Draft - For Discussion Purposes Only

FACILITY CONDITION ASSESSMENT

prepared for

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



Philomath SD 17J
1620 Applegate Street
Philomath, OR 97370

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ON SITE DATE:
January 14, 2026

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	School District Office
Number of Buildings	3
Main Address	Philomath SD 17J, 1620 Applegate Street, Philomath, OR 97370
Site Developed	1957 Renovated 2016
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 14, 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
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Campus Findings and Deficiencies

Historical Summary

The Philomath SD office was originally constructed in 1957 and has been operating as a district office since that time. Located at the Philomath High School. The Facility Maintenance Department and the Facility Shop were constructed in 1996. Some renovations and maintenance have been made to these structures over the years.

Architectural

The buildings consist of wood framed structures, over concrete slab foundations with wood roof decking and wood siding. The facility shop has steel light gauge structural framing in the garage area. The District Office and the Facility Shop have a metal roofing system, and the Facility Maintenance building has asphalt shingle roofing. The interior finishes have been repaired or replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and infrastructure vary significantly in age; while some components were replaced, many at the District Office are older and nearing or beyond their expected useful life. The building's HVAC systems are split system and unit heaters. The facility's electrical distribution is supplied by main distribution panels. It appears that some of the electrical equipment at the District Office is original. The District Office and the Facility Shop buildings have fire alarm systems in place along with exit lights, alarms, security systems, and fire extinguishers.

Site

The sites contain minimal landscaping and no irrigation systems. The asphalt paved parking areas and drive need maintenance in the near future. The Facility Maintenance Department and the Facility Shop are at the high school site. Site repair costs are included in the high school report.

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:

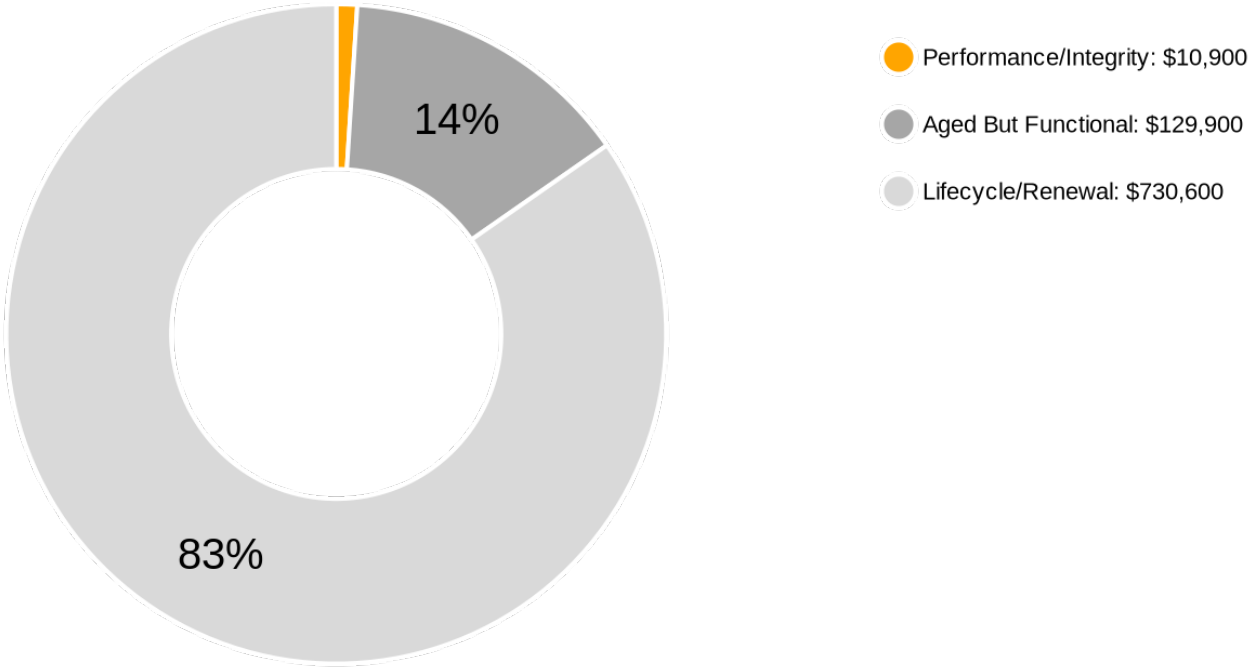
Immediate Needs

Facility/Building	Total Items	Total Cost
Philomath SD 17J / District office	2	$6,700
TOTAL	**2**	**$6,700**

Plan Types

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

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



10-Year Total: $871,500

2. District Office





District Office: Building Systems Summary		
Address	1620 Applegate Street, Philomath, OR 97370	
GPS Coordinates	44.53865148194303, -123.36263167347686	
Constructed/Renovated	1957 Renovated 2019	
Building Area	5,592 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Good
Facade	Primary Wall Finish: Wood siding Windows: Vinyl	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, wood paneling Floors: Carpet, VCT, ceramic tile 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, and sinks in restrooms	Fair

District Office: Building Systems Summary		
HVAC	Supplemental components: Split-system heat pumps, Suspended unit heaters	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	None	
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.

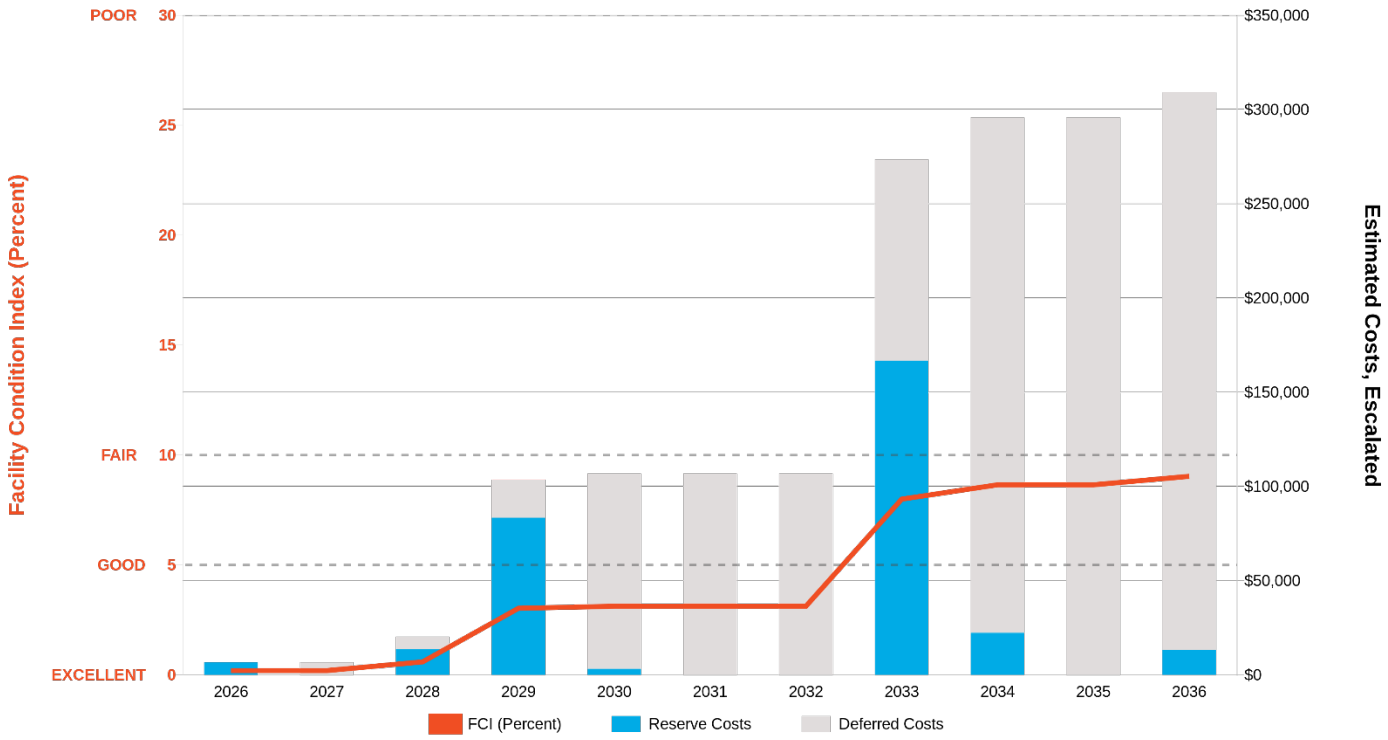
District Office: System Expenditure Forecast

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	$6,977	$47,831	$50,315	$105,123
Roofing	$0	$0	$0	$4,933	$203,452	$208,385
Interiors	$0	$0	$70,484	$19,290	$198,193	$287,967
Plumbing	$0	$1,354	$0	$13,778	$104,306	$119,438
HVAC	$0	$12,226	$0	$49,644	$11,438	$73,308
Electrical	$3,820	$0	$9,119	$0	$121,257	$134,196
Fire Alarm & Electronic Systems	$0	$0	$0	$52,893	$0	$52,893
Equipment & Furnishings	$2,872	$0	$0	$4,892	$24,697	$32,461
Sitework	$0	$0	$0	$8,964	$3,725	$12,689
TOTALS	**$6,700**	**$13,600**	**$86,600**	**$202,300**	**$717,400**	**$1,026,600**

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: $3,422,304.00 **Inflation Rate: 4%** **Average Needs (per year - over next 10 years): $28,097.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Philomath SD 17J / District office	E1042	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	Poor	Performance/Integrity	$2,900
Philomath SD 17J / District office	D5023	Distribution Panel, 120/208 V, 200 AMP, Replace	Poor	Performance/Integrity	$3,800
TOTAL (2 items)					**$6,700**

Key Findings



Distribution Panel in Poor Condition.

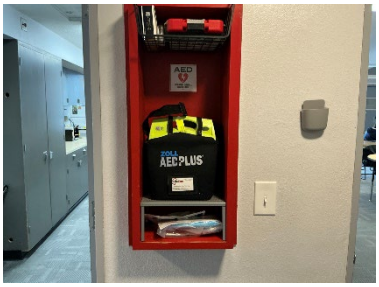
120/208 V, 200 AMP
District office
Electric Room

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: $3,800

The original electrical panel has a powdery substance on the surface that may be indicative of internal deterioration. The panel should be replaced. - AssetCALC ID: 10290367



Healthcare Equipment in Expired.

Defibrillator (AED), Cabinet-Mounted
District office
Hallways & Common Areas

Uniformat Code: E1040
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: $2,900

Past the expiration date - AssetCALC ID: 10270445

District Office: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



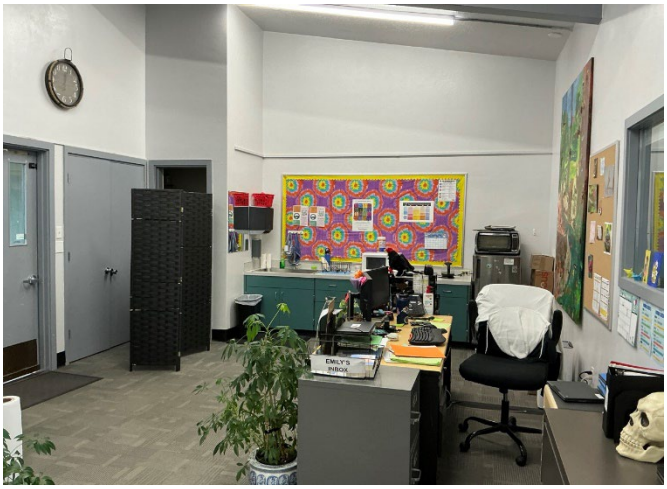
3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – ROOFING



6 – BREAK ROOM



7 – OFFICE



8 – OFFICE



9 – CLASSROOM



10 – RESTROOM



11 – ELECTRICAL SYSTEM



12 – ELECTRIC WALL HEATER

3. Facility Maintenance Department





Facility Maintenance Department: Building Systems Summary		
Address	2054 Applegate Street, Philomath, OR 97370	
GPS Coordinates	44.5375565, -123.3572289	
Constructed/Renovated	1996 Renovated 2015	
Building Area	4,800 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Good
Facade	Primary Wall Finish: Wood siding Windows: Vinyl	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, Unfinished Floors: Carpet, VCT, coated concrete Ceilings: Painted gypsum board	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Toilets, and sinks in restrooms	Fair

Facility Maintenance Department: Building Systems Summary		
HVAC	Supplemental components: Ductless split-systems, furnace, Suspended 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	None	n/a
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	None	
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.	

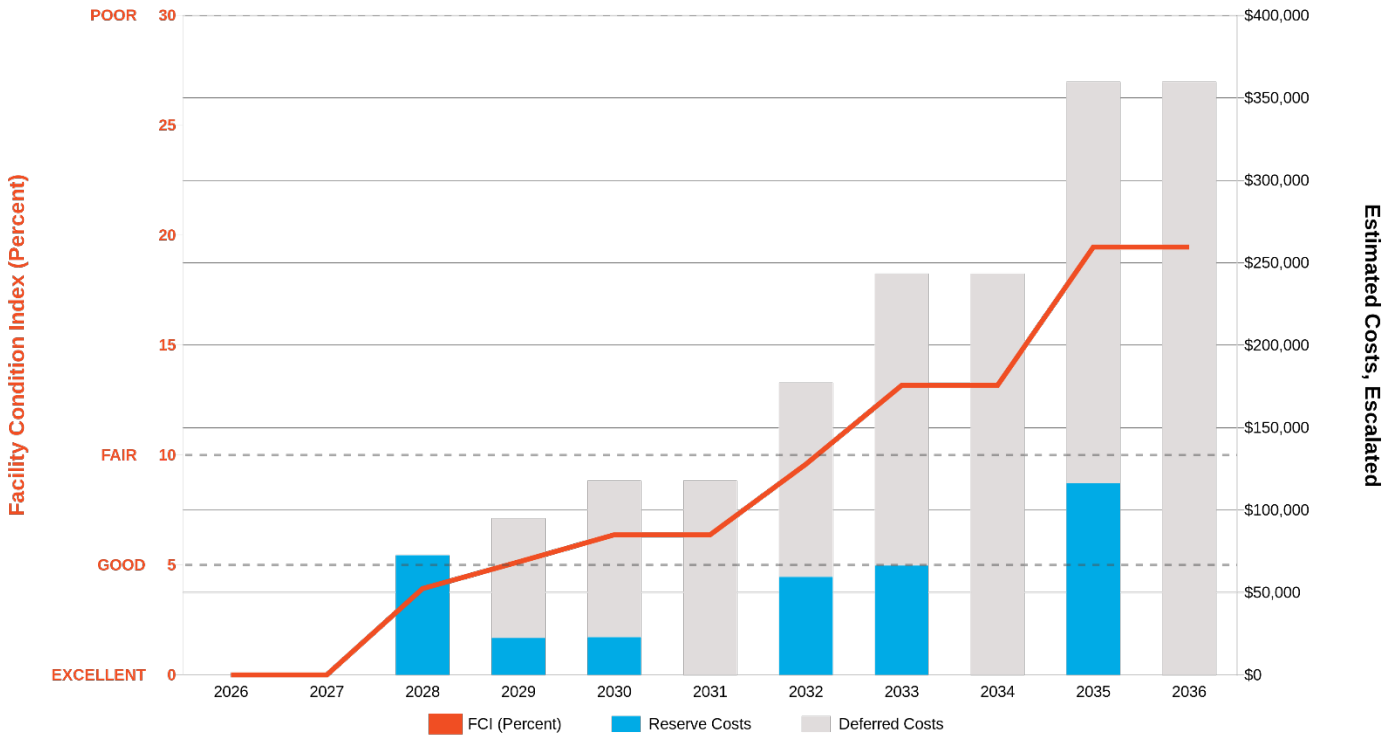
The table below shows the anticipated costs by trade or building system over the next 20 years.

Facility Maintenance Department: 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	$18,622	$54,343	$82,415	$155,380
Roofing	$0	$0	$0	$43,519	$0	$43,519
Interiors	$0	$58,158	$0	$44,438	$176,443	$279,039
Plumbing	$0	$0	$0	$3,379	$19,845	$23,224
HVAC	$0	$14,386	$10,691	$23,477	$26,341	$74,895
Electrical	$0	$0	$0	$24,167	$45,570	$69,737
Fire Alarm & Electronic Systems	$0	$0	$15,891	$14,500	$28,619	$59,010
Equipment & Furnishings	$0	$0	$0	$26,181	$0	$26,181
Sitework	$0	$0	$0	$7,853	$0	$7,853
TOTALS	**$0**	**$72,600**	**$45,300**	**$241,900**	**$379,300**	**$739,100**

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: $1,848,000.00 **Inflation Rate: 4%** **Average Needs (per year - over next 10 years): $32,691.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Facility Maintenance Department: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



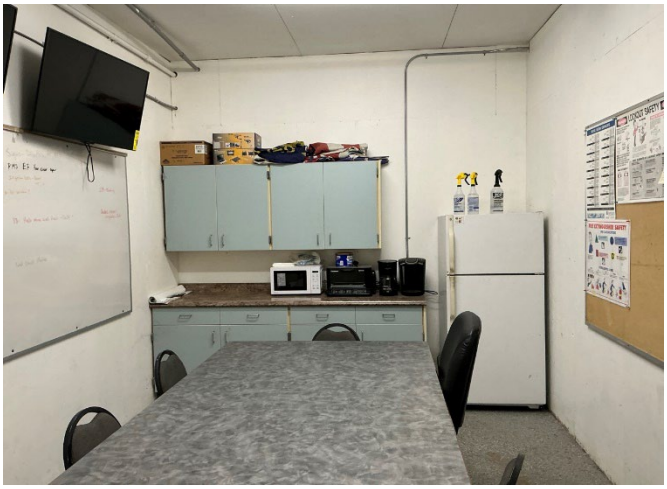
5 – REAR ELEVATION



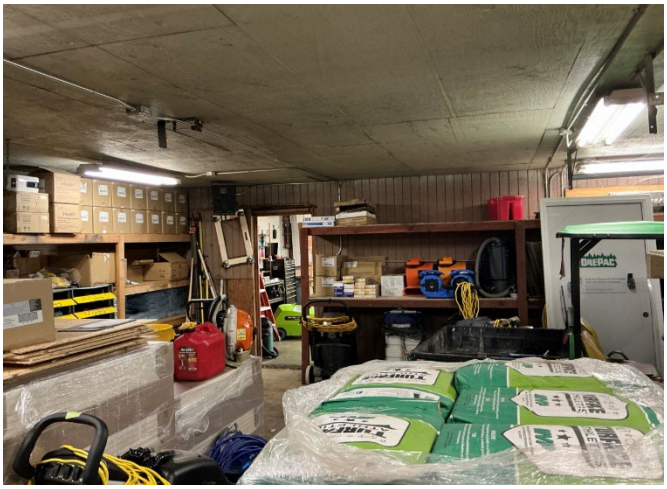
6 – ROOFING



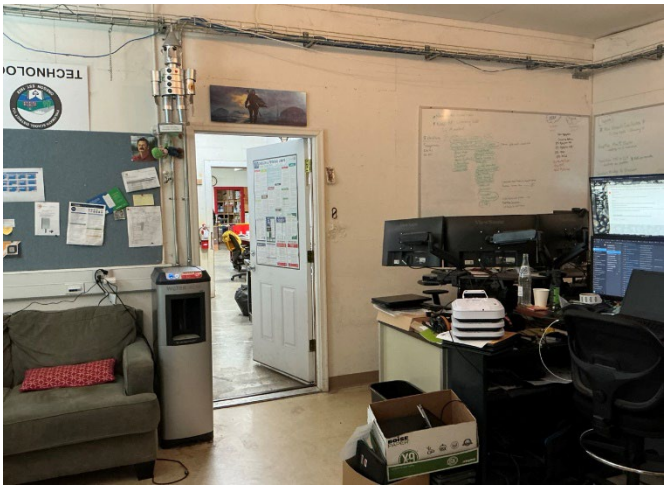
7 – EXTERIOR DOOR



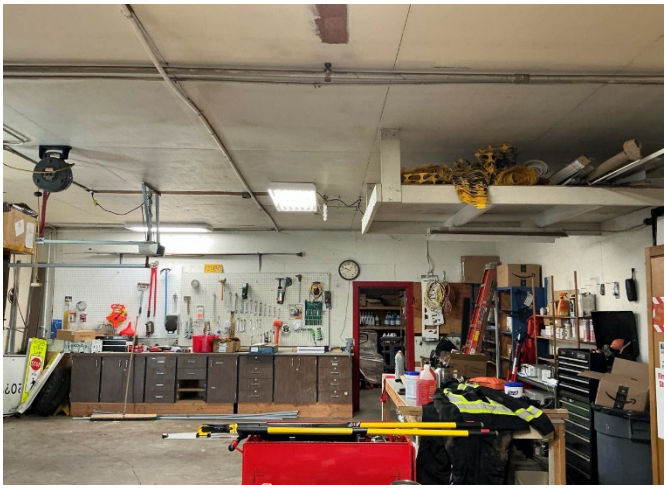
8 – BREAK ROOM



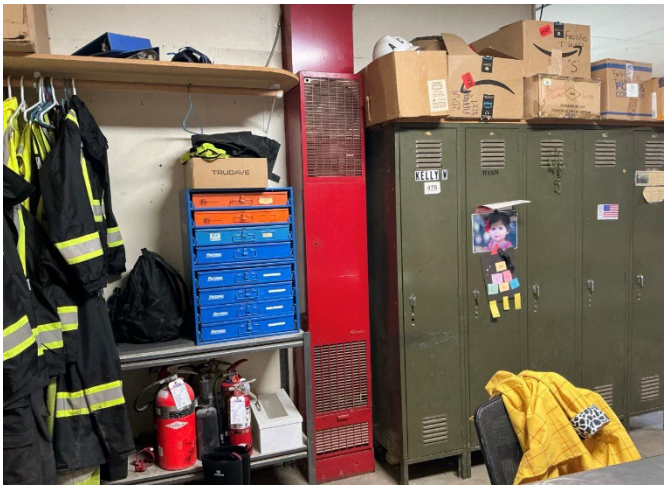
9 – STORAGE



10 – OFFICE



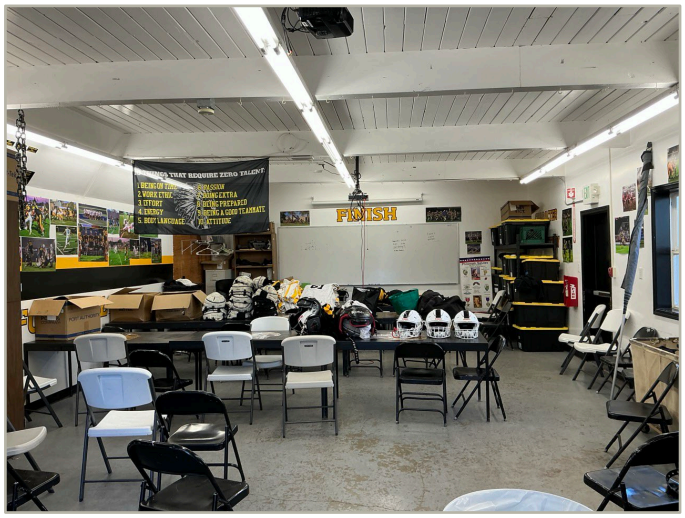
11 – WALL FINISHES



12 – FURNACE

4. Facility Shop





Facility Shop: Building Systems Summary		
Address	2054 Applegate Street, Philomath, OR 97370	
GPS Coordinates	44.5374503, -123.3553424	
Constructed/Renovated	2003 Renovated 2024	
Building Area	4,890 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation, Pre-engineered steel structure over concrete slab foundation	Good
Facade	Primary Wall Finish: Wood siding Windows: Vinyl	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, Unfinished Floors: coated concrete Ceilings: Painted gypsum board	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: None Fixtures: Toilets, and sinks in restrooms	Fair

Facility Shop: Building Systems Summary		
HVAC	Non-Central System: Furnaces with split-system condensing units Supplemental components: Ductless split-systems	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	None	
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.

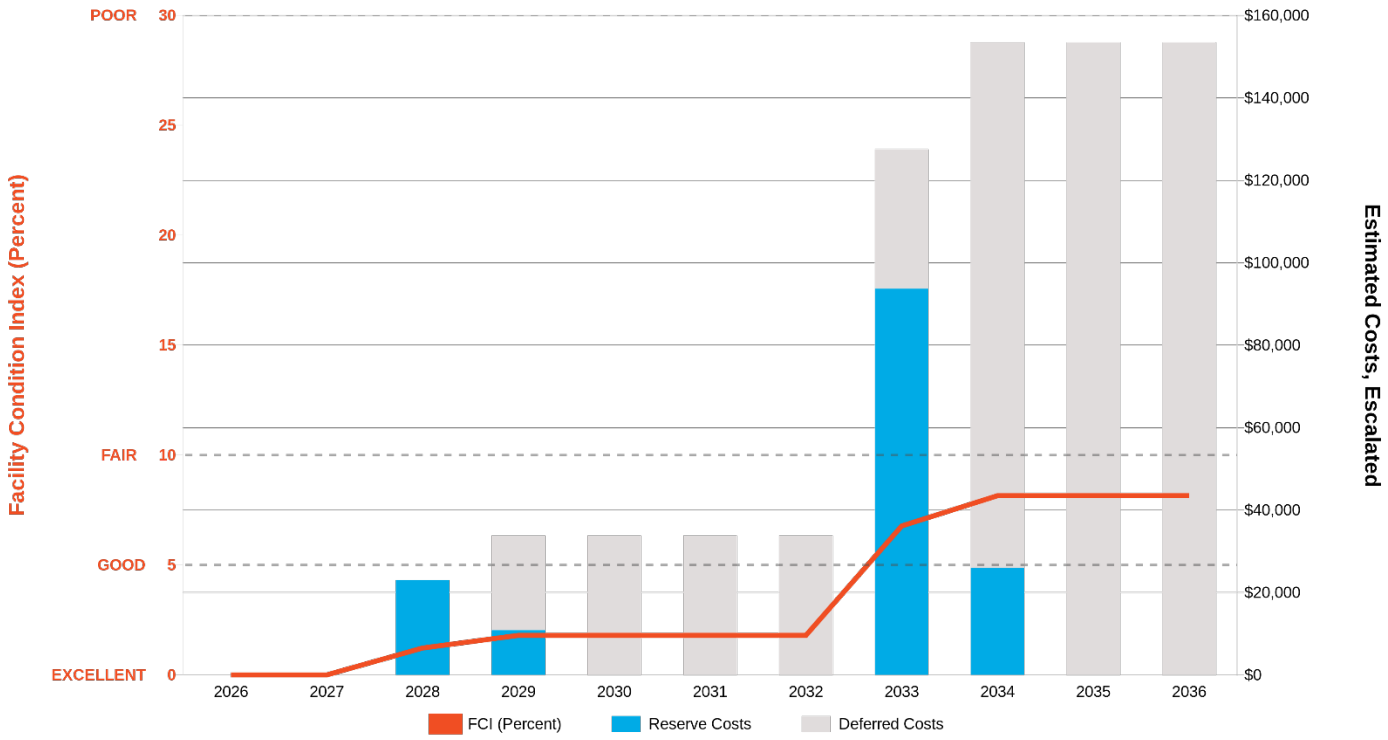
Facility Shop: System Expenditure Forecast

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	$53,177	$218,373	$271,550
Roofing	$0	$0	$0	$5,525	$177,911	$183,436
Interiors	$0	$13,564	$10,823	$0	$36,099	$60,486
Plumbing	$0	$0	$0	$6,292	$41,610	$47,902
HVAC	$0	$9,440	$0	$18,209	$9,396	$37,045
Electrical	$0	$0	$0	$22,762	$43,265	$66,027
Fire Alarm & Electronic Systems	$0	$0	$0	$13,658	$0	$13,658
TOTALS	**$0**	**$23,100**	**$10,900**	**$119,700**	**$526,700**	**$680,400**

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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $1,882,650.00 **Inflation Rate: 4%** **Average Needs (per year - over next 10 years): $13,950.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Facility Shop: Photographic Overview



1 – FRONT ELEVATION



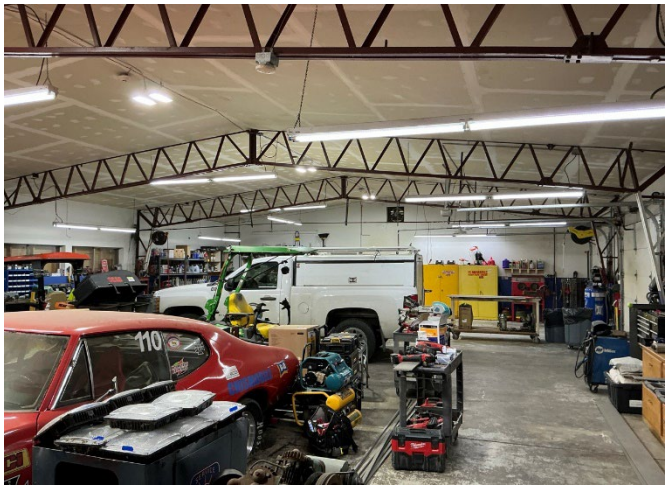
2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – INTERIOR OVERVIEW



6 – SPLIT SYSTEM

5. Site





Site: Site Information		
Site Area	1.26 acres	
Parking Spaces	55 total spaces all in open lots; 4 of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Concrete lots with adjacent concrete sidewalks	Fair
Site Development	Building-mounted signage; chain link fencing	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Good
Ancillary Structures	None	n/a
Site Accessibility	An accessibility survey has been prepared as a separate report.	
Site Additional Studies	None	

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

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

Site: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Sitework	$0	$0	$17,002	$32,378	$303,150	$352,530
TOTALS	**$0**	**$0**	**$17,100**	**$32,400**	**$303,200**	**$352,700**

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

6. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

7. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

8. Certification

Oregon Department of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Philomath SD 17J, 1620 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:



Matt Anderson
Technical Report Reviewer
Matt.anderson@bureauveritas.com

9. Appendices

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

Appendix A:
Site Plan(s)

Site Plan



Project Number	Project Name
169411.24R000-028.017	Philomath SD 17J
Source	**On-Site Date**
Google	January 14, 2026

N

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Site Plan



Project Number	Project Name
169411.24R000-028.017	Philomath SD 17J - Facility Maintenance
Source	**On-Site Date**
Google	January 14, 2026

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Appendix B:
Pre-Survey Questionnaire

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BV Facility Condition Assessment: Pre-Survey Questionnaire

District Name and ID, School Name and ID: Philomath SD 17J District Office 19000000

Name of person completing form: Joey DiGiovannangelo

Title / Association with property: Facilities Director

Length of time associated w/ property: 16 years

Date Completed: 7/21/2025

Phone Number: 541-231-2207

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

	Data Overview	Response		
1	Specific concerns regarding your facilities or the overall assessment:			
2	Does the district rent or lease any properties from a 3rd party?	Building ID - No		
3	Do you have any vacant buildings?	Building ID - No		
4	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Building ID -
		Roof	2016	Building ID -
		Interiors		Building ID -
		HVAC	2018	Building ID - only the back half of the building has been upgraded to ductless heat pumps.
		Electrical		Building ID -
		Plumbing		Building ID -
		Site Pavement		Building ID -

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		Accessibility		Building ID -

	Question	Response
5	List other significant capital improvements (focus on recent years; provide approximate date).	Data lines upgraded for all office spaces in 2016, new carpet, and new roof. Interior and exterior paint 2016 interior and 2018 exterior.
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Ductless HVAC heat pumps for front office not currently budgeted New energy efficient windows- not budgeted
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	N/A

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

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

	Question	Response				Comments
		Yes	No	Unk	NA	
10	Are there any problems with foundations or structures, like excessive settlement?		No			Building ID -
11	Are there any wall, window, basement or roof leaks?		No			Building ID -
12	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		No			Building ID -
13	Are your elevators unreliable, with frequent service calls?				N/A	Building ID -
14	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	yes				Building ID - we have had the main water line to the building repaired a few times over the last 5 years. Occasional the sewer line gets plugged but maybe once every few years.
15	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?				N/A	Building ID -

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

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

Appendix C:
Not Used

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Appendix D:
Component Condition Report

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Component Condition Report | Philomath SD 17J / District office

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4010	Substructure	Fair	Slab-on-Grade, Concrete, Standard w/out Footings, Maintain	5,592 SF	24	10270431
B1010	Substructure	Fair	Structural Framing, Wood, Heavy Timber, Maintain	5,592 SF	24	10270408
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	1,600 SF	14	10270421
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	1,600 SF	3	10270430
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	400 SF	7	10270441
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	23	10270415
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	7	10270437
Roofing						
B3010	Roof	Fair	Roofing, Metal	5,592 SF	17	10270425
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	250 LF	7	10270440
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	15	17	10270416
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	8	17	10270446
C1090	Restrooms	Fair	Toilet Partitions, Metal	7	7	10270426
C2010	Main Entrance	Fair	Wall Finishes, Wood Paneling, Architectural, Refinish	800 SF	4	10270413
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	7,600 SF	3	10270412
C2030	Restrooms	Good	Flooring, Ceramic Tile	600 SF	30	10270423
C2030	Restrooms	Good	Flooring, Ceramic Tile	1,700 SF	27	10270420
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Tile	3,400 SF	3	10270438
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	5,600 SF	3	10270417
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,592 SF	17	10270436

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Component Condition Report | Philomath SD 17J / District office

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Electrical Room	Fair	Water Heater, Electric, Residential, 52 GAL	1	2	10270409
D2010	Faculty Break Rooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	12	10270435
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	3	7	10270424
D2010	Throughout Building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	3	23	10270443
D2010	Restrooms	Fair	Urinal, Standard	2	17	10270418
D2010	Restrooms	Fair	Toilet, Residential Water Closet	6	7	10270419
HVAC						
D3020	Throughout Building	Fair	Wall Heater, Electric, 5 kW	7	7	10270405
D3030	Throughout Building	Fair	Air Conditioner, Window/Thru-Wall, 1 TON	4	2	10270404
D3030	Throughout Building	Fair	Split System, Fan Coil Unit, DX, 1 TON	3	7	10270433
D3030	Building Exterior	Fair	Split System, Heat Pump, 1 TON	3	7	10270428
D3030	Throughout Building	Fair	Air Conditioner, Window/Thru-Wall, 1 TON	1	2	10270410
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	5,592 SF	7	10270432
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 1000 CFM	2	2	10270411
Electrical						
D5020	Electrical room	Fair	Distribution Panel, Federal Pacific	1	3	10291181
D5020	Electric Room	Poor	Distribution Panel, 120/208 V, 200 AMP	1	0	10290367
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,592 SF	17	10270434
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,592 SF	19	10270407
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	5,592 SF	7	10270427
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	5,592 SF	8	10270422
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	5,592 SF	7	10270444
Equipment & Furnishings						
E1030	Office Areas	Fair	Bank Vault Equipment, Vault Door, 4200 LB	1	27	10270414

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Component Condition Report | Philomath SD 17J / District office

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1040	Hallways & Common Areas	Poor	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	0	10270445
E1060	Main Entrance	Fair	Residential Fixtures, Ceiling Fan	1	8	10270447
E2010	Throughout Building	Fair	Casework, Cabinetry, Hardwood Standard	25 LF	12	10270429
Sitework						
G4050	Building Exterior	Good	Exterior Site Lighting, Wall Pack, 13 to 26 W	2	18	10270406
G4050	Building Exterior	Fair	Exterior Site Lighting, Wall Pack, 50 to 105 W	4	10	10270442

Component Condition Report | Philomath SD 17J / Facility Maintenance Department

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4010	Substructure	Fair	Slab-on-Grade, Concrete, Standard w/out Footings, Maintain	4,800 SF	45	10270483
B1010	Substructure	Fair	Structural Framing, Wood, Conventional Stud, Maintain	4,800 SF	45	10270486
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Painted surface, Prep & Paint	1,900 SF	6	10270454
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	1,700 SF	11	10270479
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	200 SF	3	10270475
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	1	19	10270461
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	19	10270460
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	6	7	10270462
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	4,800 SF	9	10270465
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	250 LF	9	10270458
Interiors						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	2	17	10270480
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	6	17	10270469

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Component Condition Report | Philomath SD 17J / Facility Maintenance Department

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2010	Throughout Building	Fair	Wall Finishes, Painted surface, Prep & Paint	7,200 SF	2	10270457
C2030	Throughout Building	Fair	Flooring, Epoxy Coating, Prep & Paint	1,700 SF	6	10270478
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	1,200 SF	2	10270464
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	1,900 SF	2	10270485
C2050	Throughout Building	Fair	Ceiling Finishes, Painted flat surface, Prep & Paint	4,800 SF	2	10270467
Plumbing						
D2010	Restroom	Fair	Sink/Lavatory, Service Sink, Laundry	1	7	10270481
D2010	Restrooms	Fair	Toilet, Residential Water Closet	1	7	10270468
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	4,800 SF	17	10270470
HVAC						
D3020	Hallways & Common Areas	Fair	Furnace, Electric, 45 KW	1	2	10270482
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump, 2 TON	1	3	10270474
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump, 3 TON	1	12	10270484
D3030	Throughout Building	Fair	Split System, Fan Coil Unit, DX, 3 TON	1	4	10270472
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	6	10270459
D3030	Throughout Building	Fair	Split System, Fan Coil Unit, DX, 1.5 TON	2	4	10270471
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	4,800 SF	7	10270455
Electrical						
D5020	Electrical Room	Good	Distribution Panel, 200 AMP	1	11	10291185
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,800 SF	17	10270477
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	4,800 SF	9	10270466
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	4,800 SF	9	10270463
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	4,800 SF	4	10270456
Equipment & Furnishings						

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Component Condition Report | Philomath SD 17J / Facility Maintenance Department

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E2010	Throughout Building	Fair	Casework, Cabinetry, Hardwood Standard	40 LF	9	10270473
Sitework						
G4050	Building Exterior	Fair	Exterior Site Lighting, Wall Pack, 13 to 26 W	6	9	10270476

Component Condition Report | Philomath SD 17J / Facility Shop

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4020	Substructure	Good	Slab-on-Grade, Concrete, Structural w/out Footings, Maintain	4,890 SF	52	10270513
B1010	Substructure	Good	Structural Framing, Steel Light Gauge, Maintain	2,090 SF	52	10270512
B1010	Substructure	Good	Structural Framing, Wood, Conventional Stud, Maintain	2,800 SF	52	10270498
Facade						
B2010	Building Exterior	Good	Exterior Walls, Painted surface, 1-2 Story Building, Prep & Paint	4,890 SF	8	10270505
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	4,890 SF	11	10270503
B2020	Building Exterior	Fair	Exterior Glazing, any type by SF	250 SF	7	10270496
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	3	12	10270510
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core Decorative High-End w/ Glazing	2	17	10270494
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	3	17	10270511
Roofing						
B3010	Roof	Fair	Roofing, Metal	4,890 SF	17	10270499
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	280 LF	7	10270500
Interiors						
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core	4	27	10270508
C2010	Throughout	Fair	Wall Finishes, Painted surface, Prep & Paint	4,690 SF	3	10271399
C2050	Throughout Building	Fair	Ceiling Finishes, Painted flat surface, Prep & Paint	4,890 SF	2	10270504
Plumbing						

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Component Condition Report | Philomath SD 17J / Facility Shop

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Restrooms	Fair	Toilet, Residential Water Closet	1	17	10270497
D2010	Garage	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	7	10270488
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	4,890 SF	17	10270493
D2010	Garage	Fair	Emergency Plumbing Fixtures, Eye Wash	1	7	10270491
D2060	Garage	Fair	Air Compressor, Tank-Style, 3.5 HP, 3.5 HP	1	11	10270495
HVAC						
D3020	Mechanical Room	Fair	Furnace, Gas, 150 MBH	1	2	10270489
D3030	Office Areas	Fair	Split System, Fan Coil Unit, DX, 1.5 TON	1	2	10270502
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump, 1.5 TON	1	2	10270490
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	4,890 SF	7	10270509
Electrical						
D5020		Fair	Distribution Panel, 120/208 V, 100 AMP	1	11	10291228
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,890 SF	17	10270506
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	4,890 SF	7	10270501
Fire Alarm & Electronic Systems						
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	4,890 SF	7	10270487

Component Condition Report | Philomath SD 17J / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	23,112 SF	3	10270449
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	23,112 SF	12	10270452
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	6,800 SF	27	10270450
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	320 LF	17	10270453

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Component Condition Report | Philomath SD 17J / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	40	7	10270451
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W	4	19	10270448

Appendix E:
Replacement Reserves

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Replacement Reserves Report

2/10/2026

Location	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total Escalated Estimate
Philomath SD 17J	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Philomath SD 17J / District office	$6,693	$0	$13,584	$83,407	$3,178	$0	$0	$166,727	$22,300	$0	$13,217	**$309,106**
Philomath SD 17J / Facility Maintenance Department	$0	$0	$72,548	$22,363	$22,844	$0	$59,363	$66,282	$0	$116,227	$0	**$359,628**
Philomath SD 17J / Facility Shop	$0	$0	$23,008	$10,824	$0	$0	$0	$93,685	$25,947	$0	$0	**$153,464**
Philomath SD 17J / Site	$0	$0	$0	$17,003	$0	$0	$0	$11,694	$20,687	$0	$0	**$49,383**
Grand Total	**$6,693**	**$0**	**$109,139**	**$133,597**	**$26,022**	**$0**	**$59,363**	**$338,388**	**$68,933**	**$116,227**	**$13,217**	**$871,580**

Philomath SD 17J

Philomath SD 17J / District office

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	10270430	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	7	3	1600	SF	$2.74	$3.88	$6,203				$6,203								**$6,203**
B2020	Building Exterior	10270441	Exterior Glazing, any type by SF, Replace	30	23	7	400	SF	$58.50	$82.78	$33,111								$33,111				**$33,111**
B2050	Building Exterior	10270437	Exterior Door, Steel, Standard, Replace	30	23	7	3	EA	$763.00	$1,079.65	$3,239								$3,239				**$3,239**
B3020	Roof	10270440	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	13	7	250	LF	$10.60	$15.00	$3,750								$3,750				**$3,750**
C1090	Restrooms	10270426	Toilet Partitions, Metal, Replace	20	13	7	7	EA	$1,480.00	$2,094.20	$14,659								$14,659				**$14,659**
C2010	Main Entrance	10270413	Wall Finishes, Wood Paneling, Architectural, Refinish	30	26	4	800	SF	$2.40	$3.40	$2,717					$2,717							**$2,717**
C2010	Throughout Building	10270412	Wall Finishes, any surface, Prep & Paint	10	7	3	7600	SF	$1.45	$2.05	$15,593				$15,593								**$15,593**
C2030	Throughout Building	10270438	Flooring, Carpet, Commercial Tile, Replace	10	7	3	3400	SF	$6.21	$8.79	$29,882				$29,882								**$29,882**
C2050	Throughout Building	10270417	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	5600	SF	$1.81	$2.56	$14,362				$14,362								**$14,362**
D2010	Electrical Room	10270409	Water Heater, Electric, Residential, Replace	15	13	2	1	EA	$935.00	$1,252.90	$1,253			$1,253									**$1,253**
D2010	Restrooms	10270424	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	23	7	3	EA	$827.00	$1,170.21	$3,511								$3,511				**$3,511**
D2010	Restrooms	10270419	Toilet, Residential Water Closet, Replace	30	23	7	6	EA	$820.00	$1,160.30	$6,962								$6,962				**$6,962**
D3020	Throughout Building	10270405	Wall Heater, Electric, Replace	20	13	7	7	EA	$750.00	$1,061.25	$7,429								$7,429				**$7,429**
D3030	Throughout Building	10270404	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	4	EA	$1,010.00	$1,429.15	$5,717			$5,717									**$5,717**
D3030	Throughout Building	10270410	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	$1,010.00	$1,429.15	$1,429			$1,429									**$1,429**
D3030	Throughout Building	10270433	Split System, Fan Coil Unit, DX, Replace	15	8	7	3	EA	$1,240.00	$1,754.60	$5,264								$5,264				**$5,264**
D3030	Building Exterior	10270428	Split System, Heat Pump, Replace	15	8	7	3	EA	$2,170.00	$3,070.55	$9,212								$9,212				**$9,212**
D3050	Throughout Building	10270432	HVAC System, Ductwork, Low Density, Replace	30	23	7	5592	SF	$2.00	$2.83	$15,825								$15,825				**$15,825**
D3060	Roof	10270411	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	23	2	2	EA	$1,470.00	$2,080.05	$4,160			$4,160									**$4,160**
D5020	Electric Room	10290367	Distribution Panel, 120/208 V, 200 AMP, Replace	30	30	0	1	EA	$2,700.00	$3,820.50	$3,821	$3,821											**$3,821**
D5020	Electrical room	10291181	Distribution Panel, Federal Pacific, Replace	30	27	3	1	EA	$5,730.00	$8,107.95	$8,108				$8,108								**$8,108**
D6020	Throughout Building	10270427	Low Voltage System, Phone & Data Lines, Replace	20	13	7	5592	SF	$1.50	$2.12	$11,869								$11,869				**$11,869**
D7030	Throughout Building	10270422	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	5592	SF	$2.00	$2.83	$15,825									$15,825			**$15,825**
D7050	Throughout Building	10270444	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	13	7	5592	SF	$1.50	$2.12	$11,869								$11,869				**$11,869**
E1040	Hallways & Common Areas	10270445	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	10	0	1	EA	$2,030.00	$2,872.45	$2,872	$2,872										$2,872	**$5,745**
E1060	Main Entrance	10270447	Residential Fixtures, Ceiling Fan, Replace	15	7	8	1	EA	$350.00	$469.00	$469									$469			**$469**
G4050	Building Exterior	10270442	Exterior Site Lighting, Wall Pack, 50 to 105 W, Replace	20	10	10	4	EA	$1,070.00	$1,514.05	$6,056											$6,056	**$6,056**

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Replacement Reserves Report

2/10/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Totals, Unescalated												**$6,693**	**$0**	**$12,559**	**$74,148**	**$2,717**	**$0**	**$0**	**$126,699**	**$16,294**	**$0**	**$8,929**	**$248,039**
Totals, Escalated (4.0% inflation, compounded annually)												**$6,693**	**$0**	**$13,584**	**$83,407**	**$3,178**	**$0**	**$0**	**$166,727**	**$22,300**	**$0**	**$13,217**	**$309,106**

Philomath SD 17J / Facility Maintenance Department

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	10270454	Exterior Walls, Painted surface, Prep & Paint	10	4	6	1900	SF	$2.74	$3.88	$7,366							$7,366					**$7,366**
B2020	Building Exterior	10270475	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	10270462	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	23	7	6	EA	$4,030.00	$5,702.45	$34,215								$34,215				**$34,215**
B3010	Roof	10270465	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	11	9	4800	SF	$3.95	$5.59	$26,828										$26,828		**$26,828**
B3020	Roof	10270458	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	250	LF	$10.60	$15.00	$3,750										$3,750		**$3,750**
C2010	Throughout Building	10270457	Wall Finishes, Painted surface, Prep & Paint	10	8	2	7200	SF	$1.45	$2.05	$14,773			$14,773									**$14,773**
C2030	Throughout Building	10270478	Flooring, Epoxy Coating, Prep & Paint	10	4	6	1700	SF	$14.60	$20.66	$35,120							$35,120					**$35,120**
C2030	Throughout Building	10270485	Flooring, Vinyl Tile (VCT), Replace	15	13	2	1900	SF	$4.84	$6.85	$13,012			$13,012									**$13,012**
C2030	Throughout Building	10270464	Flooring, Carpet, Commercial Standard, Replace	10	8	2	1200	SF	$8.06	$11.40	$13,678			$13,678									**$13,678**
C2050	Throughout Building	10270467	Ceiling Finishes, Painted flat surface, Prep & Paint	10	8	2	4800	SF	$1.81	$2.56	$12,311			$12,311									**$12,311**
D2010	Restroom	10270481	Sink/Lavatory, Service Sink, Laundry, Replace	30	23	7	1	EA	$1,040.00	$1,471.60	$1,472								$1,472				**$1,472**
D2010	Restrooms	10270468	Toilet, Residential Water Closet, Replace	30	23	7	1	EA	$820.00	$1,098.80	$1,099								$1,099				**$1,099**
D3020	Hallways & Common Areas	10270482	Furnace, Electric, Replace	20	18	2	1	EA	$9,400.00	$13,301.00	$13,301			$13,301									**$13,301**
D3030	Building Exterior	10270474	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$2,350.00	$3,325.25	$3,325				$3,325								**$3,325**
D3030	Throughout Building	10270472	Split System, Fan Coil Unit, DX, Replace	15	11	4	1	EA	$1,720.00	$2,433.80	$2,434					$2,434							**$2,434**
D3030	Throughout Building	10270471	Split System, Fan Coil Unit, DX, Replace	15	11	4	2	EA	$1,240.00	$1,754.60	$3,509					$3,509							**$3,509**
D3030	Building Exterior	10270459	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	$3,130.00	$4,428.95	$4,429							$4,429					**$4,429**
D3050	Throughout Building	10270455	HVAC System, Ductwork, Low Density, Replace	30	23	7	4800	SF	$2.00	$2.83	$13,584								$13,584				**$13,584**
D5040	Throughout Building	10270466	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	11	9	4800	SF	$2.50	$3.54	$16,980										$16,980		**$16,980**
D6020	Throughout Building	10270463	Low Voltage System, Phone & Data Lines, Replace	20	11	9	4800	SF	$1.50	$2.12	$10,188										$10,188		**$10,188**
D7030	Throughout Building	10270456	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	11	4	4800	SF	$2.00	$2.83	$13,584					$13,584							**$13,584**
E2010	Throughout Building	10270473	Casework, Cabinetry, Hardwood Standard, Replace	20	11	9	40	LF	$325.00	$459.88	$18,395										$18,395		**$18,395**
G4050	Building Exterior	10270476	Exterior Site Lighting, Wall Pack, 13 to 26 W, Replace	20	11	9	6	EA	$650.00	$919.75	$5,519										$5,519		**$5,519**
Totals, Unescalated												**$0**	**$0**	**$67,075**	**$19,881**	**$19,527**	**$0**	**$46,916**	**$50,369**	**$0**	**$81,660**	**$0**	**$285,427**
Totals, Escalated (4.0% inflation, compounded annually)												**$0**	**$0**	**$72,548**	**$22,363**	**$22,844**	**$0**	**$59,363**	**$66,282**	**$0**	**$116,227**	**$0**	**$359,628**

Philomath SD 17J / Facility Shop

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	10270505	Exterior Walls, Painted surface, 1-2 Story Building, Prep & Paint	10	2	8	4890	SF	$2.74	$3.88	$18,959									$18,959			**$18,959**
B2020	Building Exterior	10270496	Exterior Glazing, any type by SF, Replace	30	23	7	250	SF	$58.50	$82.78	$20,694								$20,694				**$20,694**
B3020	Roof	10270500	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	13	7	280	LF	$10.60	$15.00	$4,200								$4,200				**$4,200**
C2010	Throughout	10271399	Wall Finishes, Painted surface, Prep & Paint	10	7	3	4690	SF	$1.45	$2.05	$9,623				$9,623								**$9,623**
C2050	Throughout Building	10270504	Ceiling Finishes, Painted flat surface, Prep & Paint	10	8	2	4890	SF	$1.81	$2.56	$12,541			$12,541									**$12,541**

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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	Garage	10270488	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	23	7	2	EA	$1,140.00	$1,613.10	$3,226								$3,226				**$3,226**
D2010	Garage	10270491	Emergency Plumbing Fixtures, Eye Wash, Replace	20	13	7	1	EA	$1,100.00	$1,556.50	$1,557								$1,557				**$1,557**
D3020	Mechanical Room	10270489	Furnace, Gas, Replace	20	18	2	1	EA	$2,760.00	$3,905.40	$3,905			$3,905									**$3,905**
D3030	Office Areas	10270502	Split System, Fan Coil Unit, DX, Replace	15	13	2	1	EA	$1,240.00	$1,754.60	$1,755			$1,755									**$1,755**
D3030	Building Exterior	10270490	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$2,170.00	$3,070.55	$3,071			$3,071									**$3,071**
D3050	Throughout Building	10270509	HVAC System, Ductwork, Low Density, Replace	30	23	7	4890	SF	$2.00	$2.83	$13,839								$13,839				**$13,839**
D5040	Throughout Building	10270501	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	13	7	4890	SF	$2.50	$3.54	$17,298								$17,298				**$17,298**
D7050	Throughout Building	10270487	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	13	7	4890	SF	$1.50	$2.12	$10,379								$10,379				**$10,379**
Totals, Unescalated												**$0**	**$0**	**$21,272**	**$9,623**	**$0**	**$0**	**$0**	**$71,193**	**$18,959**	**$0**	**$0**	**$121,046**
Totals, Escalated (4.0% inflation, compounded annually)												**$0**	**$0**	**$23,008**	**$10,824**	**$0**	**$0**	**$0**	**$93,685**	**$25,947**	**$0**	**$0**	**$153,464**

Philomath SD 17J / 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
G2020	Site	10270449	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	23112	SF	$0.46	$0.65	$15,116				$15,116					$15,116			**$30,231**
G2060	Site	10270451	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	13	7	40	EA	$157.00	$222.16	$8,886								$8,886				**$8,886**
Totals, Unescalated												**$0**	**$0**	**$0**	**$15,116**	**$0**	**$0**	**$0**	**$8,886**	**$15,116**	**$0**	**$0**	**$39,117**
Totals, Escalated (4.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$17,003**	**$0**	**$0**	**$0**	**$11,694**	**$20,687**	**$0**	**$0**	**$49,383**

* Markup has been included in unit costs.