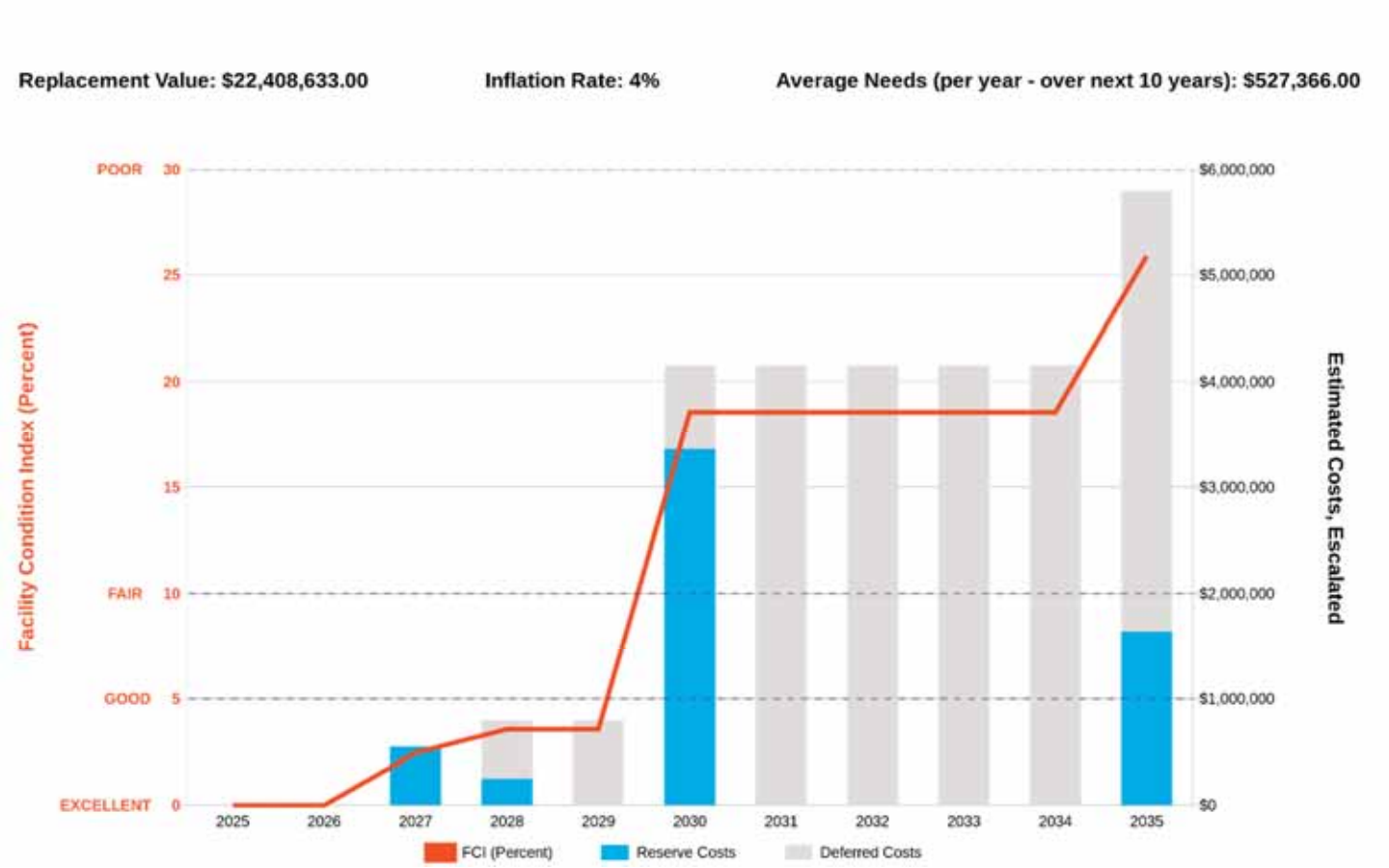
Clemens Primary school: Building Systems Summary		
Plumbing	Distribution: Copper, PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers feeding hydronic baseboard radiators	Fair
Fire Suppression	Dry-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	Beyond the accessibility study recommended above, 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 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.

Clemens Primary 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	$0	$530,840	$13,628	$192,134	$736,602
Roofing	$0	$0	$275,038	$0	$1,460,453	$1,735,491
Interiors	$0	$0	$597,614	$902,343	$936,324	$2,436,281
Plumbing	$0	$2,022	$530,113	$12,863	$95,237	$640,235
HVAC	$0	$312,143	$842,219	$0	$786,843	$1,941,205
Fire Protection	$0	$0	$80,473	$8,304	$0	$88,777
Electrical	$0	$0	$60,893	$617,347	$388,432	$1,066,672
Fire Alarm and Electronic Systems	$0	$98,368	$350,361	$0	$241,547	$690,276
Equipment and Furnishings	$0	$136,419	$344,151	$85,888	$27,514	$593,972
Special Construction and Demo	$0	$0	$0	$0	$0	$0
TOTALS	**$0**	**$549,000**	**$3,611,800**	**$1,640,400**	**$4,128,500**	**$9,929,700**

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Clemens Primary school: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – PERIMETER ELEMENTS AND DRAINAGE



6 – PRIMARY ROOF OVERVIEW



7 – SECONDARY ROOF OVERVIEW



8 – CAFETERIA



9 – LIBRARY



10 – OFFICES



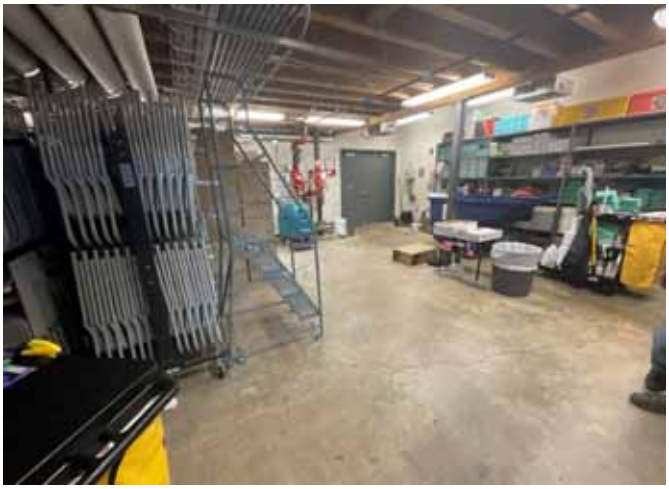
11 – COMMERCIAL KITCHEN



12 – TYPICAL CLASSROOM



13 – TYPICAL HALLWAY



14 – FIRE RISER ROOM



15 – BOILER ROOM



16 – MECHANICAL ROOM



17 – MECHANICAL ROOM



18 – TYPICAL RESTROOM



19 – GYMNASIUM



20 – FIRE RISER

3. Site Summary





Site: Site Information		
Site Area	5.2 acres	
Parking Spaces	60 total spaces all in open lots; 2 of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with adjacent concrete sidewalks, curbs,	Fair
Site Development	Property entrance signage; chain link fencing Playgrounds with fencing Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Storage shed	Fair
Site Accessibility	An accessibility survey has been prepared as a separate report.	

Site: Site Information	
Site Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the site.
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
Special Construction and Demo	$0	$0	$10,037	$0	$0	$10,037
Sitework	$0	$207,003	$190,861	$39,831	$348,410	$786,105
TOTALS	**$0**	**$207,100**	**$200,900**	**$39,900**	**$348,500**	**$796,400**

Immediate Needs

There are no immediate needs to report.

Key Findings



Irrigation System in Poor condition.

Pop-Up Spray Heads, Commercial
Site
Site General

Uniformat Code: G2080
Recommendation: **Replace/Install in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: $59,600

Timer not functioning - AssetCALC ID: 9956397

Site: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – PLAYGROUND



6 – PARKING LOT

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.
- 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.

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

6. Certification

Oregon Department of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Clemens Primary School, 535 S 19th 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.

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:

Allen Manning
Technical Report Reviewer
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7. Appendices

Appendix A: Site Plan(s)

Appendix B: Pre-Survey Questionnaire(s)

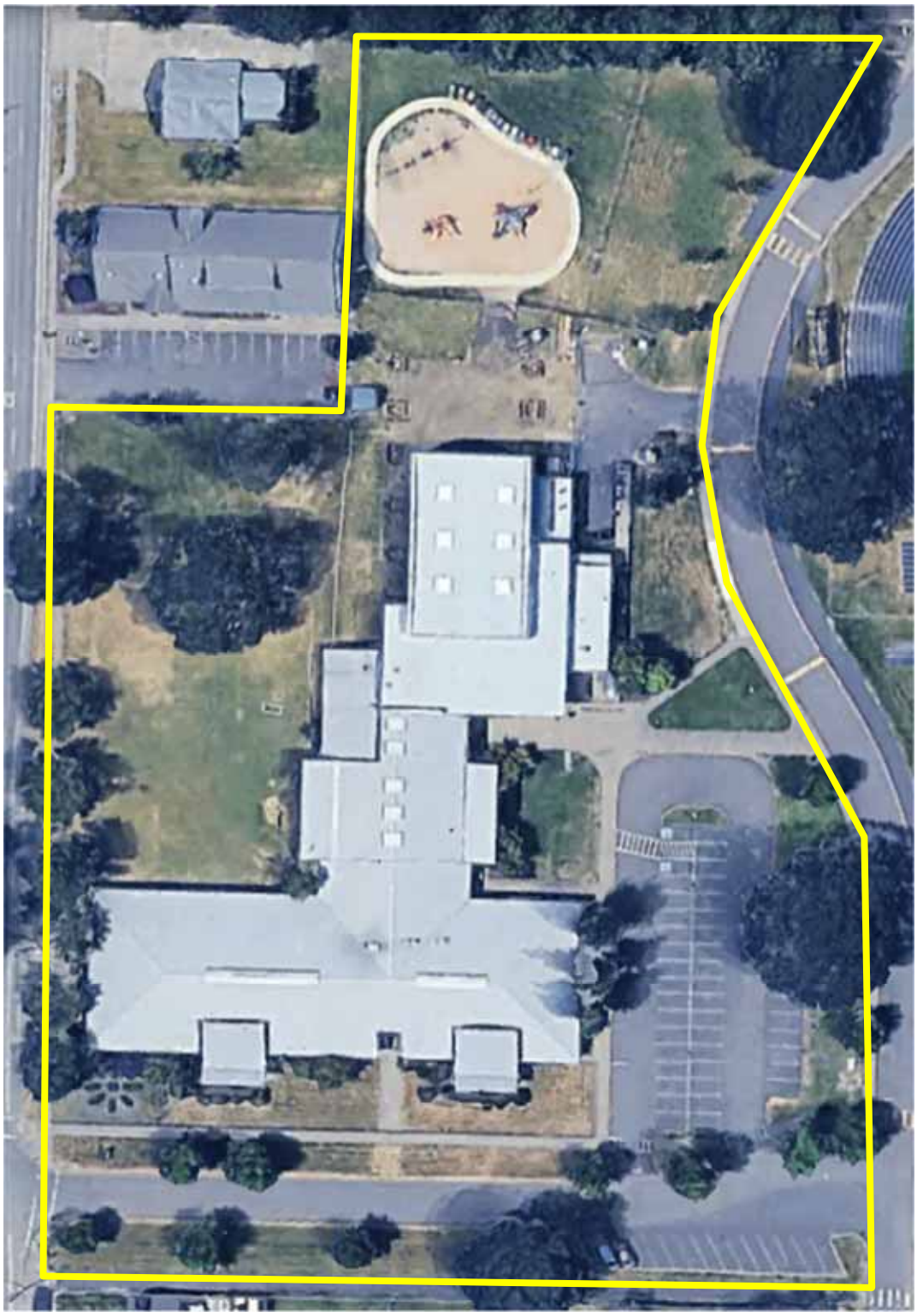
Appendix C: Component Condition Report

Appendix D: Replacement Reserves

Appendix A:
Site Plan(s)

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Site Plan



Project Number	Project Name
169411.24R000-007.017	Clemens Primary School
Source	**On-Site Date**
Google	October 21, 2025

BUREAU VERITAS

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Appendix B:
Pre-Survey Questionnaire(s)

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BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Clemens Primary School

Name of person completing form: Joey DiGiovannangelo

Title / Association w/ property: Facilities Director

Length of time associated w/ property: 16

Date Completed: 10/21/2025

Phone Number: 5412312207

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 2000	Renovated:	
2	Building size in SF	40,000 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2024	Covered play structure
		Roof	2023	
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	HVAC controls		

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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	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X				Domestic water lines degrading
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				Cafeteria, gym, kitchen no SC
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?	X				Aug 2025
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?	X				Classroom

Signature of Assessor

Signature of POC

Appendix C:
Component Condition Report

Draft - For Discussion Purposes Only

Component Condition Report | Clemens Primary School / Clemens Primary school

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure							
A4010	Substructure	Good	Slab-on-Grade, Concrete, Standard w/out Footings, Maintain	40,087	SF	50	9956443
B1010	Superstructure	Good	Structural Framing, Wood, Conventional Stud, Maintain	40,087	SF	50	9956485
Facade							
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	13,500	SF	5	9956423
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	3,600	SF	10	9956481
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	900	SF	5	9956453
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	39		5	9956427
B2050	Gymnasium	Fair	Overhead/Dock Door, Steel, 20'x14' (280 SF)	1		5	9956466
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	10		15	9956413
Roofing							
B3010	Roof	Good	Roofing, Asphalt Shingle, 20-Year Standard	14,200	SF	18	9956463
B3010	Roof	Fair	Roofing, Metal	39,900	SF	15	9956471
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,500	LF	5	9956491
B3060	Roof	Fair	Roof Hatch, Metal	1		5	9956480
B3060	Roof	Fair	Roof Skylight, per SF of glazing	1,000	SF	5	9956441
B3080	Building Exterior	Fair	Soffit/Fascia, Wood	4,500	SF	5	9956414
Interiors							
C1030	Commercial Kitchen	Fair	Interior Door, Wire Mesh Metal	2		15	9956470
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Commercial	36		15	9956464
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	14		15	9956436
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	26,000	SF	10	9956479
C1090	Restrooms	Fair	Toilet Partitions, Metal	18		5	9956445
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	5,000	SF	10	9956493

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Component Condition Report | Clemens Primary School / Clemens Primary school

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	85,000 SF	5	9956476
C2010	Gymnasium	Fair	Wall Finishes, Wood Paneling, Beadboard/Slats/Tongue & Groove	10,000 SF	10	9956442
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	12,000 SF	10	9956452
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	20,000 SF	3	9956440
C2030	Commercial Kitchen	Fair	Flooring, Terrazzo	2,000 SF	25	9956432
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	6,000 SF	5	9956469
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	8,000 SF	5	9956449
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	6,000 SF	5	9956435
Plumbing						
D2010	Mechanical Room	Good	Water Heater, Gas, Commercial (200 MBH)	1	19	9956446
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	40,087 SF	5	9956475
D2010	Mechanical Room	Good	Water Heater, Gas, Commercial (200 MBH)	1	19	9956492
D2010	Restrooms	Fair	Urinal, Standard	4	5	9956418
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	12	5	9956454
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	4	10	9956498
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style	4	5	9956499
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water	1	5	9956439
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	25	5	9956489
D2010	Mechanical Room	Good	Water Heater, Gas, Commercial (125 MBH)	1	19	9956421
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung	5	5	9956467
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	2	9956456
HVAC						
D3020	Mechanical Room	Good	Boiler Supplemental Components, Expansion Tank, 101 to 175 GAL	1	36	9956473
D3020	Throughout Building	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	12	5	9956447
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	2	5	9956431

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Component Condition Report | Clemens Primary School / Clemens Primary school

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Mechanical Room	Fair	Unit Heater, Natural Gas	1	5	9956502
D3030	Building Exterior	Fair	Chiller, Water-Cooled	1	2	9956496
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	2	9956434
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	2	9956424
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	5	9956501
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	2	9956483
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water	2	2	9956429
D3050	Mechanical Room	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	25	9956426
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water	3	2	9956474
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	2	9956419
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	2	9956422
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	2	9956451
D3050	Throughout	Fair	HVAC System, Hydronic Piping, 2-Pipe	40,087 SF	20	9999532
D3050	Throughout Building	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	40,087 SF	5	9956448
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper	1	15	9956417
D3060	Mechanical Room	Fair	Exhaust Fan, Centrifugal, 16" Damper	2	2	9956484
D3060	Mechanical Room	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	2	9956437
D3060	Mechanical Room	Fair	Exhaust Fan, Centrifugal, 36"Damper	1	2	9956455
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	2	15	9956482
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	40,087 SF	5	9956459
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	8 LF	10	9956458
Electrical						
D5020	Electrical Room	Fair	Switchboard, 120/208 V	1	15	9956428
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	40,087 SF	15	9956433

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Component Condition Report | Clemens Primary School / Clemens Primary school

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas	27	10	9956472
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	40,087 SF	10	9956495
D5040	Gymnasium	Fair	Gymnasium Lighting, High Intensity Fixtures, 400 W	20	5	9956487
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	8	10	9956462
Fire Alarm & Electronic Systems						
D6030	Gymnasium	Fair	Sound System, Theater/Auditorium/Church	6,000 SF	5	9956503
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	40,087 SF	2	9956500
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	40,087 SF	5	9956420
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	40,087 SF	5	9956416
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	12 LF	5	9956486
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height	4 LF	5	9956450
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Dishwashing Equipment	20 LF	5	9956490
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	9956488
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	18 LF	5	9956478
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height	15 LF	10	9956430
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	10	9956468
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	8 LF	5	9956465
E1040	Gymnasium	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	2	9956477
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable	1	10	9956444
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Fixed	1	10	9956438
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard Classroom	245 LF	5	9956497
E2010	Hallways & Common Areas	Fair	Casework, Cabinetry, Standard Classroom	220 LF	2	9956457
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	65	2	9956460
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	45 LF	5	9956425

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Component Condition Report | Clemens Primary School / Clemens Primary school

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Building Exterior	Good	Covered Play Structure, Metal-Framed	3,600 SF	29	9956415

Component Condition Report | Clemens Primary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site General	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	120 SF	5	9956402
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	21,570 SF	2	9956410
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	21,570 SF	2	9956396
Athletic, Recreational & Playfield Areas						
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	5	9956408
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	5	9956399
G2050	Site Playground Areas	Fair	Playground Surfaces, Engineered Wood Fiber, Chips 3" Depth	7,300 SF	2	9956405
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	5	9956406
G2050	Site Playground Areas	Fair	Play Structure, Swing Set, 4 Seats	1	5	9956395
Sitework						
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	1,100 LF	15	9956398
G2060	Site General	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	5	9956404
G2060	Site General	Fair	Flagpole, Metal	1	5	9956401
G2060	Site General	Good	Park Bench, Metal Powder-Coated	1	15	9956400
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 4'	400 LF	15	9956409
G2060	Site General	Fair	Bike Rack, Fixed 6-10 Bikes	4	5	9956412
G2080	Site General	Poor	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	25,500 SF	1	9956397
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	8	5	9956407

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Component Condition Report | Clemens Primary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Utilities						
G3010	Site General	Fair	Piping & Valves, Piping Copper, Site Water, 4 IN, Replace/Install	200 LF	15	9956411
G3020	Site General	Fair	Piping & Valves, Piping PVC, Site Sanitary, 8 IN, Replace/Install	200 LF	15	9956403

Appendix D:
Replacement Reserves

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Replacement Reserves Report

11/12/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total Escalated Estimate
Clemens Primary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Clemens Primary School / Clemens Primary school	$0	$0	$548,961	$249,190	$0	$3,362,547	$0	$0	$0	$0	$1,640,382	**$5,801,079**
Clemens Primary School / Site	$0	$61,991	$145,016	$0	$0	$200,904	$0	$39,833	$0	$0	$0	**$447,744**
Grand Total	**$0**	**$61,991**	**$693,977**	**$249,190**	**$0**	**$3,563,451**	**$0**	**$39,833**	**$0**	**$0**	**$1,640,382**	**$6,248,824**

Clemens Primary School

Clemens Primary School / Clemens Primary 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	9956423	Exterior Walls, any painted surface, Prep & Paint	10	5	5	13500	SF	$2.74	$3.77	$50,861						$50,861						**$50,861**
B2010	Building Exterior	9956481	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	10	10	3600	SF	$1.86	$2.56	$9,207											$9,207	**$9,207**
B2020	Building Exterior	9956453	Exterior Glazing, any type by SF, Replace	30	25	5	900	SF	$58.50	$80.44	$72,394						$72,394						**$72,394**
B2050	Building Exterior	9956427	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	25	5	39	EA	$5,650.00	$7,768.75	$302,981						$302,981						**$302,981**
B2050	Gymnasium	9956466	Overhead/Dock Door, Steel, 20'x14' (280 SF), Replace	30	25	5	1	EA	$7,330.00	$10,078.75	$10,079						$10,079						**$10,079**
B3020	Roof	9956491	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	1500	LF	$10.60	$14.58	$21,863						$21,863						**$21,863**
B3060	Roof	9956441	Roof Skylight, per SF of glazing, Replace	30	25	5	1000	SF	$78.00	$107.25	$107,250						$107,250						**$107,250**
B3060	Roof	9956480	Roof Hatch, Metal, Replace	30	25	5	1	EA	$1,660.00	$2,282.50	$2,283						$2,283						**$2,283**
B3080	Building Exterior	9956414	Soffit/Fascia, Wood, Replace	20	15	5	4500	SF	$15.30	$21.04	$94,669						$94,669						**$94,669**
C1070	Throughout Building	9956479	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	26000	SF	$3.76	$5.17	$134,420											$134,420	**$134,420**
C1090	Restrooms	9956445	Toilet Partitions, Metal, Replace	20	15	5	18	EA	$1,480.00	$2,035.00	$36,630						$36,630						**$36,630**
C2010	Restrooms	9956493	Wall Finishes, Laminated Paneling (FRP), Replace	30	20	10	5000	SF	$11.30	$15.54	$77,688											$77,688	**$77,688**
C2010	Gymnasium	9956442	Wall Finishes, Wood Paneling, Beadboard/Slats/Tongue & Groove, Replace	30	20	10	10000	SF	$23.10	$31.76	$317,625											$317,625	**$317,625**
C2010	Throughout Building	9956476	Wall Finishes, any surface, Prep & Paint	10	5	5	85000	SF	$1.45	$1.99	$169,469						$169,469						**$169,469**
C2030	Throughout Building	9956452	Flooring, Vinyl Tile (VCT), Replace	15	5	10	12000	SF	$4.84	$6.66	$79,860											$79,860	**$79,860**
C2030	Throughout Building	9956440	Flooring, Carpet, Commercial Standard, Replace	10	7	3	20000	SF	$8.06	$11.08	$221,529							$221,529					**$221,529**
C2030	Gymnasium	9956469	Flooring, Wood, Sports, Refinish	10	5	5	6000	SF	$5.09	$7.00	$41,993						$41,993						**$41,993**
C2050	Throughout Building	9956449	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	8000	SF	$1.81	$2.49	$19,938						$19,938						**$19,938**
C2050	Gymnasium	9956435	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	6000	SF	$2.23	$3.06	$18,356						$18,356						**$18,356**
D2010	Throughout Building	9956475	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	35	5	40087	SF	$6.00	$8.25	$330,718						$330,718						**$330,718**
D2010	Mechanical Room	9956439	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	$7,930.00	$10,903.75	$10,904						$10,904						**$10,904**
D2010	Throughout Building	9956456	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	1	EA	$1,360.00	$1,870.00	$1,870			$1,870									**$1,870**
D2010	Restrooms	9956418	Urinal, Standard, Replace	30	25	5	4	EA	$1,030.00	$1,416.25	$5,665						$5,665						**$5,665**
D2010	Restrooms	9956454	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	25	5	12	EA	$1,140.00	$1,567.50	$18,810						$18,810						**$18,810**
D2010	Restrooms	9956499	Sink/Lavatory, Trough Style, Replace	30	25	5	4	EA	$2,500.00	$3,437.50	$13,750						$13,750						**$13,750**
D2010	Restrooms	9956489	Toilet, Commercial Water Closet, Replace	30	25	5	25	EA	$1,460.00	$2,007.50	$50,188						$50,188						**$50,188**
D2010	Throughout Building	9956467	Sink/Lavatory, Wall-Hung, Replace	30	25	5	5	EA	$827.00	$1,137.13	$5,686						$5,686						**$5,686**
D2010	Utility Rooms/Areas	9956498	Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	4	EA	$1,580.00	$2,172.50	$8,690											$8,690	**$8,690**

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Replacement Reserves Report

11/12/2025

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
D3020	Mechanical Room	9956431	Boiler, Gas, HVAC, Replace	30	25	5	2	EA	$102,000.00	$140,250.00	$280,500						$280,500						**$280,500**
D3020	Throughout Building	9956447	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	25	5	12	EA	$800.00	$1,100.00	$13,200						$13,200						**$13,200**
D3020	Mechanical Room	9956502	Unit Heater, Natural Gas, Replace	20	15	5	1	EA	$4,330.00	$5,953.75	$5,954						$5,954						**$5,954**
D3030	Building Exterior	9956496	Chiller, Water-Cooled, Replace	25	23	2	1	EA	$38,000.00	$52,250.00	$52,250			$52,250									**$52,250**
D3050	Mechanical Room	9956429	Pump, Distribution, HVAC Heating Water, Replace	15	13	2	2	EA	$6,080.00	$8,360.00	$16,720			$16,720									**$16,720**
D3050	Mechanical Room	9956474	Pump, Distribution, HVAC Heating Water, Replace	15	13	2	3	EA	$6,080.00	$8,360.00	$25,080			$25,080									**$25,080**
D3050	Mechanical Room	9956422	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	15	13	2	1	EA	$6,080.00	$8,360.00	$8,360			$8,360									**$8,360**
D3050	Mechanical Room	9956434	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	23	2	1	EA	$26,400.00	$36,300.00	$36,300			$36,300									**$36,300**
D3050	Mechanical Room	9956424	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	23	2	1	EA	$21,600.00	$29,700.00	$29,700			$29,700									**$29,700**
D3050	Mechanical Room	9956483	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	23	2	1	EA	$21,600.00	$29,700.00	$29,700			$29,700									**$29,700**
D3050	Mechanical Room	9956419	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	23	2	1	EA	$26,400.00	$36,300.00	$36,300			$36,300									**$36,300**
D3050	Mechanical Room	9956451	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	23	2	1	EA	$26,400.00	$36,300.00	$36,300			$36,300									**$36,300**
D3050	Mechanical Room	9956501	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	25	5	1	EA	$45,000.00	$61,875.00	$61,875						$61,875						**$61,875**
D3050	Throughout Building	9956448	HVAC System, Ductwork w/ VAV/FCU, Medium Density, Replace	30	25	5	40087	SF	$6.00	$8.25	$330,718						$330,718						**$330,718**
D3060	Mechanical Room	9956484	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	23	2	2	EA	$2,920.00	$4,015.00	$8,030			$8,030									**$8,030**
D3060	Mechanical Room	9956437	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	23	2	1	EA	$1,470.00	$2,021.25	$2,021			$2,021									**$2,021**
D3060	Mechanical Room	9956455	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	23	2	1	EA	$5,700.00	$7,837.50	$7,838			$7,838									**$7,838**
D4010	Throughout Building	9956459	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	40087	SF	$1.20	$1.65	$66,144						$66,144						**$66,144**
D4010	Commercial Kitchen	9956458	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	10	10	8	LF	$510.00	$701.25	$5,610											$5,610	**$5,610**
D5040	Gymnasium	9956487	Gymnasium Lighting, High Intensity Fixtures, 400 W, Replace	20	15	5	20	EA	$1,820.00	$2,502.50	$50,050						$50,050						**$50,050**
D5040	Building Exterior	9956472	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas, Replace	20	10	10	27	EA	$1,450.00	$1,993.75	$53,831											$53,831	**$53,831**
D5040	Throughout Building	9956495	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	10	10	40087	SF	$6.50	$8.94	$358,278											$358,278	**$358,278**
D5040	Building Exterior	9956462	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	10	10	8	EA	$450.00	$618.75	$4,950											$4,950	**$4,950**
D6030	Gymnasium	9956503	Sound System, Theater/Auditorium/Church, Replace	20	15	5	6000	SF	$1.50	$2.06	$12,375						$12,375						**$12,375**
D6060	Throughout Building	9956500	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	18	2	40087	SF	$1.65	$2.27	$90,947			$90,947									**$90,947**
D7030	Throughout Building	9956420	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	40087	SF	$2.00	$2.75	$110,239						$110,239						**$110,239**
D7050	Throughout Building	9956416	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	40087	SF	$3.00	$4.13	$165,359						$165,359						**$165,359**
E1030	Commercial Kitchen	9956486	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	15	5	12	LF	$300.00	$412.50	$4,950						$4,950						**$4,950**
E1030	Commercial Kitchen	9956450	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height, Replace	20	15	5	4	LF	$1,500.00	$2,062.50	$8,250						$8,250						**$8,250**
E1030	Commercial Kitchen	9956490	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	15	5	20	LF	$3,000.00	$4,125.00	$82,500						$82,500						**$82,500**
E1030	Commercial Kitchen	9956488	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	$7,650.00	$10,518.75	$10,519						$10,519						**$10,519**
E1030	Commercial Kitchen	9956478	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	15	5	18	LF	$1,000.00	$1,375.00	$24,750						$24,750						**$24,750**
E1030	Commercial Kitchen	9956465	Commercial Kitchen Line, Cooking Equipment, Replace	20	15	5	8	LF	$2,000.00	$2,750.00	$22,000						$22,000						**$22,000**
E1030	Commercial Kitchen	9956430	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height, Replace	20	10	10	15	LF	$2,000.00	$2,750.00	$41,250											$41,250	**$41,250**
E1030	Commercial Kitchen	9956468	Foodservice Equipment, Sink, 3-Bowl, Replace	30	20	10	1	EA	$2,900.00	$3,987.50	$3,988											$3,988	**$3,988**
E1040	Gymnasium	9956477	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	8	2	1	EA	$2,030.00	$2,791.25	$2,791			$2,791									**$2,791**
E1070	Gymnasium	9956444	Basketball Backboard, Wall-Mounted, Operable	30	20	10	1	EA	$4,300.00	$5,912.50	$5,913											$5,913	**$5,913**
E1070	Gymnasium	9956438	Basketball Backboard, Ceiling-Mounted, Fixed	30	20	10	1	EA	$5,000.00	$6,875.00	$6,875											$6,875	**$6,875**

Draft - For Discussion Purposes Only

Replacement Reserves Report

11/12/2025

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
E2010	Hallways & Common Areas	9956457	Casework, Cabinetry, Standard Classroom, Replace	20	18	2	220	LF	$325.00	$446.88	$98,313			$98,313									**$98,313**
E2010	Classrooms General	9956497	Casework, Cabinetry, Standard Classroom, Replace	20	15	5	245	LF	$325.00	$446.88	$109,484						$109,484						**$109,484**
E2010	Library	9956425	Library Shelving, Single-Faced, up to 90" Height, Replace	20	15	5	45	LF	$330.00	$453.75	$20,419						$20,419						**$20,419**
E2010	Gymnasium	9956460	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	18	2	65	EA	$280.00	$385.00	$25,025			$25,025									**$25,025**
Totals, Unescalated												**$0**	**$0**	**$507,545**	**$221,529**	**$0**	**$2,763,768**	**$0**	**$0**	**$0**	**$0**	**$1,108,183**	**$4,601,026**
Totals, Escalated (4.0% inflation, compounded annually)												**$0**	**$0**	**$548,961**	**$249,190**	**$0**	**$3,362,547**	**$0**	**$0**	**$0**	**$0**	**$1,640,382**	**$5,801,079**

Clemens Primary 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
F1020	Site General	9956402	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	25	5	120	SF	$50.00	$68.75	$8,250						$8,250						**$8,250**
G2020	Site Parking Areas	9956410	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	21570	SF	$0.46	$0.64	$13,708			$13,708					$13,708				**$27,417**
G2020	Site Parking Areas	9956396	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	21570	SF	$3.50	$4.81	$103,806			$103,806									**$103,806**
G2050	Site Playground Areas	9956405	Playground Surfaces, Engineered Wood Fiber, Chips 3" Depth, Replace	5	3	2	7300	SF	$1.65	$2.27	$16,562			$16,562					$16,562				**$33,124**
G2050	Site Playground Areas	9956408	Play Structure, Multipurpose, Small, Replace	20	15	5	1	EA	$10,000.00	$13,750.00	$13,750						$13,750						**$13,750**
G2050	Site Playground Areas	9956399	Play Structure, Multipurpose, Medium, Replace	20	15	5	1	EA	$20,000.00	$27,500.00	$27,500						$27,500						**$27,500**
G2050	Site Playground Areas	9956406	Play Structure, Multipurpose, Large, Replace	20	15	5	1	EA	$35,000.00	$48,125.00	$48,125						$48,125						**$48,125**
G2050	Site Playground Areas	9956395	Play Structure, Swing Set, 4 Seats, Replace	20	15	5	1	EA	$3,390.00	$8,051.25	$8,051						$8,051						**$8,051**
G2060	Site General	9956412	Bike Rack, Fixed 6-10 Bikes, Replace	20	15	5	4	EA	$837.00	$1,150.88	$4,604						$4,604						**$4,604**
G2060	Site General	9956404	Signage, Property, Building or Pole-Mounted, Replace/Install	20	15	5	1	EA	$2,290.00	$3,148.75	$3,149						$3,149						**$3,149**
G2060	Site General	9956401	Flagpole, Metal, Replace	30	25	5	1	EA	$4,000.00	$5,500.00	$5,500						$5,500						**$5,500**
G2080	Site General	9956397	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	19	1	25500	SF	$1.70	$2.34	$59,606		$59,606										**$59,606**
G4050	Site Parking Areas	9956407	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	15	5	8	EA	$4,200.00	$5,775.00	$46,200						$46,200						**$46,200**
Totals, Unescalated												**$0**	**$59,606**	**$134,076**	**$0**	**$0**	**$165,129**	**$0**	**$30,270**	**$0**	**$0**	**$0**	**$389,081**
Totals, Escalated (4.0% inflation, compounded annually)												**$0**	**$61,991**	**$145,016**	**$0**	**$0**	**$200,904**	**$0**	**$39,833**	**$0**	**$0**	**$0**	**$447,744**

* Markup has been included in unit costs.