FACILITY CONDITION ASSESSMENT

prepared for

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



Philomath High School
2054 Applegate Street
Philomath, OR 97370

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January 15, 2026

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	High School
Number of Buildings	8
Main Address	2054 Applegate Street, Philomath, OR 97370
Site Developed	1959 Renovated 2012
Outside Occupants / Leased Spaces	Pool area is used by the community.
Date(s) of Visit	January 15, 2026
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 & Report Prepared By	Karen Rendon
Reviewed By	Allen Manning *for,* Matt Anderson Program Manager 800.733.0660 x7297613 matt.anderson@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Philomath High School was constructed in 1956. In 2012, structural retrofitting, classroom additions, aesthetic remodeling, HVAC upgrades, and plumbing and electrical updates were made. The only portions left of the old building are the southwest classrooms, the pool areas, and the auditorium sections.

Architectural

There are different structural framings along the building. The old portion from 1956 was retrofitted and remodeled in 2012 and is composed of a wood framing system, with wood roof decking and wood siding. It is constructed over a concrete slab with a basement portion where the pool equipment operates. The south section roof is a gable roof with an asphalt shingle roofing system.

The new addition was constructed of steel light gauge structural framing, heavy timber, and conventional stud wood framing, over a concrete slab foundation. The exterior walls are tilt-up concrete siding, aluminum, and wood siding. There is a second-story classroom section in the north portion of the building, along with mechanical rooms and roof access. The exterior glazing is comprised of individual aluminum dual-paned windows and aluminum storefront. Interior access is gained through solid and partially glazed steel doors, wood doors, and fire-rated steel doors in the main hallways. The interior finishes have been repaired or replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

The building consists of a large entrance hall, reception/administration, a nurse's office, classrooms, a library, a gymnasium, a staff break room, a commercial kitchen, a cafeteria, and concessions. These rooms are supported by storage, restrooms, locker rooms, a boiler room, a mechanical room and attic space, electrical rooms, an IT room, a fire riser room, and various utility rooms.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The central HVAC system comprises rooftop units (RTUs), air handling units (AHUs), chiller, boilers, and supplemental components such as heating units and split systems. During the inspection, the HVAC system demonstrated adequate maintenance; however, some equipment has exceeded its recommended lifecycle renewal period.

The electrical service consists of a utility-fed switchboard located in the interior, which distributes power to smaller distribution panels and circuit breaker panels throughout the facility. The electrical service reportedly provides adequate power to all building systems and the surrounding site.

Domestic hot water is supplied by commercial electric and gas water heaters. The domestic polyvinyl chloride (PVC) sanitary and copper supply systems demonstrated adequate maintenance with no visual or reported deficiencies.

The building contains both wet and dry fire sprinkler systems with extinguishers positioned throughout the facility. Additional fire protection is provided by site-located fire hydrants and a kitchen suppression system.

Routine lifecycle replacements and ongoing maintenance of the fire alarm and suppression systems are required. The building is equipped with a comprehensive security system that includes intrusion detection, keycard entry devices, and security cameras.

Site

The property comprises a predominantly flat, fenced, and irrigated site with well-defined functional zones. The southern and eastern portions accommodate the sports complex, a comprehensive facility featuring grandstands, baseball, tennis, football, track, and soccer fields. Asphalt parking lots and vehicle circulation routes line the western, eastern, and northern perimeters, facilitating efficient site access. The site includes several storage sheds, greenhouses and scattered vegetation comprising trees, planting beds, and diverse ground covers. Lighting systems illuminate parking areas, sports facilities, and recreational zones throughout the site.

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
Baseball Stands & Concessions	$242	1,020	$246,840	0%	34.1%	34.1%	37.5%
Field Restrooms	$242	635	$153,670	0%	2.0%	2.0%	36.3%
Football Concessions	$389	650	$252,850	0%	0%	4.7%	14.6%
Forestry Classroom	$631	3,340	$2,107,540	0%	6.7%	9.6%	16.6%
McGarry Fieldhouse	$242	5,830	$1,410,860	0%	10.8%	10.8%	14.2%
Philomath High School	$632	132,014	$83,424,000	0.0%	5.9%	8.6%	18.8%
Philomath High School-Grandstand	$662	8,230	$5,448,260	0.9%	2.5%	2.5%	5.2%
Shop Building	$385	2,060	$793,100	0%	0%	0%	1.5%
Site	$0	143,500	$0	%	%	%	%

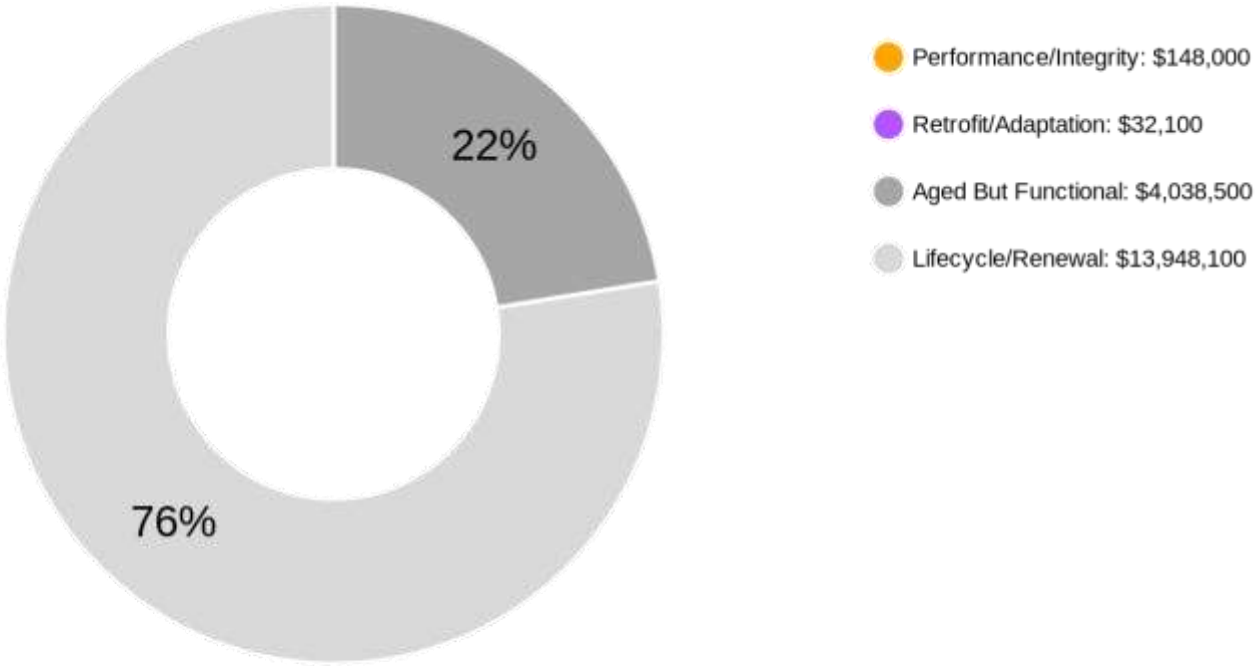
Immediate Needs

Facility/Building	Total Items	Total Cost
Philomath High School / Philomath High School	1	$25,800
Philomath High School / Philomath High School-Grandstand	1	$46,700
TOTAL	**2**	**$72,600**

Plan Types

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

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



10-Year Total: $18,166,700

2. Baseball Stands and Concessions





Baseball Stands & Concessions: Building Systems Summary		
Address	2054 Applegate Street, Philomath, OR 97370	
GPS Coordinates	44.53842066110263, -123.35457997184717	
Constructed/Renovated	1992 Renovated 2018	
Building Area	1,020 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Wood siding Secondary Wall Finish: Metal siding Windows: Vinyl	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished/exposed	Fair
Elevators	None	n/a
Plumbing	None	n/a

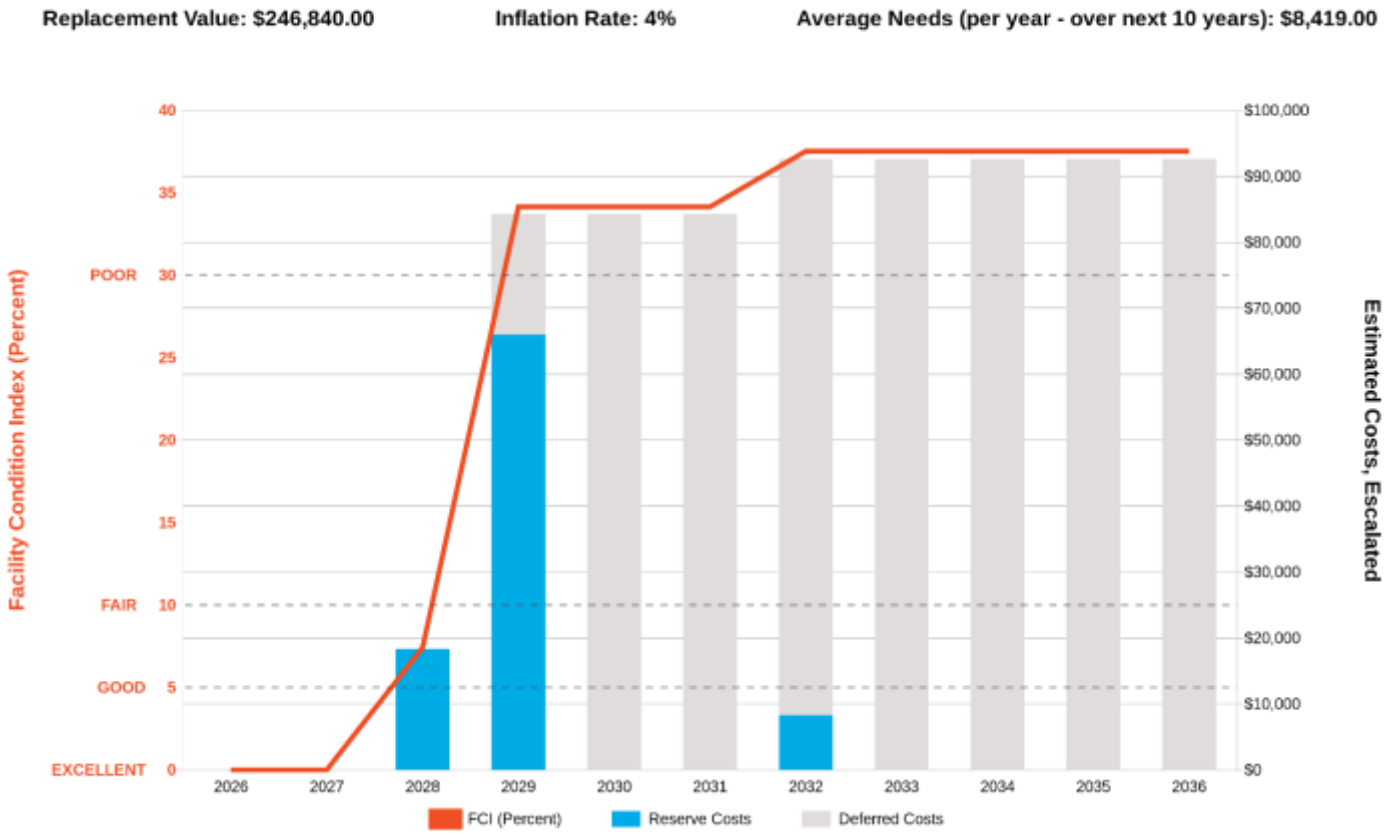
Baseball Stands & Concessions: Building Systems Summary		
HVAC	None	n/a
Fire Suppression	None	n/a
Electrical	Source & Distribution: Main panel with copper Interior Lighting: linear fluorescent Emergency Power: None	Fair
Fire Alarm	None	n/a
Equipment/Special	None	n/a
Accessibility	An accessibility survey 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 of the concession stand was not accessible.	
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.

Baseball Stands & Concessions: 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	$14,404	$60,832	$0	$16,138	$91,374
Roofing	$0	$0	$5,155	$2,845	$0	$8,000
Electrical	$0	$3,902	$0	$5,477	$0	$9,379
TOTALS	**$0**	**$18,400**	**$66,000**	**$8,400**	**$16,200**	**$109,000**

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Baseball Stands and Concessions: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – RIGHT ELEVATION



4 – GRANDSTAND



5 – ACCESS



6 – INTERIOR OVERVI

3. Field Restrooms





Field Restrooms: Building Systems Summary		
Address	2054 Applegate Street, Philomath, OR 97370	
GPS Coordinates	44.5372946, -123.3559343	
Constructed/Renovated	1992 Renovated 2012	
Building Area	635 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists over concrete slab foundation /	Fair
Facade	Primary Wall Finish: CMU	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: glazed CMU, Unfinished Floors: sealed concrete Ceilings: Painted gypsum board	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair

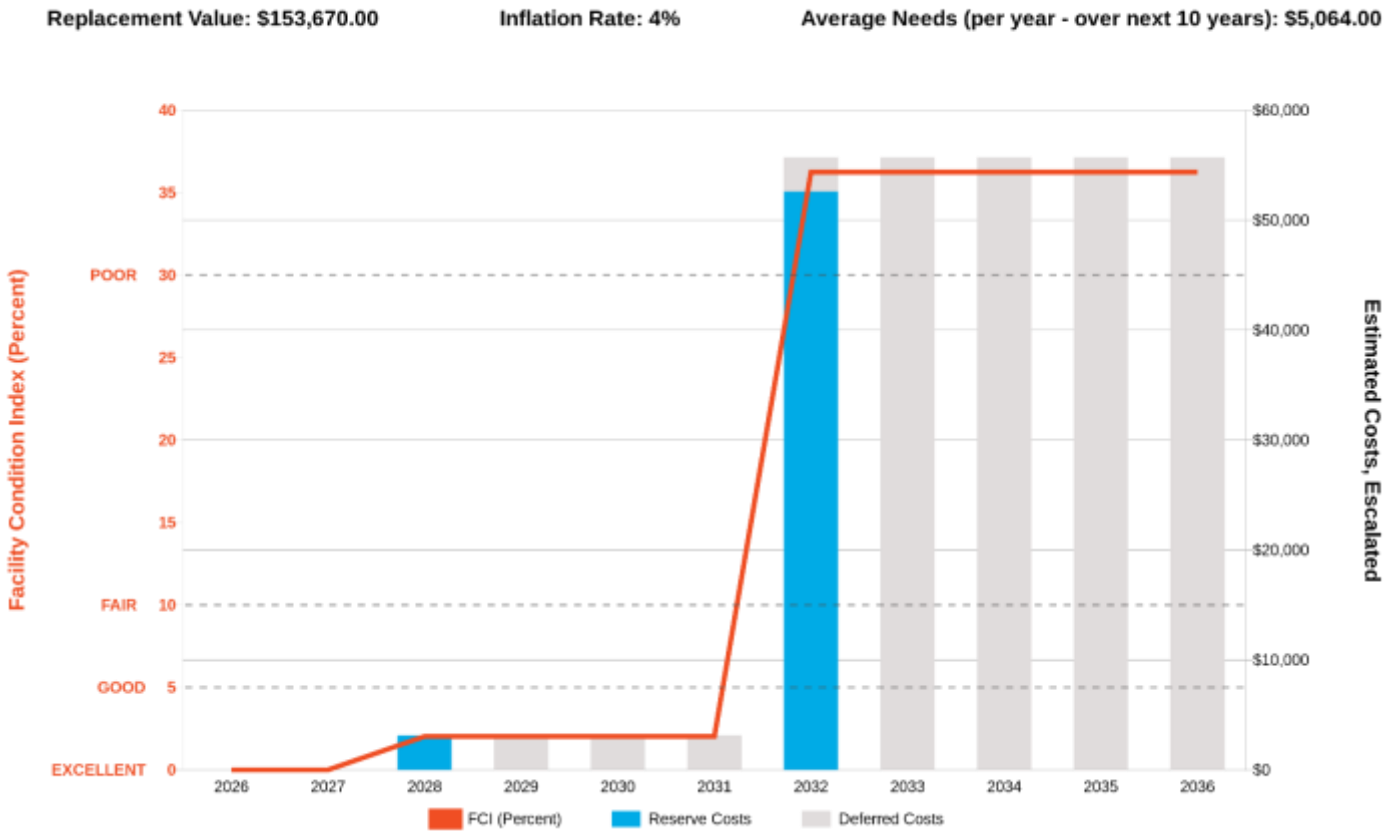
Field Restrooms: Building Systems Summary		
HVAC	Supplemental components: unit heaters	Fair
Fire Suppression	None	n/a
Electrical	Source & Distribution: Main panel with copper Interior Lighting: linear fluorescent Emergency Power: None	Fair
Fire Alarm	None	n/a
Equipment/Special	None	n/a
Accessibility	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.

Field Restrooms: 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	$0	$3,113	$10,673	$13,786
Roofing	$0	$0	$0	$16,902	$0	$16,902
Interiors	$0	$1,760	$0	$14,084	$3,842	$19,686
Plumbing	$0	$1,354	$0	$6,821	$43,223	$51,398
HVAC	$0	$0	$0	$5,424	$0	$5,424
Electrical	$0	$0	$0	$6,251	$0	$6,251
TOTALS	**$0**	**$3,200**	**$0**	**$52,600**	**$57,800**	**$113,600**

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.

Field Restrooms: Photographic Overview



1 – FRONT ELEVATION



2 – RIGHT ELEVATION



3 – EXTERIOR WALLS



4 – ROOFING



5 – RESTROOM



6 – TOILET PARTITIONS

4. Football Concessions





Football Concessions: Building Systems Summary		
Address	2054 Applegate Street, Philomath, OR 97370	
GPS Coordinates	44.540121, -123.3676014	
Constructed/Renovated	2005	
Building Area	650 SF	
Number of Stories	0 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Wood siding Windows: None	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: unfinished concrete Ceilings: Painted gypsum board	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None	Fair

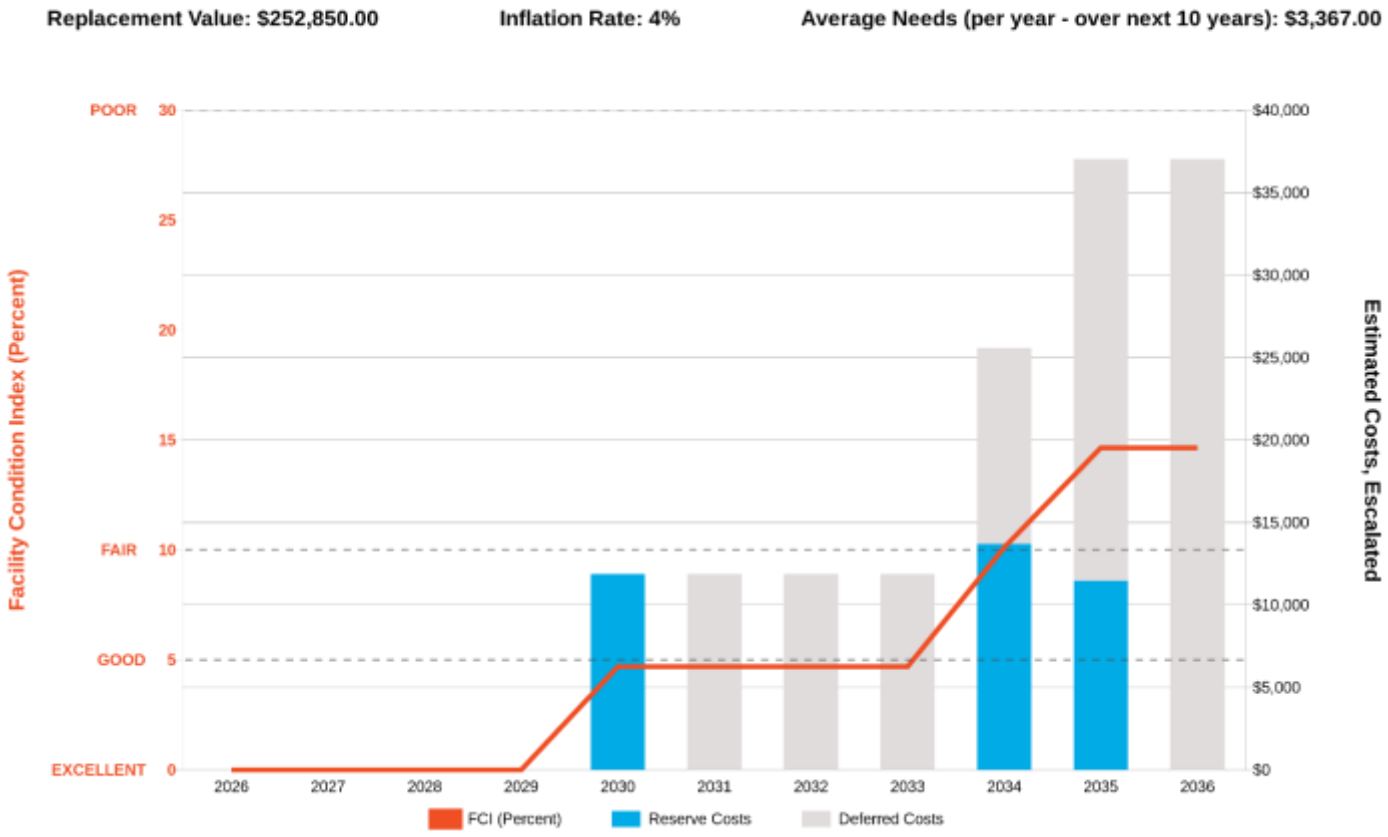
Football Concessions: Building Systems Summary		
HVAC	None	n/a
Fire Suppression	None	n/a
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair
Fire Alarm	None	n/a
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

Football Concessions: 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	$6,802	$13,710	$10,069	$30,581
Roofing	$0	$0	$0	$5,567	$0	$5,567
Interiors	$0	$0	$5,070	$0	$7,504	$12,574
Plumbing	$0	$0	$0	$0	$7,643	$7,643
Electrical	$0	$0	$0	$5,889	$27,948	$33,837
TOTALS	**$0**	**$0**	**$11,900**	**$25,200**	**$53,200**	**$90,300**

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Football Concessions: Photographic Overview



1 – FRONT ELEVATION



2 – RIGHT ELEVATION



3 – LEFT ELEVATION



4 – INTERIOR



5 – SINKS



6 – ELECTRICAL SYSTEM

5. Forestry Classroom





Forestry Classroom: Building Systems Summary		
Address	2054 Applegate Street, Philomath, OR 97370	
GPS Coordinates	44.5386570, -123.3548851	
Constructed/Renovated	1992 Renovated 2012	
Building Area	3,340 SF	
Number of Stories	1 above grade (mechanical mezzanines are present but not included in the count)	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Wood siding Windows: Vinyl	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, wood paneling, vinyl Floors: sealed, coated concrete Ceilings: Painted gypsum board, wood paneling	Fair
Elevators	None	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Forestry Classroom: Building Systems Summary		
HVAC	Non-Central System: Furnaces with split-system condensing units Supplemental components: unit heaters	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Woodworking 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.	

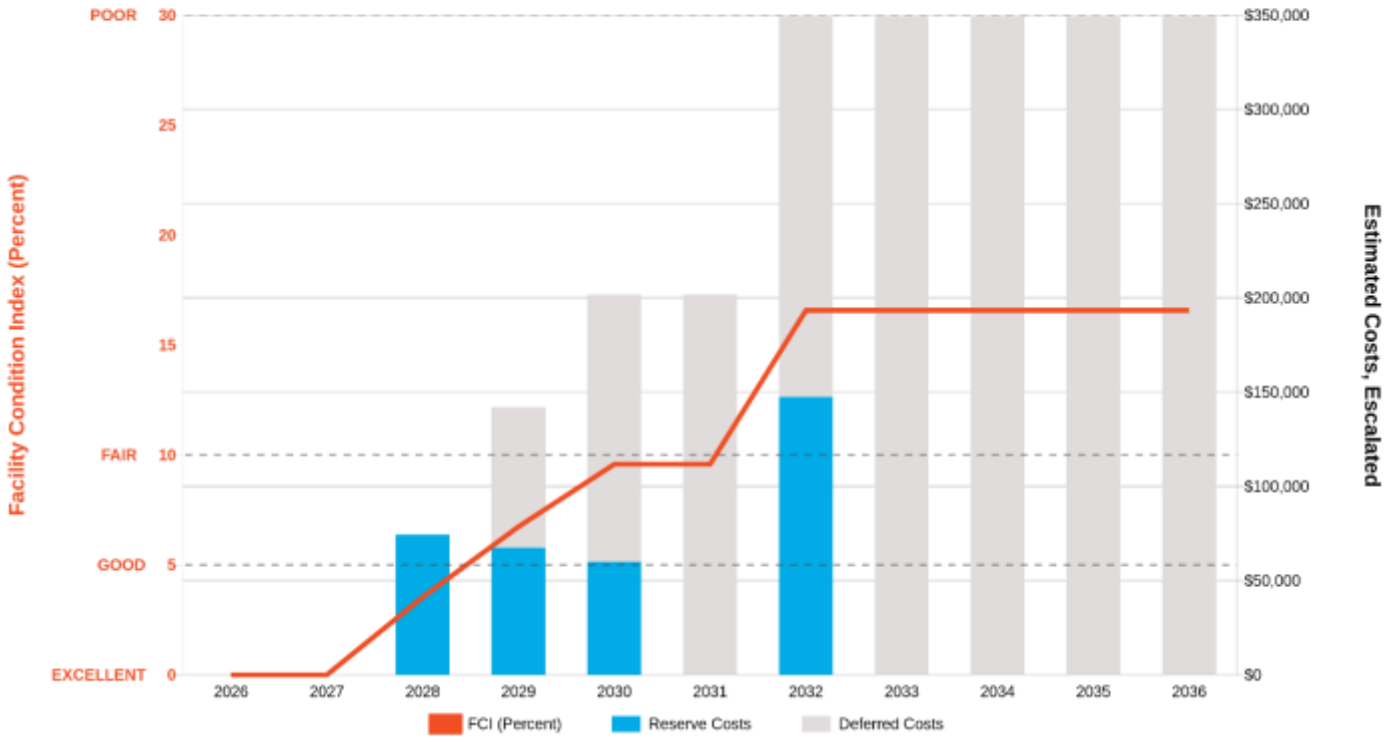
The table below shows the anticipated costs by trade or building system over the next 20 years.

Forestry Classroom: 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	$44,765	$10,885	$0	$137,865	$193,515
Roofing	$0	$0	$0	$26,465	$0	$26,465
Interiors	$0	$17,373	$79,596	$17,329	$89,688	$203,986
Plumbing	$0	$1,354	$4,860	$47,480	$9,511	$63,205
HVAC	$0	$10,971	$0	$11,959	$0	$22,930
Fire Protection	$0	$0	$32,066	$0	$0	$32,066
Electrical	$0	$0	$0	$32,888	$0	$32,888
Fire Alarm & Electronic Systems	$0	$0	$0	$8,969	$0	$8,969
Sitework	$0	$0	$0	$2,326	$0	$2,326
TOTALS	**$0**	**$74,500**	**$127,500**	**$147,500**	**$237,100**	**$586,600**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $2,107,540.00 **Inflation Rate: 4%** **Average Needs (per year - over next 10 years): $31,753.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

Fire Suppression System

Plan Type:
Retrofit/Adaptation

Full System Install/Retrofit, Medium Density/Complexity
Forestry Classroom
Throughout

Cost Estimate: $27,400

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

AssetCALC ID: 10385607

Forestry Classroom: Photographic Overview



1 – FRONT ELEVATION



2 – REAR ELEVATION



3 – RIGHT ELEVATION



4 – LEFT ELEVATION



5 – ART CLASSROOM



6 – SCIENCE CLASSROOM



7 – SCIENCE CLASSROOM



8 – RESTROOM

6. McGarry Fieldhouse





McGarry Fieldhouse: Building Systems Summary		
Address	2054 Applegate Street, Philomath, OR 97370	
GPS Coordinates	44.5375160, -123.3546541	
Constructed/Renovated	2013 Renovated 2013	
Building Area	5,830 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Good
Facade	Primary Wall Finish: Metal siding	Good
Roof	Primary: Gable construction with metal finish	Good
Interiors	Walls: Unfinished Floors: Carpet, Unfinished Ceilings: Unfinished/exposed	Fair
Elevators	None	n/a
Plumbing	None	n/a

McGarry Fieldhouse: Building Systems Summary		
HVAC	Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper Interior Lighting: linear fluorescent Emergency Power: None	Fair
Fire Alarm	None	n/a
Equipment/Special	None	n/a
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.	

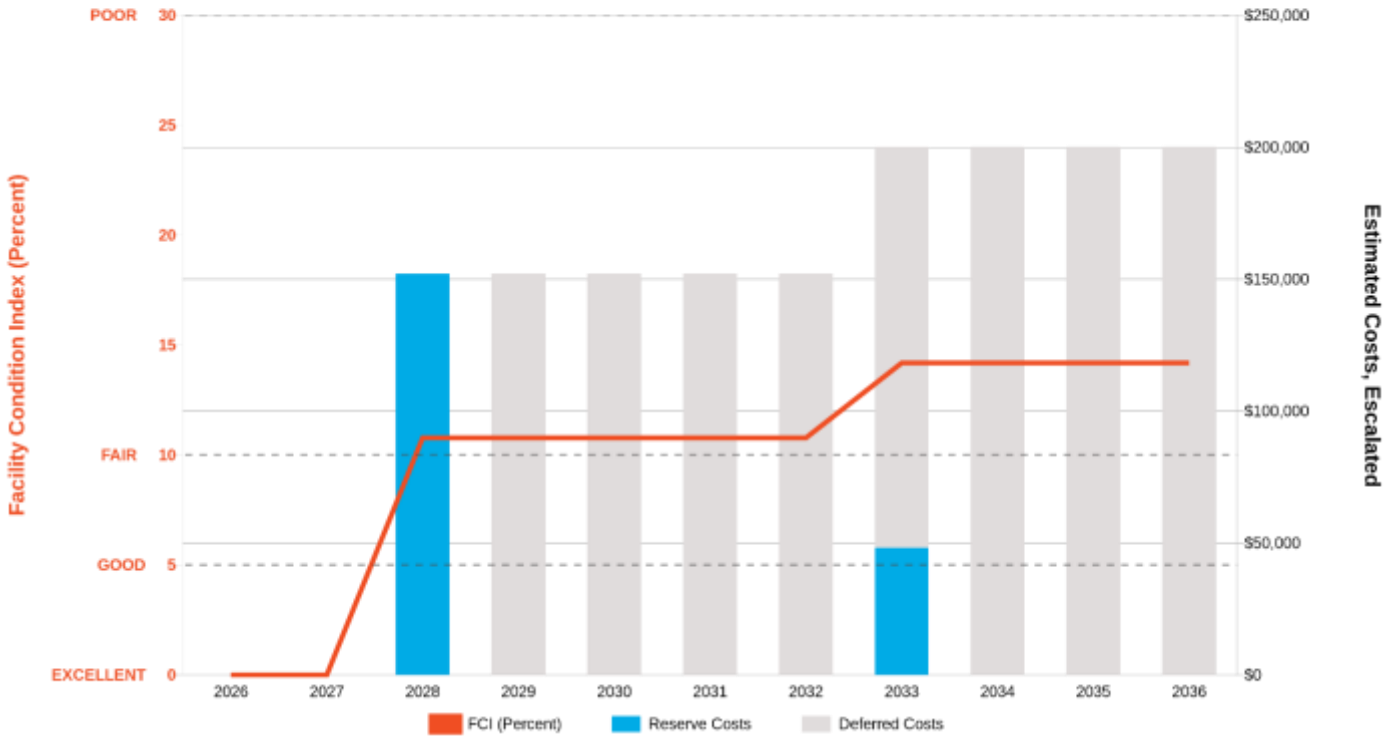
The table below shows the anticipated costs by trade or building system over the next 20 years.

McGarry Fieldhouse: 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	$0	$0	$24,203	$24,203
Roofing	$0	$0	$0	$5,920	$0	$5,920
Interiors	$0	$12,871	$0	$0	$19,052	$31,923
HVAC	$0	$0	$0	$10,203	$0	$10,203
Electrical	$0	$0	$0	$27,138	$0	$27,138
Sitework	$0	$139,190	$0	$4,841	$217,481	$361,512
TOTALS	**$0**	**$152,100**	**$0**	**$48,200**	**$260,800**	**$461,100**

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: $1,410,860.00 **Inflation Rate: 4%** **Average Needs (per year - over next 10 years): $18,196.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

McGarry Fieldhouse: Photographic Overview



1 – RIGHT ELEVATION



2 – FRONT ELEVATION



3 – LEFT ELEVATION



4 – REAR ELEVATION



5 – EXTERIOR WALLS



6 – STRUCTURAL FRAMING

7. Philomath High School





Philomath High School: Building Systems Summary		
Address	2054 Applegate Street, Philomath, OR 97370	
GPS Coordinates	44.5384908, -123.3559893	
Constructed/Renovated	2012 Renovated 2024	
Building Area	132,014 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure, Steel frame with concrete-topped metal decks, over concrete slab foundation	Good
Facade	Primary Wall Finish: Metal siding, Wood siding, Cement board siding Windows: Vinyl	Fair
Roof	Primary: Flat construction with modified bituminous finish, single-ply TPO/PVC membrane Secondary: Hip construction with asphalt shingles, metal finish	Fair
Interiors	Walls: Painted gypsum board, wood paneling, vinyl, ceramic tile, Unfinished Floors: Carpet, VCT, ceramic tile, wood strip, terrazzo, sealed and coated concrete Ceilings: Painted gypsum board and ACT, wood paneling, Unfinished/exposed	Fair
Elevators	Passenger: Two hydraulic cars serving all Two floors	Fair

Philomath High School: Building Systems Summary		
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas and Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, feeding VAV, hydronic baseboard radiators and cabinet terminal units Non-Central System: Packaged units, Split-system heat pumps, Furnaces with split-system condensing units Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system with dry-piped portion and fire extinguishers, and kitchen hood system, dedicated.	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, halogen 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	Pool equipment, commercial kitchen equipment, welding and wood working 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.	

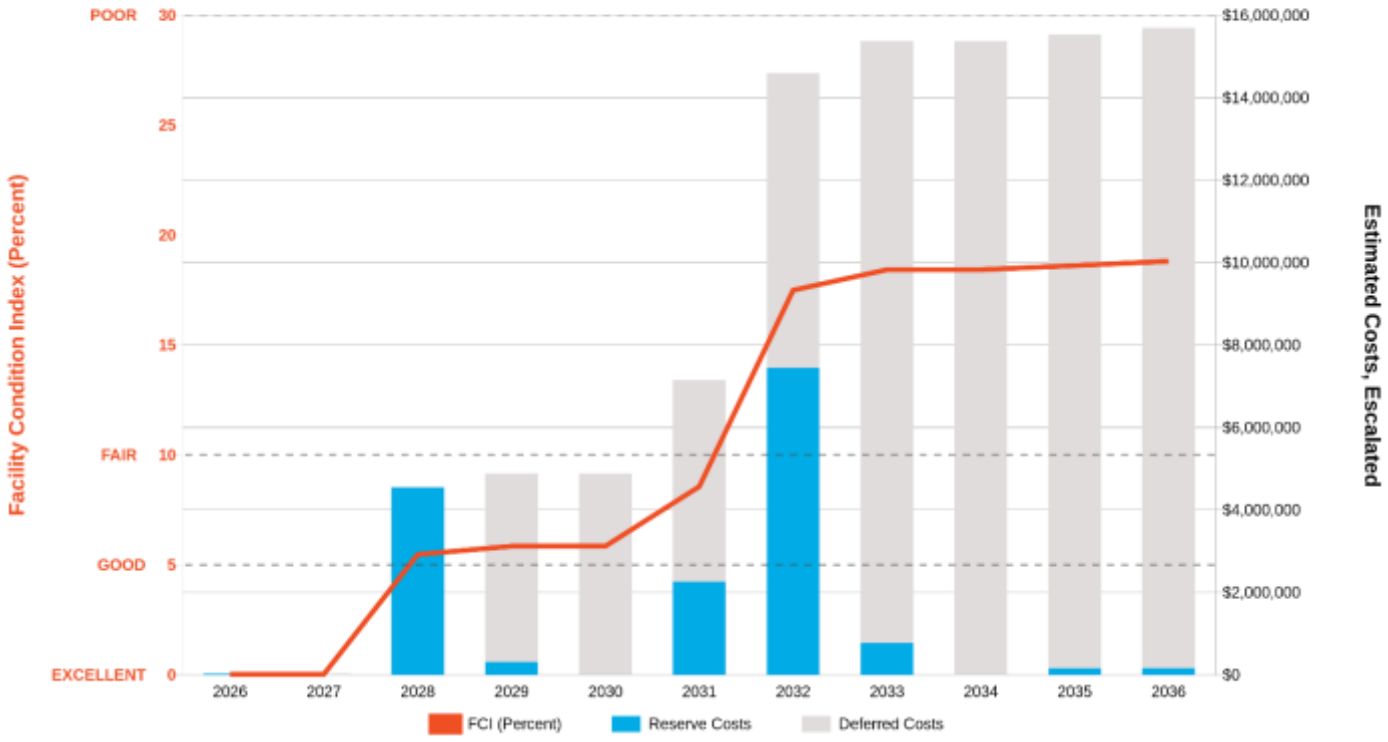
The table below shows the anticipated costs by trade or building system over the next 20 years.

Philomath High 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	$1,440,948	$0	$0	$1,440,948
Facade	$0	$0	$0	$156,194	$2,571,754	$2,727,948
Roofing	$0	$0	$0	$1,712,216	$16,163	$1,728,379
Interiors	$0	$3,547,107	$424,254	$1,840,597	$6,403,922	$12,215,880
Conveying	$0	$12,243	$0	$19,694	$336,155	$368,092
Plumbing	$25,837	$19,065	$36,481	$14,321	$647,097	$742,801
HVAC	$0	$106,335	$618,615	$527,117	$2,555,734	$3,807,801
Fire Protection	$0	$0	$0	$9,130	$326,749	$335,879
Electrical	$0	$0	$0	$1,864,116	$415,602	$2,279,718
Fire Alarm & Electronic Systems	$0	$529,899	$0	$1,888,738	$954,318	$3,372,955
Equipment & Furnishings	$0	$194,610	$48,718	$500,356	$929,496	$1,673,180
Special Construction & Demo	$0	$132,689	$0	$0	$362,421	$495,110
Sitework	$0	$0	$7,958	$18,620	$18,034	$44,612
TOTALS	**$25,900**	**$4,542,000**	**$2,577,000**	**$8,551,100**	**$15,537,500**	**$31,233,500**

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: $83,424,000.00 **Inflation Rate: 4%** **Average Needs (per year - over next 10 years): $1,426,896.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Philomath High School / Philomath High School	D2016	Shower, Valves & Heads, Single Showerhead, Replace	Poor	Performance/Integrity	$25,800
TOTAL (1 items)					**$25,800**

Key Findings



Shower in Poor condition.

Valves & Heads, Single Showerhead
Philomath High School
Locker Rooms

Uniformat Code: D2010
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: $25,800

The shower head in the Pool locker rooms are past the lifecycle renewal time. - AssetCALC ID: 10289497



Healthcare Equipment in Poor condition.

Defibrillator (AED), Cabinet-Mounted
Philomath High School
Hallways & Common Areas

Uniformat Code: E1040
Recommendation: **Replace in 2028**

Plan Type:
Performance/Integrity

Cost Estimate: $5,700

Expired in 2026 - AssetCALC ID: 10289472

Philomath High School: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – ROOFING



6 – ROOF



7 – WRESTLING ROOM



8 – AUDITORIUM



9 – OFFICES



10 – MUSIC CLASSROOM



11 – CLASSROOM



12 – COOKING CLASSROOM



13 – ART CLASSROOM



14 – MEDIA ROOM



15 – LABORATORY EQUIPMENT



16 – SCIENCE CLASSROOM



17 – LIBRARY



18 – GYMNASIUM



19 – HALLWAYS



20 – SWIMMING POOL



21 – LOCKER ROOM



22 – RESTROOM



23 – COMMERCIAL KITCHEN



24 – COMMERCIAL KITCHEN



25 – ELECTRICAL ROOM



26 – MECHANICAL ROOM

8. Philomath High School-Grandstand





Philomath High School-Grandstand: Building Systems Summary		
Address	2054 Applegate Street, Philomath, OR 97370	
GPS Coordinates	44.5364204, -123.3561556	
Constructed/Renovated	1992 Renovated 2025	
Building Area	8,230 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Shed construction with single-play TPO/PVC	Good
Interiors	Walls: gypsum board, Unfinished Floors: Carpet Ceilings: Unfinished/exposed	Poor
Elevators	None	n/a
Plumbing	None	n/a

Philomath High School-Grandstand: Building Systems Summary		
HVAC	None	n/a
Fire Suppression	None	n/a
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair
Fire Alarm	None	n/a
Equipment/Special	None	n/a
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.	

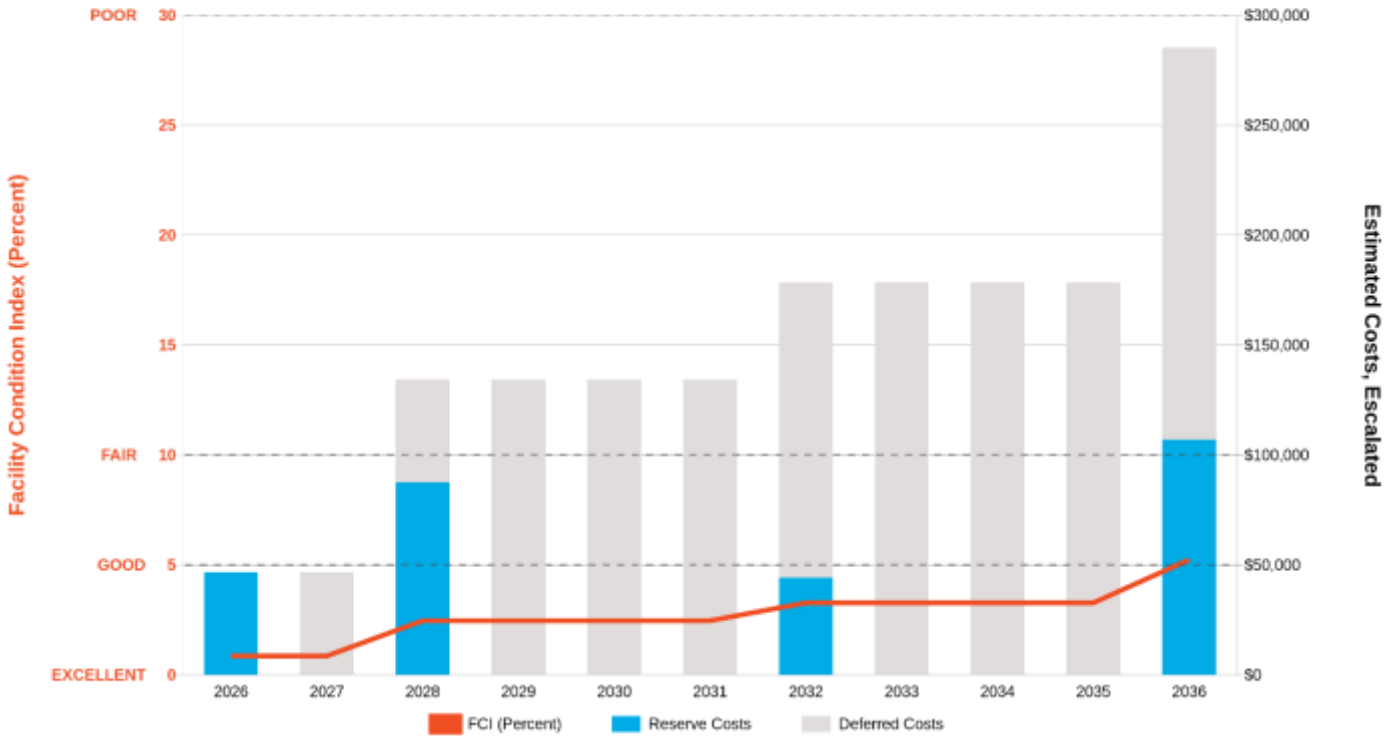
The table below shows the anticipated costs by trade or building system over the next 20 years.

Philomath High School-Grandstand: 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	$56,053	$0	$0	$0	$56,053
Roofing	$0	$0	$0	$0	$156,708	$156,708
Interiors	$46,734	$0	$0	$69,177	$102,399	$218,310
Electrical	$0	$31,488	$0	$44,205	$0	$75,693
Equipment & Furnishings	$0	$0	$0	$37,701	$0	$37,701
TOTALS	**$46,800**	**$87,600**	**$0**	**$151,100**	**$259,200**	**$544,700**

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

Replacement Value: $5,448,260.00 **Inflation Rate: 4%** **Average Needs (per year - over next 10 years): $25,941.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Philomath High School / Philomath High School-Grandstand	C2037	Flooring, Carpet, Commercial Standard, Replace	Poor	Performance/Integrity	$46,700
TOTAL (1 items)					**$46,700**

Key Findings



Flooring in Poor condition.

Carpet, Commercial Standard
Philomath High School-Grandstand
Announcers Both

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

Plan Type:
Performance/Integrity

Cost Estimate: $46,700

It is past the lifecycle renewal time and have water damage. - AssetCALC ID: 10289635

Philomath High School-Grandstand: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – SLAB-ON-GRADE



6 – STRUCTURAL FRAMING



7 – EXTERIOR WALLS



8 – INTERIOR OVERVI



9 – INTERIOR OVERVI



10 – INTERIOR LIGHTING SYSTEM

9. Shop Building





Shop Building: Building Systems Summary		
Address	2054 Applegate Street, Philomath, OR 97370	
GPS Coordinates	44.5387160235668, -123.35520539210057	
Constructed/Renovated	2012 Renovated 2024	
Building Area	2,060 SF	
Number of Stories	1 above grade (mechanical mezzanines are present but not included in the count)	
System	*Description*	*Condition*
Structure	Pre-engineered steel structure over concrete slab foundation	Good
Facade	Primary Wall Finish: Metal siding	Good
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished/exposed	Fair
Elevators	None	n/a
Plumbing	None	n/a

Shop Building: Building Systems Summary		
HVAC	None	n/a
Fire Suppression	None	n/a
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	exit signs only	Fair
Equipment/Special	None	n/a
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.	

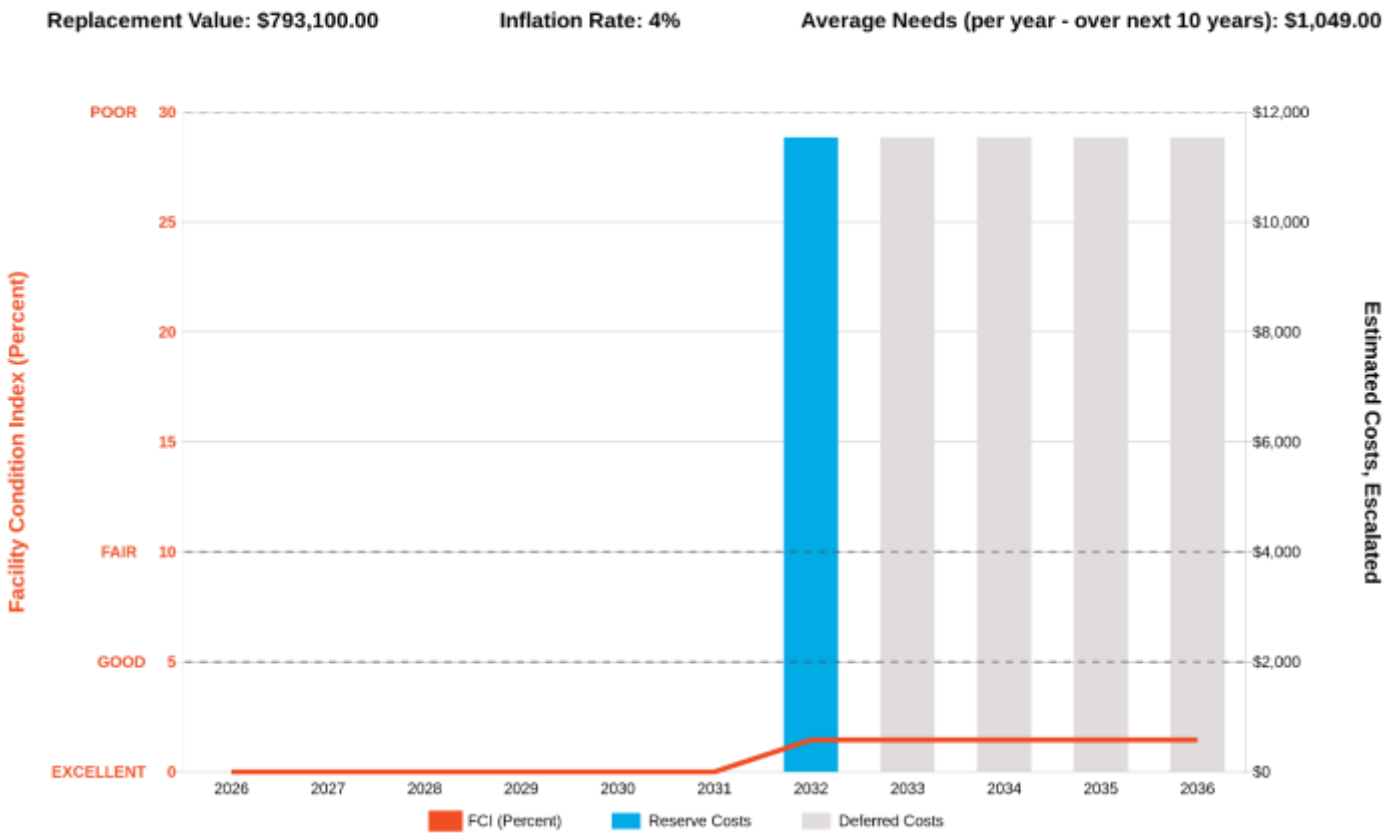
The table below shows the anticipated costs by trade or building system over the next 20 years.

Shop Building: 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	$0	$0	$65,996	$65,996
Roofing	$0	$0	$0	$0	$0	$0
Electrical	$0	$0	$0	$9,220	$0	$9,220
Sitework	$0	$0	$0	$2,326	$0	$2,326
TOTALS	**$0**	**$0**	**$0**	**$11,600**	**$66,000**	**$77,600**

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.

Shop Building: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – INTERIOR OVERVIEW



6 – INTERIOR OVERVIEW

10. Site Summary





Site: Site Information		
Site Area	29.74 acres	
Parking Spaces	200 total spaces all in open lots; 10 of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link fencing; vinyl fence dumpster enclosures Sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Limited furnished with park benches, picnic tables, trash receptacles Indoor swimming pool	Fair
Landscaping & 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, metal halide Building-mounted: LED Pedestrian walkway and landscape accent lighting	Fair

Site: Site Information		
Ancillary Structures	Carports, Garages, Storage sheds, Gazebos	Fair
Site Accessibility	An accessibility survey has been prepared as a separate report.	
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
Plumbing	$0	$0	$0	$5,937	$28,484	$34,421
Equipment & Furnishings	$0	$3,106	$0	$0	$33,719	$36,825
Special Construction & Demo	$0	$0	$0	$31,331	$387,532	$418,863
Sitework	$0	$76,114	$100,831	$1,221,789	$4,024,789	$5,423,523
TOTALS	**$0**	**$79,300**	**$100,900**	**$1,259,100**	**$4,474,600**	**$5,913,900**

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 – PARKING LOTS



6 – PARKING LOTS



7 – TENNIS COURT



8 – ATHLETIC SURFACES & COURTS



9 – SPORTS FIELD



10 – SPORTS SITE LIGHTING



11 – GREENHOUSE



12 – SIDEWALK

11. 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.

12. 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.

13. Certification

Oregon Department of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Philomath High School, 2054 Applegate 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

Prepared by: Karen Rendon
Project Assessor

Reviewed by: _____
Allen Manning
Technical Report Reviewer
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14. Appendices

Appendix A: Site Plan(s)

Appendix B: Pre-Survey Questionnaire(s)

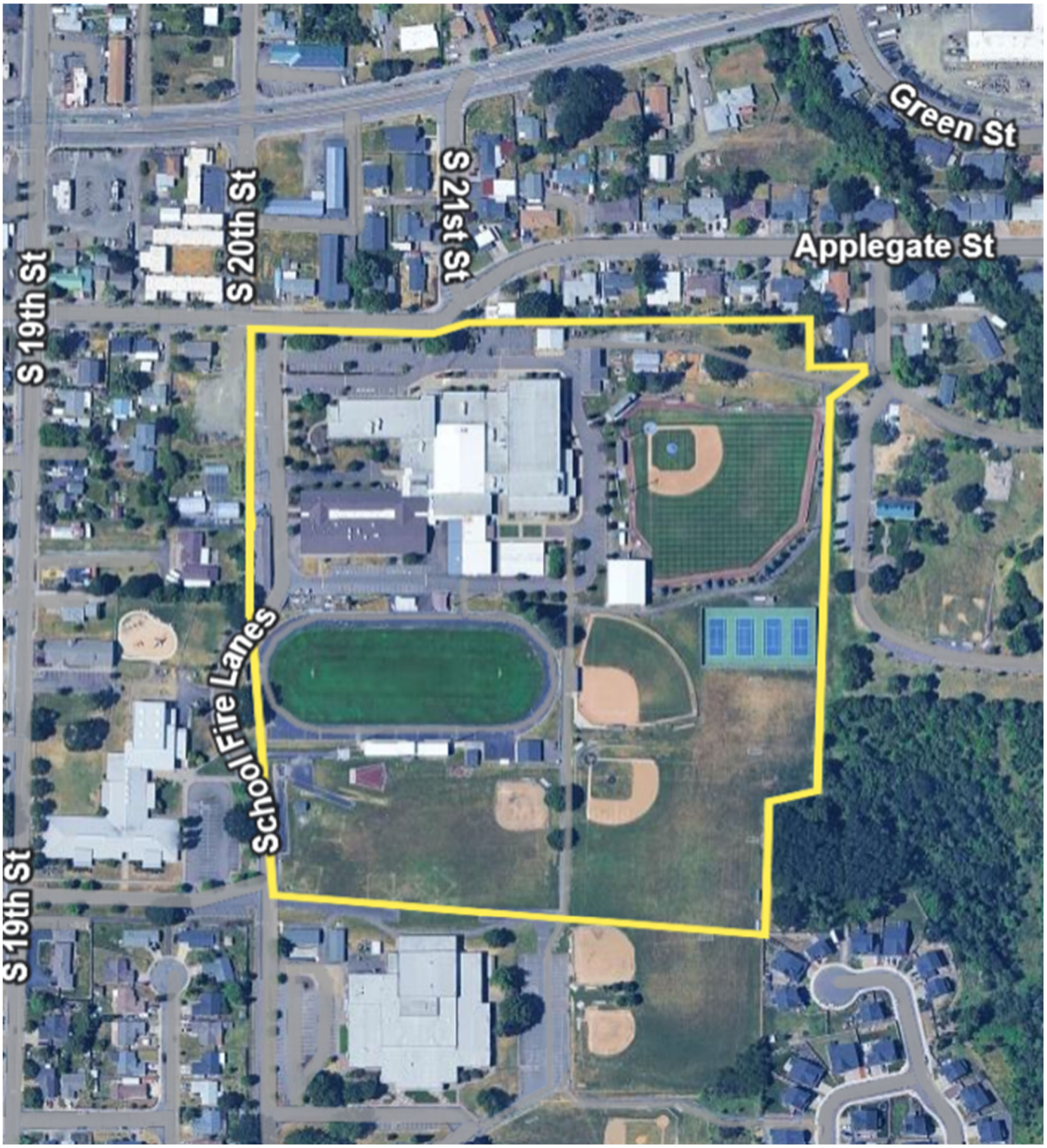
Appendix C: Component Condition Report

Appendix D: Replacement Reserves

Appendix A:
Site Plan(s)

Draft - For Discussion Purposes Only

Site Plan



Project Number	Project Name
169411.24R000-026.017	Philomath High School
Source	**On-Site Date**
Google	January 15, 2026

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: Philomath High School

Name of person completing form: Joey DiGiovannangelo

Title / Association w/ property: Facilities Director

Length of time associated w/ property: 18 years

Date Completed: January 15, 2026

Phone Number: (541) 231-2207

Method of Completion: INTERVIEW - verbally completed during interview

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: 1959	Renovated:	Multiple additions in 1995 Added the brick section 2012
2	Building size in SF	143,500 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2024	Paint, new facade in the pool area
		Roof	2012	Metal roof and TPO is 2016,
		Interiors	2018	Paint and new wall system
		HVAC	2023	
		Electrical	2012	Ne panels and still have some old equipment around are for 1980
		Site Pavement	2012	New payment and repaired the prior lot. Strip was done in 2024
		Accessibility	2012	
4	List other significant capital improvements (focus on recent years; provide approximate date).	The site and new stairs for the different structures. New boilers and and pluming by the pool.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	HVAC control, sprinkler system is rusting.		

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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			
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				Some units have issues and don't work properly
14	Is the electrical service outdated, undersized, or problematic?	X				Undersized
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				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			

Signature of Assessor

Signature of POC

Appendix C:
Component Condition Report

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Component Condition Report | Philomath High School / Philomath High School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A2010	Pool Indoor Area	Fair	Basement Wall, Concrete, Maintain	1,000 SF	41	10289501
A4020	Substructure	Good	Slab-on-Grade, Concrete, Structural w/out Footings, Maintain	125,000 SF	61	10289562
B1010	Substructure	Good	Structural Framing, Wood, Heavy Timber, Maintain	65,250 SF	61	10289511
B1010	Substructure	Fair	Structural Framing, Wood, Conventional Stud, Maintain	46,500 SF	5	10289482
B1010	Substructure	Good	Structural Framing, Steel Light Gauge, Maintain	25,250 SF	61	10289600
Facade						
B2010	Building Exterior	Good	Exterior Walls, Aluminum Siding	2,100 SF	26	10289460
B2010	Roof	Good	Supplemental Screen Walls, Aluminum-Framed, HVAC Equipment	5,200 SF	26	10289403
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	3,100 SF	16	10289571
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	15,600 SF	16	10289469
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	26,000 SF	6	10289491
B2020	Throughout Building	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	7	6	10289467
B2020	Building exterior	Fair	Exterior Glazing, any type by SF	9,700 SF	16	10291297
B2020	Throughout Building	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	6	10289409
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	17	16	10289534
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	3	16	10289510
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	43	16	10289449
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	69,950 SF	6	10289463
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	29,500 SF	6	10289410
B3010	Roof	Good	Roofing, Metal	2,820 SF	26	10289455
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	24,545 SF	6	10289500
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	2,400 LF	6	10289422

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Component Condition Report | Philomath High School / Philomath High School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
B3060	Roof	Fair	Roof Hatch, Metal	2	16	10289572
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	2	16	10289495
Interiors						
C1010	Gymnasium	Fair	Movable Partition, Gym Divider, Basic/Manual	4,600 SF	11	10289574
C1010	Hallways & Common Areas	Fair	Movable Partition, Gym Divider, Basic/Manual	2,500 SF	11	10289432
C1020	Library	Good	Interior Glazing, any type by SF	2,560 SF	26	10289567
C1030	Throughout Building	Good	Interior Door, Steel, Standard	27	26	10289404
C1030	Throughout Building	Good	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	27	26	10289499
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core	98	26	10289434
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	37	26	10289573
C1030	Hallways & Common Areas	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	14	26	10289535
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	61,900 SF	11	10289547
C1090	Pool Indoor Area	Fair	Toilet Partitions, Metal	6	2	10289582
C1090	Locker Rooms	Fair	Lockers, Steel-Baked Enamel, 6' Height per LF	320 LF	6	10289465
C1090	Hallways & Common Areas	Fair	Lockers, Steel-Baked Enamel, 6' Height per LF	450 LF	6	10289580
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	44	6	10289461
C2010	Classrooms Industrial Arts	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	62,500 SF	2	10289520
C2010	Locker Rooms	Fair	Wall Finishes, Ceramic Tile	9,400 SF	6	10289430
C2010	Throughout Building	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	1,850 SF	3	10289512
C2010	Throughout Building	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	18,800 SF	11	10289556
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	12,500 SF	26	10289540
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	156,300 SF	6	10289399
C2010	Throughout Building	Fair	Wall Finishes, Laminated Paneling (FRP)	15,600 SF	16	10289552
C2010	Throughout Building	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	10,000 SF	16	10289417
C2010	Gymnasium	Good	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	6,900 SF	13	10289414

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Component Condition Report | Philomath High School / Philomath High School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Ceramic Tile	9 SF	6	10289494
C2030	Locker Rooms	Fair	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	15,800 SF	2	10289594
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Tile	15,500 SF	6	10289539
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	28,000 SF	2	10289525
C2030	Throughout Building	Fair	Flooring, Wood, Strip	10,300 SF	16	10289436
C2030	Weight Room	Fair	Flooring, Rubber Tile	5,300 SF	7	10289428
C2030	Gymnasium	Fair	Flooring, Athletic Resilient Rolled Sheeting	8,800 SF	3	10289483
C2030	Locker Rooms	Good	Flooring, Ceramic Tile	10,500 SF	26	10289538
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	13,150 SF	2	10289599
C2030	Throughout Building	Good	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	9,500 SF	5	10289558
C2030	Throughout Building	Good	Flooring, Wood, Sports, Refinish	15,300 SF	9	10289583
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	34,400 SF	6	10289398
C2050	Throughout Building	Good	Ceiling Finishes, exposed irregular elements, Prep & Paint	41,300 SF	7	10289563
Conveying						
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Economy	2	2	10289578
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	2	6	10289442
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Hydraulic, 2 Floors, 2500 LB, Renovate	2	16	10289545
Plumbing						
D2010	Mechanical Room	Fair	Pump, Circulation, Domestic Water, 1 HP	1	2	10289443
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	50	16	10289429
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	5	16	10289581
D2010	Classrooms Science	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	2	6	10289551
D2010	Utility Rooms/Areas	Fair	Water Heater, Electric, Residential, 50 GAL	1	4	10289487
D2010	Restrooms	Fair	Water Heater, Electric, Residential, 20 GAL	1	2	10289473
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	42	16	10289471

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Component Condition Report | Philomath High School / Philomath High School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	11		16	10289406
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water, .75 IN	2		16	10289421
D2010	Locker Rooms	Poor	Shower, Valves & Heads, Single Showerhead	22		0	10289497
D2010	Locker Rooms	Fair	Shower, Valve & Showerhead	23		16	10289530
D2010	Restrooms	Fair	Urinal, Standard	18		16	10289451
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3		21	10289555
D2010	Locker Rooms	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3		2	10289595
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (600 MBH), 235 GAL	2		11	10289548
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water, 3 IN	1		16	10289400
D2010	Classrooms General	Good	Sink/Lavatory, Vanity Top, Stainless Steel	2		28	10289454
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	132,014	SF	26	10289503
D2010	Pool	Good	Piping & Valves, Piping PVC, Domestic Water, 6 IN	5,200	LF	26	10289411
D2010	Restrooms	Fair	Toilet, Residential Water Closet	3		2	10289597
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Bi-Level	6		13	10289426
D2010	Mechanical Room	Fair	Storage Tank, Domestic Water, 2000 GAL	1		3	10289435
D2010	Pool Indoor Area	Fair	Piping & Valves, Mixing Valve, Domestic Water, .5 IN	2		16	10289448
D2010	Mechanical Room	Fair	Pump, Circulation, Domestic Water, .75 HP	1		2	10289593
D2010	Locker Rooms	Fair	Shower, Fiberglass	3		6	10289478
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	7		21	10289585
HVAC							
D3020	Hallways & Common Areas	Fair	Baseboard Heater, Electric, 6 LF, 1.5 KW	5		11	10289560
D3020	Pool Indoor Area	Fair	Heat Exchanger, Plate & Frame, HVAC, 10 GPM	1		21	10289527
D3020	Classrooms Industrial Arts	Fair	Heat Exchanger, Shell & Tube, HVAC, 75 GPM	1		21	10289601
D3020	Classrooms Industrial Arts	Fair	Furnace, Gas, 250 MBH	2		6	10289542
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Chemical Feed System	2		3	10289459

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Component Condition Report | Philomath High School / Philomath High School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 600 MBH	2	16	10289531
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank, 101 to 175 GAL, 125 GAL	1	13	10289446
D3030	Roof	Fair	Chiller, Air-Cooled, 201 to 300 TON, 43 TON	1	11	10289521
D3030	Utility Rooms/Areas	Fair	Split System, Fan Coil Unit, DX, 1.5 TON	2	2	10289490
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump, 1.5 TON	2	11	10289588
D3050	Roof	Fair	Air Handler, Exterior AHU, 1201 to 2400 CFM, 1440 CFM	2	6	10289440
D3050	Throughout Building	Fair	Variable Air Volume Unit, VAV Box, 1200 CFM	5	11	10289554
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	132,014 SF	16	10289484
D3050	Locker Rooms	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 700 CFM	1	2	10289537
D3050	Roof	Fair	Air Handler, Exterior AHU, 6001 to 8000 CFM, 6356 CFM	2	5	10289519
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 73 HP	2	11	10289431
D3050	Roof	Fair	Air Handler, Exterior AHU, 1201 to 2400 CFM, 1240 CFM	1	5	10289420
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON	1	6	10289413
D3050	Roof	Fair	Air Handler, Exterior AHU, 1201 to 2400 CFM, 2100 CFM	1	6	10289405
D3050	Locker Rooms	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1400 CFM	1	2	10289550
D3050	Roof	Fair	Air Handler, Exterior AHU, 401 to 800 CFM, 700 CFM	1	6	10289456
D3050	Mechanical Room	Fair	Air Handler, Exterior AHU, 801 to 1200 CFM, 1000 CFM	1	6	10289513
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 2-Pipe	132,000 SF	26	10289502
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 25 HP	1	11	10289526
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	6	10289544
D3050	Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 3000 CFM	1	11	10289561
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 2000 CFM	2	11	10289462
D3050	Classrooms Industrial Arts	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1400 CFM	1	2	10289504
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 45 TON	1	5	10289481
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2400 CFM	2	6	10289506

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Component Condition Report | Philomath High School / Philomath High School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1500 CFM	4	10	10289470
D3060	Classrooms Industrial Arts	Fair	Supplemental Components, Air Purifier, Electrostatic, 2000 CFM	2	2	10289509
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 900 CFM	1	6	10289584
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1202 CFM	23	10	10289591
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, 8650 CFM	6	6	10289496
D3060	Building Exterior	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1500 CFM	1	6	10289415
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	125,000 SF	11	10289516
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	6	10289589
D4010	Mechanical Room	Good	Supplemental Components, Fire Riser, Dry, 4 IN	1	26	10289570
D4010	Mechanical Room	Good	Supplemental Components, Fire Riser, Wet, 6 IN	1	26	10289433
Electrical						
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V, 600 AMP	1	16	10289453
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	16	10289524
D5020	Library	Good	Distribution Panel, 120/208 V, 700 AMP	1	22	10289476
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V, 800 AMP	1	16	10289425
D5020	Electrical Room	Good	Switchboard, 277/480 V, 2000 AMP	1	26	10289522
D5020	Electrical Room	Good	Distribution Panel, 277/480 V, 400 AMP	5	16	10289480
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 150 KVA	1	16	10289549
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA	1	16	10289602
D5020	Classrooms Industrial Arts	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA	1	16	10289543
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA	1	16	10289457
D5020	Electrical Room	Good	Switchboard, 277/480 V, 2000 AMP	1	26	10289515
D5020	Commercial Kitchen	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	16	10289401
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V, 800 AMP	3	16	10289569

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Component Condition Report | Philomath High School / Philomath High School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA	1	16	10289514
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA	1	16	10289517
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, High Density/Complexity	132,014 SF	26	10289441
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace/Install	8	6	10289566
D5040	Mechanical Room	Fair	Lighting Controls, Dimming Panel, Standard	2	6	10289485
D5040	Hallways & Common Areas	Fair	Special HID Fixture, any type Interior High Bay, w/ LED Replacement, 250 WATT	15	6	10289424
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	132,014 SF	6	10289488
D5040	Cafeteria	Fair	Stage Lighting System, Full Upgrade	2,600 SF	6	10289546
D5040	Gymnasium	Fair	Gymnasium Lighting, Metal Halide, 250 WATT	13	6	10289437
D5040	Cafeteria	Fair	Gymnasium Lighting, Metal Halide, 250 WATT	20	6	10289452
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	125,000 SF	6	10289474
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	132,014 SF	6	10289498
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	132,014 SF	7	10289468
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	125,000 SF	6	10289427
D7050	Mechanical Room	Fair	Fire Alarm Panel, Fully Addressable	1	2	10289407
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	132,014 SF	2	10289559
Equipment & Furnishings						
E1030	Classrooms Industrial Arts	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	10	16	10289596
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Dishwashing Equipment	15 LF	6	10289553
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	3	10289438
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	50 LF	6	10289603
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	16	10289486
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Cooking Equipment	10 LF	6	10289587
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	20 LF	6	10289464

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Component Condition Report | Philomath High School / Philomath High School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
E1040	Classrooms Industrial Arts	Fair	Laboratory Equipment, Exhaust Hood, Variable Volume 8 LF	2		2	10289507
E1040	Hallways & Common Areas	Fair	Stair Carriage, Emergency	2		6	10289450
E1040	Hallways & Common Areas	Poor	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2		2	10289472
E1040	Classrooms Industrial Arts	Fair	Laboratory Equipment, Exhaust Hood, Variable Volume 10 LF	1		2	10289528
E1040	Classrooms Science	Fair	Laboratory Equipment, Sink, 1-Bowl	20		16	10289564
E1040	Classrooms Science	Fair	Laboratory Equipment, Exhaust Hood, Variable Volume 6 LF	2		3	10289590
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Standard	2		16	10289523
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable	12		16	10289565
E1070	Restrooms	Fair	Scaffolding, Catwalk, Guardrails and Access Ladder	120	LF	3	10289439
E1070	Cafeteria	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	6,800	SF	2	10289493
E2010	Cafeteria	Fair	Bleachers, Telescoping Power-Operated, 16 to 30 Tier (per Seat)	15		6	10289598
E2010	Pool Indoor Area	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	9		11	10289402
E2010	Throughout Building	Fair	Casework, Cabinetry, Hardwood Standard	350	LF	6	10289533
E2010	Library	Fair	Casework, Cabinetry, Standard Classroom	95	LF	6	10289489
E2010	Gymnasium	Good	Bleachers, Telescoping Power-Operated, 16 to 30 Tier (per Seat)	18		16	10289532
Special Construction & Demo							
F1050	Pool Indoor Area	Good	Pool Accessories, Lifeguard Chair	1		26	10289604
F1050	Pool Indoor Area	Fair	Pool Equipment, Circulation Pump, 10 HP	1		11	10289586
F1050	Pool Indoor Area	Fair	Pool Finishes, Basin & Deck Finishes, Plaster Basin, Refinish	2,600	SF	2	10289418
F1050	Pool Indoor Area	Fair	Pool Accessories, Diving Board	5		16	10289416
F1050	Pool Indoor Area	Fair	Pool Equipment, Filtration System	6		2	10289445
F1050	Pool Indoor Area	Good	Pool Accessories, Ladder	4		26	10289576
Athletic, Recreational & Playfield Areas							
G2050	Pool Indoor Area	Fair	Sports Apparatus, Scoreboard, Electronic Basic	1		11	10289447
Sitework							

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Component Condition Report | Philomath High School / Philomath High School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2080	Mechanical Room	Fair	Irrigation System, Control Panel	1	3	10289541
G4050	Building Exterior	Fair	Exterior Site Lighting, Wall Pack, 13 to 26 W	16	6	10289444

Component Condition Report | Philomath High School / Field Restrooms

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4010	Substructure	Fair	Slab-on-Grade, Concrete, Standard w/out Footings, Maintain	635 SF	41	10289693
B1010	Substructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, Maintain	635 SF	41	10289706
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	635 SF	6	10289694
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	16	10289697
Roofing						
B3010	Roof	Fair	Roofing, Metal	635 SF	6	10289691
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	100 LF	6	10289707
Interiors						
C1090	Restrooms	Fair	Toilet Partitions, Metal	5	6	10289699
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	340 SF	6	10289692
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	635 SF	2	10289698
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style	2	16	10289695
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	16	10289703
D2010	Restrooms	Fair	Water Heater, Electric, Residential, 50 GAL	1	2	10289696
D2010	Restrooms	Fair	Urinal, Standard	3	16	10289700
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	635 SF	6	10289705
HVAC						

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Component Condition Report | Philomath High School / Field Restrooms

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	Throughout Building	Fair	Unit Heater, Electric, 5 kW	3	6	10289702
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	635 SF	6	10289701
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	635 SF	6	10289704

Component Condition Report | Philomath High School / Baseball Stands & Concessions

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4020	Substructure	Fair	Slab-on-Grade, Concrete, Structural w/out Footings, Maintain	820 SF	41	10289735
B1010	Substructure	Fair	Structural Framing, Wood, Conventional Stud, Maintain	1,020 SF	41	10289742
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	2,600 SF	2	10289741
B2010	Building Exterior	Good	Exterior Walls, Aluminum Siding	1,900 SF	32	10289734
B2010	Exterior wall	Fair	Exterior Walls, Wood Siding	2,600 SF	3	10296660
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	200 SF	3	10289740
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	2	10289737
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	820 SF	3	10289739
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	150 LF	6	10289736
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,020 SF	6	10289738
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,020 SF	2	10289733

Component Condition Report | Philomath High School / Football Concessions

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

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Component Condition Report | Philomath High School / Football Concessions

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
A4020	Structure	Fair	Slab-on-Grade, Concrete, Structural w/ Integral Perimeter Footings, Maintain	650 SF	53	10384837
B1010	Site	Fair	Structural Framing, Wood, Conventional Stud, Maintain	650 SF	53	10384836
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,500 SF	4	10384839
B2050	Building exterior	Fair	Exterior Door, Wood, Solid-Core Commercial	2	8	10384838
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	700 SF	9	10384918
Interiors						
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	1,300 SF	4	10384921
C2050	Ceiling	Fair	Ceiling Finishes, any flat surface, Prep & Paint	650 SF	4	10384922
Plumbing						
D2010	Building interior	Fair	Sink/Lavatory, Service Sink, Laundry	3	14	10385026
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	650 SF	18	10384919
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	650 SF	9	10384920

Component Condition Report | Philomath High School / Forestry Classroom

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4020	Substructure	Fair	Slab-on-Grade, Concrete, Structural w/out Footings, Maintain	3,340 SF	41	10289760
B1010	Substructure	Fair	Structural Framing, Wood, Conventional Stud, Maintain	3,340 SF	41	10289761
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	2,400 SF	4	10289752
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	2,400 SF	16	10289765
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	500 SF	2	10289747

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Component Condition Report | Philomath High School / Forestry Classroom

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	2	16	10289756
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	7	16	10289768
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	3,340 SF	6	10289758
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	150 LF	6	10289773
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	7	6	10289753
C1090	Restrooms	Fair	Toilet Partitions, Metal	2	6	10289751
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	1,300 SF	16	10289748
C2010	Throughout Building	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	800 SF	3	10289769
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	3,000 SF	2	10289749
C2030	Restrooms	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	700 SF	4	10289763
C2030	Throughout Building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	2,600 SF	2	10289764
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,300 SF	2	10289774
C2050	Throughout Building	Fair	Ceiling Finishes, Wood Paneling	1,000 SF	3	10289757
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	3	10289772
D2010	Restrooms	Fair	Urinal, Standard	1	16	10289745
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,340 SF	6	10289750
D2010	Restrooms	Fair	Shower, Fiberglass	4	6	10289770
D2010	Classrooms Industrial Arts	Fair	Sink/Lavatory, Pedestal, Vitreous China	1	3	10289771
D2010	Restrooms	Fair	Water Heater, Electric, Residential, 50 GAL	1	2	10289766
D2010	Restrooms	Fair	Toilet, Residential Water Closet	2	16	10289762
HVAC						
D3020	Classrooms Industrial Arts	Fair	Baseboard Heater, Electric, 4 LF, 1 KW	2	2	10289746

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Component Condition Report | Philomath High School / Forestry Classroom

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	Utility Rooms/Areas	Fair	Furnace, Oil, 220 MBH	1	2	10289743
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	3,340 SF	6	10289755
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	3,340 SF	4	10385607
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,340 SF	6	10289775
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	3,340 SF	6	10289767
Fire Alarm & Electronic Systems						
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	3,340 SF	6	10289744
Sitework						
G4050	Building Exterior	Fair	Exterior Site Lighting, Wall Pack, 13 to 26 W	2	6	10289759

Component Condition Report | Philomath High School / McGarry Fieldhouse

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4020	Substructure	Good	Slab-on-Grade, Concrete, Structural w/out Footings, Maintain	5,830 SF	62	10289730
B1010	Substructure	Good	Structural Framing, Wood, Conventional Stud, Maintain	5,830 SF	62	10289728
Facade						
B2010	Building Exterior	Good	Exterior Walls, Aluminum Siding	6,200 SF	27	10289727
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	17	10289719
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	2	17	10289722
Roofing						
B3010	Roof	Good	Roofing, Metal	5,830 SF	27	10289732
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	300 LF	7	10289726
Interiors						

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Component Condition Report | Philomath High School / McGarry Fieldhouse

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	5,800 SF	2	10289725
HVAC						
D3020	Throughout Building	Fair	Unit Heater, Electric, 10 kW	4	7	10289724
Electrical						
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,830 SF	27	10289723
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	5,830 SF	7	10289721
Athletic, Recreational & Playfield Areas						
G2050	Throughout Building	Fair	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	5,830 SF	2	10289720
G2050	Throughout Building	Fair	Sports Apparatus, Baseball/Football, Protective Netting	5,830 SF	2	10289729
Sitework						
G4050	Building Exterior	Fair	Exterior Site Lighting, Wall Pack, 13 to 26 W	4	7	10289731

Component Condition Report | Philomath High School / Philomath High School-Grandstand

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4020	Substructure	Fair	Slab-on-Grade, Concrete, Structural w/out Footings, Maintain	4,120 SF	41	10289634
B1010	Substructure	Fair	Structural Framing, Wood, Conventional Stud, Maintain	8,230 SF	41	10289640
Facade						
B2010	Building Exterior	Good	Exterior Walls, Aluminum Siding	5,000 SF	38	10289641
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	600 SF	2	10289643
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	2	10289638
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	4,120 SF	16	10289636
B3020	Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	370 LF	16	10289639
Interiors						

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Component Condition Report | Philomath High School / Philomath High School-Grandstand

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	Announcers Both	Poor	Flooring, Carpet, Commercial Standard	4,100 SF	0	10289635
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	8,230 SF	6	10289637
D5040	Announcers Both	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	8,230 SF	2	10289642
Equipment & Furnishings						
E2010	Building Exterior	Fair	Bleachers, Fixed Wood Benches	100	10	10289633

Component Condition Report | Philomath High School / Shop Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4020	Substructure	Good	Slab-on-Grade, Concrete, Structural w/out Footings, Maintain	2,060 SF	61	10289715
B1010	Substructure	Good	Structural Framing, Steel Light Gauge, Maintain	2,060 SF	61	10289710
Facade						
B2010	Building Exterior	Good	Exterior Walls, Aluminum Siding	2,060 SF	26	10289712
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	3	16	10289717
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	16	10289716
Roofing						
B3010	Roof	Good	Roofing, Metal	2,060 SF	26	10289718
Electrical						
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,060 SF	26	10289711
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	2,060 SF	6	10289714
Sitework						
G4050	Building Exterior	Fair	Exterior Site Lighting, Wall Pack, 13 to 26 W	2	6	10289713

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Component Condition Report | Philomath High School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
Plumbing							
D2010	Site	Fair	Piping & Valves, Piping PVC, Domestic Water, 4 IN	150	LF	19	10385603
D2010	Site	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1		7	10289655
Equipment & Furnishings							
E1040	Site	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1		2	10289658
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	100		11	10289650
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	3		11	10289678
Special Construction & Demo							
F1020	Site	Fair	Ancillary Building, Greenhouse, Glazing & Accessories	900	SF	16	10289648
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Standard	650	SF	21	10289660
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	400	SF	11	10289686
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	700	SF	6	10289679
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	300	SF	16	10289671
F1020	Site	Fair	Ancillary Building, Greenhouse, Truss Frame w/ Plastic Walls & Roof	900	SF	16	10289672
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	300	SF	16	10289676
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood Framed, Standard	250	SF	16	10289688
F1020	Site	Good	Ancillary Building, Wood-Framed, Standard	1,600	SF	29	10289675
Pedestrian Plazas & Walkways							
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	131,788	SF	11	10289645
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	131,788	SF	4	10289663
G2030	Site	Good	Sidewalk, Concrete, Large Areas	96,250	SF	36	10289651
Athletic, Recreational & Playfield Areas							
G2050	Site	Fair	Playfield Surfaces, Sand, 3" Depth	6,500	SF	6	10289659
G2050	Site	Good	Sports Site Lighting, Stadium, Clustered	4		36	10289677
G2050	Site	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	4		6	10289646

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Component Condition Report | Philomath High School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
G2050	Site	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	4		2	10289652
G2050	Site	Fair	Sports Apparatus, Football, Goal Post	2		11	10289669
G2050	Site	Good	Athletic Surfaces & Courts, Track Surface, Rubber	44,235	SF	8	10289683
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Basic	3		11	10289657
G2050	Site	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	25,870	SF	2	10289649
G2050	Site	Fair	Sports Site Lighting, Fields & Courts, Pole Light Fixture w/ Lamps	8		11	10289664
Sitework							
G2060	Site	Fair	Bike Rack, Portable 6-10 Bikes	4		2	10289661
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	3,250	LF	26	10289709
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	4		6	10289670
G2060	Site	Fair	Flagpole, Metal	3		16	10289680
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1		12	10289668
G2060	Site	Good	Fences & Gates, Fence, Chain Link 8'	240	LF	26	10289667
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters	19		6	10289662
G2060	Site	Fair	Fences & Gates, Fence, Vinyl 6'	60	LF	11	10289644
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	255,000	SF	12	10289656
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 300 W, Replace/Install	20		6	10289673
G4050	Site	Fair	Site Lighting, Wall Pack or Walkway Ceiling/Pole-Mounted, any type w/ LED, Lower-Lumen, 13 to 26 W	6		6	10289653
Utilities							
G3020	Site	Fair	Piping & Valves, Piping PVC, Site Sanitary, 8 IN	150	LF	19	10385604

Appendix D:
Replacement Reserves

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Replacement Reserves Report

2/26/2026

Location	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total Escalated Estimate
Philomath High School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Philomath High School / Baseball Stands & Concessions	$0	$0	$18,309	$65,990	$0	$0	$8,325	$0	$0	$0	$0	**$92,624**
Philomath High School / Field Restrooms	$0	$0	$3,117	$0	$0	$0	$52,605	$0	$0	$0	$0	**$55,722**
Philomath High School / Football Concessions	$0	$0	$0	$0	$11,874	$0	$0	$0	$13,711	$11,460	$0	**$37,044**
Philomath High School / Forestry Classroom	$0	$0	$74,469	$67,541	$59,871	$0	$147,429	$0	$0	$0	$0	**$349,310**
Philomath High School / McGarry Fieldhouse	$0	$0	$152,064	$0	$0	$0	$0	$48,106	$0	$0	$0	**$200,170**
Philomath High School / Philomath High School	$25,838	$0	$4,541,969	$314,418	$1,466	$2,261,102	$7,450,768	$778,410	$0	$156,843	$165,134	**$15,695,946**
Philomath High School / Philomath High School-Grandstand	$46,735	$0	$87,544	$0	$0	$0	$44,206	$0	$0	$0	$106,880	**$285,365**
Philomath High School / Shop Building	$0	$0	$0	$0	$0	$0	$11,548	$0	$0	$0	$0	**$11,548**
Philomath High School / Site	$0	$0	$79,224	$0	$100,831	$0	$239,563	$5,938	$890,887	$122,677	$0	**$1,439,120**
Grand Total	**$72,572**	**$0**	**$4,956,695**	**$447,949**	**$174,042**	**$2,261,102**	**$7,954,444**	**$832,453**	**$904,597**	**$290,980**	**$272,014**	**$18,166,848**

Philomath High School

Philomath High School / Baseball Stands & Concessions

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	Building Exterior	10289741	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	8	2	2600	SF	$2.74	$3.88	$10,080			$10,080									**$10,080**
B2010	Exterior wall	10296660	Exterior Walls, Wood Siding, Replace	30	27	3	2600	SF	$10.20	$14.43	$37,526				$37,526								**$37,526**
B2020	Building Exterior	10289740	Exterior Glazing, any type by SF, Replace	30	27	3	200	SF	$58.50	$82.78	$16,556				$16,556								**$16,556**
B2050	Building Exterior	10289737	Exterior Door, Steel, Standard, Replace	30	28	2	3	EA	$763.00	$1,079.65	$3,239			$3,239									**$3,239**
B3010	Roof	10289739	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	17	3	820	SF	$3.95	$5.59	$4,583				$4,583								**$4,583**
B3020	Roof	10289736	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	14	6	150	LF	$10.60	$15.00	$2,250							$2,250					**$2,250**
D5030	Throughout Building	10289738	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	34	6	1020	SF	$3.00	$4.25	$4,330							$4,330					**$4,330**
D5040	Throughout Building	10289733	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	18	2	1020	SF	$2.50	$3.54	$3,608			$3,608									**$3,608**
Totals, Unescalated												**$0**	**$0**	**$16,928**	**$58,664**	**$0**	**$0**	**$6,580**	**$0**	**$0**	**$0**	**$0**	**$82,172**
Totals, Escalated (4.0% inflation, compounded annually)												**$0**	**$0**	**$18,309**	**$65,990**	**$0**	**$0**	**$8,325**	**$0**	**$0**	**$0**	**$0**	**$92,624**

Philomath High School / Field Restrooms

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	Building Exterior	10289694	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	4	6	635	SF	$2.74	$3.88	$2,462							$2,462					**$2,462**
B3010	Roof	10289691	Roofing, Metal, Replace	40	34	6	635	SF	$13.20	$18.68	$11,861							$11,861					**$11,861**
B3020	Roof	10289707	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	14	6	100	LF	$10.60	$15.00	$1,500							$1,500					**$1,500**
C1090	Restrooms	10289699	Toilet Partitions, Metal, Replace	20	14	6	5	EA	$1,480.00	$2,094.20	$10,471							$10,471					**$10,471**
C2010	Throughout Building	10289692	Wall Finishes, any surface, Prep & Paint	10	4	6	340	SF	$1.45	$1.94	$661							$661					**$661**
C2050	Throughout Building	10289698	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	635	SF	$1.81	$2.56	$1,629			$1,629									**$1,629**
D2010	Restrooms	10289696	Water Heater, Electric, Residential, Replace	15	13	2	1	EA	$935.00	$1,252.90	$1,253			$1,253									**$1,253**
D2010	Throughout Building	10289705	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	34	6	635	SF	$6.00	$8.49	$5,391							$5,391					**$5,391**
D3020	Throughout Building	10289702	Unit Heater, Electric, Replace	20	14	6	3	EA	$1,010.00	$1,429.15	$4,287							$4,287					**$4,287**

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Replacement Reserves Report

2/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D5030	Throughout Building	10289701	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	34	6	635	SF	$3.00	$4.25	$2,696							$2,696					**$2,696**
D5040	Throughout Building	10289704	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	14	6	635	SF	$2.50	$3.54	$2,246							$2,246					**$2,246**
Totals, Unescalated												**$0**	**$0**	**$2,881**	**$0**	**$0**	**$0**	**$41,574**	**$0**	**$0**	**$0**	**$0**	**$44,456**
Totals, Escalated (4.0% inflation, compounded annually)												**$0**	**$0**	**$3,117**	**$0**	**$0**	**$0**	**$52,605**	**$0**	**$0**	**$0**	**$0**	**$55,722**

Philomath High School / Football Concessions

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	Building exterior	10384839	Exterior Walls, any painted surface, Prep & Paint	10	6	4	1500	SF	$2.74	$3.88	$5,816					$5,816							**$5,816**
B2050	Building exterior	10384838	Exterior Door, Wood, Solid-Core Commercial, Replace	30	22	8	2	EA	$3,540.00	$5,009.10	$10,018									$10,018			**$10,018**
B3010	Roof	10384918	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	11	9	700	SF	$3.95	$5.59	$3,912										$3,912		**$3,912**
C2010	Throughout	10384921	Wall Finishes, any surface, Prep & Paint	10	6	4	1300	SF	$1.45	$2.05	$2,667					$2,667							**$2,667**
C2050	Ceiling	10384922	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	650	SF	$1.81	$2.56	$1,667					$1,667							**$1,667**
D5040	Throughout	10384920	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	650	SF	$4.50	$6.37	$4,139										$4,139		**$4,139**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$10,150**	**$0**	**$0**	**$0**	**$10,018**	**$8,051**	**$0**	**$28,220**
Totals, Escalated (4.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$11,874**	**$0**	**$0**	**$0**	**$13,711**	**$11,460**	**$0**	**$37,044**

Philomath High School / Forestry Classroom

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	Building Exterior	10289752	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	2400	SF	$2.74	$3.88	$9,305					$9,305							**$9,305**
B2020	Building Exterior	10289747	Exterior Glazing, any type by SF, Replace	30	28	2	500	SF	$58.50	$82.78	$41,389			$41,389									**$41,389**
B3010	Roof	10289758	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	14	6	3340	SF	$3.95	$5.59	$18,668							$18,668					**$18,668**
B3020	Roof	10289773	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	14	6	150	LF	$10.60	$15.00	$2,250							$2,250					**$2,250**
C1030	Throughout Building	10289753	Interior Door, Wood, Solid-Core, Replace	40	34	6	7	EA	$960.00	$1,358.40	$9,509							$9,509					**$9,509**
C1090	Restrooms	10289751	Toilet Partitions, Metal, Replace	20	14	6	2	EA	$1,480.00	$2,094.20	$4,188							$4,188					**$4,188**
C2010	Throughout Building	10289769	Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	27	3	800	SF	$30.60	$43.30	$34,639				$34,639								**$34,639**
C2010	Throughout Building	10289749	Wall Finishes, any surface, Prep & Paint	10	8	2	3000	SF	$1.45	$2.05	$6,155			$6,155									**$6,155**
C2030	Throughout Building	10289764	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	2600	SF	$1.09	$1.54	$4,010			$4,010									**$4,010**
C2030	Restrooms	10289763	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	6	4	700	SF	$14.60	$20.66	$14,461					$14,461							**$14,461**
C2050	Throughout Building	10289757	Ceiling Finishes, Wood Paneling, Replace	30	27	3	1000	SF	$14.90	$21.08	$21,084				$21,084								**$21,084**
C2050	Throughout Building	10289774	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	2300	SF	$1.81	$2.56	$5,899			$5,899									**$5,899**
D2010	Restrooms	10289766	Water Heater, Electric, Residential, Replace	15	13	2	1	EA	$935.00	$1,252.90	$1,253			$1,253									**$1,253**
D2010	Throughout Building	10289750	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	34	6	3340	SF	$6.00	$8.49	$28,357							$28,357					**$28,357**
D2010	Restrooms	10289772	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	27	3	2	EA	$827.00	$1,170.21	$2,340				$2,340								**$2,340**
D2010	Classrooms Industrial Arts	10289771	Sink/Lavatory, Pedestal, Vitreous China, Replace	30	27	3	1	EA	$1,400.00	$1,981.00	$1,981				$1,981								**$1,981**
D2010	Restrooms	10289770	Shower, Fiberglass, Replace	20	14	6	4	EA	$1,620.00	$2,292.30	$9,169							$9,169					**$9,169**
D3020	Utility Rooms/Areas	10289743	Furnace, Oil, Replace	20	18	2	1	EA	$6,800.00	$9,622.00	$9,622			$9,622									**$9,622**
D3020	Classrooms Industrial Arts	10289746	Baseboard Heater, Electric, 4 LF, Replace	25	23	2	2	EA	$195.00	$261.30	$523			$523									**$523**
D3050	Throughout Building	10289755	HVAC System, Ductwork, Low Density, Replace	30	24	6	3340	SF	$2.00	$2.83	$9,452							$9,452					**$9,452**

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D4010	Throughout	10385607	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	3340	SF	$5.80	$8.21	$27,411					$27,411							**$27,411**
D5030	Throughout Building	10289775	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	34	6	3340	SF	$3.00	$4.25	$14,178							$14,178					**$14,178**
D5040	Throughout Building	10289767	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	14	6	3340	SF	$2.50	$3.54	$11,815							$11,815					**$11,815**
D7050	Throughout Building	10289744	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	14	6	3340	SF	$1.50	$2.12	$7,089							$7,089					**$7,089**
G4050	Building Exterior	10289759	Exterior Site Lighting, Wall Pack, 13 to 26 W, Replace	20	14	6	2	EA	$650.00	$919.75	$1,840							$1,840					**$1,840**
Totals, Unescalated												**$0**	**$0**	**$68,850**	**$60,044**	**$51,178**	**$0**	**$116,515**	**$0**	**$0**	**$0**	**$0**	**$296,588**
Totals, Escalated (4.0% inflation, compounded annually)												**$0**	**$0**	**$74,469**	**$67,541**	**$59,871**	**$0**	**$147,429**	**$0**	**$0**	**$0**	**$0**	**$349,310**

Philomath High School / McGarry Fieldhouse

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B3020	Roof	10289726	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	13	7	300	LF	$10.60	$15.00	$4,500								$4,500				**$4,500**
C2010	Throughout Building	10289725	Wall Finishes, any surface, Prep & Paint	10	8	2	5800	SF	$1.45	$2.05	$11,900			$11,900									**$11,900**
D3020	Throughout Building	10289724	Unit Heater, Electric, Replace	20	13	7	4	EA	$1,370.00	$1,938.55	$7,754								$7,754				**$7,754**
D5040	Throughout Building	10289721	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	13	7	5830	SF	$2.50	$3.54	$20,624								$20,624				**$20,624**
G2050	Throughout Building	10289720	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	10	8	2	5830	SF	$11.60	$16.41	$95,694			$95,694									**$95,694**
G2050	Throughout Building	10289729	Sports Apparatus, Baseball/Football, Protective Netting, Replace	15	13	2	5830	SF	$4.00	$5.66	$32,998			$32,998									**$32,998**
G4050	Building Exterior	10289731	Exterior Site Lighting, Wall Pack, 13 to 26 W, Replace	20	13	7	4	EA	$650.00	$919.75	$3,679								$3,679				**$3,679**
Totals, Unescalated												**$0**	**$0**	**$140,592**	**$0**	**$0**	**$0**	**$0**	**$36,557**	**$0**	**$0**	**$0**	**$177,148**
Totals, Escalated (4.0% inflation, compounded annually)												**$0**	**$0**	**$152,064**	**$0**	**$0**	**$0**	**$0**	**$48,106**	**$0**	**$0**	**$0**	**$200,170**

Philomath High School / Philomath High School

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B1010	Substructure	10289482	Structural Framing, Wood, Conventional Stud, Maintain	75	70	5	46500	SF	$18.00	$25.47	$1,184,355						$1,184,355						**$1,184,355**
B2010	Building Exterior	10289491	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	4	6	26000	SF	$2.74	$3.88	$100,805							$100,805					**$100,805**
B2020	Throughout Building	10289467	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	14	6	7	EA	$2,000.00	$2,830.00	$19,810							$19,810					**$19,810**
B2020	Throughout Building	10289409	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	14	6	1	EA	$2,000.00	$2,830.00	$2,830							$2,830					**$2,830**
B3010	Roof	10289410	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	14	6	29500	SF	$3.95	$5.59	$164,883							$164,883					**$164,883**
B3010	Roof	10289463	Roofing, Modified Bitumen, Replace	20	14	6	69950	SF	$6.94	$9.82	$686,916							$686,916					**$686,916**
B3010	Roof	10289500	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	14	6	24545	SF	$13.40	$18.96	$465,398							$465,398					**$465,398**
B3020	Roof	10289422	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	14	6	2400	LF	$10.60	$15.00	$35,998							$35,998					**$35,998**
C1090	Pool Indoor Area	10289582	Toilet Partitions, Metal, Replace	20	18	2	6	EA	$1,480.00	$2,094.20	$12,565			$12,565									**$12,565**
C1090	Restrooms	10289461	Toilet Partitions, Plastic/Laminate, Replace	20	14	6	44	EA	$1,200.00	$1,698.00	$74,712							$74,712					**$74,712**
C1090	Locker Rooms	10289465	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	14	6	320	LF	$280.00	$396.20	$126,784							$126,784					**$126,784**
C1090	Hallways & Common Areas	10289580	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	14	6	450	LF	$280.00	$396.20	$178,290							$178,290					**$178,290**
C2010	Locker Rooms	10289430	Wall Finishes, Ceramic Tile, Replace	40	34	6	9400	SF	$15.40	$21.79	$204,835							$204,835					**$204,835**
C2010	Classrooms Industrial Arts	10289520	Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	28	2	62500	SF	$30.60	$43.30	$2,706,188			$2,706,188									**$2,706,188**
C2010	Throughout Building	10289512	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	12	3	1850	SF	$16.80	$23.77	$43,978				$43,978								**$43,978**

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C2010	Throughout Building	10289399	Wall Finishes, any surface, Prep & Paint	10	4	6	156300	SF	$1.45	$2.05	$320,689							$320,689					**$320,689**
C2030	Locker Rooms	10289594	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	10	8	2	15800	SF	$9.80	$13.87	$219,099			$219,099									**$219,099**
C2030	Throughout Building	10289558	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	9500	SF	$14.60	$20.66	$196,261						$196,261						**$196,261**
C2030	Restrooms	10289494	Flooring, Ceramic Tile, Replace	40	34	6	9	SF	$16.60	$22.24	$200							$200					**$200**
C2030	Throughout Building	10289525	Flooring, Vinyl Tile (VCT), Replace	15	13	2	28000	SF	$4.84	$6.85	$191,761			$191,761									**$191,761**
C2030	Gymnasium	10289483	Flooring, Athletic Resilient Rolled Sheeting, Replace	15	12	3	8800	SF	$9.71	$13.74	$120,909				$120,909								**$120,909**
C2030	Weight Room	10289428	Flooring, Rubber Tile, Replace	15	8	7	5300	SF	$8.40	$11.89	$62,996								$62,996				**$62,996**
C2030	Throughout Building	10289599	Flooring, Carpet, Commercial Standard, Replace	10	8	2	13150	SF	$8.06	$11.40	$149,893			$149,893									**$149,893**
C2030	Throughout Building	10289539	Flooring, Carpet, Commercial Tile, Replace	10	4	6	15500	SF	$6.21	$8.79	$136,225							$136,225					**$136,225**
C2030	Throughout Building	10289583	Flooring, Wood, Sports, Refinish	10	1	9	15300	SF	$5.09	$7.20	$110,196										$110,196		**$110,196**
C2050	Throughout Building	10289398	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	34400	SF	$1.81	$2.56	$88,225							$88,225					**$88,225**
C2050	Throughout Building	10289563	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	3	7	41300	SF	$2.23	$3.15	$130,028								$130,028				**$130,028**
D1010	Elevator Shafts/Utility	10289578	Elevator Cab Finishes, Economy, Replace	10	8	2	2	EA	$4,000.00	$5,660.00	$11,320			$11,320									**$11,320**
D1010	Elevator Shafts/Utility	10289442	Elevator Controls, Automatic, 1 Car, Replace	20	14	6	2	EA	$5,500.00	$7,782.50	$15,565							$15,565					**$15,565**
D2010	Mechanical Room	10289435	Storage Tank, Domestic Water, Replace	30	27	3	1	EA	$22,000.00	$31,130.00	$31,130				$31,130								**$31,130**
D2010	Mechanical Room	10289443	Pump, Circulation, Domestic Water, Replace	15	13	2	1	EA	$2,820.00	$3,990.30	$3,990			$3,990									**$3,990**
D2010	Restrooms	10289473	Water Heater, Electric, Residential, Replace	15	13	2	1	EA	$835.00	$1,118.90	$1,119			$1,119									**$1,119**
D2010	Mechanical Room	10289593	Pump, Circulation, Domestic Water, Replace	15	13	2	1	EA	$2,310.00	$3,268.65	$3,269			$3,269									**$3,269**
D2010	Utility Rooms/Areas	10289487	Water Heater, Electric, Residential, Replace	15	11	4	1	EA	$935.00	$1,252.90	$1,253					$1,253							**$1,253**
D2010	Locker Rooms	10289497	Shower, Valves & Heads, Single Showerhead, Replace	30	30	0	22	EA	$830.00	$1,174.45	$25,838	$25,838											**$25,838**
D2010	Locker Rooms	10289595	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	3	EA	$1,360.00	$1,924.40	$5,773			$5,773									**$5,773**
D2010	Restrooms	10289597	Toilet, Residential Water Closet, Replace	30	28	2	3	EA	$820.00	$1,160.30	$3,481			$3,481									**$3,481**
D2010	Classrooms Science	10289551	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	14	6	2	EA	$1,570.00	$2,221.55	$4,443							$4,443					**$4,443**
D2010	Locker Rooms	10289478	Shower, Fiberglass, Replace	20	14	6	3	EA	$1,620.00	$2,292.30	$6,877							$6,877					**$6,877**
D3020	Classrooms Industrial Arts	10289542	Furnace, Gas, Replace	20	14	6	2	EA	$5,310.00	$7,513.65	$15,027							$15,027					**$15,027**
D3020	Mechanical Room	10289459	Boiler Supplemental Components, Chemical Feed System, Replace	15	12	3	2	EA	$11,700.00	$16,555.50	$33,111				$33,111								**$33,111**
D3030	Utility Rooms/Areas	10289490	Split System, Fan Coil Unit, DX, Replace	15	13	2	2	EA	$1,240.00	$1,754.60	$3,509			$3,509									**$3,509**
D3050	Locker Rooms	10289537	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	23	2	1	EA	$6,200.00	$8,773.00	$8,773			$8,773									**$8,773**
D3050	Locker Rooms	10289550	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	23	2	1	EA	$21,600.00	$30,564.00	$30,564			$30,564									**$30,564**
D3050	Classrooms Industrial Arts	10289504	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	23	2	1	EA	$21,600.00	$30,564.00	$30,564			$30,564									**$30,564**
D3050	Roof	10289519	Air Handler, Exterior AHU, 6001 to 8000 CFM, Replace	20	15	5	2	EA	$65,400.00	$92,541.00	$185,082						$185,082						**$185,082**
D3050	Roof	10289420	Air Handler, Exterior AHU, 1201 to 2400 CFM, Replace	20	15	5	1	EA	$31,900.00	$45,138.50	$45,139						$45,139						**$45,139**
D3050	Roof	10289481	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	$175,000.00	$247,625.00	$247,625						$247,625						**$247,625**
D3050	Roof	10289440	Air Handler, Exterior AHU, 1201 to 2400 CFM, Replace	20	14	6	2	EA	$31,900.00	$45,138.50	$90,277							$90,277					**$90,277**
D3050	Roof	10289413	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	$6,650.00	$9,409.75	$9,410							$9,410					**$9,410**
D3050	Roof	10289405	Air Handler, Exterior AHU, 1201 to 2400 CFM, Replace	20	14	6	1	EA	$31,900.00	$45,138.50	$45,139							$45,139					**$45,139**
D3050	Roof	10289456	Air Handler, Exterior AHU, 401 to 800 CFM, Replace	20	14	6	1	EA	$7,400.00	$10,471.00	$10,471							$10,471					**$10,471**
D3050	Mechanical Room	10289513	Air Handler, Exterior AHU, 801 to 1200 CFM, Replace	20	14	6	1	EA	$11,000.00	$15,565.00	$15,565							$15,565					**$15,565**

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D3050	Roof	10289544	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	$7,780.00	$11,008.70	$11,009							$11,009					**$11,009**
D3060	Roof	10289506	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	14	6	2	EA	$3,070.00	$4,344.05	$8,688							$8,688					**$8,688**
D3060	Roof	10289584	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	14	6	1	EA	$1,470.00	$2,080.05	$2,080							$2,080					**$2,080**
D3060	Roof	10289496	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	14	6	6	EA	$5,700.00	$8,065.50	$48,393							$48,393					**$48,393**
D3060	Building Exterior	10289415	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	14	6	1	EA	$2,920.00	$4,131.80	$4,132							$4,132					**$4,132**
D3060	Roof	10289470	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	15	10	4	EA	$2,920.00	$4,131.80	$16,527											$16,527	**$16,527**
D3060	Roof	10289591	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	15	10	23	EA	$2,920.00	$4,131.80	$95,031											$95,031	**$95,031**
D3060	Classrooms Industrial Arts	10289509	Supplemental Components, Air Purifier, Electrostatic, Replace	5	3	2	2	EA	$8,800.00	$12,452.00	$24,904			$24,904					$24,904				**$49,808**
D4010	Commercial Kitchen	10289589	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	14	6	10	LF	$510.00	$721.65	$7,217							$7,217					**$7,217**
D5030	Mechanical Room	10289566	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	8	EA	$4,350.00	$6,155.25	$49,242							$49,242					**$49,242**
D5040	Mechanical Room	10289485	Lighting Controls, Dimming Panel, Standard, Replace	20	14	6	2	EA	$1,760.00	$2,490.40	$4,981							$4,981					**$4,981**
D5040	Hallways & Common Areas	10289424	Special HID Fixture, any type Interior High Bay, w/ LED Replacement, Replace	20	14	6	15	EA	$1,040.00	$1,471.60	$22,074							$22,074					**$22,074**
D5040	Throughout Building	10289488	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	14	6	132014	SF	$6.50	$9.20	$1,214,199							$1,214,199					**$1,214,199**
D5040	Cafeteria	10289546	Stage Lighting System, Full Upgrade, Replace	20	14	6	2600	SF	$30.00	$42.45	$110,370							$110,370					**$110,370**
D5040	Gymnasium	10289437	Gymnasium Lighting, Metal Halide, Replace	20	14	6	13	EA	$1,550.00	$2,193.25	$28,512							$28,512					**$28,512**
D5040	Cafeteria	10289452	Gymnasium Lighting, Metal Halide, Replace	20	14	6	20	EA	$1,550.00	$2,193.25	$43,865							$43,865					**$43,865**
D6020	Throughout Building	10289474	Low Voltage System, Phone & Data Lines, Replace	20	14	6	125000	SF	$1.50	$2.12	$265,313							$265,313					**$265,313**
D6060	Throughout Building	10289498	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	132014	SF	$1.65	$2.33	$308,220							$308,220					**$308,220**
D7030	Throughout Building	10289468	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	132014	SF	$2.00	$2.83	$373,600								$373,600				**$373,600**
D7050	Mechanical Room	10289407	Fire Alarm Panel, Fully Addressable, Replace	15	13	2	1	EA	$16,200.00	$22,923.00	$22,923			$22,923									**$22,923**
D7050	Throughout Building	10289427	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	125000	SF	$3.00	$4.25	$530,625							$530,625					**$530,625**
D8010	Throughout	10289559	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	13	2	132014	SF	$2.50	$3.54	$467,000			$467,000									**$467,000**
E1030	Commercial Kitchen	10289438	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	12	3	1	EA	$7,650.00	$10,824.75	$10,825				$10,825								**$10,825**
E1030	Commercial Kitchen	10289553	Commercial Kitchen Line, Dishwashing Equipment, Replace	20	14	6	15	LF	$3,000.00	$4,245.00	$63,675							$63,675					**$63,675**
E1030	Commercial Kitchen	10289603	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	14	6	50	LF	$1,000.00	$1,415.00	$70,750							$70,750					**$70,750**
E1030	Commercial Kitchen	10289587	Commercial Kitchen Line, Cooking Equipment, Replace	20	14	6	10	LF	$2,000.00	$2,830.00	$28,300							$28,300					**$28,300**
E1030	Commercial Kitchen	10289464	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	14	6	20	LF	$300.00	$424.50	$8,490							$8,490					**$8,490**
E1040	Classrooms Industrial Arts	10289507	Laboratory Equipment, Exhaust Hood, Variable Volume 8 LF, Replace	15	13	2	2	EA	$10,700.00	$15,140.50	$30,281			$30,281									**$30,281**
E1040	Classrooms Industrial Arts	10289528	Laboratory Equipment, Exhaust Hood, Variable Volume 10 LF, Replace	15	13	2	1	EA	$13,300.00	$18,819.50	$18,820			$18,820									**$18,820**
E1040	Classrooms Science	10289590	Laboratory Equipment, Exhaust Hood, Variable Volume 6 LF, Replace	15	12	3	2	EA	$8,000.00	$11,320.00	$22,640				$22,640								**$22,640**
E1040	Hallways & Common Areas	10289472	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	8	2	2	EA	$2,030.00	$2,872.45	$5,745			$5,745									**$5,745**
E1040	Hallways & Common Areas	10289450	Stair Carriage, Emergency, Replace	20	14	6	2	EA	$1,295.00	$1,832.43	$3,665							$3,665					**$3,665**
E1070	Cafeteria	10289493	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	13	2	6800	SF	$13.00	$18.40	$125,086			$125,086									**$125,086**
E1070	Restrooms	10289439	Scaffolding, Catwalk, Guardrails and Access Ladder, Replace	15	12	3	120	LF	$58.00	$82.07	$9,848				$9,848								**$9,848**
E2010	Throughout Building	10289533	Casework, Cabinetry, Hardwood Standard, Replace	20	14	6	350	LF	$325.00	$459.88	$160,956							$160,956					**$160,956**
E2010	Library	10289489	Casework, Cabinetry, Standard Classroom, Replace	20	14	6	95	LF	$325.00	$459.88	$43,688							$43,688					**$43,688**
E2010	Cafeteria	10289598	Bleachers, Telescoping Power-Operated, 16 to 30 Tier (per Seat), Replace	20	14	6	15	EA	$750.00	$1,061.25	$15,919							$15,919					**$15,919**
F1050	Pool Indoor Area	10289418	Pool Finishes, Basin & Deck Finishes, Plaster Basin, Refinish	15	13	2	2600	SF	$19.50	$27.59	$71,741			$71,741									**$71,741**

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Replacement Reserves Report

2/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
F1050	Pool Indoor Area	10289445	Pool Equipment, Filtration System, Replace	15	13	2	6	EA	$6,000.00	$8,490.00	$50,940			$50,940									**$50,940**
G2080	Mechanical Room	10289541	Irrigation System, Control Panel, Replace	15	12	3	1	EA	$5,000.00	$7,075.00	$7,075				$7,075								**$7,075**
G4050	Building Exterior	10289444	Exterior Site Lighting, Wall Pack, 13 to 26 W, Replace	20	14	6	16	EA	$650.00	$919.75	$14,716							$14,716					**$14,716**
Totals, Unescalated												**$25,838**	**$0**	**$4,199,305**	**$279,516**	**$1,253**	**$1,858,461**	**$5,888,450**	**$591,527**	**$0**	**$110,196**	**$111,559**	**$13,066,105**
Totals, Escalated (4.0% inflation, compounded annually)												**$25,838**	**$0**	**$4,541,969**	**$314,418**	**$1,466**	**$2,261,102**	**$7,450,768**	**$778,410**	**$0**	**$156,843**	**$165,134**	**$15,695,946**

Philomath High School / Philomath High School-Grandstand

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2020	Building Exterior	10289643	Exterior Glazing, any type by SF, Replace	30	28	2	600	SF	$58.50	$82.78	$49,667			$49,667									**$49,667**
B2050	Building Exterior	10289638	Exterior Door, Steel, Standard, Replace	30	28	2	2	EA	$763.00	$1,079.65	$2,159			$2,159									**$2,159**
C2030	Announcers Both	10289635	Flooring, Carpet, Commercial Standard, Replace	10	10	0	4100	SF	$8.06	$11.40	$46,735	$46,735										$46,735	**$93,469**
D5030	Throughout Building	10289637	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	34	6	8230	SF	$3.00	$4.25	$34,936							$34,936					**$34,936**
D5040	Announcers Both	10289642	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	18	2	8230	SF	$2.50	$3.54	$29,114			$29,114									**$29,114**
E2010	Building Exterior	10289633	Bleachers, Fixed Wood Benches, Replace	20	10	10	100	EA	$180.00	$254.70	$25,470											$25,470	**$25,470**
Totals, Unescalated												**$46,735**	**$0**	**$80,939**	**$0**	**$0**	**$0**	**$34,936**	**$0**	**$0**	**$0**	**$72,205**	**$234,815**
Totals, Escalated (4.0% inflation, compounded annually)												**$46,735**	**$0**	**$87,544**	**$0**	**$0**	**$0**	**$44,206**	**$0**	**$0**	**$0**	**$106,880**	**$285,365**

Philomath High School / Shop Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D5040	Throughout Building	10289714	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	14	6	2060	SF	$2.50	$3.54	$7,287							$7,287					**$7,287**
G4050	Building Exterior	10289713	Exterior Site Lighting, Wall Pack, 13 to 26 W, Replace	20	14	6	2	EA	$650.00	$919.75	$1,840							$1,840					**$1,840**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$9,127**	**$0**	**$0**	**$0**	**$0**	**$9,127**
Totals, Escalated (4.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$11,548**	**$0**	**$0**	**$0**	**$0**	**$11,548**

Philomath High School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D2010	Site	10289655	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	1	EA	$2,710.00	$4,512.15	$4,512								$4,512				**$4,512**
E1040	Site	10289658	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	8	2	1	EA	$2,030.00	$2,872.45	$2,872			$2,872									**$2,872**
F1020	Site	10289679	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	24	6	700	SF	$25.00	$35.38	$24,763							$24,763					**$24,763**
G2020	Site	10289663	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	131788	SF	$0.46	$0.65	$86,191						$86,191					$86,191	**$172,382**
G2050	Site	10289652	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	13	2	4	EA	$450.00	$636.75	$2,547			$2,547									**$2,547**
G2050	Site	10289649	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	8	2	25870	SF	$1.78	$2.51	$64,998			$64,998									**$64,998**
G2050	Site	10289646	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	14	6	4	EA	$1,900.00	$2,688.50	$10,754							$10,754					**$10,754**
G2050	Site	10289683	Athletic Surfaces & Courts, Track Surface, Rubber, Replace	10	2	8	44235	SF	$10.40	$14.72	$650,962									$650,962			**$650,962**
G2050	Site	10289659	Playfield Surfaces, Sand, 3" Depth, Replace	20	14	6	6500	SF	$0.80	$1.13	$7,358							$7,358					**$7,358**
G2060	Site	10289661	Bike Rack, Portable 6-10 Bikes, Replace	15	13	2	4	EA	$500.00	$707.50	$2,830			$2,830									**$2,830**
G2060	Site	10289670	Picnic Table, Wood/Composite/Fiberglass, Replace	20	14	6	4	EA	$600.00	$849.00	$3,396							$3,396					**$3,396**

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Replacement Reserves Report

2/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
G2060	Site	10289662	Signage, Property, Building-Mounted Individual Letters, Replace	20	14	6	19	EA	$157.00	$222.16	$4,221							$4,221					**$4,221**
G4050	Site	10289673	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	14	6	20	EA	$4,400.00	$6,666.00	$133,320							$133,320					**$133,320**
G4050	Site	10289653	Site Lighting, Wall Pack or Walkway Ceiling/Pole-Mounted, any type w/ LED, Lower-Lumen, 13 to 26 W, Replace	20	14	6	6	EA	$650.00	$919.75	$5,519							$5,519					**$5,519**
Totals, Unescalated												**$0**	**$0**	**$73,247**	**$0**	**$86,191**	**$0**	**$189,330**	**$4,512**	**$650,962**	**$86,191**	**$0**	**$1,090,434**
Totals, Escalated (4.0% inflation, compounded annually)												**$0**	**$0**	**$79,224**	**$0**	**$100,831**	**$0**	**$239,563**	**$5,938**	**$890,887**	**$122,677**	**$0**	**$1,439,120**

* Markup has been included in unit costs.