

SCHOOL FACILITIES ASSESSMENT REPORT

HARNEY COUNTY SCHOOL DISTRICT #3



District Offices:
550 N COURT AVE.
BURNS, OR 97720

ISSUANCE:
FINAL REPORT – August 30, 2019

PREPARED IN COMPLIANCE WITH
STANDARDS DEFINED AS PER THE



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Certified State of Oregon
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A handwritten signature in black ink that reads "Scott Marshall".

Principal – Architect, AIA-NCARB
STRAIGHTLINE ARCHITECTURE
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END OF REPORT

0. Report Methodology

ODE Methodology:

The findings in this report utilize the Oregon department of Education School Facilities assessment standards to determine the physical condition of school facilities.

The findings indicate the cost / ratio of remodel vs. replacement by way of an (RCI) percentage number. The higher the number the more apt the facility will be replaced.

Based on a sampling of 40 Oregon school districts facilities, the average replacement cost index (RCI) for school buildings with obsolete and failing building systems that need replacement is 28%.

The national standard facility condition index (FCI) which is similar to the ODE RCI, but includes other cost factors (not included in the RCI) considers a rating of 65% to need replacement.

a. ODE Assessment Process:

In an effort to help determine if an existing building should be remodeled or replaced, the Oregon Department of Education (ODE) provides a standardized technical assessment methodology which is unique to the ODE.

The ODE assessment considers an existing buildings remodel cost vs. replacement cost by calculating a Replacement Cost Index (RCI).

The RCI is important because it represents a standardized, non-bias, subjective, and quantifiable RCI value.

The ODE utilizes this RCI value into help determine funding and overall building condition when compared to other school facilities throughout the state. In addition, the RCI provides a comprehensive standardized process of analysis which can be used to guide further facility investigation. Such requirements focused on emphasizing Safety, Security, & HVAC systems area included herein and are outlined as per OAR 581-027-0035 (see following subsection C).

It's important to note that the RCI provides a good first step towards facility needs by considering quantifiable construction costs.

In order to determine the comprehensive School District needs, the RCI should be viewed with other information collected and summarized in the Long Range Planning Facilities assessment companion document.

b. Facility Assessment Process:

The Facility Assessment process is used to supplement the information provided by the ODE RCI process. Additional operational cost information, building code, and environmental factors influence the overall assessment outcome.

On-going annual facility costs include operational costs, utilities, maintenance, repair, and upgrades. Often times, these costs really add up with buildings that have superseded their life cycle.

Building code compliance, accessibility, building security, and building safety during an emergency or natural disaster can have legal and life threatening consequences if not identified.

Environmental factors that impact student learning and successful teaching are air quality, building systems, educational program goals, teaching styles, and teaching program requirements.

c. OAR Requirements 581-027-0035

Facility Assessment Requirements

(1) Each Facility Assessment shall contain the following information:

(a) Building Information

- (A) Name of building;
- (B) Building ID Number;
- (C) Physical Address;
- (D) Gross Square Footage;
- (E) Original Construction Date;
- (F) Original Construction Type;
- (G) Additions:
 - (i) Construction Date;
 - (ii) Construction Type;
 - (iii) Construction Square footage;
 - (iv) Construction Usage;

(H) Renovations:

- (i) Construction Date;
- (ii) Construction Type;
- (iii) Construction Square footage; and
- (iv) Renovation Construction Usage.

(b) Infrastructure Assessment

(A) UNIFORMAT II Assessment: An assessment of each applicable building element as listed in the American Society for Testing and Materials (ASTM) UNIFORMAT II Classification (October 1999) of Building Elements Level 3 that provides the following:

- (i) ASTM Number;
- (ii) System Name;
- (iii) Description of System;
- (iv) Number of systems or square footage of system in need of repair or want of replacement;
- (v) Level of repair/replacement needed. The percent of the building affected should be noted to assist in cost estimating.
- (vi) Notes as to what specifically needs to be done to repair or replace the system.

(B) Additional items

(i) A safety and security analysis of the facility that determines if the facility meets current best practices for providing a safe and secure environment;

(ii) An ADA assessment and listing of deficiencies;

(iii) Assessment of technology infrastructure in the facility including bandwidth, presence of wireless networks, and other means of providing access to information technology;

(iv) Assessment of indoor air quality; and

(v) Presence of harmful substances such as lead or asbestos in the facility based on district reports.

(c) Value Assessment

(A) The current replacement value of the building using cost per square foot standards as determined by the Department and updated annually.

(B) The Facilities Condition Index of the building as calculated by dividing the total estimated construction costs to completely repair the building by the current replacement value of the building.

(2) The Department shall establish a template for Districts and their Certified Contractors to use to collect the information required in (1).

(3) Districts and Certified Contractors shall use the template established by the Department to provide the final report to the Department in electronic format.

Stat. Auth.: Sec. 2 and 5, Ch. 783, OL 2015
(Enrolled Senate Bill 447)

Stats. Implemented: Sec. 5, Ch. 783, OL 2015
(Enrolled Senate Bill 447)

Hist.: ODE 41-2016, f. & cert. ef. 7-20-16; ODE 4-2017, f. & cert. ef. 3-1-17; ODE 7-2017, f. & cert. ef. 6-1-17

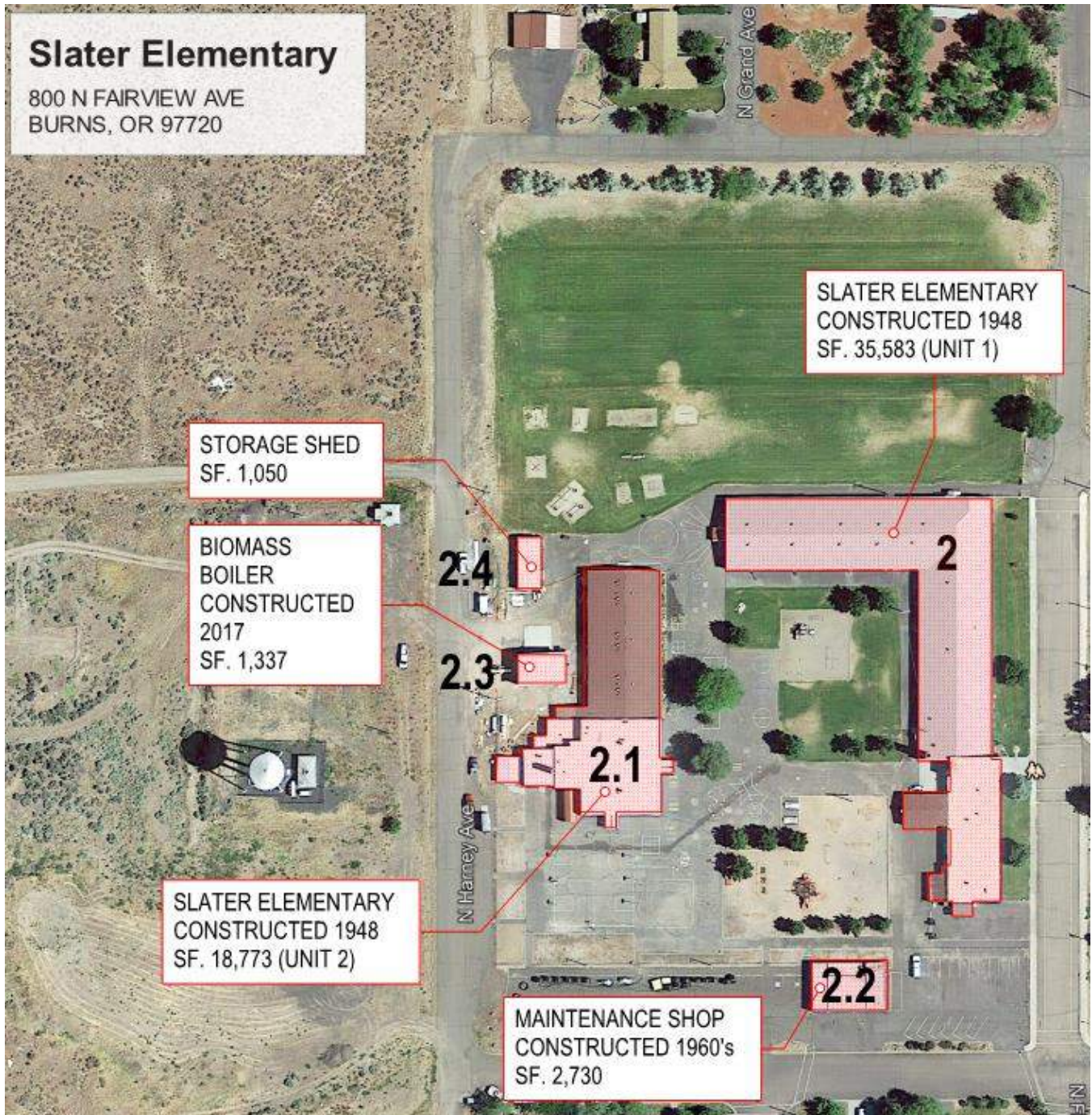
Campus Maps

1. District Office



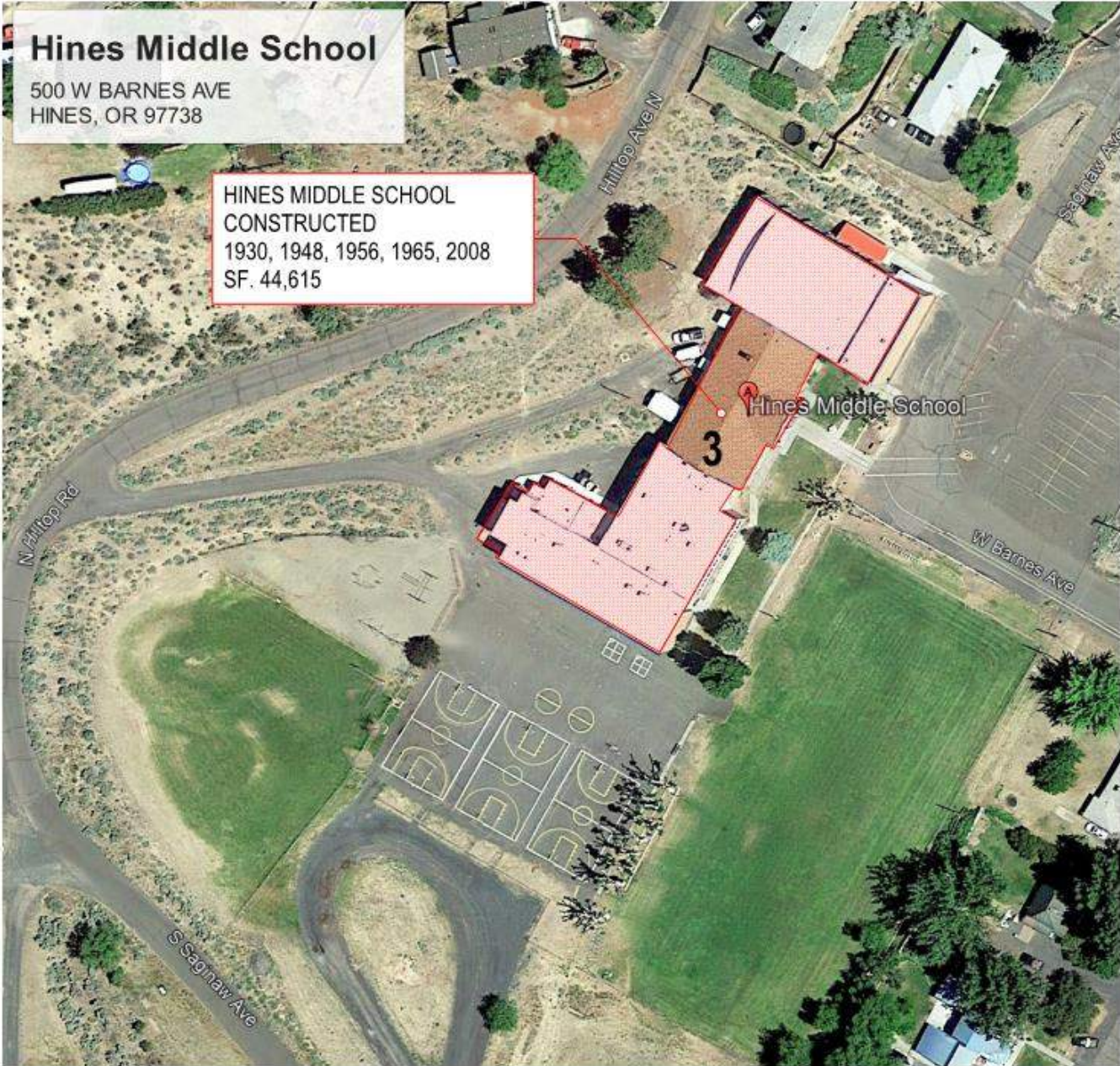
- 1. DISTRICT OFFICE
- 1.1 MAINTENANCE SHOP

2. Slater Elementary



- 2. SLATER ELEMENTARY (UNIT 1)
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- 2.2 MAINTENANCE SHOP
- 2.3 BIO-MASS BOILER
- 2.4 STORAGE SHED

3. Hines Middle School

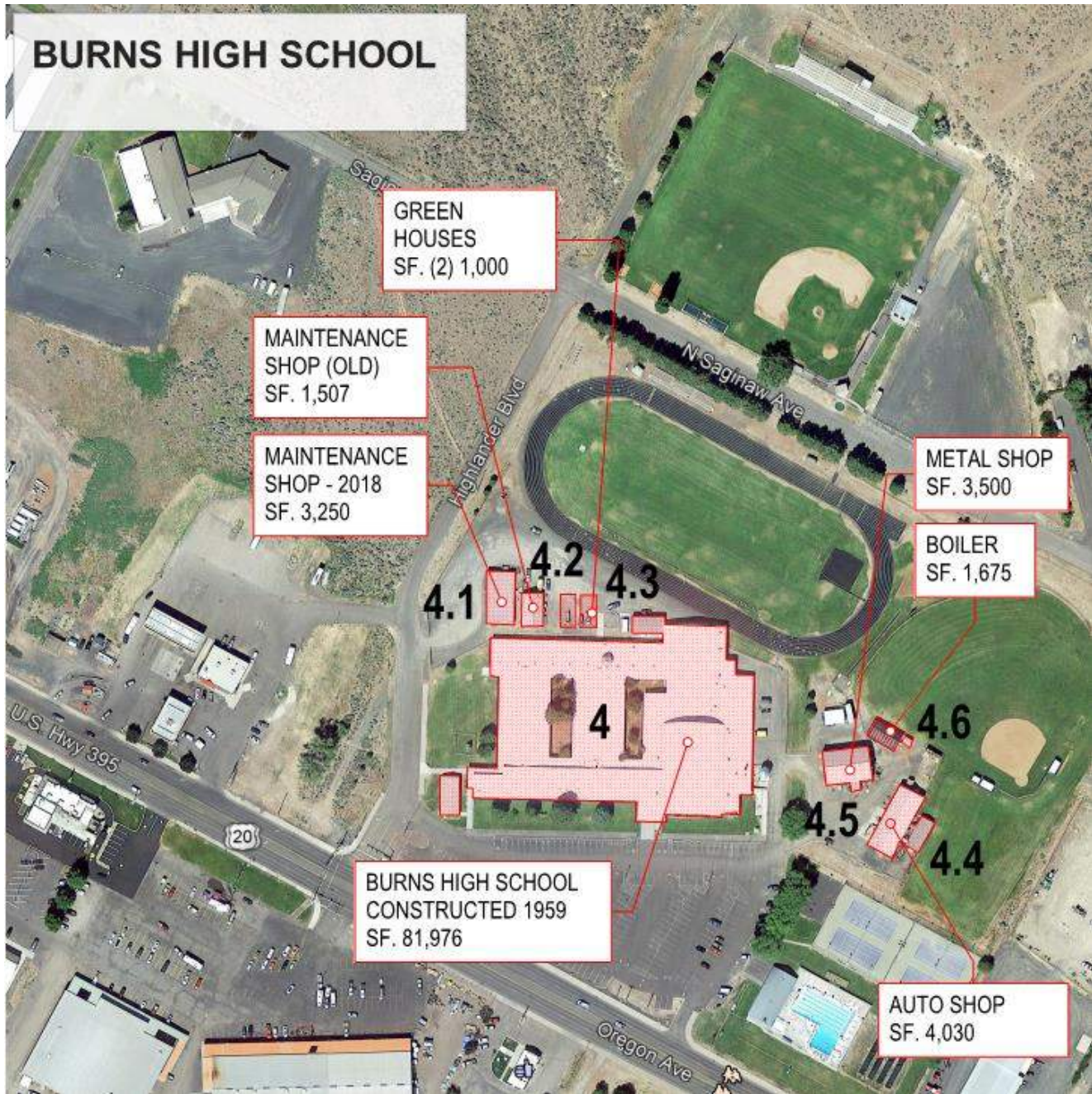


Hines Middle School
500 W BARNES AVE
HINES, OR 97738

HINES MIDDLE SCHOOL
CONSTRUCTED
1930, 1948, 1956, 1965, 2008
SF. 44,615

3. HINES MIDDLE SCHOOL

4. Burns High School



- 4. BURNS HIGH SCHOOL
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- 4.4 AUTOMOTIVE SHOP BUILDING
- 4.5 METAL SHOP BUILDING
- 4.6 BOILER SHED

I. Summary of Findings: Harney School District

A. Historical Findings & Registers

National Register of Historic Places National Park Service

<https://npgallery.nps.gov/NRHP/BasicSearch/>

Result: No Places are registered as a Historic Place on School District Property.

Oregon Historic Sites Database Oregon State Parks

<http://heritagedata.prd.state.or.us/historic/>

Result:

1. **District Offices (Lincoln Jr. High School)**
Is Listed as Eligible Contributing (EC) historical significance, but is **NOT** listed as on the historical register



B. Building Findings & Methodology

The findings in this report utilize the Oregon department of Education School Facilities assessment standards to determine the physical condition of school facilities.

The findings indicate the cost / ratio of remodel vs. replacement by way of an (RCI) percentage number. The higher the number the more apt the facility will be replaced.

Based on a sampling of 40 Oregon school districts facilities, the average replacement cost index (RCI) for school buildings with obsolete and failing building systems that need replacement is averaged at 28% +/-.

The national standard facility condition index (FCI) which is similar to the ODE RCI, but includes other cost factors (not included in the RCI) considers a rating of 65% to need replacement.

O. SCHOOL DISTRICT OVERVIEW & INTRODUCTION

CITY of BURNS & HARNEY COUNTY HISTORY:

Harney County covers about 10,000 square miles and is the largest county in Oregon and the ninth largest in the United States. The county however only has a population of around 7,600 most of which live in Burn or Hines.

Burns was named for the Scottish poet, Robert Burns. The City of Burns was officially formed January 22, 1884 and was part of Grant County. The County of Harney was created in 1889, splitting off the lower portion of Grant County. Harney County was named after William s. Harney, who was the commander of the Department of Oregon portion of the US Army from 1858-1860. The temporary county seat

was located at Harney City until the general election when voters would be allowed to choose the site for their county seat.

During the election, Burns declared itself the winner, claiming the most votes, but both Burns and Harney challenged the vote claiming there was election fraud. The matter was sent to the Oregon Supreme Court. However, some Burns supporters did not want to wait for an official declaration, and armed riders stole the official records from Harney City.

The Supreme Court ruled that Burns did indeed win the election by a narrow margin of only six votes. The first session of the permanent county seat was held July 7, 1890.

Hines gained its name from the post office which was established to serve the Hines Lumber Mill.

The Edward Hines Lumber Company became the major force in the lumber industry and economy of Harney County in June 1928, buying the 67,400-acre Bear Valley Timber Sale on the Malheur National Forest. The new Hines mill was completed on January 27, 1930, with an investment of \$7 million dollars, just before the Great Depression. A town named "Hines" was born.

1. DISTRICT OFFICES (LINCOLN JR. HIGH SCHOOL) SITE



District 3 Offices, 550 N. Court 1930

A wooden school house was built near this site in 1895, where elementary students attended school until 1912, and then high school students. The present building was built by C. E. Sibaugh in 1928 at a cost of \$80,000. The building was constructed of native brick from a brickyard in Burns. Classes began here in January of 1929. In 1930, 150 students were enrolled.

In 1960, high school students moved to a new building at 1100 Oregon Avenue. The old building was used by the courthouse while that building was being repaired.

In 1964, the building was renovated and seventh and eighth graders moved into the building in 1965. It was renamed Lincoln Junior High. In 1971, seventh and eighth graders from Hines joined the Burns students. Enrollment that year was 352.

An elevator was added in 1995. In 2003, the seventh graders moved to Hines Middle school and the District offices were moved to the building. The next year, the eighth graders also moved to Hines.

2. SLATER ELEMENTARY SCHOOL SITE:



Burns Grade School, 800 N. Fairview circa 1880's

In 1875, Silvies River School District #13 was created. It was located at Egan, between Burns and Hines. In 1884, the school was moved to

Miller’s Cove which is now Memorial Field at the north end of town. In 1885, it was moved to Main Street in Burns at the corner of Broadway and Monroe, present site of Parr Lumber. When Harney County was established in 1889, School District #1 was created from the Silvies River School District.

A new elementary school house was constructed in 1912, the present site of Slater Elementary School, Unit II. It was a two-story building with a basement, 8 classrooms, office, gymnasium and auditorium. The high school moved into the old grade school.



Slater Elementary, Burns Oregon 2018

In 1948, the new grade school was completed. Burns Grade School was renamed to Henry L. Slater School in 1971 in honor of Henry L. Slater who was principal for 31 years. He retired in 1971.

3. HINES MIDDLE SCHOOL SITE:



Hines Grade School, Hines Oregon circa 1954

Hines School was constructed in 1930 to provide needed classroom space due to arrival of the Hines lumber mill which drew young families to the area. Hines school was originally a grade school. Upper classmen attended school at nearby Burns. In the mid 1990’s Hines and Burns joined school districts to become Harney county school district.



Hines Middle School, Hines Oregon 2018

4. BURNS HIGH SCHOOL:



Burns High School, Burns Oregon 2018

The existing high school building was built in 1957-1958 but before the doors were opened it succumbed to a fire and was completely destroyed.

Another school was built on the same site to replace it and the doors of the present day

Burns High School opened for students in the fall of 1959. It is understood that the existing building is identical to the original but this cannot be substantiated.

In 1986 a new Hilander was designed and painted by student Ben Beamer. The new design showed the Hilander as a serious Scottish warrior wearing full traditional regalia in purple and gold and brandishing a sword. His image adorns the front of the BHS gymnasium as he welcomes visitors to "Hilander Country". In the late 80's the community voted to unify the Burns and Hines school districts thus turning Burns Union High School to Burns High School. In 1987 and again in 1991 BHS was honored in the Blue Ribbon Schools program, the highest honor a school can receive in the United States.

Over the years the original Burns plaid diminished in its presence at BHS and much of its history was forgotten. However, the class of 2011 sought to return the tartan plaid to Burns High School. With a piece of the 1939 green and yellow Hilander Scottish tartan for reference, a new Hilander tartan was designed to resemble the original as close as possible. A traditional kilt was custom made and registered in Scotland as the official tartan plaid of the Burns Hilanders. A second kilt, designed in purple and gold, was made with funds remaining from the class of 2008.

In 2015, under the direction of the art teacher, Ben Holtby, the BHS art club restored the faded Hilander man in vibrant purple and gold. He stands tall and proud in his revitalized colors watching over the students at Burns High School.

The History of Burns High School As presented by Mrs. Kathy Wassom, 2015

Harney County High School was established in 1904 and met in the grade school building, which was located at the present site of the Episcopal Church. The first graduation, a class of two students, was on May 18, 1906. Men's Track and field was the first extracurricular activity offered but the boys had to coach themselves as there was no supervisor of athletics at that time. The number of students enrolled in the high school gradually increased and in 1911 the school's first annual, "The Rodeo", debuted.

1913 saw the school's first football team. The team practiced three times per week and played an inter-class game. One student, Cecil Bennett, suffered a broken leg during the competition and a benefit dance was later held for him. The following year the first basketball game was played between classes and the school organized a baseball team. The first baseball game between Harney County High School and a team from Prineville ended in a loss of 3-20.

By the fall of 1915, the school's enrollment had climbed to 51 students. During that year the football team began playing other schools throughout Eastern Oregon such as John Day, Ontario, and Prineville. The three primary sports were football, baseball, and track but with track primarily holding inter-class competitions. During this period the sports programs lacked proper coaching and equipment, which was primarily furnished by the players themselves.

During the 1918-1919 school year a flu epidemic spread throughout the United States and Harney County was not excluded. The schools were only open six weeks that year. Because of the loss of that year, students were required to attend an additional year to graduate. Sometime around the year 1919 the school officially designated purple and gold as the school colors.

The school changed from a county high school to a union high school in 1927. The first student council was formed. In 1928 the money for an athletic field, named Memorial Field, was donated by local businessmen and in the summer of 1928 work began on a new school building. The new building was completed in January of 1929 with a total cost of construction of \$100,000. During construction some classes were held in the Presbyterian Church and the

Burns City Hall. The old grade school was demolished and the new school, the Lincoln Jr. High building, was occupied. Over the next few years there were improvements to the athletic fields made possible through donations of the local townspeople.

By 1930 the school employed eight faculty, the senior class of that year consisted of 24 students, and the school formed a girls basketball team. Because of the depression, which hit all communities hard, it was difficult to keep the school running. It was a challenge to heat the school and pay teacher salaries. "The Rodeo" had a four year gap in printing from 1931 to 1935.

The enrollment grew to 175 students by 1937. During this year the Pep Pepper Drill Team was organized as a yell club with the main function of promoting school spirit. Their uniforms consisted of matching sweaters and skirts. Two years later the Pep Peppers adopted a Scottish theme and began wearing a Scotch plaid uniform for drills. Shortly thereafter the school band also adopted the Scottish plaid theme, which was designed to represent the Burns clan using a green tartan with blue and yellow accents.

During the war years of the early 1940's there were few boys in classes and the shortage affected the school's extra-curricular activities. In 1946 the high school band and the Pep Peppers were invited to perform in the annual Portland Rose Festival Parade. During that year the annual publication was renamed from "The Rodeo" to "The Bard", which reflected the Scottish theme of the high school. At some time during the 40's Burns adopted the mascot of the Bulldog and it remained so until 1953 when the Burns Bulldogs changed their name to the Burns Hilanders. The original Hilander was a friendly Scotsman designed and painted by local artist Lee Reed. Clubs and organizations emerged with the Scottish theme, the Bonnie Lassies and the Clansmen debuted as organizations to promote school spirit, and a school newspaper called the "Bagpipe" began.

HARNEY COUNTY SCHOOL DISTRICT FACILITY SUMMARY:

The Harney County School District maintains four budling campuses.

1. District Offices (Lincoln Jr. High)
2. Slater Elementary School
3. Hines Middle School
4. Burns High School

1. The oldest existing school building houses the current district offices and is commonly referred to as 'Lincoln Jr. high school building'. It was completed in 1928 and is constructed of locally fired brick and timber. In 1965 the balcony above the gymnasium was removed and in 1995 an elevator and exterior shaft was constructed. The site has a storage building with the same construction which was once a shop space.

3. Hines Middle school building was constructed in 1930 and has been renovated multiple times over the years. In 1948 the gymnasium and stage was added. In 1956 they did a main wing classroom addition. In 1965 the added a south wing classroom addition, locker rooms and band room. In 2008 an elevator shaft was added along with exterior ADA ramps, dry storage for the kitchen and walk-in coolers. The clay fired brick and wood roof structure construction has been consistent throughout the buildings life. There are no out buildings on site.

2. Slater Elementary school was originally constructed in 1948 and has received multiple renovations and additions over its lifespan. Definitive dates could not be determined but between the years of 1948 – 1991 the unit one building (east side of the site) has been expanded with a classroom wing, special education classroom (est. 1980's) and multiple food service storage additions (est. 1990's). The construction consists of wood framed walls and

wood trusses with brick veneer both full and wainscot. The balance of exterior finish is a combination of wood and prefinished modern metal siding.

Unit two building (west side of the site) has also been added on to and improved over the same duration. The gymnasium, stage, and boiler room appears to be constructed first (est. 1950). The southward classroom wing was constructed soon afterwards. The construction consists of wood framed walls and roof structure with brick veneer and wood and metal panels. The wood construction present correlates to the close availability of wood by the nearby mill during this time.

The sites numerous out-buildings include several storage sheds. Most notable include the CMU and wood framed four bay maintenance building (est. 1970's) and new Bio-Mass boiler metal building finished in 2017.

4. Burns High school was constructed in 1957 and burned down prior to ever being occupied. The school was re-built and completed in 1959. It appears that the existing foundation and footings were used so it's highly likely that the school which burnt down is very similar to what is existing today.

The construction of the new high school is a result of the Lumber mills expansion in the early 1960's. The school has wood framed walls and roof with clay fired brick veneer at classroom and office spaces. Select areas of the school are constructed from CMU (a relatively new material in the 1950's)

The School district's main five buildings (two at Hines) are all in various states of condition total roughly 209,321 s.f of overall built environment.

1. DISTRICT OFFICE BUILDING (LINCOLN JR. HIGH)

The District Office Building is 28,374 sf three story building that houses district offices, a gymnasium, auditorium, and locker rooms.

The building construction consists of a concrete foundation, clay fired non-reinforced multi-wythe brick exterior walls and wood framed interior walls. The roof consists of field constructed wood roof trusses which are typical of the era. The flooring consists of wood rough sawn joists.

The construction methodology is consistent of the day, and overall condition is BELOW AVERAGE considering the facilities age.

ODE Findings; the Oregon department of Education School Facilities assessment indicates the following cost / ratio of remodel vs. replacement;

(See Appendix II.1 for calculations & data)

Remodel Cost:	\$ 4.48M*
Replacement Cost:	\$ 12.92M*
RCI	34.7%

What does this mean?

The buildings RCI score of 34.7% puts it ABOVE the ODE standard of 28%. According to the ODE guidelines, REPLACEMENT of the facility is suggested.

*The costs indicated are a representative average statewide cost for school building typology for purposes of RCI Determination, and should not be used as a budgetary number for new facility costs. Actual building costs may be higher or lower than indicated amounts.

2. SLATER ELEMENTARY

Slater Elementary School is a 54,356 sf all on a single level and houses a full kitchen, cafeteria, library, gymnasium, stage, offices and classrooms all over a single floor.

The building construction consists of a slab on grade floor with concrete foundation. The walls are wood framed with Brick wainscot, wood plank and metal siding panels. The roof consists of pitched wood trusses. The gymnasium is has a series of wood beams which were common for the day.

ODE Findings; the Oregon department of Education School Facilities assessment indicates the following cost / ratio of remodel vs. replacement;

(See Appendix II.2 for calculations & data)

Remodel Cost:	\$ 4.46M*
Replacement Cost:	\$ 22.69M*
RCI	19.7%

What does this mean?

The buildings RCI score of 19.7% puts it below the ODE standard of 28%. According to the ODE guidelines, RENOVATION of the facility is suggested.

*The costs indicated are a representative average statewide cost for school building typology for purposes of RCI Determination, and should not be used as a budgetary number for new facility costs. Actual building costs may be higher or lower than indicated amounts.

3. HINES MIDDLE SCHOOL

Hines Middle School is 44,615 sf on two levels which house a full kitchen, cafeteria, library, gymnasium, stage, locker rooms, band room, office and classrooms.

The building construction consists of a slab on grade basement floor and wood framed upper level with concrete foundation. The walls are wood framed with Brick wainscot, wood plank and metal siding panels. The roof consists of pitched wood trusses. The gymnasium is has a series of wood long span beams which were common for the day.

ODE Findings; the Oregon department of Education School Facilities assessment indicates the following cost / ratio of remodel vs. replacement;

(See Appendix II.3 for calculations & data)

Remodel Cost:	\$ 3.12M*
Replacement Cost:	\$ 19.64M*
RCI	15.9%

What does this mean?

The buildings RCI score of 15.9% puts it below the ODE standard of 28%. According to the ODE guidelines, RENOVATION of the facility is suggested.

*The costs indicated are a representative average statewide cost for school building typology for purposes of RCI Determination, and should not be used as a budgetary number for new facility costs. Actual building costs may be higher or lower than indicated amounts.

4. BURNS HIGH SCHOOL

Burns High School is 81,976 sf on a single level which house a full kitchen, cafeteria / stage, library, gymnasium (upper and lower), locker rooms, band room, office and classrooms.

The building construction consists of a slab on grade floor with concrete foundation. The walls are wood framed with Brick wainscot, wood plank and metal siding panels. The roof consists of a combination of flat and pitched wood trusses. The gymnasium is has a series of arched wood long span glue lam beams which were common for the day.

ODE Findings; the Oregon department of Education School Facilities assessment indicates the following cost / ratio of remodel vs. replacement;

(See Appendix II.4 for calculations & data)

Remodel Cost:	\$ 3.6M*
Replacement Cost:	\$38.56M*
RCI	9.4%

What does this mean?

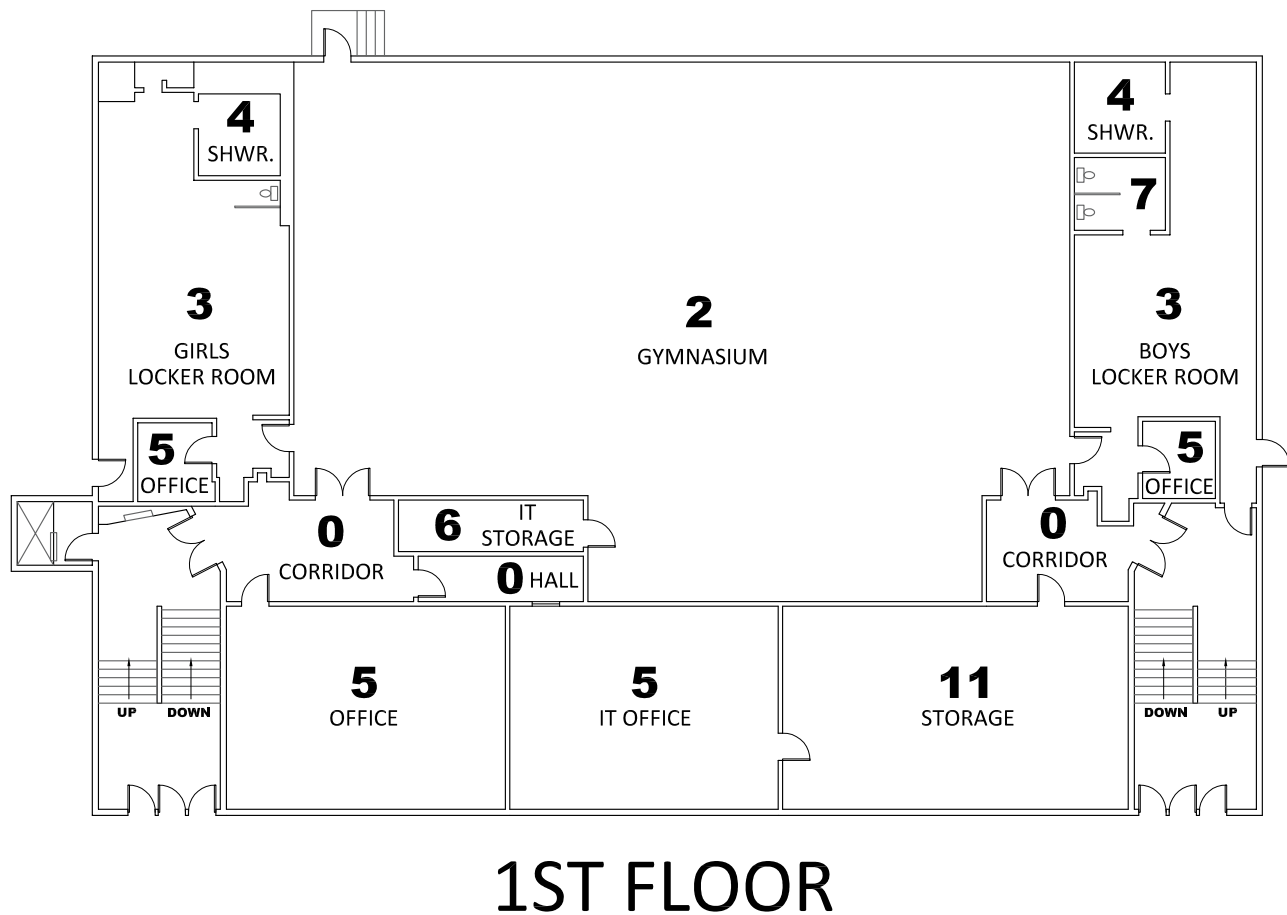
The buildings RCI score of 9.4% puts it below the ODE standard of 28%. According to the ODE guidelines, RENOVATION of the Facility is suggested.

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1. DISTRICT OFFICES – LINCOLN JR. HIGH



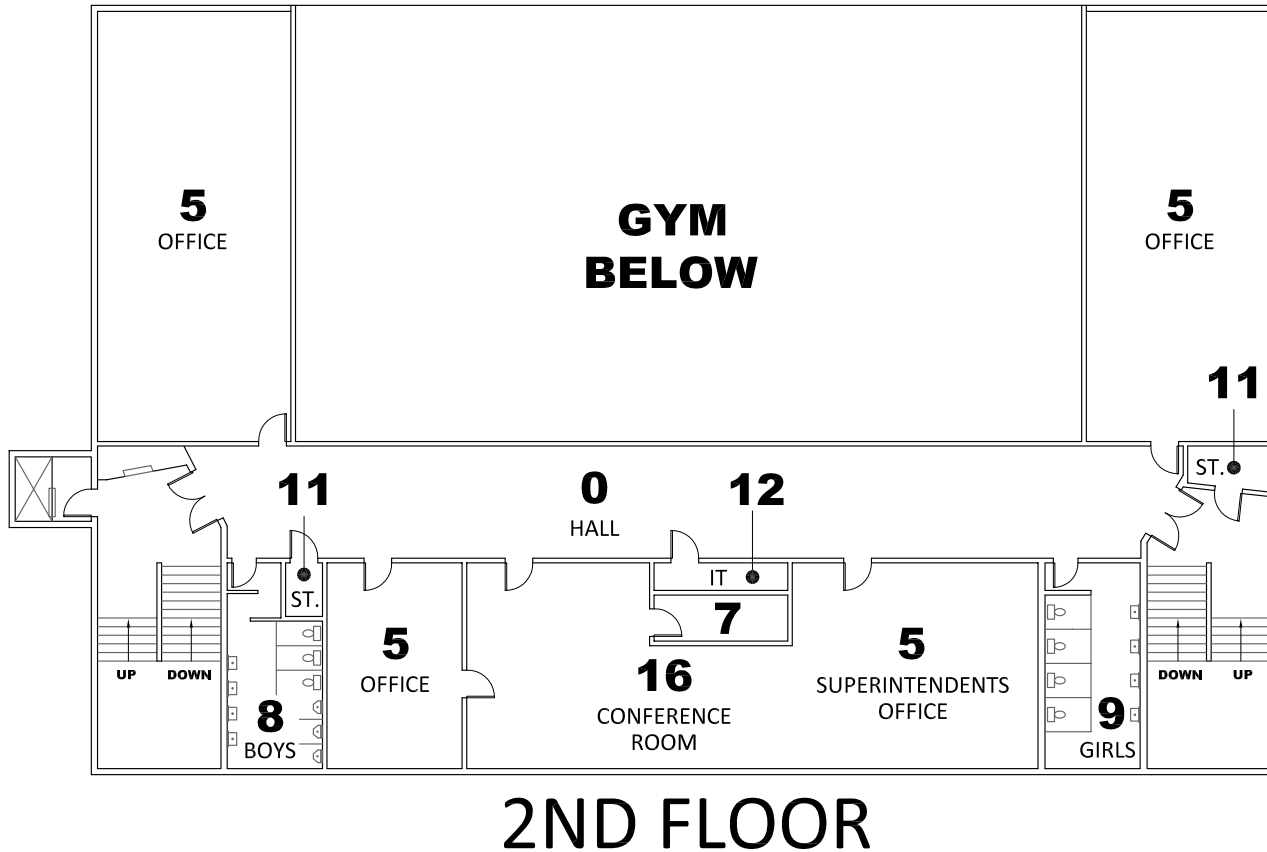
1. DISTRICT OFFICES – LINCOLN JR. HIGH



ROOM KEY

- | | | | |
|----|---------------|-----|------------------|
| 0. | HALL/CORRIDOR | 9. | GIRLS RESTROOM |
| 1. | CLASSROOM | 10. | COMPUTER LAB |
| 2. | GYMNASIUM | 11. | STORAGE |
| 3. | LOCKER ROOM | 12. | IT |
| 4. | SHOWER | 13. | AUDITORIUM |
| 5. | OFFICE | 14. | STAGE |
| 6. | DARK ROOM | 15. | STAFF BREAK ROOM |
| 7. | TOILET | 16. | CONFERENCE ROOM |
| 8. | BOYS RESTROOM | 17. | MAINTENANCE SHOP |

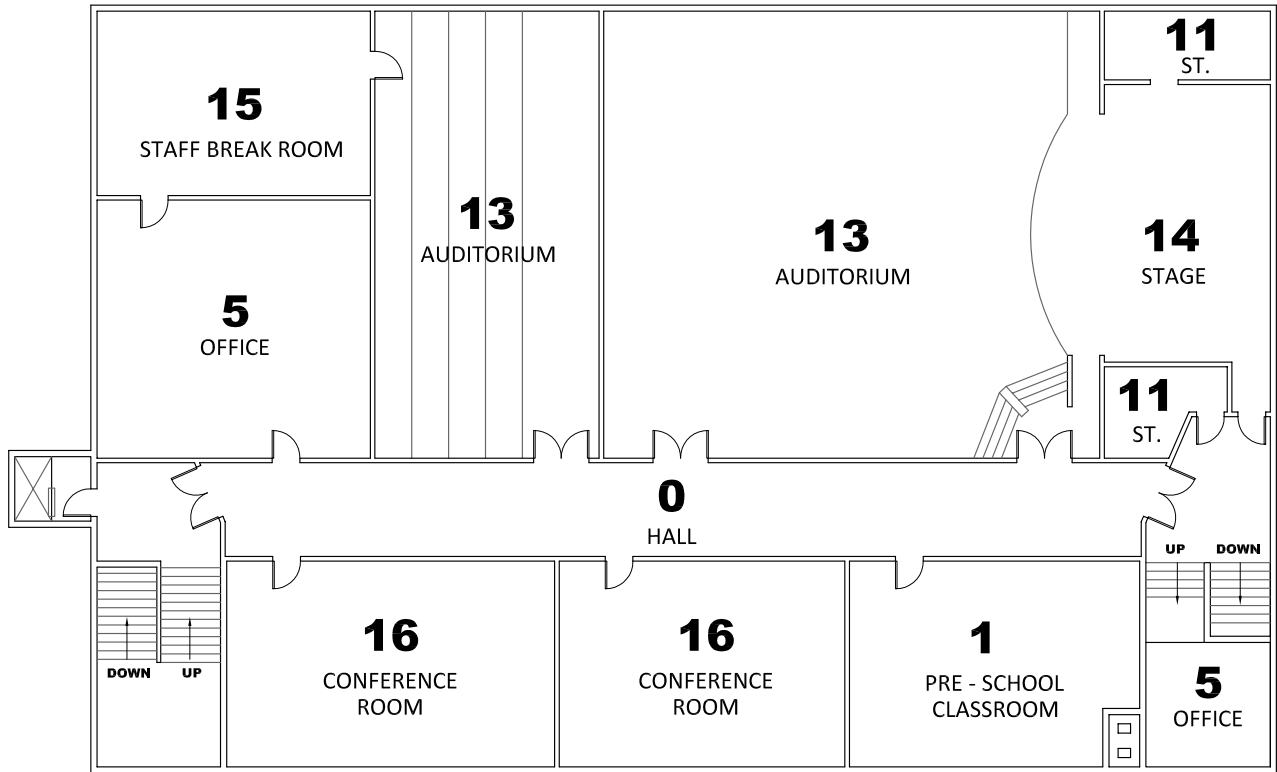
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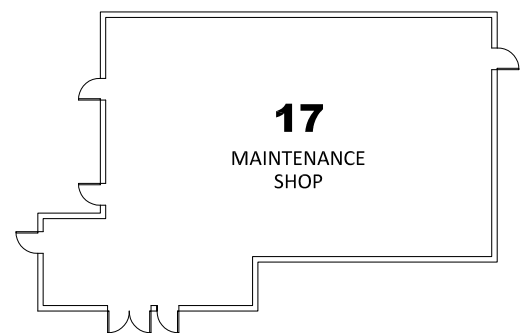
1. DISTRICT OFFICES – LINCOLN JR. HIGH



3RD FLOOR

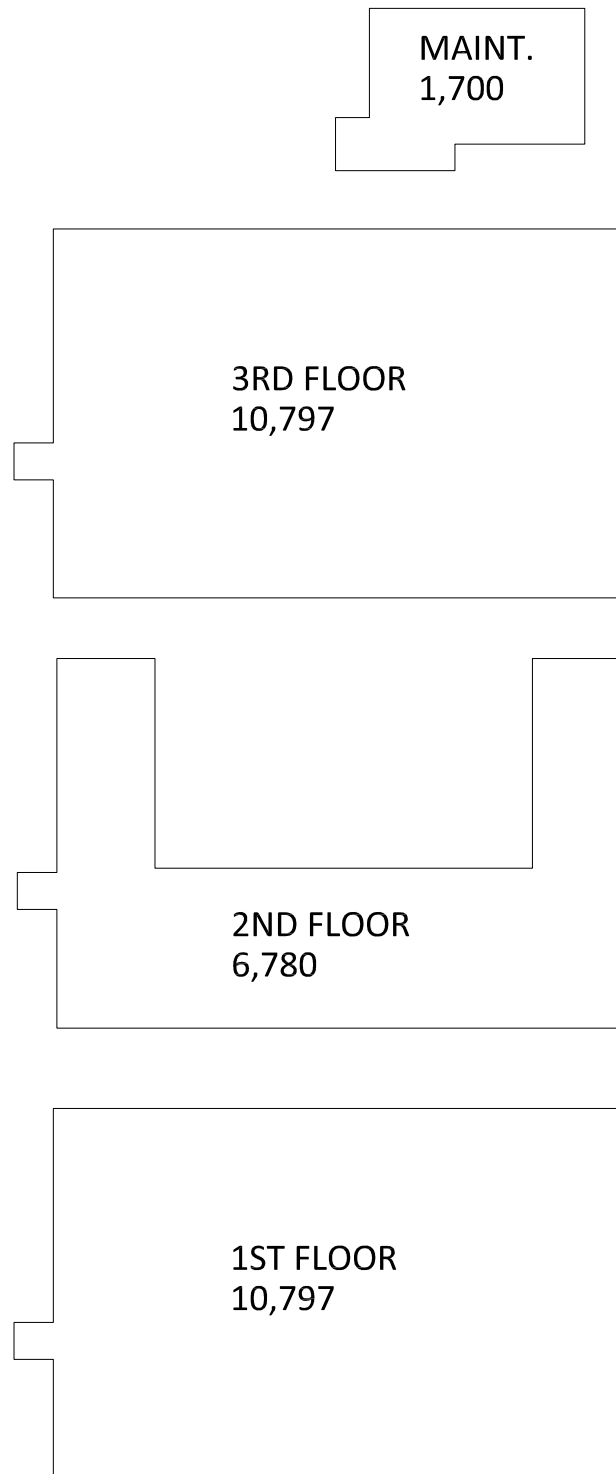
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| 4. | SHOWER | 13. | AUDITORIUM |
| 5. | OFFICE | 14. | STAGE |
| 6. | DARK ROOM | 15. | STAFF BREAK ROOM |
| 7. | TOILET | 16. | CONFERENCE ROOM |
| 8. | BOYS RESTROOM | 17. | MAINTENANCE SHOP |



MAINTENANCE SHOP

1. DISTRICT OFFICES – LINCOLN JR. HIGH



BASE INFORMATION SHEET

Item	Data	Notes / Explanation
District Name:	Harney County SD 3	Pull-down menu of the 197 Districts
Site Name:	DISTRICT OFFICE - (LINCOLN JUNIOR HIGH)	Typically the name that is used for the facility / campus
Building Name:	MAIN	If only one building on site, refer to "main"
Building ID:	2014-3740-01	District assigned, but based on State format*
Building Type:	Administrative Building	Pull-down menu - feeds FCI calculation
Physical Address of Building:	550 N COURT AVE, BURNS OR 97720	Informational only - does not link
Original Year of Building Completion	1928	When was the original building completed and ready for use
Original Construction Type	unreinforced masonry, wood framed, wood floors & roof	What type of construction was used to complete original building
Describe Other Construction Type		If you choose other construction type please describe here
County:	Harney	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	28,374	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	2.63	District records
Assessor Company:	STRAIGHTLINE, PLLC	Certified company
Assessor Name:	SCOTT MARSHALL, AIA-NCARB / SCOTT MARSHALL, JR. - AIT	For follow up questions
Contact (Phone):	208-991-0855	
Contact (E-Mail):	SCOTT@STRAIGHTLINE.BIZ	
Date of Assessment:	12/20/2018	Might reference back for inflation calculation (future)

*Building ID Format: Ten (10) digit number with first four digits as the district's Institution ID, next four digits are School Institution ID and last two digits assigned by District for building number (i.e., 00 = main building, 01 = additional building, 02 = additional building)

PHYSICAL CONDITION ASSESSMENT

District Name: Harney County SD 3
 Site Name: DISTRICT OFFICE - (LINCOLN JUNIOR HIGH)
 Building Name: MAIN
 Building ID: 1

REMINDER: FILL OUT ALL INFORMATION ON 'BASE INFORMATION SHEET' BEFORE ENTERING DATA ON THIS SHEET

An unused cell or system that should not receive direct user input
 An automatically populated cell from user input elsewhere in the file - do not overwrite

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	LEVEL OF ACTION					% of System or Finish	Automated Budget Estimate	Notes
					None	Minor	Moderate	Major	Replace			
A SUBSTRUCTURE												
<u>A10 Foundations</u>												
		A1010 Standard Foundations		25%	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	30%	\$2,083	MISC. CRACKING AT FOUNDATION WALLS
		A1020 Special Foundations			<input checked="" type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace		\$0	
		A1030 Slab on Grade			<input type="checkbox"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace		\$0	
<u>A20 Basement Construction</u>												
		A2010 Basement Excavation	NOT USED		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace			
		A2020 Basement Walls		75%	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	10%	\$31,250	BASEMENT WALL CRACKING / SPALLING
B SHELL												
<u>B10 Superstructure</u>												
		B1010 Floor Construction	Wood	60%	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	22%	\$36,667	UNEVEN WOOD FLOOR AT 2ND & 3RD FLOORS
			Steel	15%	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	GYM STRUCTURE GOOD CONDITION
			Concrete	25%	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	18%	\$31,250	FLOOR HEAVING AT MECH AND LOCKER ROOMS
		B1020 Roof Construction	Wood	100%	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Steel		<input checked="" type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Concrete		<input checked="" type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
<u>B20 Exterior Enclosure</u>												
		B2010 Exterior Walls	Concrete Formed / Tilt Masonry		<input checked="" type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace		\$0	
			Framed w/Panel Siding	100%	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace	25%	\$69,445	GROUT FAILING, CRACKING, REPLACE
			Framed w/Stucco		<input checked="" type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Framed w/Masonry Veneer		<input checked="" type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
		B2020 Exterior Windows	Wood	60%	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace	40%	\$80,001	SOME WINDOWS REPLACED, OTHERS NOT
			Aluminum/Steel	20%	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace	100%	\$44,445	BEYOND LIFE CYCLE
			Clad	20%	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace	100%	\$38,889	BEYOND LIFE CYCLE
			Curtain Wall		<input checked="" type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
		B2030 Exterior Doors	Wood		<input checked="" type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Hollow Metal	9	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace	100%	\$10,133	DOOR HARDWARE NEEDS REPAIRED / ADJUSTED
			Storefront		<input checked="" type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
<u>B30 Roofing</u>												
		B3010 Roof Coverings	Asphalt Shingle		<input checked="" type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Built-Up		<input checked="" type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Single Ply	100%	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	25%	\$14,584	NEWER ROOF, MINOR REPAIRS AT PARAPET
			Metal		<input checked="" type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Concrete Tile		<input checked="" type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
		B3020 Roof Openings	Skylights		<input checked="" type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Access Hatch	20	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
C INTERIORS												
<u>C10 Interior Construction</u>												
		C1010 Partitions	Framed	90%	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Masonry	10%	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
		C1020 Interior Doors	Wood	54	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	100%	\$15,860	DOORS OK, HARDWARE AGED / NON-ADA
			Hollow Metal	3	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	ELEVATOR SHAFT DOORS OK
		C1030 Fittings	NOT USED		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace			
<u>C20 Stairs</u>												
		C2010 Stair Construction	Wood	13	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace	100%	\$254,540	ALL STAIRS ARE NOT ADA COMPLIANT
			Metal		<input checked="" type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Concrete	4	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	100%	\$137,060	ALL STAIRS ARE NOT ADA COMPLIANT
		C2020 Stair Finishes	Concrete Fill	25%	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	100%	\$1	
			Resilient	75%	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	20%	\$294	STAIR FINISH IS FAIR

PHYSICAL CONDITION ASSESSMENT

C30 Interior Finishes

C3010 Wall Finishes

Paint on Masonry	8%		None	X	Minor		Moderate		Major		Replace	100%	\$3,333	REPAINT
Wallboard	84%		None	X	Minor		Moderate		Major		Replace	47%	\$16,450	TOUCH UP
Wainscot		X	None		Minor		Moderate		Major		Replace		\$0	
Ceramic Tile	8%		None		Minor		Moderate		Major	X	Replace	100%	\$44,445	BATHROOM TILE & SPLATTER FINISH
Carpet / Soft Surface	14%		None		Minor		Moderate		Major	X	Replace	68%	\$15,470	EITHER NEW OR WORN OUT
Resilient Tile	9%		None		Minor		Moderate		Major	X	Replace	100%	\$13,750	PAST LIFE
Resilient Sheet	6%		None		Minor		Moderate		Major	X	Replace	100%	\$10,000	PAST LIFE
Polished Concrete	18%		None	X	Minor		Moderate		Major		Replace		\$0	
Ceramic Tile	4%		None		Minor		Moderate		Major	X	Replace	100%	\$20,000	PAST LIFE
Liquid Applied	2%		None		Minor		Moderate		Major	X	Replace	100%	\$8,889	PAST LIFE
Wood Sports Floor	47%		None		Minor	X	Moderate		Major		Replace	100%	\$81,598	REFINISH FLOORS WITH MINOR REPAIR
Wallboard	4%		None		Minor		Moderate		Major		Replace		\$0	
Lay-In Ceiling Tile	58%		None		Minor		Moderate		Major	X	Replace	100%	\$82,168	CONSISTANT STAINING & GRID SAG
Glued-Up Ceiling Tile	32%		None		Minor		Moderate		Major	X	Replace	100%	\$40,001	TILES FALLING AND STAINED
Painted Structure	6%		None		Minor		Moderate		Major	X	Replace	72%	\$3,000	REPAINT

D SERVICES

D10 Conveying

D1010 Elevators & Lifts	3		None		Minor		Moderate		Major		Replace		\$0	ELEVATORS IN GOOD CONDITION
D1020 Escalators & Moving Walks		X	None		Minor		Moderate		Major		Replace		\$0	
D1090 Other Conveying Systems		X	None		Minor		Moderate		Major		Replace		\$0	

D20 Plumbing

D2010 Plumbing Fixtures	32%		None		Minor		Moderate		Major	X	Replace	100%	\$62,223	REPLACE ALL FIXTURE
D2020 Domestic Water Distribution	100%		None		Minor		Moderate		Major	X	Replace	56%	\$46,667	REPLACE MAJORITY OF SUPPLY PIPING
D2030 Sanitary Waste	100%		None		Minor		Moderate		Major	X	Replace	77%	\$64,168	REPLACE MAJORITY OF WASTE PIPE
D2040 Rain Water Drainage	100%		None		Minor		Moderate		Major	X	Replace	58%	\$24,167	REPLACE
D2090 Other Plumbing Systems			None		Minor		Moderate		Major		Replace			

D30 HVAC

D3010 Energy Supply	100%		None		Minor		Moderate		Major	X	Replace	100%	\$27,778	END LIFE CYCLE
D3020 Heat Generating Systems	100%		None		Minor		Moderate		Major	X	Replace	100%	\$111,113	END LIFE CYCLE
Air Handler		X	None		Minor		Moderate		Major		Replace		\$0	
Furnace		X	None		Minor		Moderate		Major		Replace		\$0	
Heat Exchanger	100%		None		Minor		Moderate		Major	X	Replace	100%	\$69,445	END LIFE CYCLE
D3030 Cooling Generating Systems		X	None		Minor		Moderate		Major		Replace		\$0	
Stand alone chiller		X	None		Minor		Moderate		Major		Replace		\$0	
D3040 Distribution Systems	100%		None		Minor		Moderate		Major	X	Replace	100%	\$27,778	END LIFE CYCLE
Hot water return & supply	100%		None		Minor		Moderate		Major	X	Replace	100%	\$138,891	END LIFE CYCLE
D3050 Terminal & Package Units		X	None		Minor		Moderate		Major		Replace		\$0	
Above ceiling VAV unit		X	None		Minor		Moderate		Major		Replace		\$0	
In-room ventilator unit		X	None		Minor		Moderate		Major		Replace		\$0	
In-room radiant unit		X	None		Minor		Moderate		Major		Replace		\$0	
D3060 Controls & Instrumentation	100%		None		Minor		Moderate		Major	X	Replace	100%	\$55,556	END LIFE CYCLE
D3070 Systems Testing & Balancing	100%		None		Minor		Moderate		Major	X	Replace	100%	\$27,778	END LIFE CYCLE
D3090 Other HVAC Systems & Equipment			None		Minor		Moderate		Major		Replace			

D40 Fire Protection

D4010 Sprinklers	100%		None		Minor	X	Moderate		Major		Replace	100%	\$55,556	NOT CURRENT COVERAGE
D4020 Standpipes	100%		None		Minor	X	Moderate		Major		Replace	100%	\$41,667	NOT CURRENT VALVE / RISER
D4030 Fire Protection Specialties		X	None		Minor		Moderate		Major		Replace		\$0	
D4090 Other Fire Protection Systems			None		Minor		Moderate		Major		Replace			

D50 Electrical

D5010 Electrical Service & Distribution	100%		None		Minor		Moderate		Major	X	Replace	68%	\$105,779	NON CODE PANELS / BREAKERS
D5020 Lighting and Branch Wiring	100%		None		Minor		Moderate		Major	X	Replace	100%	\$166,669	LIGHT FIXTURES NOT CODE
D5030 Communications & Security	100%		None		Minor		Moderate		Major	X	Replace	100%	\$152,780	NON OPERATIONAL
Clock / Intercom System	100%		None		Minor		Moderate		Major	X	Replace	100%	\$138,891	NON OPERATIONAL
Closed Circuit Surveillance		X	None		Minor		Moderate		Major		Replace		\$0	
Access Control System		X	None		Minor		Moderate		Major		Replace		\$0	
Intrusion Alarm System		X	None		Minor		Moderate		Major		Replace		\$0	
Fire Alarm / Detection	100%		None		Minor	X	Moderate		Major		Replace	100%	\$13,889	DEVICE UPGRADE / COVERAGE
Lighting Control System		X	None		Minor		Moderate		Major		Replace		\$0	
D5090 Other Electrical Systems			None		Minor		Moderate		Major		Replace			

PHYSICAL CONDITION ASSESSMENT

E EQUIPMENT & FURNISHINGS

E10 Equipment

E1010 Commercial Equipment	Food Service		<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
	Vocational		<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
E1020 Institutional Equipment	Science		<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
	Art		<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
	Stage Performance	3500		None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	20%	\$376,915	SEATING, CURTAINS, EGRESS.
	Restroom Accessories/Stalls	12%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$83,334	REPLACE ALL ACCESSORIES AND STALLS
E1030 Vehicular Equipment	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace			
E1090 Other Equipment	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace			

E20 Furnishings

E2010 Fixed Furnishings		100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	60%	\$200,003	ORIGINAL, MAJORITY DAMAGED, NON ADA
E2020 Movable Furnishings		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation NOT USED

G20 Site Improvements

G2010 Roadways			<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G2020 Parking Lots		13300		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$84,635	
G2030 Pedestrian Paving		5000		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$48,950	
G2040 Site Development		1000		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	60%	\$587	
G2050 Landscaping		6280		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$17,522	

G30 Site Mechanical Utilities

G3010 Water Supply	Domestic	100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
	Fire	100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G3020 Sanitary Sewer				None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G3030 Storm Sewer				None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G3040 Heating Distribution				None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G3050 Cooling Distribution				None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G3060 Fuel Distribution				None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G3090 Other Site Mechanical Utilities	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace			

G40 Site Electrical Utilities

G4010 Electrical Distribution	Service Generator			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
				None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G4020 Site Lighting				None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G4030 Site Communications & Security				None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace			

G90 Other Site Construction NOT USED

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Notes
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	

Physical Condition Budget Sub-Total	\$3,248,350
Budgeted Development Costs	\$1,234,373
Physical Condition Budget TOTAL	\$4,482,723
Replacement Budget	\$12,921,520
Facility Condition Index (FCI)	34.7%

Budgeted Replacement Cost of Buildings by Type

<u>Type</u>	<u>Raw Budget / SF (as of 7/1/16)</u>	<u>Inflated Based on State Rate</u>	<u>Developed Budget*</u>	<u>Forwarded FCI Budget</u>
Elementary School	\$275 / SF	\$302.50	\$417 / SF	0
Middle School	\$290 / SF	\$319.00	\$440 / SF	0
K-8 School	\$285 / SF	\$313.50	\$433 / SF	0
High School	\$310 / SF	\$341.00	\$471 / SF	0
Gymnasium Building	\$260 / SF	\$286.00	\$395 / SF	0
Pool Building	\$350 / SF	\$385.00	\$531 / SF	0
Vocational Building	\$300 / SF	\$330.00	\$455 / SF	0
Administrative Building	\$300 / SF	\$330.00	\$455 / SF	455.4
Maintenance Building	\$220 / SF	\$242.00	\$334 / SF	0
Storage Building	\$200 / SF	\$220.00	\$304 / SF	0
Warehouse	\$185 / SF	\$203.50	\$281 / SF	0
Food Services Building	\$375 / SF	\$412.50	\$569 / SF	0
Bus Shelter	\$165 / SF	\$181.50	\$250 / SF	0
Bus Garage	\$185 / SF	\$203.50	\$281 / SF	0
Athletic Grandstand	\$400 / SF	\$440.00	\$607 / SF	0
Large Greenhouse	\$125 / SF	\$137.50	\$190 / SF	0
Other Commercial	\$230 / SF	\$253.00	\$349 / SF	0
FCI Reference				455.4

*Developed Budget is based on State Assigned factor on PSA Cost Table Sheet

Note:

Small support out buildings shall be assessed as "other" under the primary building assessment and not as their own building assessment

Assumed raw budgets are extrapolated from RLB Cost Estimating Guide and recent public bid results

A RENOVATIONS				
Renovation #	Date	Construction Type	Square Footage	Usage
NA				

B ADDITIONS				
Addition #	Date	Construction Type	Square Footage	Usage
NA				

C PORTABLE CLASSROOMS				
Portable #	Date	Age of Portable	Square Footage	Notes
NA				

SCHOOL SAFETY AUDIT ASSESSMENT

	YES	NO	N/A	COMMENTS
School grounds are fenced.		X		
There is one clearly marked and designated entrance for visitors	X			
Signs are posted for visitors to report to main office through a designated entrance.	X			
Restricted areas are clearly marked		X		
Shrubs and foliage are trimmed to allow for good line of sight. (3'-0"/8'-0" rule)	X			
Shrubs near building have been trimmed "up" to allow view of bottom of building	X			
Bus loading and drop-off zones are clearly defined.		X		
There is a schedule for maintenance of:	X			
a. Outside lights	X			
b. Locks/Hardware	X			
c. Storage Sheds	X			
d. Windows	X			
e. Other exterior buildings	X			
Parent drop-off and pick-up area is clearly defined.			X	
There is adequate lighting around the building.		X		
Lighting is provided at entrances and other points of possible intrusion.		X		
The school ground is free from trash or debris.	X			
The school is free of graffiti.	X			
Play areas are fenced.			X	
Playground equipment has tamper-proof fasteners			X	
Visual surveillance of bicycle racks from main office is possible.			X	
Visual surveillance of parking lots from main office is possible	X			
Parking lot is lighted properly and all lights are functioning		X		
Accessible lenses are protected by some unbreakable material		X		
Staff and visitor parking has been designated		X		
Outside hardware has been removed from all doors except at points of entry.		X		
Ground floor windows:				
a. have no broken panes;	X			
b. locking hardware is in working order.		X		
Basement windows are protected with grill or well cover.		X		
Doors are locked when classrooms are vacant.	X			
High-risk areas are protected by high security locks and an alarm system				
a. Main office	X			
b. Cafeteria			X	
c. Computer Labs			X	
d. Industrial Arts rooms			X	
e. Science labs			X	
f. Nurses Office			X	
g. Boiler Room	X			
h. Electrical Rooms	X			
i. Phone line access closet	X			
Unused areas of the school can be closed off during after school activities.				
There is two-way communication between the main office and:				
a. Classroom			X	
b. Duty stations			X	
c. Re-locatable classrooms			X	
d. Staff and faculty outside building			X	
e. Buses			X	
There is a central alarm system in the school. If yes, briefly describe:	X			DOOR CONTACTS
The main entrance is visible from the main office.			X	

ADA ASSESSMENT

	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).		X		
There is at least 1 van accessible parking space among the accessible spaces.		X		
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.		X		
The access aisles adjoin an accessible route.		X		
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.	X			
There are signs reading "van accessible" at van accessible spaces.		X		
If the accessible route crosses a curb, there is a curb ramp.		X		
Ramps are sloped no greater than 1:12.	X			
The main entrance is accessible.		X		
If the main entrance is not accessible, there is an alternative accessible entrance.	X			
The alternative accessible entrance can be used independently and during the same hours as the main entrance.	X			
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.	X			
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.	X			
There is a route to the accessible toilet room(s) that does not include stairs.		X		
The door is equipped with hardware that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			

INFORMATION TECHNOLOGY				
	YES	NO	N/A	COMMENTS
1. Connectivity "speed " to the Facility:				
a. 10 Gbps or greater			X	
b. 1 Gbps or greater	X			
c. 100 Mbps or less			X	
d. 10 Mbps or less			X	
e. Less than 10 Mbps			X	
2. Local area network connectivity "speed " at the individual building level:				
a. 10 Gbps or greater			X	
b. 1 Gbps or greater	X			
c. 100 Mbps or less			X	
d. 10 Mbps or less			X	
e. Less than 10 Mbps			X	
3. Wireless Coverage:				
a. Facility Wide	X			
b. Secure?	X			
c. Type:			X	
i. AC			X	
ii. N	X			
iii. A/B/G			X	
4. Building cabling:				
a. Fiber (to the desktop)		X		
b. CAT 6			X	
c. CAT 5 E			X	
d. CAT 5	X			
5. Security:				
a. Access control		X		
b. Video Surveillance		X		
c. Central Communications Systems		X		

HARMFUL SUBSTANCES ASSESSMENT

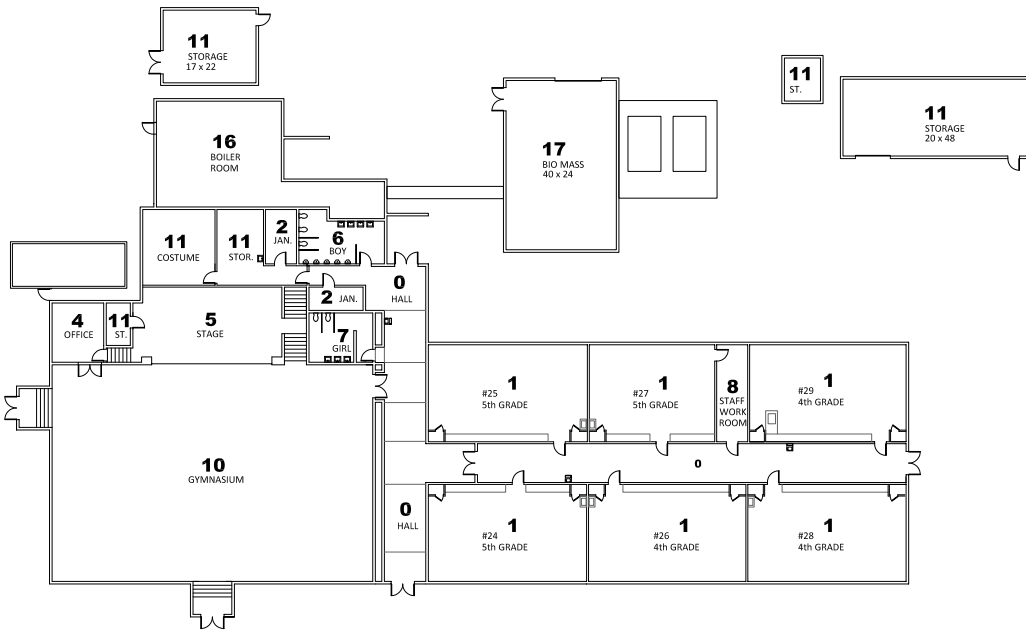
	YES	NO	N/A	COMMENTS
Lead				
Has your facility been assessed for lead? If so when?	X			2018
Is there lead in your facility?		X		
Is lead abatement included in your future bond plans?			X	
Asbestos				
Has your facility been assessed for asbestos? If so when?	X			2018
Is there asbestos in your facility?	X			
Is asbestos abatement included in your future bond plans?		X		
Mold				
Has your facility been assessed for mold? If so when?		X		
Is there mold in your facility?		X		
Is mold abatement included in your future bond plans?			X	
Water Quality				
Has your facility been assessed for water quality (lead, etc)? If so when?				2018
Is there a water quality concern in your facility?		X		
Is water treatment included in your future bond plans?			X	
PCBs				
Has your facility been assessed for PCBs? If so when?		X		
Are there PCBs in your facility?			X	
Is PCB abatement included in your future bond plans?			X	
Radon				
Has your facility been assessed for Radon? If so when?	X			2018
Is there Radon in your facility?	X			
Is Radon management included in your future bond plans?			X	

INDOOR AIR QUALITY ASSESSMENT

	YES	NO	N/A	COMMENTS
Is someone designated to develop and implement an indoor air quality management plan for your school district?	X			
Does your district have an indoor air quality management plan that includes steps for preventing and resolving indoor air quality problems?	X			
Are school buildings inspected once or twice each year for conditions that may lead to indoor air quality problems?	X			
Is a preventive maintenance schedule established and in operation for the heating, ventilation, and air conditioning (HVAC) system? Is the schedule in accordance with the manufacturer's recommendations or accepted practice for the HVAC system?	X			
Does the HVAC preventive maintenance schedule include the following?: checking and/or changing air filters and belts, lubricating equipment parts, checking the motors, and confirming that all equipment is in operating order.	X			
Is the maintenance schedule updated to show all maintenance performed on the building systems?		X		
Does the maintenance schedule include the dates that the building systems maintenance was performed and the names of the persons or companies performing the work?			X	
Are maintenance schedules retained for at least three years?		X		
Are damaged or inoperable components of the HVAC system replaced or repaired as appropriate?	X			
Are reservoirs or parts of the HVAC system with standing water checked visually for microbial growth?	X			
Are water leaks that could promote growth of biologic agents promptly repaired?	X			
Are damp or wet materials that could promote growth of biologic agents promptly dried, replaced, removed, or cleaned?	X			
Are microbial contaminants removed from ductwork, humidifiers, other HVAC and building system components, and from building surfaces such as carpeting and ceiling tiles when found during regular or emergency maintenance activities or visual inspection?	X			
Is general or local exhaust ventilation used where housekeeping and maintenance activities could reasonably be expected to result in exposure to hazardous substances above applicable exposure limits?	X			
Does the HVAC system have CO2 monitoring capability (demand control ventilation)?		X		
Are humidity levels maintained between 30% to 60% relative humidity?		X		
When a contaminant is identified in the make-up air supply, is the source of the contaminant eliminated, or are the make-up inlets or exhaust air outlets relocated to avoid entry of the contaminant into the air system?	X			
If buildings do not have mechanical ventilation, are windows, doors, vents, stacks, and other portals used for natural ventilation operating properly?	X			

1. SLATER ELEMENTARY SCHOOL



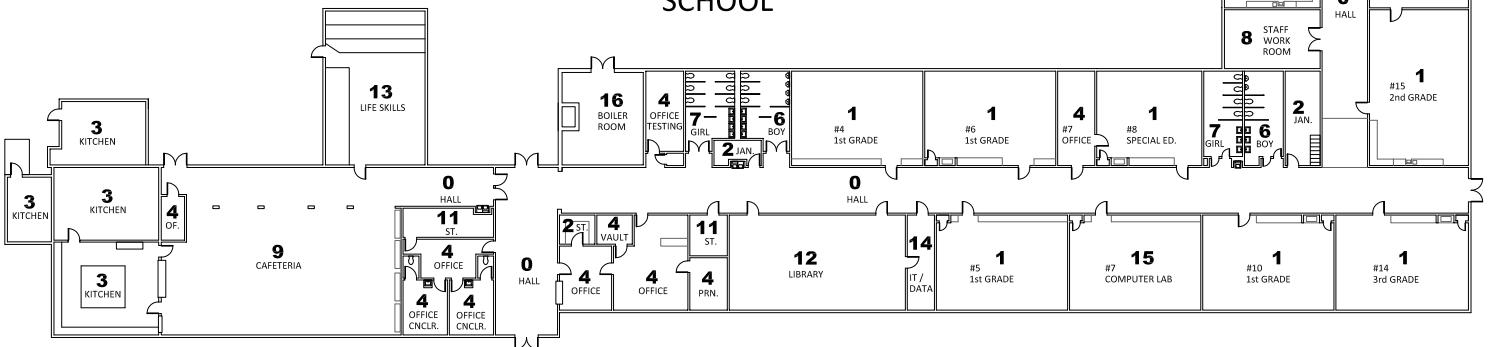


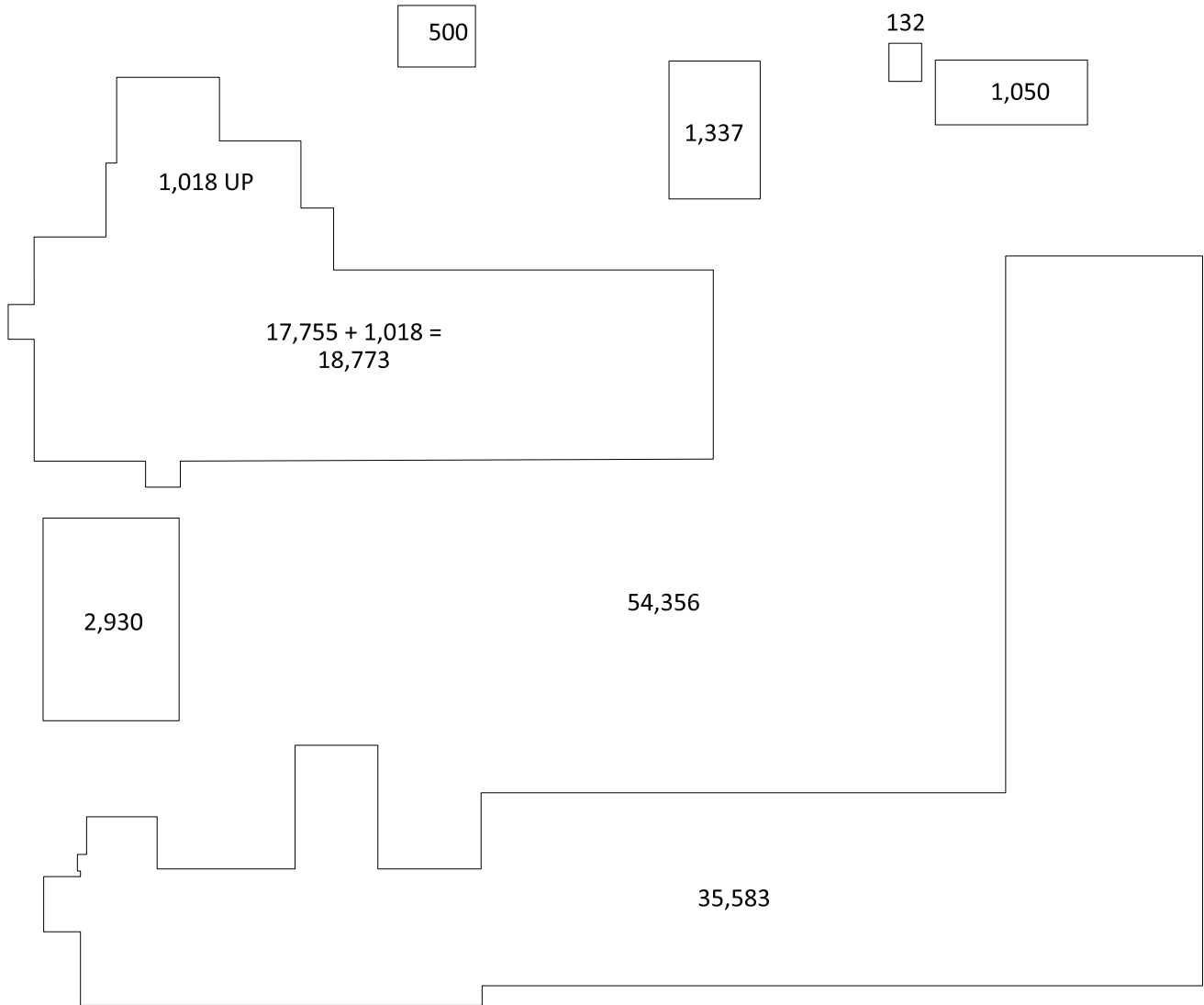
ROOM KEY

- | | |
|----------------------|----------------------|
| 0. HALL/CORRIDOR | 9. CAFETERIA |
| 1. CLASSROOM | 10. GYMNASIUM |
| 2. STORAGE / JANITOR | 11. STORAGE |
| 3. KITCHEN | 12. LIBRARY |
| 4. OFFICE | 13. LIFE SKILLS |
| 5. STAGE | 14. IT / DATA |
| 6. BOYS TOILET | 15. COMPUTER LAB |
| 7. GIRLS TOILET | 16. BOILER ROOM |
| 8. STAFF WORK ROOM | 17. BIOMASS BOILER |
| | 18. MAINTENANCE SHOP |



SLATER ELEMENTARY SCHOOL





BASE INFORMATION SHEET

Item	Data	Notes / Explanation
District Name:	Harney County SD 3	Pull-down menu of the 197 Districts
Site Name:	SLATER ELEMENTARY SCHOOL	Typically the name that is used for the facility / campus
Building Name:	SLATER ELEMENTARY	If only one building on site, refer to "main"
Building ID:	2014-0342-02	District assigned, but based on State format*
Building Type:	Elementary School	Pull-down menu - feeds FCI calculation
Physical Address of Building:	800 N Fairview Ave, Burns, OR 97720	Informational only - does not link
Original Year of Building Completion	1948, 1950	When was the original building completed and ready for use
Original Construction Type	unreinforced masonry, wood framed, slab on grade	What type of construction was used to complete original building
Describe Other Construction Type		If you choose other construction type please describe here
County:	Harney	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	54,356	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	8.63	District records
Assessor Company:	STRAIGHTLINE, PLLC	Certified company
Assessor Name:	SCOTT MARSHALL, AIA-NCARB / SCOTT MARSHALL, JR. - AIT	For follow up questions
Contact (Phone):	208-991-0855	
Contact (E-Mail):	SCOTT@STRAIGHTLINE.BIZ	
Date of Assessment:	12/20/2018	Might reference back for inflation calculation (future)

*Building ID Format: Ten (10) digit number with first four digits as the district's Institution ID, next four digits are School Institution ID and last two digits assigned by District for building number (i.e., 00 = main building, 01 = additional building, 02 = additional building)

PHYSICAL CONDITION ASSESSMENT

District Name: Harney County SD 3
 Site Name: SLATER ELEMENTARY SCHOOL
 Building Name: SLATER ELEMENTARY
 Building ID: 2014-0342-02

REMINDER: FILL OUT ALL INFORMATION ON 'BASE INFORMATION SHEET' BEFORE ENTERING DATA ON THIS SHEET

An unused cell or system that should not receive direct user input
 An automatically populated cell from user input elsewhere in the file - do not overwrite

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	LEVEL OF ACTION					% of System or Finish	Automated Budget Estimate	Notes
					None	Minor	Moderate	Major	Replace			
A SUBSTRUCTURE												
<u>A10 Foundations</u>												
		A1010 Standard Foundations		11%	None	X Minor	Moderate	Major	Replace	15%	\$878	MINOR CRACKING
		A1020 Special Foundations			X None	Minor	Moderate	Major	Replace		\$0	
		A1030 Slab on Grade		89%	None	Minor	X Moderate	Major	Replace	6%	\$14,208	MINOR CRACKING, NO SETTLEMENT
<u>A20 Basement Construction</u>												
		A2010 Basement Excavation	NOT USED		None	Minor	Moderate	Major	Replace			
		A2020 Basement Walls			X None	Minor	Moderate	Major	Replace		\$0	
B SHELL												
<u>B10 Superstructure</u>												
		B1010 Floor Construction	Wood	11%	None	Minor	X Moderate	Major	Replace	12%	\$7,024	SOME MINOR LIFTING / SAGGING
			Steel		X None	Minor	Moderate	Major	Replace		\$0	
			Concrete	89%	None	Minor	X Moderate	Major	Replace	2%	\$23,680	GOOD CONDITON, AREAS OF CRACKING
		B1020 Roof Construction	Wood	100%	None	Minor	Moderate	Major	Replace		\$0	SOLID ROOF SYSTEM
			Steel		X None	Minor	Moderate	Major	Replace		\$0	
			Concrete		X None	Minor	Moderate	Major	Replace		\$0	
<u>B20 Exterior Enclosure</u>												
		B2010 Exterior Walls	Concrete Formed / Tilt Masonry		X None	Minor	Moderate	Major	Replace		\$0	
			Framed w/Panel Siding	6%	None	Minor	Moderate	Major	Replace		\$0	
			Framed w/Stucco	65%	None	Minor	Moderate	Major	X Replace	15%	\$155,652	AREAS OF OLD SIDING SHOULD BE REPLACED
			Framed w/Masonry Veneer		X None	Minor	Moderate	Major	Replace		\$0	
		B2020 Exterior Windows	Wood	29%	None	Minor	Moderate	X Major	Replace	25%	\$38,581	REPOINTING OF BRICK AS SELECT AREAS
			Aluminum/Steel	5%	None	Minor	Moderate	Major	X Replace	100%	\$53,215	AGED WOOD WINDOWS, REPLACE
			Clad	3%	None	Minor	Moderate	Major	X Replace	100%	\$20,754	AGED STEEL WINDOWS, REPLACE
			Curtain Wall	92%	X None	Minor	Moderate	Major	Replace		\$0	NEWER VINYL WINDOWS
		B2030 Exterior Doors	Wood		X None	Minor	Moderate	Major	Replace		\$0	
			Hollow Metal	3	None	Minor	Moderate	Major	X Replace	100%	\$4,406	END OF LIFE DOORS, REPLACE
			Storefront	19	None	Minor	X Moderate	Major	Replace	50%	\$2,790	REPAIR, PAINT, REPLACE HARDWARE
				0	None	Minor	Moderate	Major	Replace		\$0	
<u>B30 Roofing</u>												
		B3010 Roof Coverings	Asphalt Shingle	4%	None	X Minor	Moderate	Major	Replace	100%	\$2,554	SOME SINGLES LIFTING
			Built-Up	16%	None	Minor	X Moderate	Major	Replace	50%	\$17,029	EDGES NEED OF REPAIR
			Single Ply	30%	None	X Minor	Moderate	Major	Replace	30%	\$10,058	MINOR PATCHES, BLISTERING
			Metal	50%	X None	Minor	Moderate	Major	Replace		\$0	AGED, BUT GOOD CONDITION
		B3020 Roof Openings	Concrete Tile		X None	Minor	Moderate	Major	Replace		\$0	
			Skylights		X None	Minor	Moderate	Major	Replace		\$0	
			Access Hatch		X None	Minor	Moderate	Major	Replace		\$0	
C INTERIORS												
<u>C10 Interior Construction</u>												
		C1010 Partitions	Framed	91%	None	Minor	Moderate	Major	Replace		\$0	FRAMED WALLS IN GOOD CONDITION
			Masonry	9%	None	Minor	Moderate	Major	Replace		\$0	INTERIOR MASONRY IN GOOD CONDITION
		C1020 Interior Doors	Wood	69	None	Minor	X Moderate	Major	Replace	90%	\$18,239	NON COMPLIANT DOOR HARDWARE
			Hollow Metal	5	None	Minor	X Moderate	Major	Replace	100%	\$1,469	NON COMPLIANT DOOR HARDWARE
		C1030 Fittings	NOT USED		None	Minor	Moderate	Major	Replace			
<u>C20 Stairs</u>												
		C2010 Stair Construction	Wood	3	None	Minor	Moderate	X Major	Replace	100%	\$58,740	EXISTING STAIRS & RAILS NON-COMPLIANT
			Metal		X None	Minor	Moderate	Major	Replace		\$0	
			Concrete		X None	Minor	Moderate	Major	Replace		\$0	
		C2020 Stair Finishes	Concrete Fill		X None	Minor	Moderate	Major	Replace		\$0	
			Resilient	100%	None	Minor	Moderate	Major	Replace		\$0	PAINTED WOOD FINISH

PHYSICAL CONDITION ASSESSMENT

C30 Interior Finishes

C3010 Wall Finishes	Paint on Masonry	9%	None	X	Minor	Moderate	Major	Replace	50%	\$3,592	TOUCH UP PAINT AT AREAS
	Wallboard	81%	None	X	Minor	Moderate	Major	Replace	100%	\$64,656	PAINT WALLBOARD THROUGHOUT
	Wainscot	8%	None	X	Minor	Moderate	Major	Replace	30%	\$1,916	REPAINT WAINSCOT AT PAINTED AREAS
	Ceramic Tile	2%	None	X	Minor	Moderate	Major	Replace	50%	\$532	VERY MINOR AMOUNT, REPAIR GROUT
C3020 Floor Finishes	Carpet / Soft Surface	12%	None		Minor	Moderate	Major	X Replace	25%	\$9,339	EXISTING CARPET TO BE REPLACED
	Resilient Tile	45%	None		Minor	Moderate	Major	X Replace	30%	\$39,512	ABATE / REPLACE REMAINING TILES
	Resilient Sheet	8%	None		Minor	Moderate	Major	X Replace	50%	\$12,771	REPLACE AGED MATERIALS
	Polished Concrete	22%	None		Minor	Moderate	Major	Replace		\$0	SEALED CONCRETE IN GOOD CONDITON
	Ceramic Tile		X None		Minor	Moderate	Major	Replace		\$0	
	Liquid Applied		None		Minor	Moderate	Major	Replace		\$0	
	Wood Sports Floor	13%	None		Minor	X Moderate	Major	Replace	100%	\$43,237	REFINISH GYMNASIUM FLOOR
C3030 Ceiling Finishes	Wallboard	22%	None	X	Minor	Moderate	Major	Replace	100%	\$17,561	PAINT CEILINGS
	Lay-In Ceiling Tile	28%	None		Minor	X Moderate	Major	Replace	40%	\$14,900	REPLACED CEILINGS, SOME REPAIR
	Glued-Up Ceiling Tile	50%	None		Minor	Moderate	Major	X Replace	100%	\$119,733	ORIGINAL CEILINGS, REPLACE
	Painted Structure		X None		Minor	Moderate	Major	Replace		\$0	

D SERVICES

D10 Conveying

D1010 Elevators & Lifts			X None		Minor	Moderate	Major	Replace		\$0	
D1020 Escalators & Moving Walks			X None		Minor	Moderate	Major	Replace		\$0	
D1090 Other Conveying Systems			X None		Minor	Moderate	Major	Replace		\$0	

D20 Plumbing

D2010 Plumbing Fixtures		100%	None		Minor	Moderate	Major	Replace		\$0	FIXTURES ARE AGED, BUT FUNCTIONAL
D2020 Domestic Water Distribution		100%	None	X	Minor	Moderate	Major	Replace	35%	\$46,563	OVERALL GOOD, SOME AGED COMPONENTS
D2030 Sanitary Waste		100%	None		Minor	Moderate	Major	Replace		\$0	ALL APPEARS FUNCTIONAL
D2040 Rain Water Drainage			X None		Minor	Moderate	Major	Replace		\$0	
D2090 Other Plumbing Systems	NOT USED		None		Minor	Moderate	Major	Replace			

D30 HVAC

D3010 Energy Supply		100%	None		Minor	Moderate	Major	Replace		\$0	
D3020 Heat Generating Systems	Boiler	100%	None		Minor	Moderate	X Major	Replace	50%	\$79,822	NEW SYSTEM, EXTEND NON INSTALLED AREAS
	Air Handler		X None		Minor	Moderate	Major	Replace		\$0	
	Furnace		X None		Minor	Moderate	Major	Replace		\$0	
	Heat Exchanger	100%	None		Minor	Moderate	X Major	Replace	50%	\$53,215	NEW SYSTEM, EXTEND NON INSTALLED AREAS
D3030 Cooling Generating Systems	Component of air handler		X None		Minor	Moderate	Major	Replace		\$0	
	Stand alone chiller		X None		Minor	Moderate	Major	Replace		\$0	
D3040 Distribution Systems	Ductwork	25%	None		Minor	X Moderate	Major	X Replace	50%	\$33,259	EXHAUST DUCTING, REPAIR / REPLACE
	Hot water return & supply	100%	None		Minor	Moderate	Major	X Replace	50%	\$133,036	NEW SYSTEM, EXTEND NON INSTALLED AREAS
D3050 Terminal & Package Units	Above ceiling VAV unit		X None		Minor	Moderate	Major	Replace		\$0	
	In-room ventilator unit	100%	None		Minor	Moderate	Major	X Replace	50%	\$53,215	NEW SYSTEM, EXTEND NON INSTALLED AREAS
	In-room radiant unit		X None		Minor	Moderate	Major	Replace		\$0	
D3060 Controls & Instrumentation		100%	None		Minor	Moderate	X Major	Replace	50%	\$26,607	NEW SYSTEM, EXTEND NON INSTALLED AREAS
D3070 Systems Testing & Balancing		100%	None		Minor	Moderate	Major	X Replace	50%	\$26,607	NEW SYSTEM, EXTEND NON INSTALLED AREAS
D3090 Other HVAC Systems & Equipment	NOT USED		None		Minor	Moderate	Major	Replace			

D40 Fire Protection

D4010 Sprinklers			X None		Minor	Moderate	Major	Replace		\$0	
D4020 Standpipes			X None		Minor	Moderate	Major	Replace		\$0	
D4030 Fire Protection Specialties			X None		Minor	Moderate	Major	Replace		\$0	
D4090 Other Fire Protection Systems	NOT USED		None		Minor	Moderate	Major	Replace			

D50 Electrical

D5010 Electrical Service & Distribution		100%	None		Minor	Moderate	Major	Replace		\$0	
D5020 Lighting and Branch Wiring		100%	None		Minor	Moderate	Major	Replace		\$0	
D5030 Communications & Security	Voice / Data System	100%	None		Minor	X Moderate	Major	Replace	25%	\$19,955	NEWER SYSTEM, SOME UPGRADE REQD
	Clock / Intercom System	100%	None		Minor	Moderate	Major	X Replace	100%	\$266,073	REPLACE END OF LIFE
	Closed Circuit Surveillance		X None		Minor	Moderate	Major	Replace		\$0	
	Access Control System		X None		Minor	Moderate	Major	Replace		\$0	
	Intrusion Alarm System	100%	None		Minor	X Moderate	Major	Replace	100%	\$7,982	REPLACE END OF LIFE
	Fire Alarm / Detection	100%	None		Minor	Moderate	Major	X Replace	100%	\$119,733	REPLACE END OF LIFE
	Lighting Control System		X None		Minor	Moderate	Major	Replace		\$0	
D5090 Other Electrical Systems	NOT USED		None		Minor	Moderate	Major	Replace			

PHYSICAL CONDITION ASSESSMENT

E EQUIPMENT & FURNISHINGS

E10 Equipment

E1010 Commercial Equipment	Food Service	100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$212,858	REPLACE EQUIPMENT AT KITCHEN
	Vocational		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
E1020 Institutional Equipment	Science		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
	Art	1200		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$3,524	CABINETS AND STORAGE END OF LIFE
	Stage Performance	700		None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	10%	\$37,692	
	Restroom Accessories/Stalls	100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	4%	\$53,215	REPLACE STALLS ALL RESTROOMS
E1030 Vehicular Equipment	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace			
E1090 Other Equipment	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace			

E20 Furnishings

E2010 Fixed Furnishings		100%		None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$159,644	ORIGINAL CABINETS, REPAINT / RESURFACE
E2020 Movable Furnishings		100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	25%	\$239,465	END OF LIFE / WORN DESKS, MAJORITY OK

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation NOT USED

G20 Site Improvements

G2010 Roadways				None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G2020 Parking Lots	46970	X		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	80%	\$331,082	ASPHALT IS AT END OF LIFE
G2030 Pedestrian Paving	59540	X		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	80%	\$559,581	PLAY AREAS ARE AT END OF LIFE
G2040 Site Development	1200	X		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	25%	\$294	REPAIR TO FENCING
G2050 Landscaping	174508			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	

G30 Site Mechanical Utilities

G3010 Water Supply	Domestic	100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NO ISSUES REPORTED
	Fire		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G3020 Sanitary Sewer		100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NO ISSUES REPORTED
G3030 Storm Sewer			X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G3040 Heating Distribution		100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NO ISSUES REPORTED
G3050 Cooling Distribution		100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NO ISSUES REPORTED
G3060 Fuel Distribution		100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NO ISSUES REPORTED
G3090 Other Site Mechanical Utilities	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace			

G40 Site Electrical Utilities

G4010 Electrical Distribution	Service	100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NO ISSUES REPORTD
	Generator		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G4020 Site Lighting		100%		None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	20%	\$15,964	SOME DAMAGED FIXTURES
G4030 Site Communications & Security				None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace			

G90 Other Site Construction NOT USED

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Notes
SCHOOL HAS A NEW BIOMASS SYSTEM, 60% OF SCHOOL USES, OTHER PORTION MUST BE EXTENDED.				\$0	
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	

Physical Condition Budget Sub-Total	\$3,236,409
Budgeted Development Costs	\$1,229,835
Physical Condition Budget TOTAL	\$4,466,244
Replacement Budget	\$22,690,912
Facility Condition Index (FCI)	19.7%

Budgeted Replacement Cost of Buildings by Type

<u>Type</u>	<u>Raw Budget / SF (as of 7/1/16)</u>	<u>Inflated Based on State Rate</u>	<u>Developed Budget*</u>	<u>Forwarded FCI Budget</u>
Elementary School	\$275 / SF	\$302.50	\$417 / SF	417.45
Middle School	\$290 / SF	\$319.00	\$440 / SF	0
K-8 School	\$285 / SF	\$313.50	\$433 / SF	0
High School	\$310 / SF	\$341.00	\$471 / SF	0
Gymnasium Building	\$260 / SF	\$286.00	\$395 / SF	0
Pool Building	\$350 / SF	\$385.00	\$531 / SF	0
Vocational Building	\$300 / SF	\$330.00	\$455 / SF	0
Administrative Building	\$300 / SF	\$330.00	\$455 / SF	0
Maintenance Building	\$220 / SF	\$242.00	\$334 / SF	0
Storage Building	\$200 / SF	\$220.00	\$304 / SF	0
Warehouse	\$185 / SF	\$203.50	\$281 / SF	0
Food Services Building	\$375 / SF	\$412.50	\$569 / SF	0
Bus Shelter	\$165 / SF	\$181.50	\$250 / SF	0
Bus Garage	\$185 / SF	\$203.50	\$281 / SF	0
Athletic Grandstand	\$400 / SF	\$440.00	\$607 / SF	0
Large Greenhouse	\$125 / SF	\$137.50	\$190 / SF	0
Other Commercial	\$230 / SF	\$253.00	\$349 / SF	0
FCI Reference				417.45

*Developed Budget is based on State Assigned factor on PSA Cost Table Sheet

Note:

Small support out buildings shall be assessed as "other" under the primary building assessment and not as their own building assessment

Assumed raw budgets are extrapolated from RLB Cost Estimating Guide and recent public bid results

A RENOVATIONS				
Renovation #	Date	Construction Type	Square Footage	Usage
1	2017			HVAC UPAGRADE

B ADDITIONS				
Addition #	Date	Construction Type	Square Footage	Usage
1	1960	MASONRY	2760	MAINTENANCE SHOP
2	2017	METAL BUILDING	1337	BIOMASS BOILER BUILDING

C PORTABLE CLASSROOMS				
Portable #	Date	Age of Portable	Square Footage	Notes
NA				

SCHOOL SAFETY AUDIT ASSESSMENT

	YES	NO	N/A	COMMENTS
School grounds are fenced.		X		PARTIAL
There is one clearly marked and designated entrance for visitors	X			
Signs are posted for visitors to report to main office through a designated entrance.	X			
Restricted areas are clearly marked		X		
Shrubs and foliage are trimmed to allow for good line of sight. (3'-0"/8'- 0" rule)	X			
Shrubs near building have been trimmed "up" to allow view of bottom of building	X			
Bus loading and drop-off zones are clearly defined.		X		
There is a schedule for maintenance of:				
a. Outside lights	X			
b. Locks/Hardware	X			
c. Storage Sheds	X			
d. Windows	X			
e. Other exterior buildings	X			
Parent drop-off and pick-up area is clearly defined.		X		
There is adequate lighting around the building.		X		
Lighting is provided at entrances and other points of possible intrusion.		X		
The school ground is free from trash or debris.	X			
The school is free of graffiti.	X			
Play areas are fenced.		X		PARTIAL
Playground equipment has tamper-proof fasteners		X		PARTIAL
Visual surveillance of bicycle racks from main office is possible.	X			
Visual surveillance of parking lots from main office is possible		X		
Parking lot is lighted properly and all lights are functioning		X		
Accessible lenses are protected by some unbreakable material		X		
Staff and visitor parking has been designated		X		
Outside hardware has been removed from all doors except at points of entry.		X		
Ground floor windows:				
a. have no broken panes;	X			
b. locking hardware is in working order.	X			
Basement windows are protected with grill or well cover.			X	
Doors are locked when classrooms are vacant.	X			
High-risk areas are protected by high security locks and an alarm system				
a. Main office		X		
b. Cafeteria		X		
c. Computer Labs		X		
d. Industrial Arts rooms		X		
e. Science labs		X		
f. Nurses Office		X		
g. Boiler Room		X		
h. Electrical Rooms		X		
i. Phone line access closet		X		
Unused areas of the school can be closed off during after school activities.		X		
There is two-way communication between the main office and:				
a. Classroom	X			
b. Duty stations		X		
c. Re-locatable classrooms			X	
d. Staff and faculty outside building		X		
e. Buses		X		
There is a central alarm system in the school. If yes, briefly describe:		X		
The main entrance is visible from the main office.	X			

ADA ASSESSMENT

	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).	X			
There is at least 1 van accessible parking space among the accessible spaces.	X			
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.	X			
The access aisles adjoin an accessible route.	X			
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.	X			
There are signs reading "van accessible" at van accessible spaces.	X			
If the accessible route crosses a curb, there is a curb ramp.	X			
Ramps are sloped no greater than 1:12.	X			
The main entrance is accessible.	X			
If the main entrance is not accessible, there is an alternative accessible entrance.			X	
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.	X			
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.		X		
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.	X			
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door is equipped with hardware that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			

INFORMATION TECHNOLOGY				
	YES	NO	N/A	COMMENTS
1. Connectivity "speed " to the Facility:				
a. 10 Gbps or greater				
b. 1 Gbps or greater	X			
c. 100 Mbps or less				
d. 10 Mbps or less				
e. Less than 10 Mbps				
2. Local area network connectivity "speed " at the individual building level:				
a. 10 Gbps or greater				
b. 1 Gbps or greater	X			
c. 100 Mbps or less				
d. 10 Mbps or less				
e. Less than 10 Mbps				
3. Wireless Coverage:				
a. Facility Wide	X			
b. Secure?	X			
c. Type:				
i. AC	X			
ii. N				
iii. A/B/G				
4. Building cabling:				
a. Fiber (to the desktop)				
b. CAT 6				
c. CAT 5 E	X			
d. CAT 5	X			
5. Security:				
a. Access control		X		
b. Video Surveillance		X		
c. Central Communications Systems		X		

HARMFUL SUBSTANCES ASSESSMENT

	YES	NO	N/A	COMMENTS
Lead				
Has your facility been assessed for lead? If so when?	X			2018
Is there lead in your facility?		X		
Is lead abatement included in your future bond plans?			X	
Asbestos				
Has your facility been assessed for asbestos? If so when?	X			2018
Is there asbestos in your facility?	X			
Is asbestos abatement included in your future bond plans?	X			
Mold				
Has your facility been assessed for mold? If so when?	X			2018
Is there mold in your facility?		X		
Is mold abatement included in your future bond plans?			X	
Water Quality				
Has your facility been assessed for water quality (lead, etc)? If so when?	X			2018
Is there a water quality concern in your facility?		X		
Is water treatment included in your future bond plans?			X	
PCBs				
Has your facility been assessed for PCBs? If so when?		X		
Are there PCBs in your facility?			X	
Is PCB abatement included in your future bond plans?			X	
Radon				
Has your facility been assessed for Radon? If so when?	X			2018
Is there Radon in your facility?		X		
Is Radon management included in your future bond plans?			X	

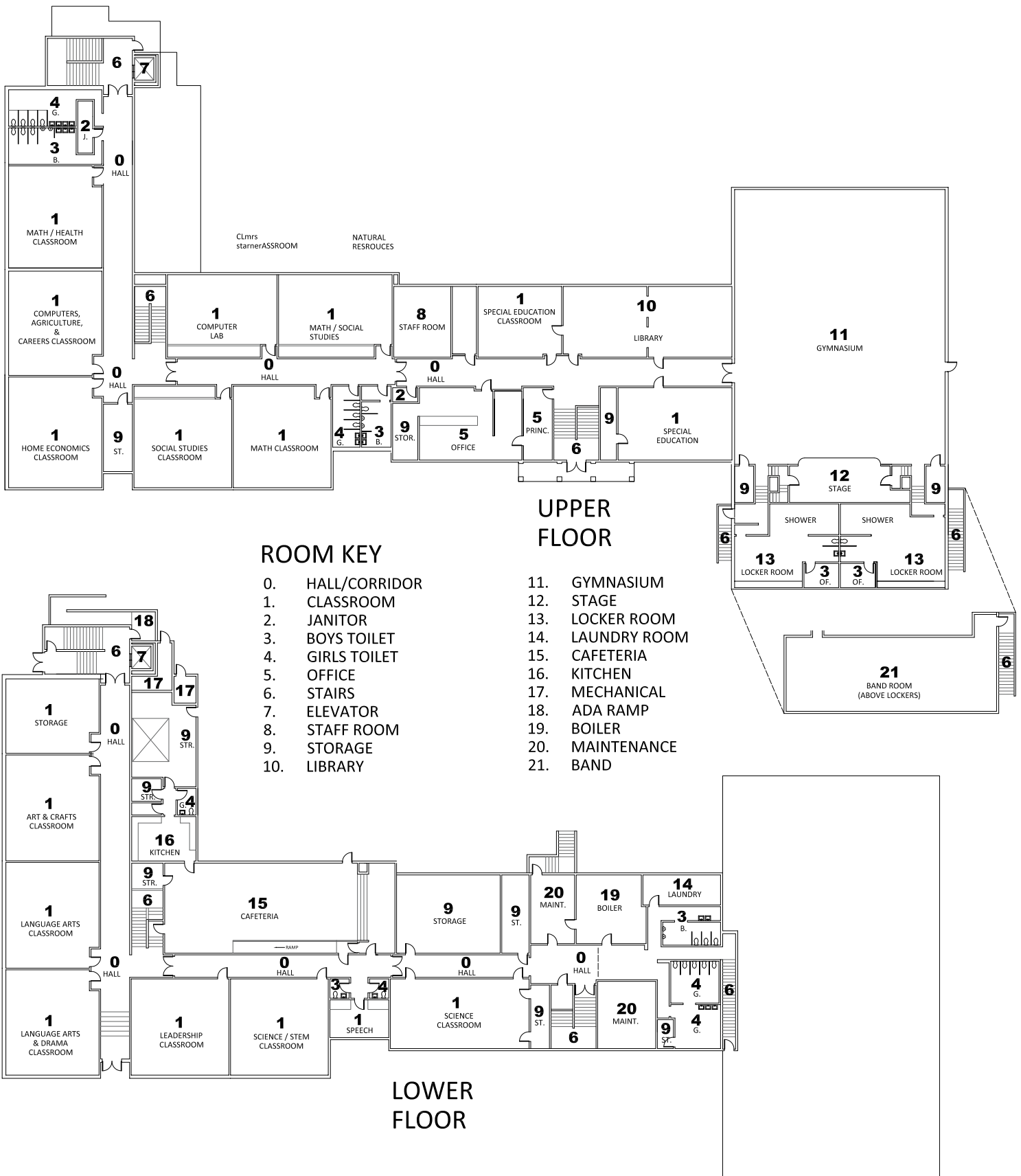
INDOOR AIR QUALITY ASSESSMENT

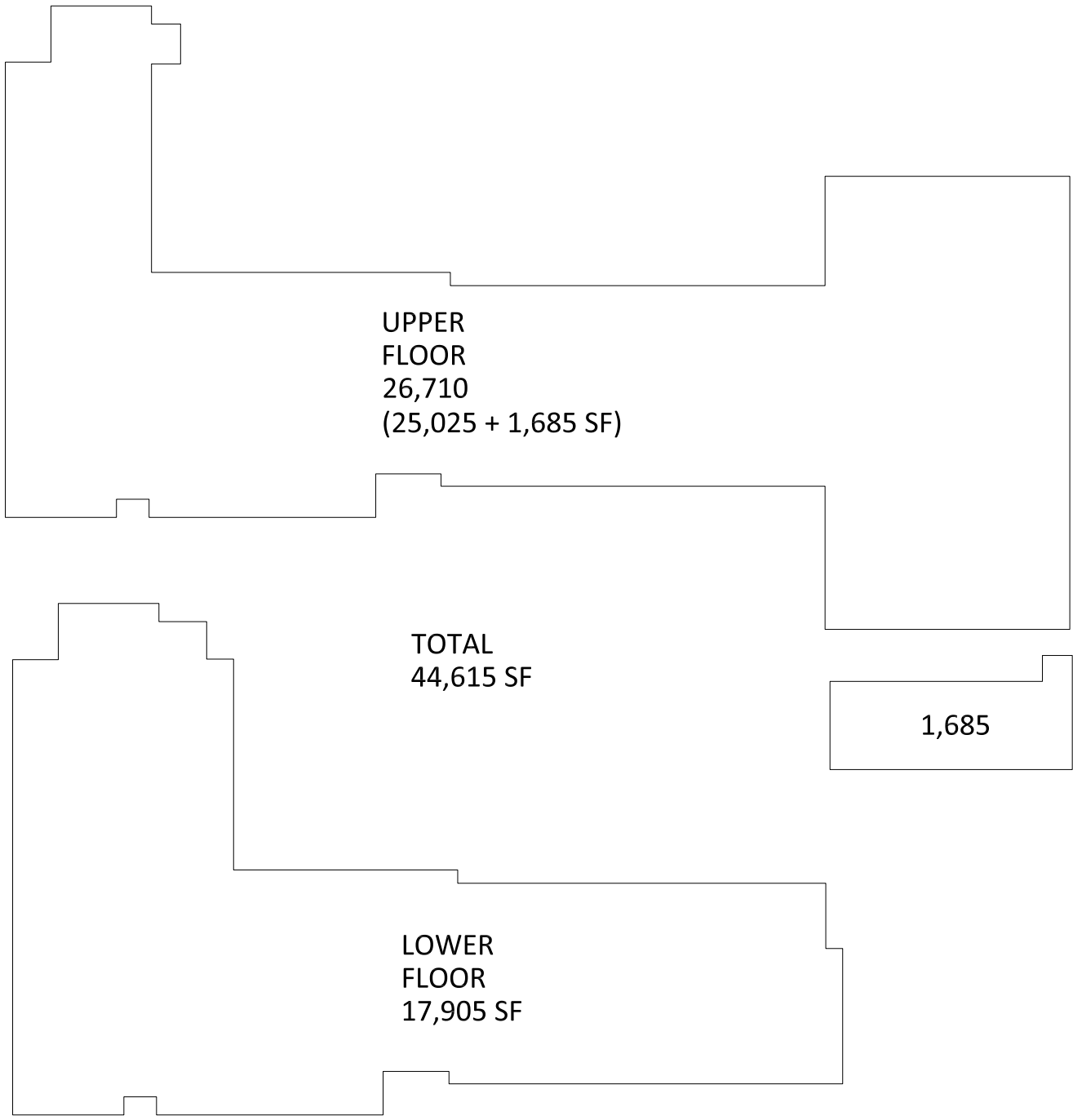
	YES	NO	N/A	COMMENTS
Is someone designated to develop and implement an indoor air quality management plan for your school district?	X			
Does your district have an indoor air quality management plan that includes steps for preventing and resolving indoor air quality problems?	X			
Are school buildings inspected once or twice each year for conditions that may lead to indoor air quality problems?	X			
Is a preventive maintenance schedule established and in operation for the heating, ventilation, and air conditioning (HVAC) system? Is the schedule in accordance with the manufacturer's recommendations or accepted practice for the HVAC system?	X			
Does the HVAC preventive maintenance schedule include the following?: checking and/or changing air filters and belts, lubricating equipment parts, checking the motors, and confirming that all equipment is in operating order.	X			
Is the maintenance schedule updated to show all maintenance performed on the building systems?		X		
Does the maintenance schedule include the dates that the building systems maintenance was performed and the names of the persons or companies performing the work?			X	
Are maintenance schedules retained for at least three years?		X		
Are damaged or inoperable components of the HVAC system replaced or repaired as appropriate?	X			
Are reservoirs or parts of the HVAC system with standing water checked visually for microbial growth?	X			
Are water leaks that could promote growth of biologic agents promptly repaired?	X			
Are damp or wet materials that could promote growth of biologic agents promptly dried, replaced, removed, or cleaned?	X			
Are microbial contaminants removed from ductwork, humidifiers, other HVAC and building system components, and from building surfaces such as carpeting and ceiling tiles when found during regular or emergency maintenance activities or visual inspection?	X			
Is general or local exhaust ventilation used where housekeeping and maintenance activities could reasonably be expected to result in exposure to hazardous substances above applicable exposure limits?	X			
Does the HVAC system have CO2 monitoring capability (demand control ventilation)?		X		
Are humidity levels maintained between 30% to 60% relative humidity?		X		
When a contaminant is identified in the make-up air supply, is the source of the contaminant eliminated, or are the make-up inlets or exhaust air outlets relocated to avoid entry of the contaminant into the air system?	X			
If buildings do not have mechanical ventilation, are windows, doors, vents, stacks, and other portals used for natural ventilation operating properly?	X			

3. HINES MIDDLE SCHOOL



3. HINES MIDDLE SCHOOL





UPPER
FLOOR
26,710
(25,025 + 1,685 SF)

TOTAL
44,615 SF

LOWER
FLOOR
17,905 SF

1,685

BASE INFORMATION SHEET

Item	Data	Notes / Explanation
District Name:	Harney County SD 3	Pull-down menu of the 197 Districts
Site Name:	HINES	Typically the name that is used for the facility / campus
Building Name:	HINES MIDDLE SCHOOL	If only one building on site, refer to "main"
Building ID:	2014-0355-03	District assigned, but based on State format*
Building Type:	Middle School	Pull-down menu - feeds FCI calculation
Physical Address of Building:	1100 OREGON AVENUE, HINES OREGON	Informational only - does not link
Original Year of Building Completion	1930, 1948, 1956, 1965, 2008	When was the original building completed and ready for use
Original Construction Type	unreinforced masonry, wood framed, wood floors & roof	What type of construction was used to complete original building
Describe Other Construction Type		If you choose other construction type please describe here
County:	Harney	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	44,615	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	6.55	District records
Assessor Company:	STRAIGHTLINE, PLLC	Certified company
Assessor Name:	SCOTT MARSHALL, AIA-NCARB / SCOTT MARSHALL, JR. - AIT	For follow up questions
Contact (Phone):	208-991-0855	
Contact (E-Mail):	SCOTT@STRAIGHTLINE.BIZ	
Date of Assessment:	12/20/2018	Might reference back for inflation calculation (future)

*Building ID Format: Ten (10) digit number with first four digits as the district's Institution ID, next four digits are School Institution ID and last two digits assigned by District for building number (i.e., 00 = main building, 01 = additional building, 02 = additional building)

PHYSICAL CONDITION ASSESSMENT

District Name: Harney County SD 3
 Site Name: HINES
 Building Name: HINES MIDDLE SCHOOL
 Building ID: 2014-0355-03

REMINDER: FILL OUT ALL INFORMATION ON 'BASE INFORMATION SHEET' BEFORE ENTERING DATA ON THIS SHEET

An unused cell or system that should not receive direct user input
 An automatically populated cell from user input elsewhere in the file - do not overwrite

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	LEVEL OF ACTION					% of System or Finish	Automated Budget Estimate	Notes					
					None	Minor	Moderate	Major	Replace								
A SUBSTRUCTURE																	
<u>A10 Foundations</u>																	
		A1010 Standard Foundations			<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	
		A1020 Special Foundations			<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	
		A1030 Slab on Grade		59%	<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	15%	\$19,328	MINOR CRACKING
<u>A20 Basement Construction</u>																	
		A2010 Basement Excavation	NOT USED		<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace			
		A2020 Basement Walls		20%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	GOOD CONDITION
B SHELL																	
<u>B10 Superstructure</u>																	
		B1010 Floor Construction	Wood	41%	<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	25%	\$44,770	UNEVEN FLOORS, MINOR SETTLING
			Steel		<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	
			Concrete	59%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	GOOD CONDITON
		B1020 Roof Construction	Wood	59%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	GOOD CONDITON
			Steel		<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	
			Concrete		<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	
<u>B20 Exterior Enclosure</u>																	
		B2010 Exterior Walls	Concrete Formed / Tilt Masonry		<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	
			Framed w/Panel Siding	4%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	
			Framed w/Stucco	6%	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	50%	\$13,103	INFILL AT WINDOWS DAMAGED, REPAIR
			Framed w/Masonry Veneer		<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	
		B2020 Exterior Windows	Wood	90%	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	25%	\$98,276	BRICK REPOINT & SEAL AT SELECTED AREAS
			Aluminum/Steel	45%	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	
			Clad	36%	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	
			Curtain Wall	19%	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	
		B2030 Exterior Doors	Wood		<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	
			Hollow Metal		<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	50%	\$5,409	REPLACE ORIGINAL DOORS & HARDWARE
			Storefront	13	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	
<u>B30 Roofing</u>																	
		B3010 Roof Coverings	Asphalt Shingle	14%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NEWER ROOF
			Built-Up		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	
			Single Ply	45%	<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	45%	\$18,574	LEAKING AROUND ROOF UNITS
			Metal		<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	
		B3020 Roof Openings	Concrete Tile		<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	
			Skylights		<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	
			Access Hatch		<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	
C INTERIORS																	
<u>C10 Interior Construction</u>																	
		C1010 Partitions	Framed	77%	<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	STRUCTURE IS GOOD
			Masonry	23%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	STRUCTURE IS GOOD
		C1020 Interior Doors	Wood	79	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	80%	\$55,686	DOORS END OF LIFE, NON ADA HARDWARE
			Hollow Metal	3	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	60%	\$1,322	DOORS END OF LIFE, NON ADA HARDWARE
		C1030 Fittings	NOT USED		<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace			
<u>C20 Stairs</u>																	
		C2010 Stair Construction	Wood	9	<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	75%	\$132,165	HANDRAILS NON-COMPLIANT
			Metal	1	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$16,643	HANDRAILS NON-COMPLIANT
			Concrete	7	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	20%	\$47,971	HANDRAILS NON-COMPLIANT
		C2020 Stair Finishes	Concrete Fill		<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace			
			Resilient	20%	<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$392	REPLACE TREADS / FINISH

PHYSICAL CONDITION ASSESSMENT

C30 Interior Finishes

C3010 Wall Finishes

Paint on Masonry	16%	None	X	Minor	Moderate	Major	Replace	80%	\$8,386	REPAINT
Wallboard	83%	None	X	Minor	Moderate	Major	Replace	77%	\$41,872	REPAINT
Wainscot	1%	None	X	Minor	Moderate	Major	Replace	100%	\$655	REPAINT
Ceramic Tile		None	X	Minor	Moderate	Major	Replace		\$0	
C3020 Floor Finishes										
Carpet / Soft Surface	22%	None		Minor	Moderate	Major	X Replace	30%	\$16,864	REPLACE OLDER COVERING
Resilient Tile	27%	None		Minor	Moderate	Major	X Replace	60%	\$38,917	REPLACE OLDER COVERING
Resilient Sheet	33%	None		Minor	Moderate	Major	X Replace	42%	\$36,323	REPLACE OLDER COVERING
Polished Concrete	18%	None	X	Minor	Moderate	Major	Replace	80%	\$15,724	RE FINISH WORN ROOMS
Ceramic Tile		None	X	Minor	Moderate	Major	Replace		\$0	
Liquid Applied	6%	None		Minor	Moderate	Major	X Replace	100%	\$41,931	STRIP AND REPLACE COATING
Wood Sports Floor	16%	None		Minor	Moderate	Major	Replace		\$0	FLOOR HAS BEEN RECENTLY REFINISHED
C3030 Ceiling Finishes										
Wallboard	18%	None	X	Minor	Moderate	Major	Replace	100%	\$11,793	PAINT CEILINGS
Lay-In Ceiling Tile	8%	None	X	Minor	Moderate	Major	Replace	50%	\$2,621	REPLACE DAMAGED TILES
Glued-Up Ceiling Tile	58%	None		Minor	Moderate	Major	X Replace	100%	\$114,000	REPLACE CEILING TILES
Painted Structure	16%	None		Minor	Moderate	Major	X Replace	100%	\$17,471	2

D SERVICES

D10 Conveying

D1010 Elevators & Lifts	2	X	None	Minor	Moderate	Major	Replace		\$0	ELEVATOR IS NEW & WORKING PROPERLY
D1020 Escalators & Moving Walks		X	None	Minor	Moderate	Major	Replace		\$0	
D1090 Other Conveying Systems		X	None	Minor	Moderate	Major	Replace		\$0	

D20 Plumbing

D2010 Plumbing Fixtures	100%	None		Minor	X Moderate	Major	Replace	10%	\$17,471	FIXTURES NEWER, NEED MINOR REPAIR
D2020 Domestic Water Distribution	100%	X	None	Minor	Moderate	Major	Replace		\$0	NO ISSUES REPORTED
D2030 Sanitary Waste	100%	X	None	Minor	Moderate	Major	Replace		\$0	NO ISSUES REPORTED
D2040 Rain Water Drainage		X	None	Minor	Moderate	Major	Replace		\$0	DRAINAGE RUNS INTO ADJACENT LANDSCAPE
D2090 Other Plumbing Systems			None	Minor	Moderate	Major	Replace			

D30 HVAC

D3010 Energy Supply	100%	X	None	Minor	Moderate	Major	Replace		\$0	NO ISSUES REPORTED
D3020 Heat Generating Systems			None	Minor	Moderate	X Major	Replace	100%	\$49,793	BOILER IS AT END OF LIFE
Air Handler	62%	X	None	Minor	Moderate	Major	Replace		\$0	NEWWER AIR HANDLERS
Furnace		X	None	Minor	Moderate	Major	Replace		\$0	
Heat Exchanger		X	None	Minor	Moderate	Major	Replace		\$0	
D3030 Cooling Generating Systems			None	Minor	Moderate	Major	Replace		\$0	NEWWER AIR HANDLERS
Component of air handler	38%		None	Minor	Moderate	Major	Replace		\$0	
Stand alone chiller			None	Minor	Moderate	Major	Replace		\$0	
D3040 Distribution Systems			None	Minor	Moderate	Major	Replace		\$0	
Ductwork	38%	X	None	Minor	Moderate	Major	Replace		\$0	
Hot water return & supply	62%		None	X Minor	Moderate	Major	Replace	100%	\$40,621	PIPING AND VALVES AT END OF LIFE
D3050 Terminal & Package Units			None	Minor	Moderate	Major	Replace		\$0	
Above ceiling VAV unit	38%	X	None	Minor	Moderate	Major	Replace		\$0	
In-room ventilator unit		X	None	Minor	Moderate	Major	Replace		\$0	
In-room radiant unit	62%		None	X Minor	Moderate	Major	Replace	100%	\$27,080	ADJUST, VALVES, PIPING
D3060 Controls & Instrumentation	38%		None	Minor	Moderate	Major	Replace		\$0	NEWWER SYSTEM
D3070 Systems Testing & Balancing	100%		None	Minor	Moderate	Major	X Replace	38%	\$16,598	RECOMMISSION SYSTEM
D3090 Other HVAC Systems & Equipment			None	Minor	Moderate	Major	Replace			

D40 Fire Protection

D4010 Sprinklers		X	None	Minor	Moderate	Major	Replace		\$0	
D4020 Standpipes		X	None	Minor	Moderate	Major	Replace		\$0	
D4030 Fire Protection Specialties		X	None	Minor	Moderate	Major	Replace		\$0	
D4090 Other Fire Protection Systems			None	Minor	Moderate	Major	Replace			

D50 Electrical

D5010 Electrical Service & Distribution	100%		None	Minor	Moderate	Major	Replace		\$0	
D5020 Lighting and Branch Wiring	100%		None	Minor	Moderate	X Major	Replace	100%	\$262,069	NEW FIXTURES REQUIRED
D5030 Communications & Security			None	Minor	X Moderate	Major	Replace	20%	\$13,103	MINOR REPAIR AT DROPS REQUIRED
Clock / Intercom System	100%		None	Minor	Moderate	Major	X Replace	100%	\$218,390	SYSTEM END OF LIFE
Closed Circuit Surveillance		X	None	Minor	Moderate	Major	Replace		\$0	
Access Control System		X	None	Minor	Moderate	Major	Replace		\$0	
Intrusion Alarm System	100%	X	None	Minor	Moderate	Major	Replace		\$0	
Fire Alarm / Detection	100%		None	Minor	X Moderate	Major	Replace	32%	\$6,988	SOME NON-COMPLIANT DEVICES
Lighting Control System		X	None	Minor	Moderate	Major	Replace		\$0	
D5090 Other Electrical Systems			None	Minor	Moderate	Major	Replace			

PHYSICAL CONDITION ASSESSMENT

E EQUIPMENT & FURNISHINGS

E10 Equipment

E1010 Commercial Equipment	Food Service	100%		None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
	Vocational		X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
E1020 Institutional Equipment	Science	1900		None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	X Replace	100%	\$65,104	END OF LIFE STATIONS
	Art	975		None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	X Replace	100%	\$2,864	CABINETS & SINKS
	Stage Performance	542		None	<input type="checkbox"/> Minor	X Moderate	<input type="checkbox"/> Major	Replace	20%	\$58,368	LIGHTING AND CONTROLS
	Restroom Accessories/Stalls	100%		None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	X Replace	6%	\$65,517	ALL STALLS, GRAB BARS, ECT.
E1030 Vehicular Equipment	NOT USED			None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	Replace			
E1090 Other Equipment	NOT USED			None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	Replace			

E20 Furnishings

E2010 Fixed Furnishings		100%		None	<input type="checkbox"/> Minor	X Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	100%	\$131,034	CABINET DOORS, HARDWARE, REPAINT
E2020 Movable Furnishings		100%		None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	X Replace	20%	\$157,241	SOME AGED DESKS, TABLES, MOST NEWER

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation

NOT USED

G20 Site Improvements

G2010 Roadways		20485		None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	X Major	<input type="checkbox"/> Replace	66%	\$145,598	END OF LIFE
G2020 Parking Lots		33487		None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	X Replace	75%	\$159,821	END OF LIFE
G2030 Pedestrian Paving		3242		None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	X Major	<input type="checkbox"/> Replace	22%	\$8,379	END OF LIFE
G2040 Site Development		1217		None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	X Major	<input type="checkbox"/> Replace	15%	\$179	SOME FENCE REPAIR REQUIRED
G2050 Landscaping		101532	X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	

G30 Site Mechanical Utilities

G3010 Water Supply	Domestic	100%	X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	NO ISSUES REPORTED
	Fire		X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
G3020 Sanitary Sewer		100%	X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	NO ISSUES REPORTED
G3030 Storm Sewer			X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
G3040 Heating Distribution		100%	X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	NO ISSUES REPORTED
G3050 Cooling Distribution		100%	X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	NO ISSUES REPORTED
G3060 Fuel Distribution		100%	X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	NO ISSUES REPORTED
G3090 Other Site Mechanical Utilities	NOT USED			None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace			

G40 Site Electrical Utilities

G4010 Electrical Distribution	Service	100%		None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	NO ISSUES REPORTED
	Generator		X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
G4020 Site Lighting		100%		None	<input type="checkbox"/> Minor	X Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	27%	\$17,690	SOME FIXTURES BROKEN
G4030 Site Communications & Security		100%		None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	NO ISSUES REPORTED
G4090 Other Site Electrical Utilities	NOT USED			None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace			

G90 Other Site Construction

NOT USED

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Notes
				0	
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	

Physical Condition Budget Sub-Total	\$2,264,102
Budgeted Development Costs	\$860,359
Physical Condition Budget TOTAL	\$3,124,461
Replacement Budget	\$19,640,415
Facility Condition Index (FCI)	15.9%

Budgeted Replacement Cost of Buildings by Type

<u>Type</u>	<u>Raw Budget / SF (as of 7/1/16)</u>	<u>Inflated Based on State Rate</u>	<u>Developed Budget*</u>	<u>Forwarded FCI Budget</u>
Elementary School	\$275 / SF	\$302.50	\$417 / SF	0
Middle School	\$290 / SF	\$319.00	\$440 / SF	440.22
K-8 School	\$285 / SF	\$313.50	\$433 / SF	0
High School	\$310 / SF	\$341.00	\$471 / SF	0
Gymnasium Building	\$260 / SF	\$286.00	\$395 / SF	0
Pool Building	\$350 / SF	\$385.00	\$531 / SF	0
Vocational Building	\$300 / SF	\$330.00	\$455 / SF	0
Administrative Building	\$300 / SF	\$330.00	\$455 / SF	0
Maintenance Building	\$220 / SF	\$242.00	\$334 / SF	0
Storage Building	\$200 / SF	\$220.00	\$304 / SF	0
Warehouse	\$185 / SF	\$203.50	\$281 / SF	0
Food Services Building	\$375 / SF	\$412.50	\$569 / SF	0
Bus Shelter	\$165 / SF	\$181.50	\$250 / SF	0
Bus Garage	\$185 / SF	\$203.50	\$281 / SF	0
Athletic Grandstand	\$400 / SF	\$440.00	\$607 / SF	0
Large Greenhouse	\$125 / SF	\$137.50	\$190 / SF	0
Other Commercial	\$230 / SF	\$253.00	\$349 / SF	0
			FCI Reference	440.22

*Developed Budget is based on State Assigned factor on PSA Cost Table Sheet

Note:

Small support out buildings shall be assessed as "other" under the primary building assessment and not as their own building assessment

Assumed raw budgets are extrapolated from RLB Cost Estimating Guide and recent public bid results

A RENOVATIONS				
Renovation #	Date	Construction Type	Square Footage	Usage

B ADDITIONS				
Addition #	Date	Construction Type	Square Footage	Usage
1	1948	FRAMED	10437	GYM AND STAGE
2	1956	FRAMED	7139	CLASSROOMS
3	1965	FRAMED	10290	CLASSROOMS
4	2008	FRAMED	1336	ELEVATOR, DRY STORAGE, WALK-INS

C PORTABLE CLASSROOMS				
Portable #	Date	Age of Portable	Square Footage	Notes

SCHOOL SAFETY AUDIT ASSESSMENT

	YES	NO	N/A	COMMENTS
School grounds are fenced.		X		SOME PORTIONS ARE
There is one clearly marked and designated entrance for visitors	X			
Signs are posted for visitors to report to main office through a designated entrance.	X			
Restricted areas are clearly marked	X			
Shrubs and foliage are trimmed to allow for good line of sight. (3'-0"/8'- 0" rule)	X			
Shrubs near building have been trimmed "up" to allow view of bottom of building	X			
Bus loading and drop-off zones are clearly defined.		X		
There is a schedule for maintenance of:				
a. Outside lights	X			
b. Locks/Hardware	X			
c. Storage Sheds	X			
d. Windows	X			
e. Other exterior buildings	X			
Parent drop-off and pick-up area is clearly defined.		X		
There is adequate lighting around the building.		X		
Lighting is provided at entrances and other points of possible intrusion.	X			
The school ground is free from trash or debris.	X			
The school is free of graffiti.	X			
Play areas are fenced.		X		
Playground equipment has tamper-proof fasteners		X		
Visual surveillance of bicycle racks from main office is possible.		X		
Visual surveillance of parking lots from main office is possible	X			
Parking lot is lighted properly and all lights are functioning			X	
Accessible lenses are protected by some unbreakable material		X		
Staff and visitor parking has been designated		X		
Outside hardware has been removed from all doors except at points of entry.		X		
Ground floor windows:				
a. have no broken panes;	X			
b. locking hardware is in working order.	X			
Basement windows are protected with grill or well cover.		X		
Doors are locked when classrooms are vacant.	X			
High-risk areas are protected by high security locks and an alarm system				
a. Main office		X		
b. Cafeteria		X		
c. Computer Labs		X		
d. Industrial Arts rooms		X		
e. Science labs		X		
f. Nurses Office		X		
g. Boiler Room		X		
h. Electrical Rooms		X		
i. Phone line access closet		X		
Unused areas of the school can be closed off during after school activities.	X			
There is two-way communication between the main office and:				
a. Classroom	X			
b. Duty stations		X		
c. Re-locatable classrooms			X	
d. Staff and faculty outside building		X		
e. Buses		X		
There is a central alarm system in the school. If yes, briefly describe:	X			DOOR CONTACTS ONLY
The main entrance is visible from the main office.		X		

ADA ASSESSMENT

	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).		X		
There is at least 1 van accessible parking space among the accessible spaces.		X		
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.		X		
The access aisles adjoin an accessible route.		X		
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.		X		
There are signs reading "van accessible" at van accessible spaces.		X		
If the accessible route crosses a curb, there is a curb ramp.		X		
Ramps are sloped no greater than 1:12.		X		
The main entrance is accessible.		X		
If the main entrance is not accessible, there is an alternative accessible entrance.	X			
The alternative accessible entrance can be used independently and during the same hours as the main entrance.	X			
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.	X			
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.	X			
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.	X			
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door is equipped with hardware that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			

INFORMATION TECHNOLOGY				
	YES	NO	N/A	COMMENTS
1. Connectivity "speed " to the Facility:				
a. 10 Gbps or greater				
b. 1 Gbps or greater	X			
c. 100 Mbps or less				
d. 10 Mbps or less				
e. Less than 10 Mbps				
2. Local area network connectivity "speed " at the individual building level:				
a. 10 Gbps or greater				
b. 1 Gbps or greater	X			
c. 100 Mbps or less				
d. 10 Mbps or less				
e. Less than 10 Mbps				
3. Wireless Coverage:				
a. Facility Wide	X			
b. Secure?	X			
c. Type:				
i. AC	X			
ii. N				
iii. A/B/G				
4. Building cabling:				
a. Fiber (to the desktop)				
b. CAT 6				
c. CAT 5 E	X			
d. CAT 5	X			
5. Security:				
a. Access control		X		
b. Video Surveillance		X		
c. Central Communications Systems		X		

HARMFUL SUBSTANCES ASSESSMENT

	YES	NO	N/A	COMMENTS
Lead				
Has your facility been assessed for lead? If so when?	X			2018
Is there lead in your facility?		X		
Is lead abatement included in your future bond plans?			X	
Asbestos				
Has your facility been assessed for asbestos? If so when?	X			2018
Is there asbestos in your facility?	X			
Is asbestos abatement included in your future bond plans?	X			
Mold				
Has your facility been assessed for mold? If so when?	X			2018
Is there mold in your facility?		X		
Is mold abatement included in your future bond plans?			X	
Water Quality				
Has your facility been assessed for water quality (lead, etc)? If so when?	X			2018
Is there a water quality concern in your facility?		X		
Is water treatment included in your future bond plans?			X	
PCBs				
Has your facility been assessed for PCBs? If so when?		X		
Are there PCBs in your facility?		X		
Is PCB abatement included in your future bond plans?			X	
Radon				
Has your facility been assessed for Radon? If so when?	X			2018
Is there Radon in your facility?		X		
Is Radon management included in your future bond plans?			X	

INDOOR AIR QUALITY ASSESSMENT

	YES	NO	N/A	COMMENTS
Is someone designated to develop and implement an indoor air quality management plan for your school district?	X			
Does your district have an indoor air quality management plan that includes steps for preventing and resolving indoor air quality problems?	X			
Are school buildings inspected once or twice each year for conditions that may lead to indoor air quality problems?	X			
Is a preventive maintenance schedule established and in operation for the heating, ventilation, and air conditioning (HVAC) system? Is the schedule in accordance with the manufacturer's recommendations or accepted practice for the HVAC system?	X			
Does the HVAC preventive maintenance schedule include the following?: checking and/or changing air filters and belts, lubricating equipment parts, checking the motors, and confirming that all equipment is in operating order.	X			
Is the maintenance schedule updated to show all maintenance performed on the building systems?			X	
Does the maintenance schedule include the dates that the building systems maintenance was performed and the names of the persons or companies performing the work?			X	
Are maintenance schedules retained for at least three years?		X		
Are damaged or inoperable components of the HVAC system replaced or repaired as appropriate?	X			
Are reservoirs or parts of the HVAC system with standing water checked visually for microbial growth?	X			
Are water leaks that could promote growth of biologic agents promptly repaired?	X			
Are damp or wet materials that could promote growth of biologic agents promptly dried, replaced, removed, or cleaned?	X			
Are microbial contaminants removed from ductwork, humidifiers, other HVAC and building system components, and from building surfaces such as carpeting and ceiling tiles when found during regular or emergency maintenance activities or visual inspection?	X			
Is general or local exhaust ventilation used where housekeeping and maintenance activities could reasonably be expected to result in exposure to hazardous substances above applicable exposure limits?	X			
Does the HVAC system have CO2 monitoring capability (demand control ventilation)?		X		
Are humidity levels maintained between 30% to 60% relative humidity?	X			
When a contaminant is identified in the make-up air supply, is the source of the contaminant eliminated, or are the make-up inlets or exhaust air outlets relocated to avoid entry of the contaminant into the air system?	X			
If buildings do not have mechanical ventilation, are windows, doors, vents, stacks, and other portals used for natural ventilation operating properly?	X			

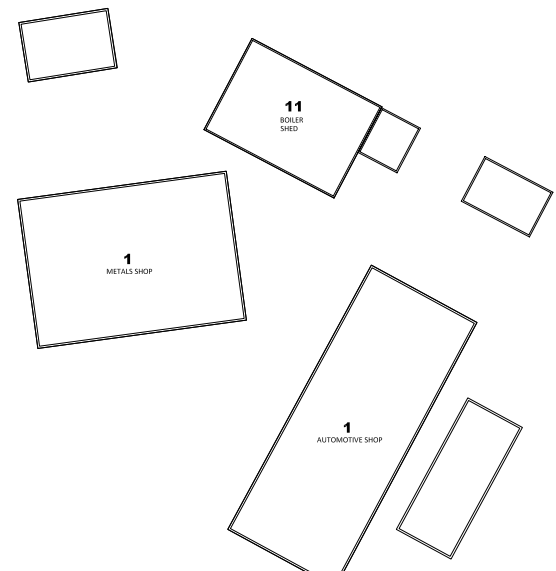
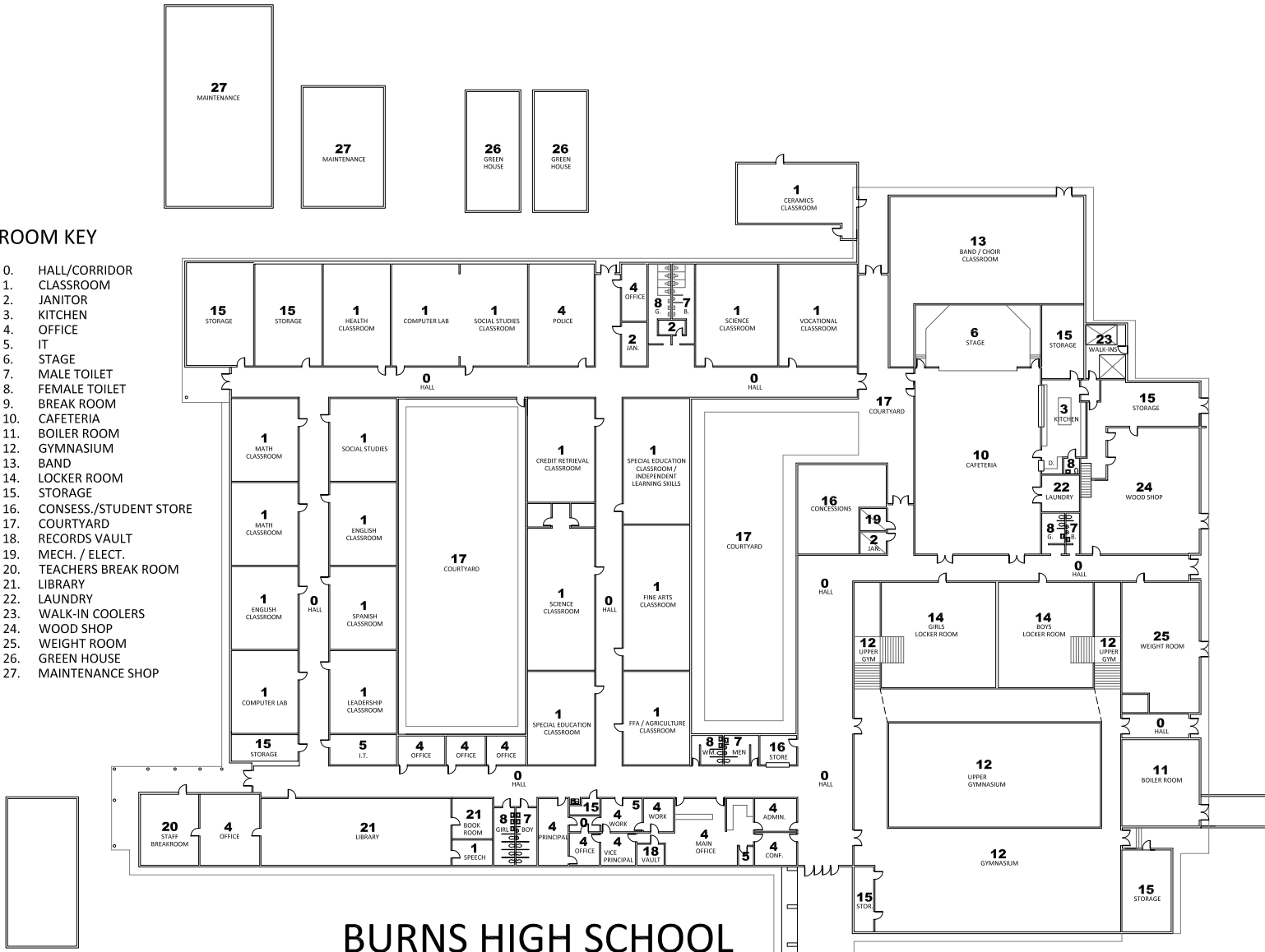
4. HIGH SCHOOL

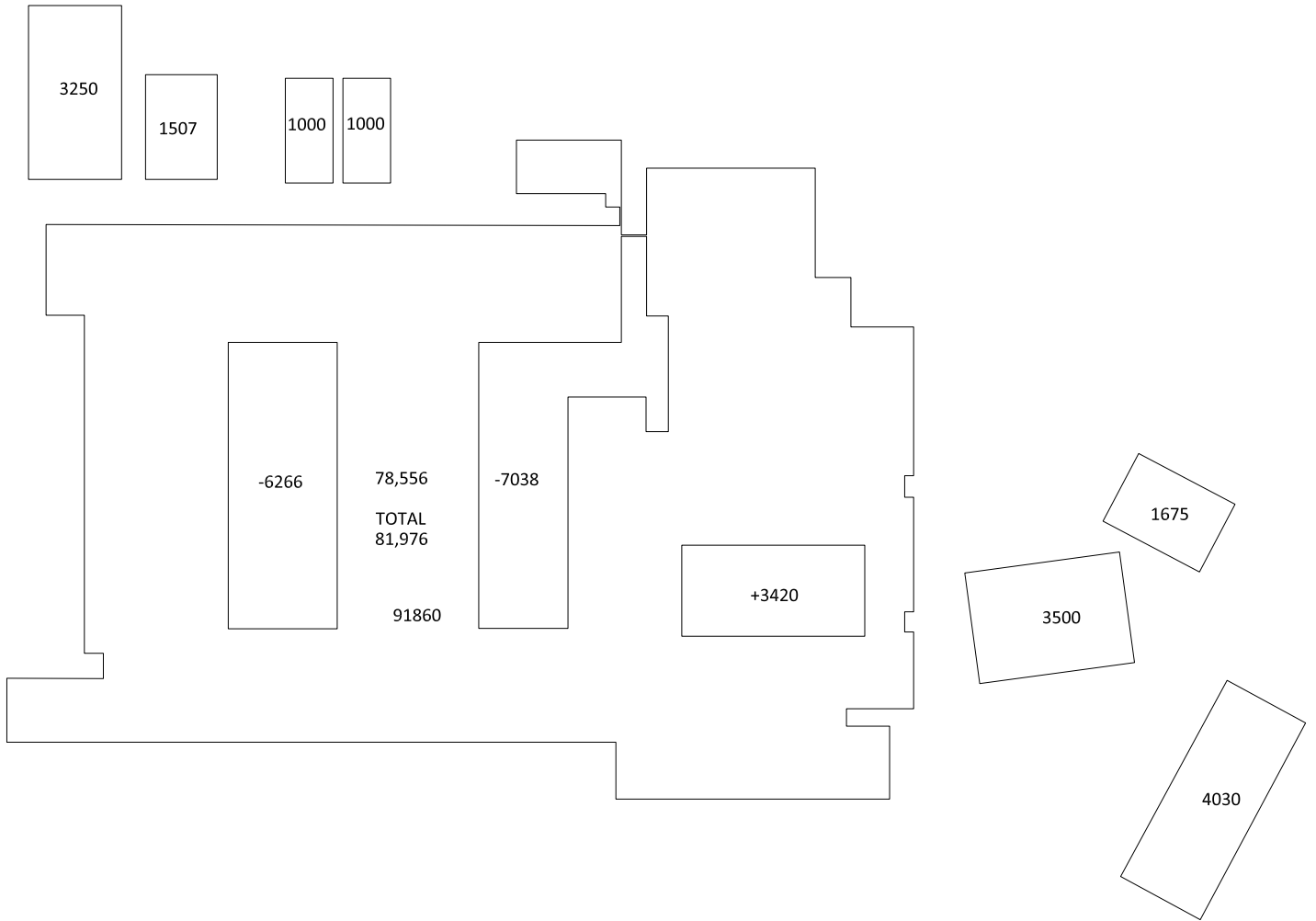


4. HIGH SCHOOL

ROOM KEY

- 0. HALL/CORRIDOR
- 1. CLASSROOM
- 2. JANITOR
- 3. KITCHEN
- 4. OFFICE
- 5. IT
- 6. STAGE
- 7. MALE TOILET
- 8. FEMALE TOILET
- 9. BREAK ROOM
- 10. CAFETERIA
- 11. BOILER ROOM
- 12. GYMNASIUM
- 13. BAND
- 14. LOCKER ROOM
- 15. STORAGE
- 16. CONCESS./STUDENT STORE
- 17. COURTYARD
- 18. RECORDS VAULT
- 19. MECH. / ELECT.
- 20. TEACHERS BREAK ROOM
- 21. LIBRARY
- 22. LAUNDRY
- 23. WALK-IN COOLERS
- 24. WOOD SHOP
- 25. WEIGHT ROOM
- 26. GREEN HOUSE
- 27. MAINTENANCE SHOP





BASE INFORMATION SHEET

Item	Data	Notes / Explanation
District Name:	Harney County SD 3	Pull-down menu of the 197 Districts
Site Name:	HIGH SCHOOL	Typically the name that is used for the facility / campus
Building Name:	BURNS HIGH SCHOOL	If only one building on site, refer to "main"
Building ID:	2014-0359-04	District assigned, but based on State format*
Building Type:	High School	Pull-down menu - feeds FCI calculation
Physical Address of Building:	500 WEST BARNES AVE., BURNS, OREGON	Informational only - does not link
Original Year of Building Completion	1959	When was the original building completed and ready for use
Original Construction Type	unreinforced masonry, wood framed, wood floors & roof	What type of construction was used to complete original building
Describe Other Construction Type		If you choose other construction type please describe here
County:	Harney	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	81,976	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	33.19	District records
Assessor Company:	STRAIGHTLINE, PLLC	Certified company
Assessor Name:	SCOTT MARSHALL, AIA-NCARB / SCOTT MARSHALL, JR. - AIT	For follow up questions
Contact (Phone):	208-991-0855	
Contact (E-Mail):	SCOTT@STRAIGHTLINE.BIZ	
Date of Assessment:	12/20/2018	Might reference back for inflation calculation (future)

*Building ID Format: Ten (10) digit number with first four digits as the district's Institution ID, next four digits are School Institution ID and last two digits assigned by District for building number (i.e., 00 = main building, 01 = additional building, 02 = additional building)

PHYSICAL CONDITION ASSESSMENT

District Name: Harney County SD 3
 Site Name: HIGH SCHOOL
 Building Name: BURNS HIGH SCHOOL
 Building ID: 2014-0359-04

REMINDER: FILL OUT ALL INFORMATION ON 'BASE INFORMATION SHEET' BEFORE ENTERING DATA ON THIS SHEET

An unused cell or system that should not receive direct user input
 An automatically populated cell from user input elsewhere in the file - do not overwrite

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	LEVEL OF ACTION					% of System or Finish	Automated Budget Estimate	Notes					
					None	Minor	Moderate	Major	Replace								
A SUBSTRUCTURE																	
<u>A10 Foundations</u>																	
		A1010 Standard Foundations			<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	
		A1020 Special Foundations			<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	
		A1030 Slab on Grade		100%	<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	2%	\$8,025	MINOR CRACKING AT FOUNDATION
<u>A20 Basement Construction</u>																	
		A2010 Basement Excavation	NOT USED		<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	
		A2020 Basement Walls			<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	
B SHELL																	
<u>B10 Superstructure</u>																	
		B1010 Floor Construction	Wood			None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
			Steel			None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
			Concrete	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NO NOTICEABLE FAILURE
		B1020 Roof Construction	Wood	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	STRURALLY SOUND
			Steel		<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
			Concrete		<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
<u>B20 Exterior Enclosure</u>																	
		B2010 Exterior Walls	Concrete Formed / Tilt Masonry		<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	
			Framed w/Panel Siding	83%	<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	4%	\$85,262	SELECT BLOCKS DAMAGE, GROUT, REPOINT
			Framed w/Stucco	17%	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	85%	\$69,581	PAINT SIDING
			Framed w/Masonry Veneer		<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
		B2020 Exterior Windows	Wood		<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
			Aluminum/Steel	4%	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$41,732	REPLACE END OF LIFE WINDOWS
			Clad	93%	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NEWER VINYL WINDOWS
			Curtain Wall	3%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NEWER STOREFRONT
		B2030 Exterior Doors	Wood		<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
			Hollow Metal	24	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	25%	\$4,993	REPLACE / ADJUST DOOR HARDWARE
			Storefront	4	<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NEWER STOREFRONT
<u>B30 Roofing</u>																	
		B3010 Roof Coverings	Asphalt Shingle		<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
			Built-Up		<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
			Single Ply	96%	<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	20%	\$32,359	ADDRESS LEAKS AROUND PENETRATIONS
			Metal	4%	<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	ROOF IN GOOD CONDITION
			Concrete Tile		<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
		B3020 Roof Openings	Skylights		<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
			Access Hatch		<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
C INTERIORS																	
<u>C10 Interior Construction</u>																	
		C1010 Partitions	Framed	88%	<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	STRUCTRALLY SOUND
			Masonry	12%	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	STRUCTRALLY SOUND
		C1020 Interior Doors	Wood	82	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$72,250	DOORS, NON ADA HARDWARE
			Hollow Metal	11	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$8,077	DOORS, NON ADA HARDWARE
		C1030 Fittings	NOT USED		<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0	
<u>C20 Stairs</u>																	
		C2010 Stair Construction	Wood			None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
			Metal			None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
			Concrete	4	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$39,160	HAND RAILS NON-COMPLIANT
		C2020 Stair Finishes	Concrete Fill	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
			Resilient			None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	

PHYSICAL CONDITION ASSESSMENT

C30 Interior Finishes

C3010 Wall Finishes

Paint on Masonry	12%		None	X	Minor		Moderate		Major		Replace	100%	\$14,446	PAIN
Wallboard	80%		None	X	Minor		Moderate		Major		Replace	100%	\$96,305	PAIN
Wainscot	6%	X	None		Minor		Moderate		Major		Replace		\$0	
Ceramic Tile	2%		None		Minor		Moderate		Major	X	Replace	100%	\$32,102	REPLACE CERAMIC TILE, DAMAGED
Carpet / Soft Surface	3%		None		Minor		Moderate		Major	X	Replace	100%	\$14,085	REPLACE WORN CARPET
Resilient Tile	9%		None		Minor		Moderate		Major	X	Replace	90%	\$35,753	REPLACE WORN VCT
Resilient Sheet	14%		None		Minor		Moderate		Major	X	Replace	15%	\$10,112	NEWER, REPLACE REMAINDER
Polished Concrete	18%	X	None		Minor		Moderate		Major		Replace		\$0	
Ceramic Tile	4%		None	X	Minor		Moderate		Major		Replace	100%	\$16,051	RE-GROUT DAMAGE & SEAL
Liquid Applied	7%		None		Minor		Moderate		Major	X	Replace	50%	\$44,943	REFINISH FLOORS
Wood Sports Floor	48%		None		Minor	X	Moderate		Major		Replace	65%	\$156,496	REFINISH FLOORS
Wallboard	12%		None	X	Minor		Moderate		Major		Replace	100%	\$14,446	PAIN
Lay-In Ceiling Tile	3%		None	X	Minor		Moderate		Major		Replace	50%	\$1,806	REPLACE DAMAGED STAINED TILE
Glued-Up Ceiling Tile	85%		None		Minor		Moderate		Major	X	Replace	100%	\$306,973	REPLACE GLUED UP TILE
Painted Structure		X	None		Minor		Moderate		Major		Replace		\$0	

D SERVICES

D10 Conveying

D1010 Elevators & Lifts		X	None		Minor		Moderate		Major		Replace		\$0	
D1020 Escalators & Moving Walks		X	None		Minor		Moderate		Major		Replace		\$0	
D1090 Other Conveying Systems		X	None		Minor		Moderate		Major		Replace		\$0	

D20 Plumbing

D2010 Plumbing Fixtures	100%	X	None		Minor		Moderate		Major		Replace		\$0	NO ISSUES REPORTED
D2020 Domestic Water Distribution	100%	X	None		Minor		Moderate		Major		Replace		\$0	NO ISSUES REPORTED
D2030 Sanitary Waste	100%	X	None		Minor		Moderate		Major		Replace		\$0	NO ISSUES REPORTED
D2040 Rain Water Drainage		X	None		Minor		Moderate		Major		Replace		\$0	NO ISSUES REPORTED
D2090 Other Plumbing Systems			None		Minor		Moderate		Major		Replace			

D30 HVAC

D3010 Energy Supply	100%	X	None		Minor		Moderate		Major		Replace		\$0	NO ISSUES REPORTED
D3020 Heat Generating Systems	100%		None	X	Minor		Moderate		Major		Replace	35%	\$42,134	MINOR REPAIRS / ADJUSTMENT
Air Handler		X	None		Minor		Moderate		Major		Replace		\$0	
Furnace		X	None		Minor		Moderate		Major		Replace		\$0	
Heat Exchanger		X	None		Minor		Moderate		Major		Replace		\$0	
D3030 Cooling Generating Systems		X	None		Minor		Moderate		Major		Replace		\$0	
Component of air handler		X	None		Minor		Moderate		Major		Replace		\$0	
Stand alone chiller		X	None		Minor		Moderate		Major		Replace		\$0	
D3040 Distribution Systems	2%	X	None		Minor		Moderate		Major		Replace		\$0	
Ductwork		X	None		Minor		Moderate		Major		Replace		\$0	
Hot water return & supply	98%		None	X	Minor		Moderate		Major		Replace	8%	\$9,438	SOME PIPE / FITTINGS REPLACEMENT
D3050 Terminal & Package Units		X	None		Minor		Moderate		Major		Replace		\$0	
Above ceiling VAV unit		X	None		Minor		Moderate		Major		Replace		\$0	
In-room ventilator unit	2%	X	None		Minor		Moderate		Major		Replace		\$0	
In-room radiant unit	98%		None	X	Minor		Moderate		Major		Replace	40%	\$31,460	REPLACEMENT OF UNIT VALVES / CONTROLS
D3060 Controls & Instrumentation	100%		None		Minor		Moderate	X	Major		Replace	45%	\$36,115	VERIFY CONTROL FUNCTION
D3070 Systems Testing & Balancing	100%		None		Minor		Moderate		Major	X	Replace	45%	\$36,115	REBALANCE BIOMASS COMPONENT
D3090 Other HVAC Systems & Equipment			None		Minor		Moderate		Major		Replace			

D40 Fire Protection

D4010 Sprinklers		X	None		Minor		Moderate		Major		Replace		\$0	
D4020 Standpipes		X	None		Minor		Moderate		Major		Replace		\$0	
D4030 Fire Protection Specialties		X	None		Minor		Moderate		Major		Replace		\$0	
D4090 Other Fire Protection Systems			None		Minor		Moderate		Major		Replace			

D50 Electrical

D5010 Electrical Service & Distribution	100%	X	None		Minor		Moderate		Major		Replace		\$0	
D5020 Lighting and Branch Wiring	100%		None		Minor		Moderate	X	Major		Replace	100%	\$481,527	BUILDING LIGHTING REPLACEMENT
D5030 Communications & Security	100%		None		Minor		Moderate		Major		Replace		\$0	
Clock / Intercom System	100%		None		Minor		Moderate	X	Major		Replace	50%	\$100,318	SYSTEM AT END OF LIFE
Closed Circuit Surveillance		X	None		Minor		Moderate		Major		Replace		\$0	
Access Control System		X	None		Minor		Moderate		Major		Replace		\$0	
Intrusion Alarm System	100%		None		Minor	X	Moderate		Major		Replace	25%	\$3,010	SOME DEVICES NOT WORKING
Fire Alarm / Detection	100%		None		Minor	X	Moderate		Major		Replace	25%	\$10,032	ADDITIONAL DEVICES REQUIRED
Lighting Control System		X	None		Minor		Moderate		Major		Replace		\$0	
D5090 Other Electrical Systems			None		Minor		Moderate		Major		Replace			

PHYSICAL CONDITION ASSESSMENT

E EQUIPMENT & FURNISHINGS

E10 Equipment

E1010 Commercial Equipment	Food Service	100%		None		Minor		Moderate		Major	X	Replace	100%	\$321,018	END OF LIFE
	Vocational	100%		None	X	Minor		Moderate		Major		Replace	100%	\$32,102	VENTILATION / DUST COLLECTION
E1020 Institutional Equipment	Science	1277		None		Minor	X	Moderate		Major		Replace	100%	\$9,376	FUME HOOD, CABINETS
	Art	1436		None		Minor		Moderate		Major	X	Replace	100%	\$4,218	CABINETS, STORAGE, SINKS IN DISREPAIR
	Stage Performance	1208		None		Minor	X	Moderate		Major		Replace	5%	\$32,522	LIGHTING, CURTAINS IN DISREPAIR
	Restroom Accessories/Stalls	100%		None	X	Minor		Moderate		Major		Replace	12%	\$48,153	STALLS, GRAB BARS, IN DISREPAIR
E1030 Vehicular Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E1090 Other Equipment	NOT USED			None		Minor		Moderate		Major		Replace			

E20 Furnishings

E2010 Fixed Furnishings		100%		None	X	Minor		Moderate		Major		Replace	100%	\$120,382	RE-FINISH, REPAIR
E2020 Movable Furnishings		100%		None		Minor		Moderate		Major	X	Replace	10%	\$144,458	MOST FURNITURE NEWER, SOME REPLACEMENT

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation NOT USED

G20 Site Improvements

G2010 Roadways			X	None		Minor		Moderate		Major		Replace		\$0	
G2020 Parking Lots		119523		None	X	Minor		Moderate		Major		Replace	15%	\$52,656	ASPHALT REPAIR
G2030 Pedestrian Paving		10133		None		Minor		Moderate	X	Major		Replace	15%	\$17,856	SIDWALK REPAIR
G2040 Site Development		2696	X	None		Minor		Moderate		Major		Replace		\$0	
G2050 Landscaping		452418	X	None		Minor		Moderate		Major		Replace		\$0	

G30 Site Mechanical Utilities

G3010 Water Supply	Domestic	100%	X	None		Minor		Moderate		Major		Replace		\$0	NO ISSUES REPORTED
	Fire		X	None		Minor		Moderate		Major		Replace		\$0	NO ISSUES REPORTED
G3020 Sanitary Sewer		100%	X	None		Minor		Moderate		Major		Replace		\$0	NO ISSUES REPORTED
G3030 Storm Sewer			X	None		Minor		Moderate		Major		Replace		\$0	NO ISSUES REPORTED
G3040 Heating Distribution		100%	X	None		Minor		Moderate		Major		Replace		\$0	NO ISSUES REPORTED
G3050 Cooling Distribution		100%	X	None		Minor		Moderate		Major		Replace		\$0	NO ISSUES REPORTED
G3060 Fuel Distribution		100%	X	None		Minor		Moderate		Major		Replace		\$0	NO ISSUES REPORTED
G3090 Other Site Mechanical Utilities	NOT USED			None		Minor		Moderate		Major		Replace			

G40 Site Electrical Utilities

G4010 Electrical Distribution	Service	100%		None		Minor		Moderate		Major		Replace		\$0	NO ISSUES REPORTED
	Generator		X	None		Minor		Moderate		Major		Replace		\$0	NO ISSUES REPORTED
G4020 Site Lighting		100%		None		Minor		Moderate		Major		Replace		\$0	NO ISSUES REPORTED
G4030 Site Communications & Security		100%		None		Minor		Moderate		Major		Replace		\$0	NO ISSUES REPORTED
G4090 Other Site Electrical Utilities	NOT USED			None		Minor		Moderate		Major		Replace			

G90 Other Site Construction NOT USED

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Notes
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	

Physical Condition Budget Sub-Total	\$2,637,845
Budgeted Development Costs	\$1,002,381
Physical Condition Budget TOTAL	\$3,640,226
Replacement Budget	\$38,576,266
Facility Condition Index (FCI)	9.4%

Budgeted Replacement Cost of Buildings by Type

<u>Type</u>	<u>Raw Budget / SF (as of 7/1/16)</u>	<u>Inflated Based on State Rate</u>	<u>Developed Budget*</u>	<u>Forwarded FCI Budget</u>
Elementary School	\$275 / SF	\$302.50	\$417 / SF	0
Middle School	\$290 / SF	\$319.00	\$440 / SF	0
K-8 School	\$285 / SF	\$313.50	\$433 / SF	0
High School	\$310 / SF	\$341.00	\$471 / SF	470.58
Gymnasium Building	\$260 / SF	\$286.00	\$395 / SF	0
Pool Building	\$350 / SF	\$385.00	\$531 / SF	0
Vocational Building	\$300 / SF	\$330.00	\$455 / SF	0
Administrative Building	\$300 / SF	\$330.00	\$455 / SF	0
Maintenance Building	\$220 / SF	\$242.00	\$334 / SF	0
Storage Building	\$200 / SF	\$220.00	\$304 / SF	0
Warehouse	\$185 / SF	\$203.50	\$281 / SF	0
Food Services Building	\$375 / SF	\$412.50	\$569 / SF	0
Bus Shelter	\$165 / SF	\$181.50	\$250 / SF	0
Bus Garage	\$185 / SF	\$203.50	\$281 / SF	0
Athletic Grandstand	\$400 / SF	\$440.00	\$607 / SF	0
Large Greenhouse	\$125 / SF	\$137.50	\$190 / SF	0
Other Commercial	\$230 / SF	\$253.00	\$349 / SF	0
			FCI Reference	470.58

*Developed Budget is based on State Assigned factor on PSA Cost Table Sheet

Note:

Small support out buildings shall be assessed as "other" under the primary building assessment and not as their own building assessment

Assumed raw budgets are extrapolated from RLB Cost Estimating Guide and recent public bid results

A RENOVATIONS				
Renovation #	Date	Construction Type	Square Footage	Usage
NA				

B ADDITIONS				
Addition #	Date	Construction Type	Square Footage	Usage
1	2018	METAL BUILDING	3250	MAINT. SHOP

C PORTABLE CLASSROOMS				
Portable #	Date	Age of Portable	Square Footage	Notes

SCHOOL SAFETY AUDIT ASSESSMENT

	YES	NO	N/A	COMMENTS
School grounds are fenced.	X	X		PARTIAL
There is one clearly marked and designated entrance for visitors	X			
Signs are posted for visitors to report to main office through a designated entrance.	X			
Restricted areas are clearly marked	X			
Shrubs and foliage are trimmed to allow for good line of sight. (3'-0"/8'- 0" rule)	X			
Shrubs near building have been trimmed "up" to allow view of bottom of building	X			
Bus loading and drop-off zones are clearly defined.		X		
There is a schedule for maintenance of:				
a. Outside lights	X			
b. Locks/Hardware	X			
c. Storage Sheds	X			
d. Windows	X			
e. Other exterior buildings	X			
Parent drop-off and pick-up area is clearly defined.		X		
There is adequate lighting around the building.	X			
Lighting is provided at entrances and other points of possible intrusion.	X			
The school ground is free from trash or debris.	X			
The school is free of graffiti.	X			
Play areas are fenced.	X	X		PARTIAL
Playground equipment has tamper-proof fasteners			X	
Visual surveillance of bicycle racks from main office is possible.	X			
Visual surveillance of parking lots from main office is possible	X	X		PARTIAL
Parking lot is lighted properly and all lights are functioning		X		
Accessible lenses are protected by some unbreakable material		X		
Staff and visitor parking has been designated	X			
Outside hardware has been removed from all doors except at points of entry.		X		
Ground floor windows:				
a. have no broken panes;	X			
b. locking hardware is in working order.	X			
Basement windows are protected with grill or well cover.			X	
Doors are locked when classrooms are vacant.	X			
High-risk areas are protected by high security locks and an alarm system		X		
a. Main office		X		
b. Cafeteria		X		
c. Computer Labs		X		
d. Industrial Arts rooms		X		
e. Science labs		X		
f. Nurses Office		X		
g. Boiler Room		X		
h. Electrical Rooms		X		
i. Phone line access closet		X		
Unused areas of the school can be closed off during after school activities.		X		
There is two-way communication between the main office and:				
a. Classroom	X			
b. Duty stations			X	
c. Re-locatable classrooms			X	
d. Staff and faculty outside building		X		
e. Buses		X		
There is a central alarm system in the school. If yes, briefly describe:	X			DOOR CONTACTS
The main entrance is visible from the main office.		X		

ADA ASSESSMENT

	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).	X			
There is at least 1 van accessible parking space among the accessible spaces.	X			
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.	X			
The access aisles adjoin an accessible route.	X			
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.	X			
There are signs reading "van accessible" at van accessible spaces.	X			
If the accessible route crosses a curb, there is a curb ramp.	X			
Ramps are sloped no greater than 1:12.	X			
The main entrance is accessible.	X			
If the main entrance is not accessible, there is an alternative accessible entrance.	X			
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.	X			
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.	X			
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.	X			
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door is equipped with hardware that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			

INFORMATION TECHNOLOGY				
	YES	NO	N/A	COMMENTS
1. Connectivity "speed " to the Facility:				
a. 10 Gbps or greater				
b. 1 Gbps or greater	X			
c. 100 Mbps or less				
d. 10 Mbps or less				
e. Less than 10 Mbps				
2. Local area network connectivity "speed " at the individual building level:				
a. 10 Gbps or greater				
b. 1 Gbps or greater	X			
c. 100 Mbps or less				
d. 10 Mbps or less				
e. Less than 10 Mbps				
3. Wireless Coverage:				
a. Facility Wide	X			
b. Secure?	X			
c. Type:				
i. AC	X			
ii. N				
iii. A/B/G				
4. Building cabling:				
a. Fiber (to the desktop)				
b. CAT 6				
c. CAT 5 E	X			
d. CAT 5	X			
5. Security:				
a. Access control		X		
b. Video Surveillance		X		
c. Central Communications Systems		X		

HARMFUL SUBSTANCES ASSESSMENT

	YES	NO	N/A		COMMENTS
Lead					
Has your facility been assessed for lead? If so when?	X				2018
Is there lead in your facility?		X			
Is lead abatement included in your future bond plans?			X		
Asbestos					
Has your facility been assessed for asbestos? If so when?	X				2018
Is there asbestos in your facility?	X				
Is asbestos abatement included in your future bond plans?	X				
Mold					
Has your facility been assessed for mold? If so when?	X				
Is there mold in your facility?		X			
Is mold abatement included in your future bond plans?			X		
Water Quality					
Has your facility been assessed for water quality (lead, etc)? If so when?	X				2018
Is there a water quality concern in your facility?		X			
Is water treatment included in your future bond plans?			X		
PCBs					
Has your facility been assessed for PCBs? If so when?		X			
Are there PCBs in your facility?		X			
Is PCB abatement included in your future bond plans?			X		
Radon					
Has your facility been assessed for Radon? If so when?	X				2018
Is there Radon in your facility?		X			
Is Radon management included in your future bond plans?			X		

INDOOR AIR QUALITY ASSESSMENT

	YES	NO	N/A	COMMENTS
Is someone designated to develop and implement an indoor air quality management plan for your school district?	X			
Does your district have an indoor air quality management plan that includes steps for preventing and resolving indoor air quality problems?	X			
Are school buildings inspected once or twice each year for conditions that may lead to indoor air quality problems?	X			
Is a preventive maintenance schedule established and in operation for the heating, ventilation, and air conditioning (HVAC) system? Is the schedule in accordance with the manufacturer's recommendations or accepted practice for the HVAC system?	X			
Does the HVAC preventive maintenance schedule include the following?: checking and/or changing air filters and belts, lubricating equipment parts, checking the motors, and confirming that all equipment is in operating order.	X			
Is the maintenance schedule updated to show all maintenance performed on the building systems?		X		
Does the maintenance schedule include the dates that the building systems maintenance was performed and the names of the persons or companies performing the work?			X	
Are maintenance schedules retained for at least three years?			X	
Are damaged or inoperable components of the HVAC system replaced or repaired as appropriate?	X			
Are reservoirs or parts of the HVAC system with standing water checked visually for microbial growth?	X			
Are water leaks that could promote growth of biologic agents promptly repaired?	X			
Are damp or wet materials that could promote growth of biologic agents promptly dried, replaced, removed, or cleaned?	X			
Are microbial contaminants removed from ductwork, humidifiers, other HVAC and building system components, and from building surfaces such as carpeting and ceiling tiles when found during regular or emergency maintenance activities or visual inspection?	X			
Is general or local exhaust ventilation used where housekeeping and maintenance activities could reasonably be expected to result in exposure to hazardous substances above applicable exposure limits?	X			
Does the HVAC system have CO2 monitoring capability (demand control ventilation)?		X		
Are humidity levels maintained between 30% to 60% relative humidity?		X		
When a contaminant is identified in the make-up air supply, is the source of the contaminant eliminated, or are the make-up inlets or exhaust air outlets relocated to avoid entry of the contaminant into the air system?	X			
If buildings do not have mechanical ventilation, are windows, doors, vents, stacks, and other portals used for natural ventilation operating properly?	X			