FACILITY CONDITION ASSESSMENT

prepared for

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



Philomath Middle School
2021 Chapel Drive
Philomath, OR 97370

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BV PROJECT #:
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November 17, 2025

ON SITE DATE:
October 22, 2025

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Middle School
Number of Buildings	3
Main Address	Philomath Middle School, 2021 Chapel Drive, Philomath, OR 97370
Site Developed	1973
Outside Occupants / Leased Spaces	None
Date(s) of Visit	October 22, 2025
Management Point of Contact	Oregon Department of Education Adam Krein, State Facility Assessment Administrator 971.720.9273 adam.krein@ode.oregon.gov
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Philomath Middle School is a public-school servicing approximately 344 students in the grades 6-8 in the Philomath, Oregon. Philomath Middle School is part of the Philomath School District. The school consists of three buildings: a main building and two modular buildings. The main building was built in 1973. It is square shaped, measures 69,150 square feet and contains offices, classrooms, a commercial kitchen, a cafeteria, a gymnasium, a library, a covered play area, support spaces, and restrooms.

Architectural

Philomath Middle 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 structure of the main building is mainly flat sections 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 main building at Philomath Middle School has a boiler system that services all heated portions of the building. 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 the electrical system is outdated and undersized.

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

Site

The site is approximately 23.42 acres and is mostly flat throughout. Three baseball diamonds and two large athletic fields comprise the east and south sides of the site and the main building is located at the north side of the lot. Two modular buildings are located in the northwest corner of the site.

Site hardscape at Philomath Middle School consists of asphalt-paved driveways and parking lots and concrete sidewalks adjacent to the building. Parking lots are situated at the west and south of the building and are accessed from School Fire Lanes to the west.

The site is moderately populated with mature trees, which are located on the west and south portions of the lot. The site consists mainly of grass and is not 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
Philomath Middle School	$596	69,150	$41,213,400	0.1%	7.4%	13.9%	25.5%
Philomath Middle School-Modular 1	$158	1,798	$284,084	0%	0%	118.7%	118.7%
Philomath Middle School-Modular 2	$158	1,798	$284,084	0%	0%	118.7%	118.7%
Site	$0	72,746	$0	%	%	%	%

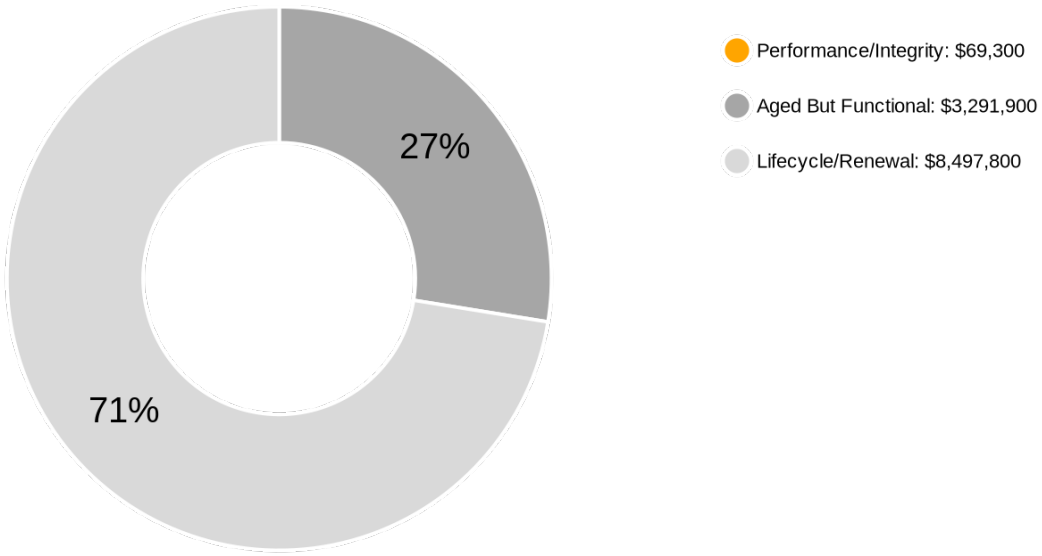
Immediate Needs

Facility/Building	Total Items	Total Cost
Philomath Middle School/Philomath Middle School	4	$21,000
TOTAL	**4**	**$21,000**

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: $11,859,000

2. Philomath Middle School





Philomath Middle School: Building Systems Summary		
Address	2021 Chapel Drive, Philomath, OR 97370	
GPS Coordinates	44.53466552944551, -123.3558051981375	
Constructed/Renovated	1973	
Building Area	69,150 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: 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, wood paneling	Fair
Elevators	None	Fair

Philomath Middle 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, and cooling tower	Fair
Fire Suppression	Dry-pipe sprinkler system, fire extinguishers	Fair
Electrical	Source & 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.	

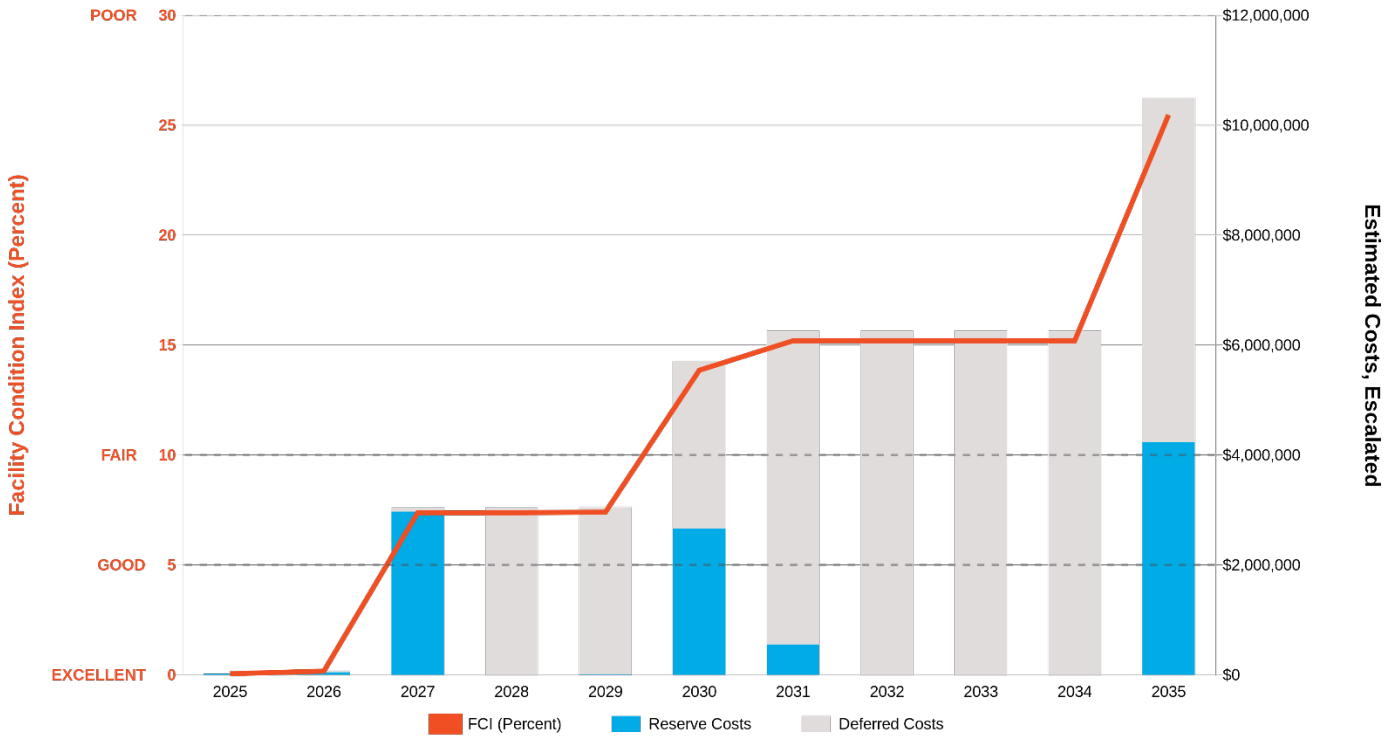
The table below shows the anticipated costs by trade or building system over the next 20 years.

Philomath Middle School: System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 years)**	**Near Term (3-5 years)**	**Med Term (6-10 years)**	**Long Term (11-20 years)**	**TOTAL**
Structure	$0	$0	$0	$0	$0	$0
Facade	$0	$0	$22,918	$153,950	$456,450	$633,318
Roofing	$0	$85,989	$21,279	$576,500	$0	$683,768
Interiors	$0	$883,873	$579,334	$2,034,293	$1,230,568	$4,728,068
Plumbing	$5,898	$130,185	$784,044	$108,278	$62,700	$1,091,105
HVAC	$0	$1,414,328	$189,593	$0	$30,111	$1,634,032
Fire Protection	$0	$0	$146,034	$8,506	$0	$154,540
Electrical	$0	$443,284	$103,518	$1,059,081	$0	$1,605,883
Fire Alarm & Electronic Systems	$8,387	$0	$626,734	$0	$453,440	$1,088,561
Equipment & Furnishings	$6,703	$61,420	$196,831	$504,835	$75,045	$844,834
Special Construction & Demo	$0	$0	$0	$341,936	$0	$341,936
TOTALS	**$21,000**	**$3,019,100**	**$2,670,300**	**$4,787,400**	**$2,308,400**	**$12,806,200**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $41,213,400.00 **Inflation Rate: 4%** **Average Needs (per year - over next 10 years): $954,339.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Philomath Middle School/Philomath Middle School	D7051	Fire Alarm Panel, Multiplex, Replace	Poor	Performance/Integrity	$8,400
Philomath Middle School/Philomath Middle School	D2016	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	Failed	Performance/Integrity	$3,700
Philomath Middle School/Philomath Middle School	D2016	Sink/Lavatory, Service Sink, Floor, Replace	Failed	Performance/Integrity	$2,200
Philomath Middle School/Philomath Middle School	E2013	Casework, Cabinetry, Standard Classroom, Replace	Poor	Performance/Integrity	$6,700
TOTAL (4 items)					**$21,000**

Key Findings



Sink/Lavatory in Failed condition.

Service Sink, Floor
Philomath Middle School
Utility Rooms/Areas

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

Plan Type:
Performance/Integrity

Cost Estimate: $2,200

Cracked basin - AssetCALC ID: 9965065



Drinking Fountain in Failed condition.

Wall-Mounted, Bi-Level
Philomath Middle School
Hallways and Common Areas

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

Plan Type:
Performance/Integrity

Cost Estimate: $3,700

Out of commission - AssetCALC ID: 9965024



Casework in Poor condition.

Cabinetry, Standard Classroom
Philomath Middle School
Classrooms Industrial Arts

Uniformat Code: E2010
Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: $6,700

Degraded - AssetCALC ID: 9965053



Fire Alarm Panel in Poor condition.

Multiplex
Philomath Middle School
Mechanical Room

Uniformat Code: D7050
Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: $8,400

Not fully functional, awaiting replacement - AssetCALC ID: 9965011



Flooring in Poor condition.

Vinyl Tile (VCT)
Philomath Middle School
Commercial Kitchen

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

Plan Type:
Performance/Integrity

Cost Estimate: $4,700

Cracked/worn - AssetCALC ID: 9965037



Suspended Ceilings in Poor condition.

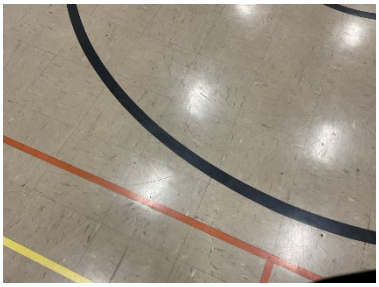
Acoustic Tile (ACT)
Philomath Middle School
Locker Rooms

Uniformat Code: C1070
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: $15,500

Degraded tiles - AssetCALC ID: 9965061



Flooring in Poor condition.

Vinyl Tile (VCT)
Philomath Middle School
Multi-Purpose Room

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

Plan Type:
Performance/Integrity

Cost Estimate: $20,000

Medium cracks throughout - AssetCALC ID: 9964995



Flooring in Poor condition.

Any Surface, with Paint or Sealant
Philomath Middle School
Classrooms Industrial Arts

Uniformat Code: C2030
Recommendation: **Prep and Paint in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: $1,800

Medium cracks, degraded coating - AssetCALC ID: 9964992



Flooring in Poor condition.

Any Surface, with Paint or Sealant
Philomath Middle School
Locker Rooms

Uniformat Code: C2030
Recommendation: **Prep and Paint in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: $4,500

Medium cracks, degraded coating - AssetCALC ID: 9964996

Philomath Middle School: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – PRIMARY ROOF OVERVIEW



6 – SECONDARY ROOF OVERVIEW



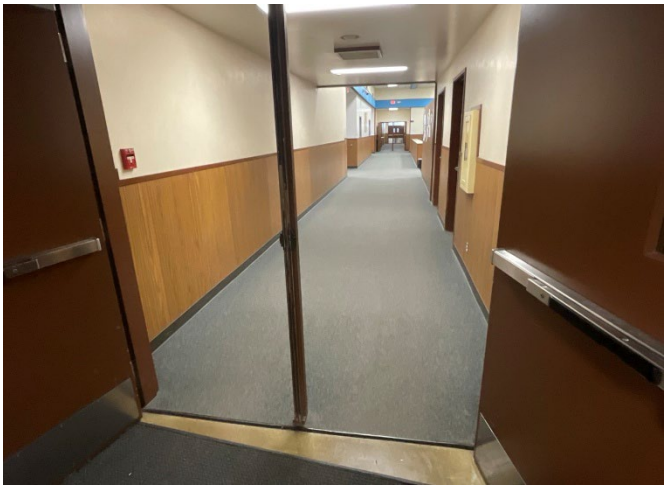
7 – PERIMETER ELEMENTS AND DRAINAGE



8 – TYPICAL CLASSROOM



9 – COMMERCIAL KITCHEN



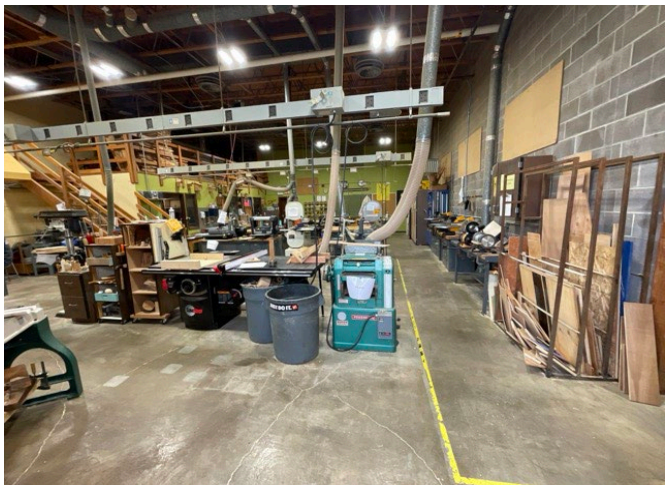
10 – TYPICAL HALLWAY



11 – LIBRARY



12 – MECHANICAL ROOM



13 – WOOD SHOP



14 – LOCKER ROOM



15 – TYPICAL RESTROOM



16 – BOILER ROOM



17 – OFFICES



18 – TYPICAL HALLWAY

3. Philomath Middle School-Modular 1





Philomath Middle School-Modular 1: Building Systems Summary	
Address	2021 Chapel Drive, Philomath, OR 97370
GPS Coordinates	44.53536935288053, -123.35663428884943
Constructed/Renovated	2000
Building Area	1,798 SF
Number of Stories	1 above grade

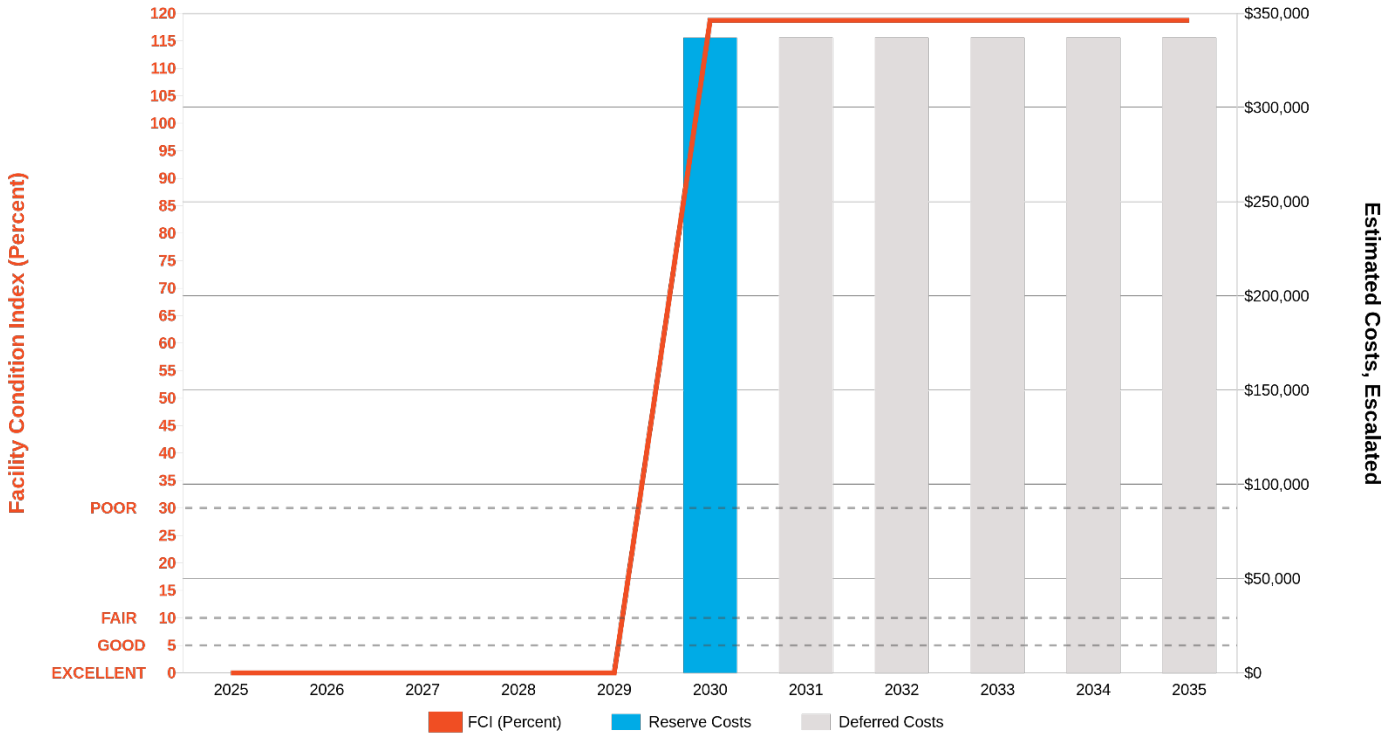
The table below shows the anticipated costs by trade or building system over the next 20 years.

Philomath Middle School-Modular 1: System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 years)**	**Near Term (3-5 years)**	**Med Term (6-10 years)**	**Long Term (11-20 years)**	**TOTAL**
Special Construction & Demo	$0	$0	$337,181	$0	$0	$337,181
TOTALS	**$0**	**$0**	**$337,200**	**$0**	**$0**	**$337,200**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $284,084.00 **Inflation Rate: 4%** **Average Needs (per year - over next 10 years): $30,652.00**



Immediate Needs

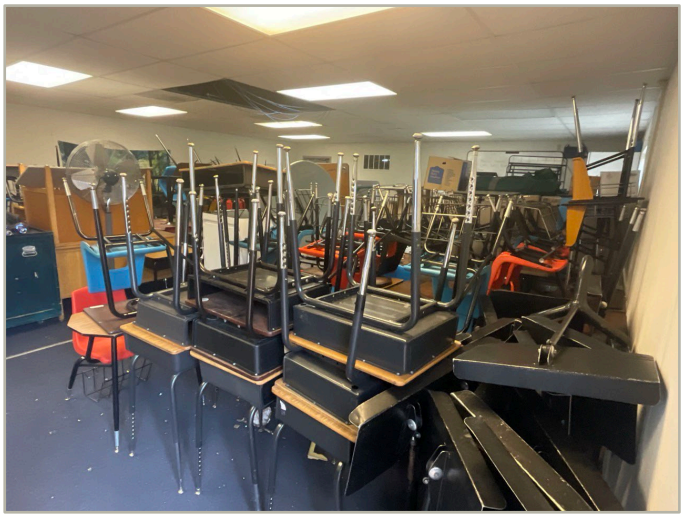
There are no immediate needs to report.

Key Findings

There are no key findings to report.

4. Philomath Middle School-Modular 2





Philomath Middle School-Modular 2: Building Systems Summary	
Address	2021 Chapel Drive, Philomath, OR 97370
GPS Coordinates	44.53536535519676, -123.35692963135533
Constructed/Renovated	2000
Building Area	1,798 SF
Number of Stories	1 above grade

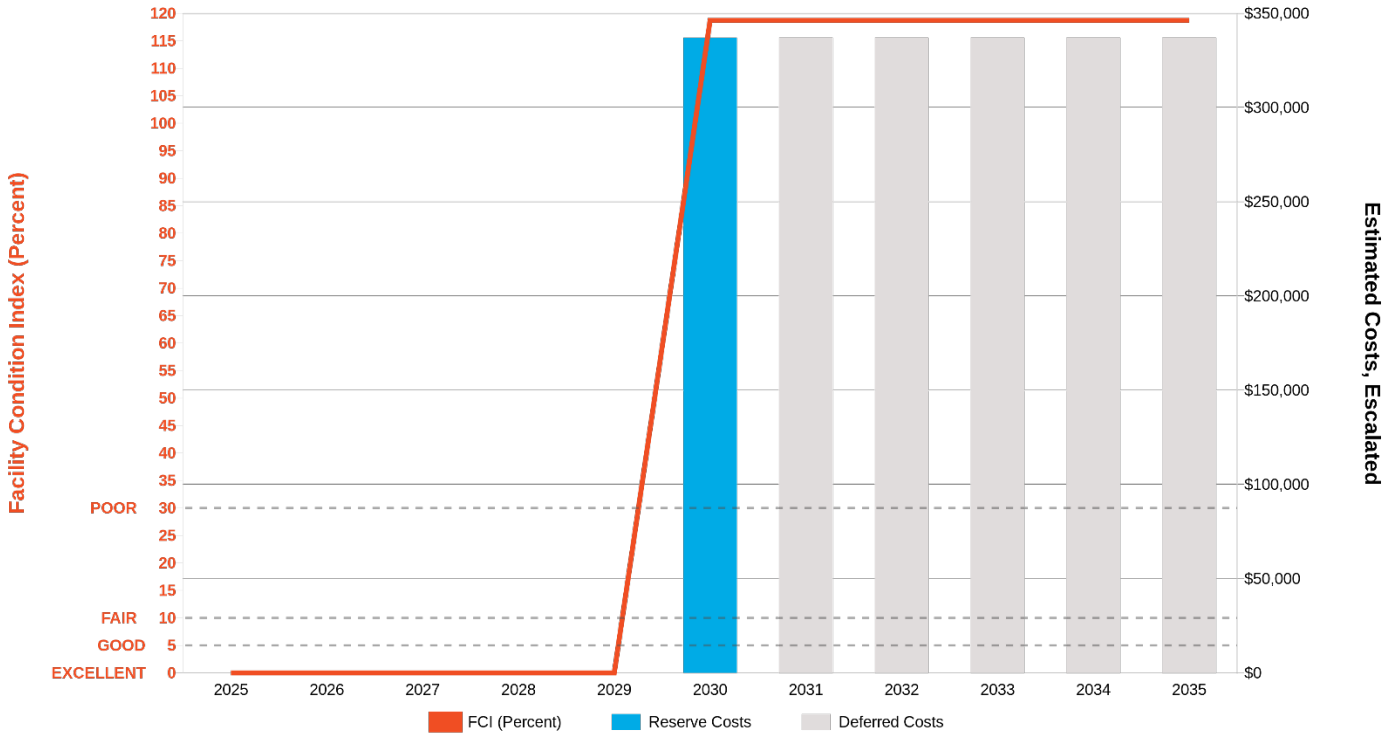
The table below shows the anticipated costs by trade or building system over the next 20 years.

Philomath Middle School-Modular 2: System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 years)**	**Near Term (3-5 years)**	**Med Term (6-10 years)**	**Long Term (11-20 years)**	**TOTAL**
Special Construction & Demo	$0	$0	$337,181	$0	$0	$337,181
TOTALS	**$0**	**$0**	**$337,200**	**$0**	**$0**	**$337,200**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $284,084.00 **Inflation Rate: 4%** **Average Needs (per year - over next 10 years): $30,652.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

5. Site Summary





Site: Site Information		
Site Area	23.42 acres	
Parking Spaces	125 total spaces all in open lots; 5 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 Sports fields and courts with bleachers and fencing Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not 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 years)	Near Term (3-5 years)	Med Term (6-10 years)	Long Term (11-20 years)	TOTAL
HVAC	$0	$41,046	$0	$0	$0	$41,046
Special Construction & Demo	$0	$0	$0	$20,353	$65,001	$85,354
Sitework	$0	$204,833	$305,545	$115,123	$390,528	$1,016,029
TOTALS	**$0**	**$245,900**	**$305,600**	**$135,500**	**$455,600**	**$1,142,600**

Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Site: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



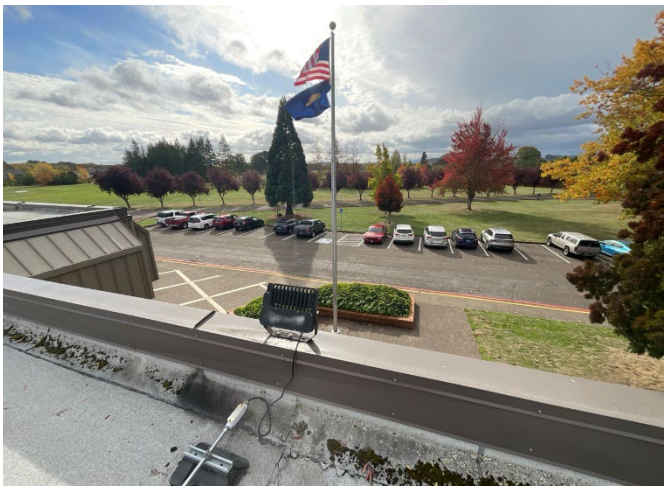
3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – ATHLETIC FIELDS



6 – SITE SOUTH



7 – SITE WEST



8 – SITE NORTH



9 – SITE EAST



10 – ATHLETIC COURTS



11 – PARKING LOT SOUTH



12 – PARKING LOT WEST

6. Purpose and Scope

Purpose

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

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

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

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

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

7. Opinions of Probable Costs

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

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

Methodology

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

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

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for 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.

8. Certification

Oregon Department of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Philomath Middle School, 2021 Chapel Drive, 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.

Prepared by: Billy Barnett
Project Assessor

Reviewed by:

Allen Manning
Technical Report Reviewer
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9. 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)

Site Plan



Project Number	Project Name
169411.24R000-027.017	Philomath Middle School
Source	**On-Site Date**
Google	October 22, 2025

BUREAU VERITAS

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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 Middle School 19000300

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 - one modular building is currently used for storage		
4	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	2011	Building ID - new siding and new windows
		Roof	2012	Building ID - new BUR
		Interiors		Building ID -
		HVAC	2011/12	Building ID - new DDC controls
		Electrical		Building ID -
		Plumbing	2011/12	Water lines replaced in building
		Site Pavement		

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		Accessibility		Building ID -

	Question	Response
5	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.	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?		No			Building ID -
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?		No			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 - outdated/ mostly original to building construction in 1973
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:
Component Condition Report

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Component Condition Report | Philomath Middle School / Philomath Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4010	Substructure	Fair	Slab-on-Grade, Concrete, Standard w/ Integral Perimeter Footings, Maintain	72,746 SF	23	9965049
B1010	Superstructure	Fair	Structural Framing, Wood, Conventional Stud, Maintain	72,746 SF	23	9964965
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	6,500 SF	10	9964988
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	2,200 SF	15	9965010
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,000 SF	5	9964969
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	700 SF	10	9965025
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	10	9965020
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	30	20	9964973
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	80,500 SF	6	9964977
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,200 LF	5	9964976
B3060	Roof	Fair	Roof Hatch, Metal	1	2	9965058
B3060	Roof	Fair	Roof Skylight, per SF of glazing	720 SF	2	9964998
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	2,000 SF	10	9964982
Interiors						
C1010	Classrooms General	Fair	Movable Partition, Room Divider, Basic Fabric	175 SF	5	9964970
C1030	Throughout Building	Fair	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over	4	5	9965008
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	22	15	9965027
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Commercial	48	5	9965001
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	46,200 SF	5	9964985
C1070	Locker Rooms	Poor	Suspended Ceilings, Acoustical Tile (ACT)	3,000 SF	1	9965061
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	11	5	9965021

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Component Condition Report | Philomath Middle School / Philomath Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Hallways & Common Areas	Fair	Lockers, Steel-Baked Enamel, 6' Height per LF	210 LF	5	9964971
C1090	Restrooms	Fair	Toilet Partitions, Metal	4	5	9965041
C1090	Locker Rooms	Fair	Lockers, Steel-Baked Enamel, 6' Height per LF	300 LF	2	9965012
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	4,100 SF	10	9964990
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	200 SF	5	9965032
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	97,500 SF	2	9965031
C2010	Throughout Building	Fair	Wall Finishes, Wood Paneling, Beadboard/Slats/Tongue & Groove	34,600 SF	10	9965017
C2010	Throughout Building	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	2,100 SF	5	9965006
C2030	Locker Rooms	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,000 SF	1	9964996
C2030	Restrooms	Fair	Flooring, Terrazzo	1,100 SF	10	9965059
C2030	Classrooms Industrial Arts	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,200 SF	1	9964992
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	23,100 SF	2	9965072
C2030	Multi-Purpose Room	Poor	Flooring, Vinyl Tile (VCT)	3,000 SF	1	9964995
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	6,000 SF	2	9965023
C2030	Commercial Kitchen	Poor	Flooring, Vinyl Tile (VCT)	700 SF	1	9965037
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	24,100 SF	2	9965062
C2050	Throughout Building	Fair	Ceiling Finishes, Wood Paneling	9,000 SF	10	9964991
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,000 SF	5	9964981
Plumbing						
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	5	9965068
D2010	Locker Rooms	Fair	Shower, Valves & Heads, Single Showerhead	14	2	9965055
D2010	Classrooms Industrial Arts	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	2	9965002
D2010	Mechanical Room	Fair	Water Heater, Electric, Commercial (12 kW)	1	2	9964987
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	2	9964994
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	10	9965047

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Component Condition Report | Philomath Middle School / Philomath Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	5	9965066
D2010	Hallways & Common Areas	Failed	Drinking Fountain, Wall-Mounted, Bi-Level	1	0	9965024
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	13	5	9965057
D2010	Restrooms	Fair	Urinal, Standard	12	10	9965034
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water	1	20	9964967
D2010	Mechanical Room	Fair	Storage Tank, Domestic Water	1	15	9965069
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	2	9964989
D2010	Utility Rooms/Areas	Failed	Sink/Lavatory, Service Sink, Floor	1	0	9965065
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style	4	10	9965029
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	8	5	9965018
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	72,746 SF	5	9965070
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	18	10	9965036
D2010	Locker Rooms	Fair	Shower, Ceramic Tile	14	2	9965064
D2060	Mechanical Room	Fair	Air Compressor, Tank-Style	2	2	9965048
HVAC						
D3020	Mechanical Room	Fair	Unit Heater, Hydronic	1	5	9965071
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	2	2	9965063
D3030	Mechanical Room	Fair	Chiller, Water-Cooled, 81 to 100 TON	1	5	9964983
D3050	Mechanical Room	Excellent	Pump, Distribution, HVAC Heating Water	2	15	9965014
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	3	2	9964999
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	9965046
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	2	2	9964984
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	2	9965015
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	2	2	9964978
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	72,746 SF	2	9965060

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Component Condition Report | Philomath Middle School / Philomath Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	2	4	9965035
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	2	9965003
D3060	Building Exterior	Fair	Exhaust Fan, Industrial Dust Collection, 30 HP Motor	1	2	9965022
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	72,746 SF	5	9965039
D4010	Mechanical Room	Fair	Backflow Preventer, Fire Suppression	1	10	9965007
Electrical						
D5020	Mechanical Room	Fair	Motor Control Center, w/ Main Breaker	2	2	9965040
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	2	9964997
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	10	9965026
D5020	Classrooms Industrial Arts	Fair	Secondary Transformer, Dry, Stepdown	1	2	9965054
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V	1	2	9965000
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	72,746 SF	2	9965043
D5040	Throughout Building	Fair	Gymnasium Lighting, High Intensity Fixtures, 400 W	34	5	9964974
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas	15	10	9964966
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	72,746 SF	10	9965033
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	27	10	9965067
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	72,746 SF	5	9965052
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	72,746 SF	5	9964993
D7050	Mechanical Room	Poor	Fire Alarm Panel, Multiplex	1	0	9965011
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	72,746 SF	5	9965056
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	25 LF	2	9965051
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	4 LF	10	9964972

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Component Condition Report | Philomath Middle School / Philomath Middle School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height	16 LF	10	9964979
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	6 LF	10	9965045
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	10	9965028
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height	6 LF	10	9965009
E1040	Classrooms Science	Fair	Laboratory Equipment, Sink, 1-Bowl	12	10	9965005
E1070	Throughout Building	Fair	Basketball Backboard, Wall-Mounted, Fixed	6	10	9965016
E1070	Building Exterior	Fair	Basketball Backboard, Wall-Mounted, Fixed	2	5	9965030
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable	2	10	9964975
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Basic	1	10	9965042
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard Classroom	75 LF	15	9965004
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	60 LF	10	9965044
E2010	Library	Fair	Casework, Cabinetry, Standard Classroom	100 LF	5	9964980
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard Classroom	104 LF	2	9965019
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	60 LF	10	9965013
E2010	Classrooms Science	Fair	Casework, Cabinetry, High-End or Laboratory	120 LF	5	9965050
E2010	Classrooms Industrial Arts	Poor	Casework, Cabinetry, Standard Classroom	15 LF	0	9965053
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	200	10	9965038
E2010	Office Areas	Fair	Casework, Cabinetry, Standard Classroom	80 LF	10	9964968
Special Construction & Demo						
F1020	Building Exterior	Fair	Covered Play Structure, Wood-Framed	3,360 SF	10	9964986

Component Condition Report | Philomath Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	Site Utility Areas	Fair	Cooling Tower, (Typical) Open Circuit , 76 to 100 TON	1	2	9964926

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Component Condition Report | Philomath Middle 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, Basic/Minimal	1,050 SF	15	9964925
F1020	Site General	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	400 SF	10	9964937
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	37,900 SF	2	9964921
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	37,900 SF	5	9964930
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Outside Backboard/Rim/Pole	4	10	9964931
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	27,700 SF	3	9964933
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	3	2	9964924
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	27,700 SF	15	9964938
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Soccer, Regulation Goal	5	5	9964934
Sitework						
G2060	Site General	Fair	Bike Rack, Fixed 6-10 Bikes	4	2	9964923
G2060	Site	Fair	Flagpole, Metal	1	2	9964928
G2060	Site General	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	2	9964932
G2060	Site General	Fair	Park Bench, Metal Powder-Coated	2	5	9964922
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 4'	65 LF	10	9964935
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	3	5	9964929
Utilities						
G3010	Site General	Fair	Piping & Valves, Piping Copper, Site Water, 4 IN, Replace/Install	300 LF	2	9964927
G3020	Site General	Fair	Piping & Valves, Piping PVC, Site Sanitary, 8 IN, Replace/Install	300 LF	2	9964936

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Component Condition Report | Philomath Middle School / Philomath Middle School-Modular 1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site General	Fair	Classroom/Office Module, Portable Building	1,798 SF	5	9964963

Component Condition Report | Philomath Middle School / Philomath Middle School-Modular 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site General	Fair	Classroom/Office Module, Portable Building	1,798 SF	5	9964964

Appendix D:
Replacement Reserves

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Replacement Reserves Report

11/17/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total Escalated Estimate
Philomath Middle School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Philomath Middle School / Philomath Middle School	$20,989	$48,285	$2,970,817	$0	$9,877	$2,660,432	$553,217	$0	$0	$0	$4,234,189	**$10,497,806**
Philomath Middle School / Philomath Middle School-Modular 1	$0	$0	$0	$0	$0	$337,182	$0	$0	$0	$0	$0	**$337,182**
Philomath Middle School / Philomath Middle School-Modular 2	$0	$0	$0	$0	$0	$337,182	$0	$0	$0	$0	$0	**$337,182**
Philomath Middle School / Site	$0	$0	$245,887	$19,802	$0	$285,748	$0	$31,696	$24,092	$0	$79,691	**$686,916**
Grand Total	**$20,989**	**$48,285**	**$3,216,704**	**$19,802**	**$9,877**	**$3,620,544**	**$553,217**	**$31,696**	**$24,092**	**$0**	**$4,313,879**	**$11,859,086**

Philomath Middle School

Philomath Middle School / Philomath Middle 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	9964969	Exterior Walls, any painted surface, Prep & Paint	10	5	5	5000	SF	$2.74	$3.77	$18,838						$18,838						**$18,838**
B2010	Building Exterior	9964988	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	10	10	6500	SF	$1.86	$2.56	$16,624											$16,624	**$16,624**
B2020	Building Exterior	9965025	Exterior Glazing, any type by SF, Replace	30	20	10	700	SF	$58.50	$80.44	$56,306											$56,306	**$56,306**
B2050	Building Exterior	9965020	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	20	10	4	EA	$5,650.00	$7,768.75	$31,075											$31,075	**$31,075**
B3010	Roof	9964977	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	14	6	80500	SF	$3.95	$5.43	$437,216							$437,216					**$437,216**
B3020	Roof	9964976	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	15	5	1200	LF	$10.60	$14.58	$17,490						$17,490						**$17,490**
B3060	Roof	9964998	Roof Skylight, per SF of glazing, Replace	30	28	2	720	SF	$78.00	$107.25	$77,220			$77,220									**$77,220**
B3060	Roof	9965058	Roof Hatch, Metal, Replace	30	28	2	1	EA	$1,660.00	$2,282.50	$2,283			$2,283									**$2,283**
B3080	Building Exterior	9964982	Soffit/Fascia, Metal, Replace	25	15	10	2000	SF	$5.72	$7.87	$15,730											$15,730	**$15,730**
C1010	Classrooms General	9964970	Movable Partition, Room Divider, Basic Fabric, Replace	25	20	5	175	SF	$5.00	$6.50	$1,138						$1,138						**$1,138**
C1030	Throughout Building	9965008	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over, Replace	40	35	5	4	EA	$1,730.00	$2,378.75	$9,515						$9,515						**$9,515**
C1030	Throughout Building	9965001	Interior Door, Wood, Solid-Core Commercial, Replace	40	35	5	48	EA	$960.00	$1,320.00	$63,360						$63,360						**$63,360**
C1070	Locker Rooms	9965061	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	24	1	3000	SF	$3.76	$5.17	$15,510		$15,510										**$15,510**
C1070	Throughout Building	9964985	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	46200	SF	$3.76	$5.17	$238,854						$238,854						**$238,854**
C1090	Restrooms	9965021	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	11	EA	$1,200.00	$1,650.00	$18,150						$18,150						**$18,150**
C1090	Restrooms	9965041	Toilet Partitions, Metal, Replace	20	15	5	4	EA	$1,480.00	$2,035.00	$8,140						$8,140						**$8,140**
C1090	Locker Rooms	9965012	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	18	2	300	LF	$280.00	$385.00	$115,500			$115,500									**$115,500**
C1090	Hallways & Common Areas	9964971	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	15	5	210	LF	$280.00	$385.00	$80,850						$80,850						**$80,850**
C2010	Restrooms	9964990	Wall Finishes, Laminated Paneling (FRP), Replace	30	20	10	4100	SF	$11.30	$15.54	$63,704											$63,704	**$63,704**
C2010	Throughout Building	9965017	Wall Finishes, Wood Paneling, Beadboard/Slats/Tongue & Groove, Replace	30	20	10	34600	SF	$23.10	$31.76	$1,098,983											$1,098,983	**$1,098,983**
C2010	Gymnasium	9965032	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	10	5	200	SF	$16.80	$23.10	$4,620						$4,620						**$4,620**
C2010	Throughout Building	9965031	Wall Finishes, any surface, Prep & Paint	10	8	2	97500	SF	$1.45	$1.99	$194,391			$194,391									**$194,391**
C2010	Throughout Building	9965006	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	20	5	2100	SF	$14.40	$19.80	$41,580						$41,580						**$41,580**
C2030	Locker Rooms	9964996	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	3000	SF	$1.09	$1.50	$4,496		$4,496										**$4,496**
C2030	Classrooms Industrial Arts	9964992	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	1200	SF	$1.09	$1.50	$1,799		$1,799										**$1,799**
C2030	Multi-Purpose Room	9964995	Flooring, Vinyl Tile (VCT), Replace	15	14	1	3000	SF	$4.84	$6.66	$19,965		$19,965										**$19,965**
C2030	Commercial Kitchen	9965037	Flooring, Vinyl Tile (VCT), Replace	15	14	1	700	SF	$4.84	$6.66	$4,659		$4,659										**$4,659**
C2030	Throughout Building	9965072	Flooring, Vinyl Tile (VCT), Replace	15	13	2	23100	SF	$4.84	$6.66	$153,731			$153,731									**$153,731**
C2030	Restrooms	9965059	Flooring, Terrazzo, Replace	50	40	10	1100	SF	$18.00	$24.75	$27,225											$27,225	**$27,225**
C2030	Classrooms General	9965062	Flooring, Carpet, Commercial Standard, Replace	10	8	2	24100	SF	$8.06	$11.08	$266,942			$266,942									**$266,942**
C2030	Gymnasium	9965023	Flooring, Wood, Sports, Refinish	10	8	2	6000	SF	$5.09	$7.00	$41,993			$41,993									**$41,993**
C2050	Throughout Building	9964991	Ceiling Finishes, Wood Paneling, Replace	30	20	10	9000	SF	$14.90	$20.49	$184,388											$184,388	**$184,388**
C2050	Throughout Building	9964981	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	4000	SF	$1.81	$2.49	$9,969						$9,969						**$9,969**
D2010	Mechanical Room	9964987	Water Heater, Electric, Commercial (12 kW), Replace	20	18	2	1	EA	$14,300.00	$19,662.50	$19,663			$19,663									**$19,663**
D2010	Mechanical Room	9965066	Water Heater, Gas, Commercial (200 MBH), Replace	20	15	5	1	EA	$11,100.00	$15,262.50	$15,263						$15,263						**$15,263**
D2010	Throughout Building	9965070	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	35	5	72746	SF	$6.00	$8.25	$600,155						$600,155						**$600,155**
D2010	Hallways & Common Areas	9965024	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	15	0	1	EA	$2,710.00	$3,726.25	$3,726	$3,726											**$3,726**
D2010	Utility Rooms/Areas	9965065	Sink/Lavatory, Service Sink, Floor, Replace	35	35	0	1	EA	$1,580.00	$2,172.50	$2,173	$2,173											**$2,173**
D2010	Locker Rooms	9965055	Shower, Valves & Heads, Single Showerhead, Replace	30	28	2	14	EA	$830.00	$1,141.25	$15,978			$15,978									**$15,978**
D2010	Classrooms Industrial Arts	9965002	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	2	EA	$1,640.00	$2,255.00	$4,510			$4,510									**$4,510**
D2010	Throughout Building	9964994	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	3	EA	$1,360.00	$1,870.00	$5,610			$5,610									**$5,610**
D2010	Utility Rooms/Areas	9964989	Sink/Lavatory, Service Sink, Floor, Replace	35	33	2	1	EA	$1,580.00	$2,172.50	$2,173			$2,173									**$2,173**
D2010	Locker Rooms	9965064	Shower, Ceramic Tile, Replace	30	28	2	14	EA	$2,500.00	$3,437.50	$48,125			$48,125									**$48,125**
D2010	Hallways & Common Areas	9965068	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	2	EA	$1,360.00	$1,870.00	$3,740						$3,740						**$3,740**
D2010	Classrooms General	9965057	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	25	5	13	EA	$905.00	$1,244.38	$16,177						$16,177						**$16,177**

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Replacement Reserves Report

11/17/2025

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
D2010	Restrooms	9965018	Sink/Lavatory, Wall-Hung, Replace	30	25	5	8	EA	$827.00	$1,137.13	$9,097						$9,097						**$9,097**
D2010	Throughout Building	9965047	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	4	EA	$1,140.00	$1,567.50	$6,270											$6,270	**$6,270**
D2010	Restrooms	9965034	Urinal, Standard, Replace	30	20	10	12	EA	$1,030.00	$1,416.25	$16,995											$16,995	**$16,995**
D2010	Restrooms	9965029	Sink/Lavatory, Trough Style, Replace	30	20	10	4	EA	$2,500.00	$3,437.50	$13,750											$13,750	**$13,750**
D2010	Restrooms	9965036	Toilet, Commercial Water Closet, Replace	30	20	10	18	EA	$1,460.00	$2,007.50	$36,135											$36,135	**$36,135**
D2060	Mechanical Room	9965048	Air Compressor, Tank-Style, Replace	20	18	2	2	EA	$8,840.00	$12,155.00	$24,310			$24,310									**$24,310**
D3020	Mechanical Room	9965063	Boiler, Gas, HVAC, Replace	30	28	2	2	EA	$102,000.00	$140,250.00	$280,500			$280,500									**$280,500**
D3020	Mechanical Room	9965071	Unit Heater, Hydronic, Replace	20	15	5	1	EA	$9,230.00	$12,691.25	$12,691						$12,691						**$12,691**
D3030	Mechanical Room	9964983	Chiller, Water-Cooled, 81 to 100 TON, Replace	25	20	5	1	EA	$98,200.00	$135,025.00	$135,025						$135,025						**$135,025**
D3050	Mechanical Room	9964984	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	23	2	2	EA	$7,600.00	$10,450.00	$20,900			$20,900									**$20,900**
D3050	Mechanical Room	9964999	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	28	2	3	EA	$45,000.00	$61,875.00	$185,625			$185,625									**$185,625**
D3050	Roof	9965046	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$10,700.00	$14,712.50	$14,713			$14,713									**$14,713**
D3050	Mechanical Room	9965015	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	28	2	1	EA	$58,700.00	$80,712.50	$80,713			$80,713									**$80,713**
D3050	Mechanical Room	9964978	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	28	2	2	EA	$108,500.00	$149,187.50	$298,375			$298,375									**$298,375**
D3050	Throughout Building	9965060	HVAC System, Ductwork, Medium Density, Replace	30	28	2	72746	SF	$4.00	$5.50	$400,103			$400,103									**$400,103**
D3060	Roof	9965003	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	23	2	1	EA	$2,920.00	$4,015.00	$4,015			$4,015									**$4,015**
D3060	Building Exterior	9965022	Exhaust Fan, Industrial Dust Collection, 30 HP Motor, Replace	25	23	2	1	EA	$16,500.00	$22,687.50	$22,688			$22,688									**$22,688**
D3060	Roof	9965035	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	2	EA	$3,070.00	$4,221.25	$8,443					$8,443							**$8,443**
D4010	Throughout Building	9965039	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	72746	SF	$1.20	$1.65	$120,031						$120,031						**$120,031**
D4010	Mechanical Room	9965007	Backflow Preventer, Fire Suppression, Replace	30	20	10	1	EA	$4,180.00	$5,747.50	$5,748											$5,748	**$5,748**
D5020	Electrical Room	9964997	Switchboard, 277/480 V, Replace	40	38	2	1	EA	$35,200.00	$48,400.00	$48,400			$48,400									**$48,400**
D5020	Classrooms Industrial Arts	9965054	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	$7,000.00	$9,625.00	$9,625			$9,625									**$9,625**
D5020	Electrical Room	9965026	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	$13,600.00	$18,700.00	$18,700											$18,700	**$18,700**
D5020	Mechanical Room	9965040	Motor Control Center, w/ Main Breaker, Replace	30	28	2	2	EA	$15,100.00	$20,762.50	$41,525			$41,525									**$41,525**
D5020	Mechanical Room	9965000	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$7,430.00	$10,216.25	$10,216			$10,216									**$10,216**
D5030	Throughout Building	9965043	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	38	2	72746	SF	$3.00	$4.13	$300,077			$300,077									**$300,077**
D5040	Throughout Building	9964974	Gymnasium Lighting, High Intensity Fixtures, 400 W, Replace	20	15	5	34	EA	$1,820.00	$2,502.50	$85,085						$85,085						**$85,085**
D5040	Building Exterior	9964966	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas, Replace	20	10	10	15	EA	$1,450.00	$1,993.75	$29,906											$29,906	**$29,906**
D5040	Throughout Building	9965033	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	10	10	72746	SF	$6.50	$8.94	$650,167											$650,167	**$650,167**
D5040	Building Exterior	9965067	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	10	10	27	EA	$450.00	$618.75	$16,706											$16,706	**$16,706**
D6060	Throughout Building	9965052	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	72746	SF	$1.65	$2.27	$165,042						$165,042						**$165,042**
D7030	Throughout Building	9964993	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	72746	SF	$2.00	$2.75	$200,052						$200,052						**$200,052**
D7050	Mechanical Room	9965011	Fire Alarm Panel, Multiplex, Replace	15	15	0	1	EA	$6,100.00	$8,387.50	$8,388	$8,388											**$8,388**
D7050	Throughout Building	9965056	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	15	5	72746	SF	$1.50	$2.06	$150,039						$150,039						**$150,039**
E1030	Commercial Kitchen	9965051	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	18	2	25	LF	$300.00	$412.50	$10,313			$10,313									**$10,313**
E1030	Commercial Kitchen	9964972	Commercial Kitchen Line, Cooking Equipment, Replace	20	10	10	4	LF	$2,000.00	$2,750.00	$11,000											$11,000	**$11,000**
E1030	Commercial Kitchen	9964979	Commercial Kitchen Line, Refrigeration Equipment, Full 6' Height, Replace	20	10	10	16	LF	$2,000.00	$2,750.00	$44,000											$44,000	**$44,000**
E1030	Commercial Kitchen	9965045	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	9965028	Foodservice Equipment, Sink, 3-Bowl, Replace	30	20	10	1	EA	$2,900.00	$3,987.50	$3,988											$3,988	**$3,988**
E1030	Commercial Kitchen	9965009	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height, Replace	20	10	10	6	LF	$1,500.00	$2,062.50	$12,375											$12,375	**$12,375**
E1040	Classrooms Science	9965005	Laboratory Equipment, Sink, 1-Bowl, Replace	30	20	10	12	EA	$1,725.00	$2,371.88	$28,463											$28,463	**$28,463**
E1070	Building Exterior	9965030	Basketball Backboard, Wall-Mounted, Fixed	30	25	5	2	EA	$3,580.00	$4,922.50	$9,845						$9,845						**$9,845**
E1070	Throughout Building	9965016	Basketball Backboard, Wall-Mounted, Fixed	30	20	10	6	EA	$3,580.00	$4,922.50	$29,535											$29,535	**$29,535**
E1070	Gymnasium	9964975	Basketball Backboard, Ceiling-Mounted, Operable	30	20	10	2	EA	$7,830.00	$10,766.25	$21,533											$21,533	**$21,533**
E1070	Gymnasium	9965042	Gym Scoreboard, Electronic Basic, Replace	30	20	10	1	EA	$1,700.00	$2,337.50	$2,338											$2,338	**$2,338**
E2010	Classrooms Industrial Arts	9965053	Casework, Cabinetry, Standard Classroom, Replace	20	20	0	15	LF	$325.00	$446.88	$6,703	$6,703											**$6,703**
E2010	Classrooms General	9965019	Casework, Cabinetry, Standard Classroom, Replace	20	18	2	104	LF	$325.00	$446.88	$46,475			$46,475									**$46,475**
E2010	Library	9964980	Casework, Cabinetry, Standard Classroom, Replace	20	15	5	100	LF	$325.00	$446.88	$44,688						$44,688						**$44,688**
E2010	Classrooms Science	9965050	Casework, Cabinetry, High-End or Laboratory, Replace	20	15	5	120	LF	$650.00	$893.75	$107,250						$107,250						**$107,250**
E2010	Library	9965044	Library Shelving, Double-Faced, up to 90" Height, Replace	20	10	10	60	LF	$480.00	$660.00	$39,600											$39,600	**$39,600**
E2010	Library	9965013	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	Office Areas	9964968	Casework, Cabinetry, Standard Classroom, Replace	20	10	10	80	LF	$325.00	$446.88	$35,750											$35,750	**$35,750**
E2010	Gymnasium	9965038	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	10	10	200	EA	$280.00	$385.00	$77,000											$77,000	**$77,000**
F1020	Building Exterior	9964986	Covered Play Structure, Wood-Framed, Replace	30	20	10	3360	SF	$50.00	$68.75	$231,000											$231,000	**$231,000**
Totals, Unescalated												**$20,989**	**$46,428**	**$2,746,688**	**$0**	**$8,443**	**$2,186,681**	**$437,216**	**$0**	**$0**	**$0**	**$2,860,466**	**$8,306,910**
Totals, Escalated (4.0% inflation, compounded annually)												**$20,989**	**$48,285**	**$2,970,817**	**$0**	**$9,877**	**$2,660,432**	**$553,217**	**$0**	**$0**	**$0**	**$4,234,189**	**$10,497,806**

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Replacement Reserves Report

11/17/2025

Philomath Middle School / Philomath Middle School-Modular 1

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	9964963	Classroom/Office Module, Portable Building, Replace	30	25	5	1798	SF	$112.10	$154.14	$277,139						$277,139						**$277,139**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$277,139**	**$0**	**$0**	**$0**	**$0**	**$0**	**$277,139**
Totals, Escalated (4.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$337,182**	**$0**	**$0**	**$0**	**$0**	**$0**	**$337,182**

Philomath Middle School / Philomath Middle School-Modular 2

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	9964964	Classroom/Office Module, Portable Building, Replace	30	25	5	1798	SF	$112.10	$154.14	$277,139						$277,139						**$277,139**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$277,139**	**$0**	**$0**	**$0**	**$0**	**$0**	**$277,139**
Totals, Escalated (4.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$337,182**	**$0**	**$0**	**$0**	**$0**	**$0**	**$337,182**

Philomath Middle 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
D3030	Site Utility Areas	9964926	Cooling Tower, (Typical) Open Circuit , 76 to 100 TON, Replace	25	23	2	1	EA	$27,600.00	$37,950.00	$37,950			$37,950									**$37,950**
F1020	Site General	9964937	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	20	10	400	SF	$25.00	$34.38	$13,750											$13,750	**$13,750**
G2020	Site Parking Areas	9964921	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	37900	SF	$0.46	$0.64	$24,086			$24,086					$24,086				**$48,173**
G2020	Site Parking Areas	9964930	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	37900	SF	$3.50	$4.81	$182,394						$182,394						**$182,394**
G2050	Site Sports Fields & Courts	9964924	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	18	2	3	EA	$5,480.00	$7,535.00	$22,605			$22,605									**$22,605**
G2050	Site Playground Areas	9964933	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	27700	SF	$0.46	$0.64	$17,604				$17,604					$17,604			**$35,208**
G2050	Site Sports Fields & Courts	9964934	Sports Apparatus, Soccer, Regulation Goal, Replace	20	15	5	5	EA	$4,700.00	$6,462.50	$32,313						$32,313						**$32,313**
G2050	Site Sports Fields & Courts	9964931	Sports Apparatus, Basketball, Outside Backboard/Rim/Pole, Replace	25	15	10	4	EA	$7,030.00	$9,666.25	$38,665											$38,665	**$38,665**
G2060	Site General	9964923	Bike Rack, Fixed 6-10 Bikes, Replace	20	18	2	4	EA	$837.00	$1,150.88	$4,604			$4,604									**$4,604**
G2060	Site General	9964922	Park Bench, Metal Powder-Coated, Replace	20	15	5	2	EA	$1,030.00	$1,416.25	$2,833						$2,833						**$2,833**
G2060	Site General	9964935	Fences & Gates, Fence, Chain Link 4', Replace	40	30	10	65	LF	$15.90	$21.86	$1,421											$1,421	**$1,421**
G2060	Site	9964928	Flagpole, Metal, Replace	30	28	2	1	EA	$4,000.00	$5,500.00	$5,500			$5,500									**$5,500**
G2060	Site General	9964932	Signage, Property, Building or Pole-Mounted, Replace/Install	20	18	2	1	EA	$2,290.00	$3,148.75	$3,149			$3,149									**$3,149**
G3010	Site General	9964927	Piping & Valves, Piping Copper, Site Water, 4 IN, Replace/Install	40	38	2	300	LF	$205.60	$282.70	$84,810			$84,810									**$84,810**
G3020	Site General	9964936	Piping & Valves, Piping PVC, Site Sanitary, 8 IN, Replace/Install	40	38	2	300	LF	$108.20	$148.78	$44,633			$44,633									**$44,633**
G4050	Site Parking Areas	9964929	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	15	5	3	EA	$4,200.00	$5,775.00	$17,325						$17,325						**$17,325**
Totals, Unescalated												**$0**	**$0**	**$227,336**	**$17,604**	**$0**	**$234,864**	**$0**	**$24,086**	**$17,604**	**$0**	**$53,836**	**$575,330**
Totals, Escalated (4.0% inflation, compounded annually)												**$0**	**$0**	**$245,887**	**$19,802**	**$0**	**$285,748**	**$0**	**$31,696**	**$24,092**	**$0**	**$79,691**	**$686,916**

* Markup has been included in unit costs.