# SCHOOL FACILITIES ASSESSMENT REPORT DAYS CREEK CHARTER SCHOOL

DOUGLAS COUNTY SCHOOL DISTRICT #15



District Offices: Days Creek Charter School 11381 Tiller Trail Hwy. PO Box 10 Days Creek, OR 97429

ISSUANCE: FINAL REPORT September 30<sup>th</sup>, 2021

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At Marchall

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# 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 to 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 focus on emphasizing Safety, Security, & HVAC systems areas 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:

DAYS CREEK CHARTER SCHOOL DOUGLAS COUNTY SD #15 Facilities Assessment Report (i) Construction Date;

(ii) Construction Type;

- (iii) Construction Square footage; and
- (iv) Renovation Construction Usage.
- (2) 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.

(3) 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).

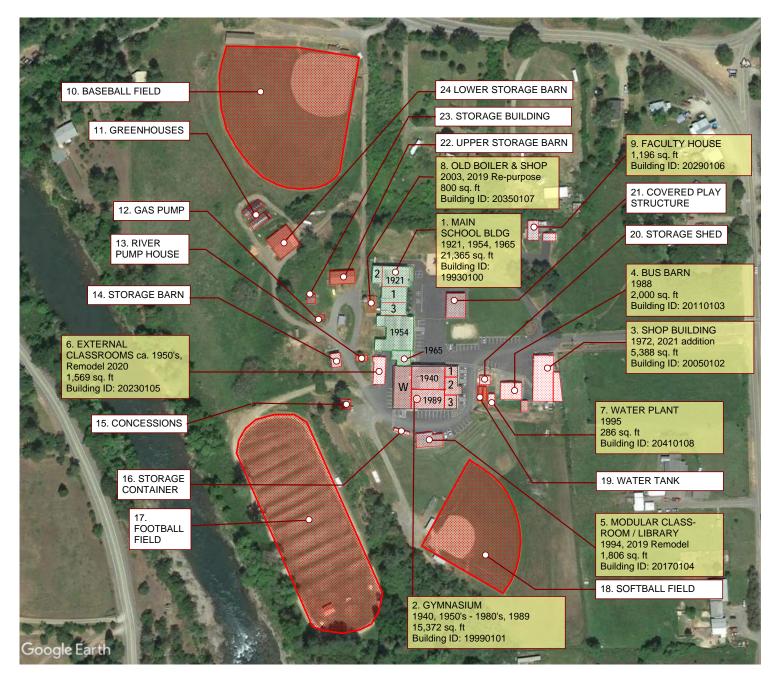
(3) Districts and Certified Contractors shall use the template established by the Department to provide the final report to the Department in electronic format. Stat. Auth.: Sec. 2 and 5, Ch. 783, OL 2015 (Enrolled Senate Bill 447)

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 Map DAYS CREEK CHARTER SCHOOL

Douglas County School District #15



# ASSESSED BUILDINGS

- 1. Main School Building
- 2. Gymnasium
- 3. Shop & VO-AG Classroom
- 4. Bus Barn
- 5. Middle School Modular

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- 6. External Classrooms
- 7. Water Plant
- 8. Boiler & Shop

# I. Summary of Findings:

Days Creek Charter School Douglas County School District #15

# A. Historic Findings & Registers

National Register of Historic Places National Park Service https://npgallery.nps.gov/NRHP/BasicSearch/

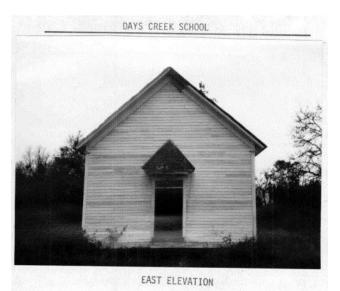
Result: No District Properties are registered as a Historic Place on the National Historical Registry

# Oregon Historic Sites Database Oregon State Parks

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

Result: The Old Days Creek School (Demolished, originally sited to the northwest of the existing school) was registered on the Oregon Historic Sites Database as an Eligible / Contributing Structure.

The Existing School originally constructed in 1927 is not registered as an historic structure..



East Elevation of old School house (Demolished)

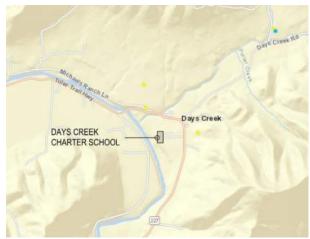
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Topographical Map from Douglas County showing location of Old School House



Current Google Earth map showing Old School House site



Current Historic Sites Database Map

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Signage located on existing 1927 School Building (Currently in use as the Districts Elementary School)

# 0. CITY & CAMPUS OVERVIEW & INTRODUCTION

# **CITY HISTORY:**

Days Creek is an unincorporated community and census-designated place in Douglas County, Oregon. The community was named after the local creek, which in turn was named for Patrick and George Day, who settled near its mouth in 1851. The post office was established in 1878 as "Day's Creek", but the name was changed to "Days Creek" c. 1890



Days Creek Market

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# SCHOOL HISTORY

The first school in Days Creek was a small log cabin built in ca. 1856. Classes were conducted by Mr. G.W. Marshall in three month sessions. In 1870 the log cabin schoolhouse burnt down. A replacement was constructed that housed as many as seven students ranging from the age of 5 to 10 years old.

In 1895 the schoolhouse (described herein) was constructed by Joe A. Snyder and Lewis P. Chapman and was located to the Northwest (down the hill) of the current school campus. The first teacher was Mr. James Blundel, who later became a State Legislator.

In 1921 the Purdue, Lavadore, Worthington, and Days Creek School Districts consolidated. By 1927 the school district began building the southernmost part of the existing school building which is currently being used as the district's elementary school.

Source: Douglas County Cultural & Historical Resource Inventory (See Appendix A)

# CURRENT SCHOOL CAMPUS BUILDING HISTORY

The Educational facilities at Days Creek Charter School have undergone multiple remodels and additions since the construction of the original classroom building in 1927. The following breakdown further describes the progression of the facilities.

# 01 - MAIN SCHOOL BUILDING

21,365 sf. total (all additions)

# **1927 – ORIGINAL BUILDING**

The Original 2,650 sf main floor with a daylight basement was constructed.

Note: The actual date of construction for the first, second, & third classroom additions listed below cannot be determined but were done prior to 1954.

# Pre-1954 – FIRST CLASSROOM ADDITION

A 1,800 sf. classroom addition with basement was constructed to the south of the original building.

# Pre-1954 – SECOND CLASSROOM ADDITION

A 1,262 sf. classroom addition with basement was constructed to the west of the original building.

# Pre-1954 – THIRD CLASSROOM ADDITION

A 1,942 sf. classroom addition with crawl space was constructed to the south of the first classroom addition. This area currently houses 5<sup>th</sup> grade and the main school office.

All Pre-1965 Construction houses classrooms and offices and has a total 7,654 sf. The 5,709 sf basement has the kitchen, cafeteria, restrooms, offices, and storage.

### **1954 – HIGH SCHOOL ADDITION**

A 6,974 sf. classroom addition was built onto the south portion of the existing building. Currently these classrooms house 7-12 grade).

#### **1965 – FINAL CLASSROOM ADDITION**

A 1,028 sf. Singular classroom was added onto the 1954 classroom addition to the south. This addition connected the classroom building to the freestanding gymnasium building.

# DAYS CREEK CHARTER SCHOOL DOUGLAS COUNTY SD #15

**Facilities Assessment Report** 

02 – GYMNASIUM

15,372 sf. total (all Additions)

#### **1940 – ORIGINAL BUILDING**

The sf 4,770 sf Original freestanding building included a gymnasium and stage

#### **1989 – SOUTH GYMNASIUM EXPANSION**

The existing gymnasium was expanded to the south by adding on 3,420 sf.

Note: The actual date of construction or construction sequence for the West, East Additions 1, 2, & 3 listed below cannot be verified as listed.

#### EAST ADDITION #1

The 760 sf. classroom addition currently houses 6<sup>th</sup> grade.

# EAST ADDITION #2

The 1,070 sf. addition consists the gymnasium entry and storage spaces.

# EAST ADDITION #3

The 1,240 sf. addition houses the concessions stand, toilets, and weight room.

#### WEST ADDITION

The 3,908 sf. addition includes the computer classroom and locker rooms.

# **03 - SHOP & VO-AG CLASSROOM BUILDING** 5,388 sf. total (all additions)

# 1972

A standalone 5,000 sf. Shop and Classroom building was constructed to the east of the main school building.

#### 2021

A 1,388 sf. addition was constructed under the outdoor canopy to the south of the existing structure.

# 04 - BUS BARN

2,000 sf. total

# 1988 – ORIGINAL BUILDING

The existing bus barn is an open ended structure and has not had any additions since originally constructed.

### 05 – MODULAR CLASSROOM / LIBRARY 1,806 sf total

1994 – ORIGINAL MODULAR The 1,806 sf modular was placed and originally used for middle school.

2019 – LIBRARY & CLASSROOM REMODEL Spaces were remodeled into the foreign language classroom and library, both modernized with no square footage added.

# 06 – EXTERNAL CLASSROOMS

1,569 sf total

# Ca. 1950's - ORIGINAL BUILDING

The 1,569 sf building was used as a maintenance shop for bus repairs.

# 2020 - BUILDING REMODEL

The maintenance shop was remodeled into three small classrooms.

# 07 – WATER PLANT

286 sf. total

1995 – ORIGINAL BUILDING The 286 sf. outbuilding was constructed to treat the schools drinking water.

#### DAYS CREEK CHARTER SCHOOL DOUGLAS COUNTY SD #15 Facilities Assessment Report

### **08 – OLD BOILER & SHOP** 800 sf. total

2003 - ORIGINAL BUILDING

The 800 sf. outbuilding was constructed to house the biomass boiler installed the same year.

# 2019 - BUILDING REPURPOSE

The Biomass boiler was decommissioned and replaced with a new HVAC system. The building is now utilized for storage.

# 09 – FACULTY HOUSE

1,196 sf. total (The administrators house is an non-educational space and is not included in this report)

# B. Building Findings & Methodology

General conclusions and recommendations for building structure improvements are listed in general order of importance (most important to least important) based upon the following criteria;

- 1. Building Superstructure Structural Integrity, Roof, walls, floor, etc.
- 2. Electrical & Fuel systems Wiring & breakers, Natural gas & Propane
- 3. Water & Sewer Utilities Water and sewer
- Building Envelope
   Water & weather tightness (Roof, walls, windows), insulation, rodent prevention, etc.
- 5. Heating & Ventilation HVAC units, Air quality and thermal comfort
- 6. Plumbing Toilets, sinks, etc.
- 4. Building Security Doors, Locks, surveillance, etc.
- 5. ADA accessibility Doors, stairs, ramps, conveyance equipment
- 6. Cosmetic Finishes Paint, floor coverings, etc.

# 01 - MAIN SCHOOL BUILDING

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:	\$ 1.36 M*
Replacement Cost:	\$ 9.24 M*
RCI	14.7%

What does this mean?

# The buildings RCI score of 14.7% puts it below the ODE standard of 28%. According to the ODE guidelines, <u>RENOVATION of the facility</u> 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.

# 01 - MAIN SCHOOL BUILDING

# CONCLUSIONS AND RECOMMENDATIONS BASED UPON THE REPORT FINDINGS

(Costs below are estimated and taken from the Physical Condition Assessment Matrix contained herein)

- A10 Repair minimal cracking at foundations and uneven flooring \$19,035
- B10 & B2020 Repair sloping floor and finish replacing windows \$91,870
- C20 Handrails at stairs are not ADA compliant. \$63,912
- D50 Possible upgrade of access controls, security cameras, and lighting \$ 193,770
- E10 Provide walk-ins at kitchen \$91,185
- ADD Kitchen repairs and upgrades. \$480,000
- G20 Asphalt paving repairs and site lighting upgrades. \$46,621

# 02 – GYMNASIUM

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:\$ 68 k\*Replacement Cost:\$ 6.07M\*RCI1.1%

What does this mean?

# The buildings RCI score of 1.1% puts it below the ODE standard of 28%. According to the ODE guidelines, <u>RENOVATION of the facility</u> 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.

# 02 – GYMNASIUM

# CONCLUSIONS AND RECOMMENDATIONS BASED UPON THE REPORT FINDINGS

(Costs below are estimated and taken from the Physical Condition Assessment Matrix contained herein)

- A10 Minimal repairs to foundation cracking. \$ 1,968
- B10 Wood siding repair and replacement \$ 8,201
- C10 Door adjustment and some hardware replacement, minimal floor replacement, ceiling tile replacement and repair. \$ 7,046
- D50 Possible upgrade of access controls and security cameras \$ 26,243
- 5. G40 Exterior light fixture replacement \$ 6,151

# 03 - SHOP & VO-AG CLASSROOM BUILDING

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:	\$ 116 k*
Replacement Cost:	\$ 2.45 M*
RCI	4.7%

What does this mean?

# The buildings RCI score of 4.7% puts it below the ODE standard of 28%. According to the ODE guidelines, <u>RENOVATION of the facility</u> 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.

# 03 - SHOP & VO-AG CLASSROOM BUILDING

# CONCLUSIONS AND RECOMMENDATIONS BASED UPON THE REPORT FINDINGS

(Costs below are estimated and taken from the Physical Condition Assessment Matrix contained herein)

- B20 Fix and replace exterior siding at some areas.
   \$ 19,744
- C10 Paint and repair walls, re-seal floor, and fix front entry door. \$ 34,253
- D50 Possible upgrade of access controls and security cameras \$ 9,198
- E10 Consider dust collection system replacement \$18,397

# 04 - BUS BARN

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:\$ 2 K\*Replacement Cost:\$ 500 K\*RCI0.4%

What does this mean?

# The buildings RCI score of 0.4% puts it below the ODE standard of 28%. According to the ODE guidelines, <u>RENOVATION of the facility</u> 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.

# 04 - BUS BARN

# CONCLUSIONS AND RECOMMENDATIONS BASED UPON THE REPORT FINDINGS

(Costs below are estimated and taken from the Physical Condition Assessment Matrix contained herein)

- B20 Replace door handle at office \$ 277
- C30 Replace carpet at office \$ 563
- D30 Replace heater in office \$ 640

# 05 – MODULAR CLASSROOM & LIBRARY

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:	\$ 0 K*
Replacement Cost:	\$ 795 K*
RCI	0.0%

What does this mean?

# The buildings RCI score of 0% puts it below the ODE standard of 28%. According to the ODE guidelines, <u>RENOVATION of the facility</u> 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.

# **06 – EXTERNAL CLASSROOMS**

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:	\$ 0 K*
Replacement Cost:	\$ 738 K*
RCI	0.0%

What does this mean?

# The buildings RCI score of 0% puts it below the ODE standard of 28%. According to the ODE guidelines, <u>RENOVATION of the facility</u> 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.

# 07 – WATER PLANT

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:	\$ 2.6 K*
Replacement Cost:	\$ 95 K*
RCI	2.8%

What does this mean?

# The buildings RCI score of 2.8% puts it below the ODE standard of 28%. According to the ODE guidelines, <u>RENOVATION of the facility</u> 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.

# 07 – WATER PLANT

# CONCLUSIONS AND RECOMMENDATIONS BASED UPON THE REPORT FINDINGS

- B20 Replace door hardware \$ 832
- C10 Replace insulation at water treatment room \$ 915
- D50 Consider installing a security system \$ 198

# 08 – OLD BOILER & SHOP

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:	\$ 766
Replacement Cost:	\$ 267 K*
RCI	0.3%

What does this mean?

# The buildings RCI score of 0% puts it below the ODE standard of 28%. According to the ODE guidelines, <u>RENOVATION of the facility</u> 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

# 08 – OLD BOILER & SHOP

# CONCLUSIONS AND RECOMMENDATIONS BASED UPON THE REPORT FINDINGS

(Top Items listed by priority)

 D50 – Consider installing a security system \$ 555

	COSTS METRIC	OL		
FACILITY NUMBER	FACILITY NAME	RCI	REPAIR COST	REPLACEMENT COST
1	MAIN SCHOOL BUILDING	14.70%	\$1,360,000	\$9,240,000
2	GYMNASIUM	1.10%	\$68,000	\$6,070,000
3	SHOP & VO-AG CLASSROOM	4.70%	\$116,000	\$2,450,000
4	BUS BARN	0.40%	\$2,000	\$500,000
5	MODULAR CLASS & LIBRARY	0.00%	\$0	\$795,000
6	EXTERNAL CLASSROOMS	0.00%	\$0	\$738,000
7	WATER PLANT	2.80%	\$2,600	\$95,000
8	BOILER & SHOP	0.30%	\$766	\$267,000
		RCI AVERAGE	REPAIR COSTS	REPLACEMENT COSTS
	TOTALS	3.00%	\$1,549,366	\$20,155,000

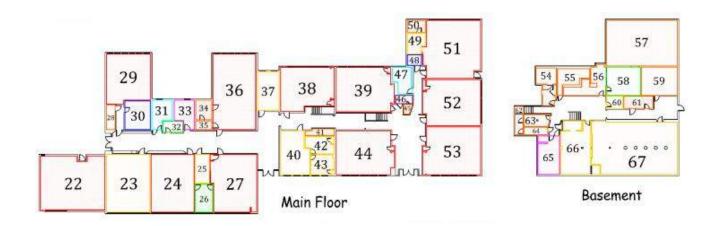
# 1. MAIN SCHOOL BUILDING

YEAR(S) CONSTRUCTED:

Original, 1921, (3) additions prior to the 1950's, 1954, 1965

TOTAL GROSS SQUARE FOOTAGE ALL SPACES:

21,365 sf





DAYS CREEK CHARTER SCHOOL DOUGLAS COUNTY SD #15 Facilities Assessment Report

Item	Data	Notes / Explanation
District Name:	Douglas County SD 15	Pull-down menu of the 197 Districts
Site Name:	DAYS CREEK CHARTER SCHOOL	Typically the name that is used for the facility / campus
Building Name:	MAIN SCHOOL BUILDING	If only one building on site, refer to "main"
Building ID:	1993-3348-01 / 19930100	District assigned, but based on State format*
Building Type:	K-8 School	Pull-down menu - feeds FCI calculation
Physical Address of Building:	11381 TILLER WAY, DAYS CREEK, OREGON 97429	Informational only - does not link
Original Year of Building Completion	1921, (3) ADDITIONS, 1954, 1965	When was the original building completed and ready for use
Original Construction Type	W2	What type of construction was used to complete original building
Describe Other Construction Type		If you choose other construction type please describe here
County:	Douglas	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	21,365	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	34.2	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): Date of Assessment:	SCOTT@STRAIGHTILNE.BIZ 9/8/2021	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:	Douglas County SD 15												
Site Name:	DAYS CREEK CHARTER SCHOOL			An unuse	d cell c	or system th	nat should not rece	ive dir	ect user inp	ut			
Building Name:	MAIN SCHOOL BUILDING	_		An autom	natically	y populated	d cell from user inp	ut else	where in th	e file - do not ove	erwrite		
Building ID:	1993-3348-01 / 19930100	_											
			r -										
												Automated Budget	
Level 1 Level 2		Type (as applicable)		None		Minor	Moderate		Major	Replace		Estimate	
A SUBSTRUCTU													\$19,035
<u>A10 Fou</u>	<u>indations</u>			٦.,				_	1	<b>.</b>	050/	45.000	SOME MINIMAL CRACKING AT FND. WALLS
	A1010 Standard Foundations		100%	None		Minor	Moderate		Major	Replace	25%	\$5,699	SOME MINIMAL CRACKING AT FND. WALLS
	A1020 Special Foundations		X			Minor	Moderate		Major	Replace		\$0	
420 D	A1030 Slab on Grade		26%	None		Minor	Moderate		Major	Replace		\$0	SOME FLOORS UNEVEN, NO ISSUES OBSERVED
AZU Bas	sement Construction A2010 Basement Excavation	NOT USED		Nono		Minor	Moderate		Major	Replace		-	
	A2020 Basement Walls	NOT USED	26%	None None		Minor Minor	X Moderate		Major	Replace	15%	\$13,336	MIN. CRACKING AT DIRT ROOM / OVER EX AREA
B SHELL	A2020 Basement Walls		2078	None		WIIIIOI	X Woderate		Iviajui	Replace	1370	\$13,330	\$91,870
	<u>perstructure</u>												321,870
<u>10 30p</u>	B1010 Floor Construction	Wood	74%	None		Minor	Moderate		Major	X Replace	20%	\$84,347	FLOOR SLOPE / UNEVEN AT 2ND ADDITION
		Steel		None		Minor	Moderate		Major	Replace	2070	\$0	
		Concrete		None		Minor	Moderate		Major	Replace		\$0	1
	B1020 Roof Construction	Wood	100%	None		Minor	Moderate		Major	Replace		\$0 \$0	NO ISSUES OBSERVED
		Steel		None		Minor	Moderate		Major	Replace		\$0	
		Concrete		None		Minor	Moderate		Major	Replace		\$0	
B20 Exte	erior Enclosure		L						1				1
	B2010 Exterior Walls	Concrete Formed / Tilt	Х	None		Minor	Moderate		Major	Replace		\$0	
		Masonry	6%	None		Minor	Moderate		Major	Replace		\$0	FRESH PAINT, NO CRACKS
		Framed w/Panel Siding	33%	None		Minor	Moderate		Major	Replace		\$0	FRESH PAINT, NO DAMAGE
		Framed w/Stucco	61%	None		Minor	Moderate		Major	Replace		\$0	FRESH PAINT, MAINTAINED FINISH
		Framed w/Masonry Veneer	Х	None		Minor	Moderate		Major	Replace		\$0	
	B2020 Exterior Windows	Wood	1%	None		Minor	Moderate		Major	X Replace	100%	\$4,559	REPLACE REMAINING OLDER WINDOW
		Aluminum/Steel	1%	None		Minor	Moderate		Major	X Replace	100%	\$2,964	REPLACE REMAINING OLDER WINDOW
		Clad	97%	None		Minor	Moderate		Major	Replace		\$0	NEWER VINYL, GOOD CONDITION
		Curtain Wall	Х	None		Minor	Moderate		Major	Replace		\$0	
	B2030 Exterior Doors	Wood	Х	None		Minor	Moderate		Major	Replace		\$0	
		Hollow Metal	9	None		Minor	Moderate		Major	Replace		\$0	NEWER DOORS, ALL IN GOOD ORDER
		Storefront	Х	None		Minor	Moderate		Major	Replace		\$0	
B30 Roc	ofing				_				-				
	B3010 Roof Coverings	Asphalt Shingle	12%	None		Minor	Moderate		Major	Replace		\$0	NEWER ROOF, NO OBSERVED ISSUES
		Built-Up	88%	None		Minor	Moderate		Major	Replace		\$0	MID AGED ROOF, NO OBSERVED ISSUES
		Single Ply	Х			Minor	Moderate		Major	Replace		\$0	
		Metal	х			Minor	Moderate		Major	Replace		\$0	
		Concrete Tile		None		Minor	Moderate		Major	Replace		\$0	
	B3020 Roof Openings	Skylights	X			Minor	Moderate		Major	Replace		\$0	
		Access Hatch	X	None		Minor	Moderate		Major	Replace		\$0	
C INTERIORS	arian Construction												\$63,912
	erior Construction C1010 Partitions	Framed	96%	None		Minor	Moderate		Major	Replace		\$0	NO ISSUES OBSERVED
		Masonry	4%	None		Minor	Moderate		Major	Replace		\$0	NO ISSUES OBSERVED
	C1020 Interior Doors	Wood	60	None		Minor	X Moderate	_	Major	Replace	25%	\$4,802	SOME DOORS HARD FUNCTION, NON-ADA
		Hollow Metal		None		Minor	Moderate	_	Major	Replace	2370	\$0	
	C1030 Fittings	NOT USED		None		Minor	Moderate		Major	Replace		T -	
C20 Stai													
<u></u>	C2010 Stair Construction	Wood	2	None		Minor	Moderate	Х	Major	Replace	100%	\$42,680	RAILS NOT COMPLIANT, STAIR PITCH GOOD
		Metal	X			Minor	Moderate	H	Major	Replace		\$0	
		Concrete	х			Minor	Moderate		Major	Replace		\$0	
	C2020 Stair Finishes	Concrete Fill	х			Minor	Moderate		Major	Replace		\$0	1
		Resilient	100%	None		Minor	Moderate		Major	Replace		\$0	NEW ANTI-SLIP TREADS, GOOD
C30 Inte	erior Finishes		-	-					-				

#### PHYSICAL CONDITION ASSESSMENT

C3010 Wall Finishes	Paint on Masonry	4% None	Minor	Moderate	Major	Replace		\$0	NEWER PAINT
CSOTO Wait Fillistics	Wallboard	74% None	Minor	Moderate	Major	Replace		\$0	NEWER PAINT
	Wainscot	22% None	Minor	Moderate	Major	Replace		\$0	NEWER PAINT
								•	NEWER FAINT
	Ceramic Tile	X None	Minor	Moderate	Major	Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	X None	Minor	Moderate	Major	Replace	150/	\$0	MOST FLOORING IS NEWER SOME AREAS OLD
	Resilient Tile	88% None	Minor	Moderate	X Major	Replace	15%	\$15,046	OLDER BUT ADEQUATE
	Resilient Sheet	8% None	Minor	Moderate	Major	Replace		\$0	OLDER BUT ADEQUATE
	Polished Concrete	4% None	Minor	Moderate	Major	Replace	$ \rightarrow $	\$0	
	Ceramic Tile	X None	Minor	Moderate	Major	Replace	$ \rightarrow $	\$0	
	Liquid Applied	X None	Minor	Moderate	Major	Replace		\$0	
	Wood Sports Floor	X None	Minor	Moderate	Major	Replace		\$0	
C3030 Ceiling Finishes	Wallboard	27% None	X Minor	Moderate	Major	Replace	15%	\$1,385	TOUCH UP ONLY, NEWER PAINT
	Lay-In Ceiling Tile	64% None	Minor	Moderate	Major	Replace		\$0	NO BROKEN OR STAIND, FEW NOT MATCH
	Glued-Up Ceiling Tile	7% None	Minor	Moderate	Major	Replace		\$0	MIS MATCH, NO MISSING
	Painted Structure	2% None	Minor	Moderate	Major	Replace		\$0	NO ISSUES
D SERVICES									\$193,770
D10 Conveying			<b>—</b>	<b>—</b>	<b>—</b>	<u> </u>		40	
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			<b>—</b>	<b>—</b>	<b>—</b>	— .		4.5	
D2010 Plumbing Fixtures		100% None	Minor	Moderate	Major	Replace		\$0	
D2020 Domestic Water Distribution		100% None	Minor	Moderate	Major	Replace		\$0	
D2030 Sanitary Waste		100% None	Minor	Moderate	Major	Replace		\$0	
D2040 Rain Water Drainage		X None	Minor	Moderate	Major	Replace		\$0	
D2090 Other Plumbing Systems	NOT USED	None	Minor	Moderate	Major	Replace			
D30 HVAC			<b>—</b>	<b>—</b>	<b>—</b>	<u> </u>	——————————————————————————————————————	4.5	
D3010 Energy Supply		100% None	Minor	Moderate	Major	Replace		\$0	NEW SYSTEM, NO ISSUES
D3020 Heat Generating Systems	Boiler	X None	Minor	Moderate	Major	Replace		\$0	
	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	Component of air handler	100% None	Minor	Moderate	Major	Replace		\$0	NEW SYSTEM, NO ISSUES
	Stand alone chiller	X None	Minor	Moderate	Major	Replace	$ \rightarrow $	\$0	
D3040 Distribution Systems	Ductwork	X None	Minor	Moderate	Major	Replace		\$0	
	Hot water return & supply	X None	Minor	Moderate	Major	Replace		\$0	
D3050 Terminal & Package Units	Above ceiling VAV unit	X None	Minor	Moderate	Major	Replace		\$0	NEW SYSTEM, NO ISSUES
	In-room ventilator unit	100% None	Minor	Moderate	Major	Replace		\$0	NEW STSTEW, NO ISSUES
	In-room radiant unit	X None	Minor	Moderate	Major	Replace		\$0	NEW SYSTEM, NO ISSUES
D3060 Controls & Instrumentation		100% None	Minor	Moderate	Major	Replace		\$0	,
D3070 Systems Testing & Balancing	NOTUGED	100% None	Minor	Moderate	Major	Replace		\$0	NEW SYSTEM, NO ISSUES
D3090 Other HVAC Systems & Equipment	NOT USED	None	Minor	Moderate	Major	Replace			-
D40 Fire Protection		X None	Minor	Madarata	Major	Doplace		\$0	
D4010 Sprinklers		X None X None	Minor Minor	Moderate Moderate	Major	Replace		\$0	
D4020 Standpipes D4030 Fire Protection Specialties		X None 45% None	Minor	Moderate	Major Major	Replace X Replace	100%	\$20,517	NO KITCH HOOD EXTINGUISH SYSTEM, CODE ISS
D4090 Other Fire Protection Systems	NOT USED	43% None	Minor	Moderate	Major	Replace	100%	\$20,517	NO KITCH HOOD EXHINGOISH STSTEW, CODE 155
D50 Electrical	NOT USED	None	WIIIIO	woderate	iviajoi	Replace			
D5010 Electrical Service & Distribution		100% None	Minor	Moderate	Major	Replace	<b></b>	\$0	NO ELECT. DIST ISSUES
D5010 Lifethear service & Distribution D5020 Lighting and Branch Wiring		100% None	Minor	Moderate	X Major	Replace	100%	\$136,779	EXIST FIXTURES, AGED BUT GOOD, LED OPTION
D5030 Communications & Security	Voice / Data System	100% None	Minor	Moderate	Major	Replace	10070	\$130,775	VOIP OVER PHONES
biolo communications & security	Clock / Intercom System	100% None	Minor	Moderate	Major	Replace	<b>├──</b> ┼	\$0	NO CLOCK VOIP OVER PHONES
	Closed Circuit Surveillance	100% None	Minor	Moderate	Major	X Replace	100%	\$25,076	FUNCTIONAL, BUT MAY BE OBSOLETE
	Access Control System	100% None	Minor	Moderate	X Major	Replace	100%	\$11,398	FUNCTIONAL MAY NEED EXPAND OF SYSTEM
	Intrusion Alarm System	100% None	Minor	Moderate	Major	Replace	100/0	\$0	NO ISSUES OBSSERED
	Fire Alarm / Detection	100% None	Minor	Moderate	Major	Replace		\$0	NO ISSUES OBSSERED
	Lighting Control System	X None	Minor	Moderate	Major	Replace		\$0	NONE
D5090 Other Electrical Systems	NOT USED	None	Minor	Moderate	Major	Replace		, -	

#### PHYSICAL CONDITION ASSESSMENT

IPMENT & FURNISHINGS									\$91,185.82
E10 Equipment									
E1010 Commercial Equipment	Food Service	100% None	Minor	Moderate	Major	X Replace	100%	\$91,186	NO WALK INS, ONLY UPRIGHTS
	Vocational	X None	Minor	Moderate	Major	Replace		\$0	
E1020 Institutional Equipment	Science	956 None	Minor	Moderate	Major	Replace		\$0	NEWER SCIENCE LAB, HAS HOOD & EYEWASH
	Art	495 None	Minor	Moderate	Major	Replace		\$0	NEW ART SPACE
	Stage Performance	X None	Minor	Moderate	Major	Replace		\$0	
	Restroom Accessories/Stalls	100% None	Minor	Moderate	Major	Replace		\$0	NEWER, GOOD CONDITION
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	Minor	Moderate	Major	Replace		\$0	ORIGINAL, WELL MAINTAINED, GOOD COND.
E2020 Movable Furnishings		100% None	Minor	Moderate	Major	Replace		\$0	NEW & OLD IN GOOD COND., ALL AGE APPR
CIAL CONSTRUCTION & DEMOLITION - NOT USED				_			<u> </u>		
DING SITE WORK									\$46,621
G10 Site Preparation	NOT USED								
G20 Site Improvements									
G2010 Roadways		15054 None	X Minor	Moderate	Major	Replace	30%	\$6,746	SOME ASHPALT PATCH REQUIRED SMALL ARE
G2020 Parking Lots		81552 None	X Minor	Moderate	Major	Replace	12%	\$31,326	SOME ASHPALT PATCH REQUIRED SMALL ARE
G2030 Pedestrian Paving		1804 None	Minor	Moderate	Major	Replace		\$0	NEWER CONC. OLDER WELL MAINTAINED
G2040 Site Development		3240 None	Minor	Moderate	Major	Replace		\$0	
G2050 Landscaping		1155654 None	Minor	Moderate	Major	Replace		\$0	AREAS HAVE IRRIGATION OR NOT REQUIRED
G30 Site Mechanical Utilities									
G3010 Water Supply	Domestic	100% None	Minor	Moderate	Major	Replace		\$0	EXISTING WATER SYSTEM IN GOOD ORDER
	Fire	X None	Minor	Moderate	Major	Replace		\$0	NO ISSUES OBSERVED
G3020 Sanitary Sewer		100% None	Minor	Moderate	Major	Replace		\$0	NO ISSUES OBSERVED
G3030 Storm Sewer		100% None	Minor	Moderate	Major	Replace		\$0	NO ISSUES OBSERVED
G3040 Heating Distribution		100% None	Minor	Moderate	Major	Replace		\$0	NO ISSUES OBSERVED
G3050 Cooling Distribution		100% None	Minor	Moderate	Major	Replace		\$0	NO ISSUES OBSERVED
G3060 Fuel Distribution		100% None	Minor	Moderate	Major	Replace		\$0	NO ISSUES OBSERVED
G3090 Other Site Mechanical Utilities	NOT USED	None	Minor	Moderate	Major	Replace		ψŪ	
G40 Site Electrical Utilities		Hone				neplace			
G4010 Electrical Distribution	Service	100% None	Minor	Moderate	Major	Replace		\$0	NO ISSUES OBSERVED
G4010 Electrical Distribution	Generator	X None	Minor	Moderate	Major	Replace		\$0	NO ISSUES OBSERVED
G4020 Site Lighting	Generator	100% None	Minor	X Moderate	Major	Replace	25%	\$8,549	EXT. LIGHTS ON DURING DAY, AGED FIXTURES
G4030 Site Communications & Security		None None	Minor	Moderate	Major	Replace	2370	\$8,349	EAT. LIGHTS ON DOMING DAT, AGED FIXTORES
G4090 Other Site Electrical Utilities	NOT USED							ŞU	
		None	Minor	Moderate	Major	Replace			
G90 Other Site Construction	NOT USED								

R						
	Unit of		Unit			
Description of System	Measure	Quantity	Budget		Extended	
KITCHEN NON-FOOD CONTACT AREAS, OUTER OPENINGS (POTENTIAL RODENTS)				]	\$0	
AGED KITCHEN EQUIPMENT, REMODEL OF KITCHEN REQUIRED, 600 SF	600	800		1	\$480,000	
					\$0	
					\$0	
				I	\$0	
				1	\$0	
				Ι	\$0	

Physical Condition Budget Sub-Total	\$986,393
Budgeted Development Costs	\$374,829
Physical Condition Budget TOTAL	\$1,361,223
Replacement Budget	\$9,243,140
Facility Condition Index (FCI)	14.7%

# Budgeted Replacement Cost of Buildings by Type

	<u>Raw Budget / SF (as</u>	Inflated Based on	<b>Developed</b>	Forwarded FCI
<u>Type</u>	<u>of 7/1/16)</u>	State Rate	Budget*	<b>Budget</b>
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	432.63
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	432.63

\*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

# **County Cost Factor for Physical Assessment Budget Calculation**

	<u>Prevailing</u> Wage Rate		<u>Forwarded</u>
<u>Counties</u>	<u>Regions</u>	Cost Factor	<u>Factor</u>
Clatsop	1	1.05	0.00
Columbia	1	1.05	0.00
Tillamook	1	1.05	0.00
Clackamas	2	1.13	0.00
Multnomah	2	1.13	0.00
Washington	2	1.13	0.00
Marion	3	1.00	0.00
Polk	3	1.00	0.00
Yamhill	3	1.00	0.00
Benton	4	1.00	0.00
Lincoln	4	1.00	0.00
Linn	4	1.00	0.00
Lane	5	1.00	0.00
Douglas	6	0.97	0.97
Coos	7	0.97	0.00
Curry	7	0.97	0.00
Jackson	8	0.97	0.00
Josephine	8	0.97	0.00
Hood River	9	1.05	0.00
Sherman	9	1.05	0.00
Wasco	9	1.05	0.00
Crook	10	0.95	0.00
Deschutes	10	0.95	0.00
Jefferson	10	0.95	0.00
Klamath	11	0.93	0.00
Lake	11	0.93	0.00
Gilliam	12	0.99	0.00
Grant	12	0.99	0.00
Morrow	12	0.99	0.00
Umatilla	12	0.99	0.00
Wheeler	12	0.99	0.00
Baker	13	0.99	0.00
Union	13	0.99	0.00
Wallowa	13	0.99	0.00
Harney	14	0.89	0.00
Malheur	14	0.89	0.00
	Se	lected Factor	0.97

# NOTES

Regions established by the State of Oregon BOLI Office Relational rates between regions extrapolated from 2015 National Building Cost Manual (2015)

A RENOVAT	TIONS			
Renovation #	Date	Construction Type	Square Footage	Usage
ONGOING			N/A	FINISHES, FLOORS, CEILINGS, ETC.

3 ADDITIONS										
Addition #	Date	Construction Type	Square Footage	Usage						
1	PRE 1954	W2	3,600	CLASSROOM						
2	PRE 1954	W2	2,724	CLASSROOM						
3	PRE 1954	W2	1,942	CLASSROOM						
4	1954	W2	6,974	CLASSROOM						
5	1965	M2	1,028	CLASSROOM						

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

	YES	NO	N/A	COMMENTS
School grounds are fenced.	X	Х		PARTIAL, AT EGRESS POINTS
There is one clearly marked and designated entrance for visitors	X	~		
igns 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		Х		DENSE GROUND COVER AT AREAS
Bus loading and drop-off zones are clearly defined.	Х			
There is a schedule for maintenance of:				
a. Outside lights	Х			
b. Locks/Hardware	Х			
c. Storage Sheds	Х			
d. Windows	Х			
e. Other exterior buildings	Х			
Parent drop-off and pick-up area is clearly defined.	Х			
There is adequate lighting around the building.		Х		
Lighting is provided at entrances and other points of possible intrusion.		х		SOME AREAS ARE LACKING
The school ground is free from trash or debris.	х	-	<u> </u>	
The school is free of graffiti.	X			
Play areas are fenced.	^		v	PLAY AREA IS ISOLATED FROM ROAD
			Х	
Playground equipment has tamper-proof fasteners	Х			
Visual surveillance of bicycle racks from main office is possible.		Х		RACKS LOCATED AT GYM
Visual surveillance of parking lots from main office is possible	Х			
Parking lot is lighted properly and all lights are functioning		Х		DIM LIT, SOME LIGHTS ON DURING DAY
Accessible lenses are protected by some unbreakable material	Х			
Staff and visitor parking has been designated	Х			
Dutside hardware has been removed from all doors except at points of entry.		Х		
Ground floor windows:				
a. have no broken panes;	Х			
b. locking hardware is in working order.	х			
Basement windows are protected with grill or well cover.	X	х		PARTIALLY, NEEDS UPGRADED
Doors are locked when classrooms are vacant.		X		······································
High-risk areas are protected by high security locks and an alarm system				
a. Main office	Х			
b. Cafeteria		Х		
c. Computer Labs	Х			
d. Industrial Arts rooms	Х			
e. Science labs		Х		
f. Nurses Office		Х		
g. Boiler Room			Х	
h. Electrical Rooms		Х		
. Phone line access closet		Х	L	
Unused areas of the school can be closed off during after school activities.		Х	<u> </u>	
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: The main entrance is visible from the main office.	Х			POINT OF ENTRY

	YES	NO	N/A	COMMENTS
			19/7	
There is at least 1 route from site arrival points that does not require the use of stairs.	Х			
If parking is provided for the public, there are adequate number of accessible spaces provide (1	х			MORE PROVIDED THAN IS
per 25).				REQUIRED
There is at least 1 van accessible parking space among the accessible spaces.	Х			
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all	х			
directions.	X			
The access aisles adjoin an accessible route.	Х			
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.	х			
There are signs reading "van accessible" at van accessible spaces.	Х			
If the accessible route crosses a curb, there is a curb ramp.			Х	
Ramps are sloped no greater than 1:12.		Х		1:10 ALLOWED IEBC
The main entrance is accessible.	Х			
If the main entrance is not accessible, there is an alternative accessible entrance.			Х	
The alternative accessible entrance can be used independently and during the same hours as			х	
the main entrance.			^	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the		х		
location of the nearest accessible entrance.		~		
The door is equipped with hardware, including locks, that is operable with one hand and does	х			
not require tight grasping, pinching, or twisting of the wrist.	Λ			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the	х			
floor or ground surface.	~			
In locker rooms, there is at least one room with a bench.			Х	
At least one toilet room is accessible (either one for each sex or one unisex).	Х			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that				
give directions to accessible toilet rooms.				
There is a route to the accessible toilet room(s) that does not include stairs.	Х			
The door is equipped with hardware that is operable with one hand and does not require tight				
grasping, pinching, or twisting of the wrist.	Х			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the	х			
floor or ground surface.	^			
The door can be opened easily (5 lbs. maximum force).	х			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of	v			
the wrist.	Х			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground	х		1	
surface.	^			

# INFORMATION TECHNOLOGY

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

HARMFUL SUBSTANCES ASSESSMENT								
	YES	NO	N/A	COMMENTS				
Lead								
Has your facility been assessed for lead? If so when?	Х							
Is there lead in your facility?		Х						
Is lead abatement included in your future bond plans?			Х					
Asbestos								
Has your facility been assessed for asbestos? If so when?	Х							
Is there asbestos in your facility?		Х						
Is asbestos abatement included in your future bond plans?			х					
Mold								
Has your facility been assessed for mold? If so when?		Х						
Is there mold in your facility?			Х					
Is mold abatement included in your future bond plans?			Х					
Water Quality								
Has your facility been assessed for water quality (lead, etc)? If so when?	Х							
Is there a water quality concern in your facility?		х						
Is water treatment included in your future bond plans?			Х					
PCBs								
Has your facility been assessed for PCBs? If so when?		Х						
Are there PCBs in your facility?		Х						
Is PCB abatement included in your future bond plans?		Х						
Radon								
Has your facility been assessed for Radon? If so when?	Х			Jan-21				
Is there Radon in your facility?	Х	Х		PRESENT, BUT BELOW DANGER LEVE				
Is Radon management included in your future bond plans?			х					

	YES	NO	N/A	COMMENTS
s someone designated to develop and implement an indoor air quality management plan for	х			
your school district?				
Does your district have an indoor air quality management plan that includes steps for preventing and resolving indoor air quality problems?	х			
Are school buildings inspected once or twice each year for conditions that may lead to indoor		v		
air quality problems?		Х		
s 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	Х			
recommendations or accepted practice for the HVAC system?				
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	Х			
hat all equipment is in operating order.				
s the maintenance schedule updated to show all maintenance performed on the building				
systems?	Х			
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?	Х			
Are maintenance schedules retained for at least three years?	Х			
Are damaged or inoperable components of the HVAC system replaced or repaired as	х			
appropriate?	^			
Are reservoirs or parts of the HVAC system with standing water checked visually for microbial			х	
growth?			^	
Are water leaks that could promote growth of biologic agents promptly repaired?	Х			
Are damp or wet materials that could promote growth of biologic agents promptly dried,	x			
replaced, removed, or cleaned?	^			
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	v			
during regular or emergency maintenance activities or visual inspection?	X			
s general or local exhaust ventilation used where housekeeping and maintenance activities				
could reasonably be expected to result in exposure to hazardous substances above applicable		х		
exposure limits?		^		
Does the HVAC system have CO2 monitoring capability (demand control ventilation)?		х		WINDOWS ARE OPERABL
Are humidity levels maintained between 30% to 60% relative humidity?		^		60% NATURAL OCCUR TY
When a contaminant is identified in the make-up air supply, is the source of the contaminant	Х		<u> </u>	
eliminated, or are the make-up inlets or exhaust air outlets relocated to avoid entry of the	x			
contaminant into the air system?				
f buildings do not have mechanical ventilation, are windows, doors, vents, stacks, and other				
portals used for natural ventilation operating properly?	Х			

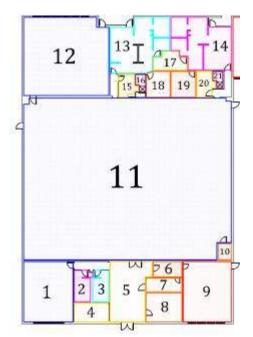
# 2. GYMNASIUM

YEAR(S) CONSTRUCTED:

Original 1940, (4) additions, 1989 Gym enlargement

TOTAL GROSS SQUARE FOOTAGE ALL SPACES: 1







DAYS CREEK CHARTER SCHOOL DOUGLAS COUNTY SD #15 Facilities Assessment Report

Item	Data	Notes / Explanation
District Name:	Douglas County SD 15	Pull-down menu of the 197 Districts
Site Name:	DAYS CREEK CHARTER SCHOOL	Typically the name that is used for the facility / campus
Building Name:	GYMNASIUM	If only one building on site, refer to "main"
Building ID:	1993-3348-02 / 19990101	District assigned, but based on State format*
Building Type:	Gymnasium Building	Pull-down menu - feeds FCI calculation
Physical Address of Building:	11381 TILLER WAY, DAYS CREEK, OREGON 97429	Informational only - does not link
Original Year of Building Completion	1940, 1950-1980 ADDITIONS, 1989	When was the original building completed and ready for use
Original Construction Type	W2	What type of construction was used to complete original building
Describe Other Construction Type		If you choose other construction type please describe here
County:	Douglas	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	15,372	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	0	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): Date of Assessment:	SCOTT@STRAIGHTILNE.BIZ 9/8/2021	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)

District Name:	Douglas County SD 15												
Site Name:	DAYS CREEK CHARTER SCHOOL			An unused	d cell o	r system th	at should not rece	ive dire	ect user inp	out			
Building Name:	GYMNASIUM	_		An autom	atically	populated	cell from user inp	ut else	where in tl	ne file - do not ov	erwrite		
Building ID:	1993-3348-02 / 19990101	_											
												Automated Budget	
Level 1 Level 2	Level 3	Type (as applicable)		None		Minor	Moderate		Major	Replace		Estimate	
A SUBSTRUCTU	RE												\$1,968
<u>A10 Fou</u>	undations		·	-									
	A1010 Standard Foundations		100%	None		Minor	Moderate		Major	Replace	12%	\$1,968	SOME MINIMAL CRACKING AT FND. WALLS
	A1020 Special Foundations		х	None		Minor	Moderate		Major	Replace		\$0	
	A1030 Slab on Grade		69%	None		Minor	Moderate		Major	Replace		\$0	NO ISSUES OBSERVED
A20 Bas	sement Construction				<b>—</b>			-					
	A2010 Basement Excavation	NOT USED		None		Minor	Moderate		Major	Replace		40	
D. CUTU	A2020 Basement Walls			None		Minor	Moderate		Major	Replace		\$0	<u> </u>
B SHELL	· · · · · · · · · · · · · · · · · · ·												\$8,201
<u>B10 Sup</u>	perstructure B1010 Floor Construction	Wood	31%	Nono		Minor	Moderate		Major	Replace		\$0	NO ISSUES OBSERVED
	BIOID FIOD COnstruction	Steel	31% X	None None		Minor	Moderate		Major	Replace		\$0	NO ISSUES OBSERVED
		Concrete	69%	None		Minor	Moderate		Major	Replace		\$0 \$0	NO ISSUES OBSERVED
	B1020 Roof Construction	Wood	100%	None		Minor	Moderate		Major	Replace		\$0 \$0	NO ISSUES OBSERVED
		Steel		None		Minor	Moderate		Major	Replace		\$0	
		Concrete		None		Minor	Moderate		Major	Replace		\$0	
B20 Ext	erior Enclosure	concrete	<i>x</i>	Tione		VIIIIOI	Moderate		Widjoi	Replace		ĢĢ	4
DECEN	B2010 Exterior Walls	Concrete Formed / Tilt	X	None		Minor	Moderate	<b>—</b>	Major	Replace		\$0	
		Masonry		None		Minor	Moderate		Major	Replace		\$0	
		Framed w/Panel Siding	100%	None		Minor	Moderate	х	Major	Replace	5%	\$8,201	DRY ROT SMALL AREAS, REPAIR, NEWER PNT.
		Framed w/Stucco		None		Minor	Moderate		Major	Replace		\$0	
		Framed w/Masonry Veneer		None		Minor	Moderate		Major	Replace		\$0	
	B2020 Exterior Windows	Wood		None	ſ	Minor	Moderate		Major	Replace		\$0	
		Aluminum/Steel	Х	None	ſ	Minor	Moderate		Major	Replace		\$0	
		Clad	100%	None	1	Minor	Moderate		Major	Replace		\$0	NEWER VINYL, GOOD CONDITION
		Curtain Wall	Х	None	1	Minor	Moderate		Major	Replace		\$0	
	B2030 Exterior Doors	Wood	Х	None	ſ	Minor	Moderate		Major	Replace		\$0	
		Hollow Metal	8	None	ſ	Minor	Moderate		Major	Replace		\$0	NEWER DOORS, ALL IN GOOD ORDER
		Storefront	Х	None	1	Minor	Moderate		Major	Replace		\$0	
<u>B30 Roc</u>	ofing			_						_			
	B3010 Roof Coverings	Asphalt Shingle	48%	None	1	Minor	Moderate		Major	Replace		\$0	NEWER ROOF, NO OBSERVED ISSUES
		Built-Up	52%	None		Minor	Moderate		Major	Replace		\$0	MID AGED ROOF, NO OBSERVED ISSUES
		Single Ply		None		Minor	Moderate		Major	Replace		\$0	
		Metal		None		Minor	Moderate		Major	Replace		\$0	
		Concrete Tile		None		Minor	Moderate		Major	Replace		\$0	
	B3020 Roof Openings	Skylights	X			Minor	Moderate		Major	Replace		\$0	
		Access Hatch	X	None		Minor	Moderate		Major	Replace		\$0	47.04C
C INTERIORS	erior Construction												\$7,046
	C1010 Partitions	Framed	100%	None		Minor	Moderate		Major	Replace		\$0	NO ISSUES OBSERVED
		Masonry	100% X			Minor	Moderate		Major	Replace		\$0	
	C1020 Interior Doors	Wood		None		Minor	X Moderate		Major	Replace	12%	\$307	SOME DOORS HARD FUNCTION, NON-ADA
		Hollow Metal		None		Minor	Moderate		Major	Replace	12/0	\$0	METAL DOORS GOOD WORKING ORDER
	C1030 Fittings	NOT USED	<i>x</i>	None		Minor	Moderate		Major	Replace			
C20 Stai													
	C2010 Stair Construction	Wood	х	None		Minor	Moderate		Major	Replace		\$0	
		Metal	Х			Minor	Moderate		Major	Replace		\$0	
		Concrete	Х			Minor	Moderate		Major	Replace		\$0	
	C2020 Stair Finishes	Concrete Fill		None		Minor	Moderate		Major	Replace		\$0	
		Resilient	х	None		Minor	Moderate		Major	Replace		\$0	
C30 Inte	erior Finishes		-	-					-				

C3010 Wall Finishes	Paint on Masonry	X None	Minor	Moderate	Major	Replace		\$0	
	Wallboard	97% None	Minor	Moderate	Major	Replace		\$0	NEWER PAINT
	Wainscot	X None	Minor	Moderate	Major	Replace		\$0	
	Ceramic Tile	3% None	Minor	Moderate	Major	Replace		\$0	AGED BUT GOOD CONDITION
C3020 Floor Finishes	Carpet / Soft Surface	X None	Minor	Moderate	Major	Replace		\$0	
C3020 (100) (1113)(C3	Resilient Tile	16% None	Minor	Moderate	X Major	Replace	8%	\$1,050	MOST NEW, SMALL OLDER NEEDS REPAIRED
	Resilient Sheet	10% None	Minor	Moderate	Major	Replace	070	\$1,050	OLDER BUT GOOD CONDITION
	Polished Concrete	16% None	Minor					\$0	GOOD CONDITION
			Minor	Moderate	Major	Replace		\$0 \$0	GOOD CONDITION
	Ceramic Tile	3% None X None	Minor	Moderate Moderate	Major	Replace		\$0	GOOD CONDITION
	Liquid Applied		Minor		Major	Replace		\$0 \$0	EXCELLENT CONDITION
	Wood Sports Floor	52% None		Moderate	Major	Replace		\$0 \$0	EXCELLENT CONDITION
C3030 Ceiling Finishes	Wallboard	19% None	Minor	Moderate	Major	Replace			NO BROKEN OR STAIND, GOOD CONDITION
	Lay-In Ceiling Tile	6% None	Minor	Moderate	Major	Replace	250/	\$0	MIS MATCH, NO MISSING
	Glued-Up Ceiling Tile	75% None	X Minor	Moderate	Major	Replace	25%	\$5,689	,
	Painted Structure	X None	Minor	Moderate	Major	Replace		\$0	NO ISSUES
D SERVICES D10 Conveying									\$26,243
D1010 Elevators & Lifts		X None	Minor	Moderate	Major	Replace		\$0	
D1020 Escalators & Moving Walks		X None	Minor	Moderate		Replace		\$0	
-		X None	Minor		Major			\$0	
D1090 Other Conveying Systems D20 Plumbing		× None	WIIIO	Moderate	Major	Replace		ŞU	
D2010 Plumbing Fixtures		100% None	Minor	Moderate	Major	Replace		\$0	NEWER FIXTURES
		100% None	Minor		Major			\$0	NO ISSUES OBSERVED
D2020 Domestic Water Distribution				Moderate	Major	Replace		\$0 \$0	NO ISSUES OBSERVED
D2030 Sanitary Waste			Minor	Moderate	Major	Replace		\$0 \$0	NO 1550ES OBSERVED
D2040 Rain Water Drainage	NOTUGED	X None	Minor	Moderate	Major	Replace		ŞU	
D2090 Other Plumbing Systems	NOT USED	None	Minor	Moderate	Major	Replace			
D30 HVAC		100% None	Minor	Moderate	Major	Replace		\$0	NEW SYSTEM, NO ISSUES
D3010 Energy Supply	Boiler	X None	Minor	Moderate	Major	Replace		\$0	
D3020 Heat Generating Systems	Air Handler	X None	Minor	Moderate	Major			\$0 \$0	
			Minor		Major	Replace		\$0 \$0	
	Furnace	X None X None	Minor	Moderate	Major	Replace		\$0 \$0	
	Heat Exchanger	100% None	Minor	Moderate	Major	Replace		\$0 \$0	NEW SYSTEM, NO ISSUES
D3030 Cooling Generating Systems	Component of air handler		-	Moderate	Major	Replace		\$0 \$0	NEW STSTEWI, NO ISSUES
D3040 Distribution Systems	Stand alone chiller Ductwork	X None X None	Minor Minor	Moderate Moderate	Major	Replace		\$0 \$0	
DS040 Distribution systems		X None	Minor	Moderate	Major Major	Replace		\$0	
D20E0 Terminal & Dackage Units	Hot water return & supply	X None	Minor	Moderate	-	Replace		\$0 \$0	
D3050 Terminal & Package Units	Above ceiling VAV unit		Minor		Major	Replace		\$0	NEW SYSTEM, NO ISSUES
	In-room ventilator unit In-room radiant unit	100% None X None	Minor	Moderate Moderate	Major Major	Replace Replace		\$0 \$0	NEW STSTEIN, NO ISSUES
D2060 Controls & Instrumentation	III-room radiant unit		Minor			Replace		\$0	NEW SYSTEM, NO ISSUES
D3060 Controls & Instrumentation		100% None 100% None	Minor	Moderate	Major			\$0	NEW SYSTEM, NO ISSUES
D3070 Systems Testing & Balancing D3090 Other HVAC Systems & Equipment	NOT USED	100% None	Minor	Moderate Moderate	Major Major	Replace Replace		ŞU	NEW STSTEIN, NO ISSUES
D40 Fire Protection	NOT USED	None	IVIIIIO	woderate	Iviajoi	Replace	-		-
D4010 Sprinklers		X None	Minor	Moderate	Major	Replace		\$0	
D4010 Spinicers		X None	Minor	Moderate	Major	Replace		\$0 \$0	
D4020 Standpipes		X None	Minor	Moderate	Major	Replace		\$0	
D4090 Other Fire Protection Systems	NOT USED	None	Minor	Moderate	Major	Replace		ΟÇ	
D50 Electrical	NOT USED	None	IVIIIO	woderate	Iviajoi	Replace			
D5010 Electrical Service & Distribution		100% None	Minor	Moderate	Major	Replace		\$0	NO ELECT. DIST ISSUES
D5020 Lighting and Branch Wiring		100% None	Minor	Moderate	Major	Replace		\$0	EXISTING FIXTURES IN GOOD CONDITION
D5030 Communications & Security	Voice / Data System	100% None	Minor	Moderate	Major	Replace		\$0	VOIP OVER PHONES
boose communications a security	Clock / Intercom System	100% None	Minor	Moderate	Major	Replace		\$0	NO CLOCK VOIP OVER PHONES
	Closed Circuit Surveillance	100% None	Minor	Moderate	Major	X Replace	100%	\$18,042	FUNCTIONAL, BUT MAY BE OBSOLETE
	Access Control System	100% None	Minor	Moderate	X Major	Replace	100%	\$8,201	FUNCTIONAL MAY NEED EXPAND OF SYSTEM
	Intrusion Alarm System	100% None	Minor	Moderate	Major	Replace	100/0	\$0	NO ISSUES OBSSERED
	Fire Alarm / Detection	100% None	Minor	Moderate	Major	Replace	<b>├──</b> ┤	\$0	NO ISSUES OBSSERED
	Lighting Control System	X None	Minor	Moderate	Major	Replace		\$0	NONE
D5090 Other Electrical Systems	NOT USED	None	Minor	Moderate	Major	Replace		<i>40</i>	

IPMENT & FURNISHINGS										\$0.00
E10 Equipment						-				
E1010 Commercial Equipment	Food Service	X None	Minor	Moderate	Ν	/lajor	Replace		\$0	
	Vocational	X None	Minor	Moderate	Ν	/lajor	Replace		\$0	
E1020 Institutional Equipment	Science	X None	Minor	Moderate	Ν	/lajor	Replace		\$0	
	Art	X None	Minor	Moderate	Ν	/lajor	Replace		\$0	
	Stage Performance	X None	Minor	Moderate	Ν	/lajor	Replace		\$0	
	Restroom Accessories/Stalls	100% None	Minor	Moderate	Ν	/lajor	Replace		\$0	NEWER, GOOD CONDITION
E1030 Vehicular Equipment	NOT USED	None	Minor	Moderate	N	/lajor	Replace			
E1090 Other Equipment	NOT USED	None	Minor	Moderate	N	/lajor	Replace			
E20 Furnishings										-
E2010 Fixed Furnishings		100% None	Minor	Moderate	Ν	/lajor	Replace		\$0	ORIGINAL, WELL MAINTAINED, GOOD COND.
E2020 Movable Furnishings		100% None	Minor	Moderate	N	/lajor	Replace		\$0	NEW & OLD IN GOOD COND., ALL AGE APPR
CIAL CONSTRUCTION & DEMOLITION - NOT USED								·		
										¢C 151
DING SITE WORK	NOTUGED									\$6,151
G10 Site Preparation G20 Site Improvements	NOT USED									
G20 Site improvements G2010 Roadways		X None	Minor	Moderate	Γ.	4-1	Replace		\$0	SEE MAIN BUILDING 1
						/lajor			•	SEE MAIN BUILDING 1
G2020 Parking Lots		X None	Minor	Moderate		/lajor	Replace	<b>└───</b> ┤	\$0	SEE MAIN BUILDING 1
G2030 Pedestrian Paving		X None	Minor	Moderate		/lajor	Replace		\$0	SEE MAIN BUILDING 1
G2040 Site Development		X None	Minor	Moderate		/lajor	Replace		\$0	
G2050 Landscaping		X None	Minor	Moderate	N	/lajor	Replace		\$0	SEE MAIN BUILDING 1
G30 Site Mechanical Utilities					_					
G3010 Water Supply	Domestic	100% None	Minor	Moderate		/lajor	Replace		\$0	EXISTING WATER SYSTEM IN GOOD ORDER
	Fire	X None	Minor	Moderate		/lajor	Replace		\$0	NO ISSUES OBSERVED
G3020 Sanitary Sewer		100% None	Minor	Moderate	Ν	/lajor	Replace		\$0	NO ISSUES OBSERVED
G3030 Storm Sewer		100% None	Minor	Moderate	Ν	/lajor	Replace		\$0	NO ISSUES OBSERVED
G3040 Heating Distribution		100% None	Minor	Moderate	N	/lajor	Replace		\$0	NO ISSUES OBSERVED
G3050 Cooling Distribution		100% None	Minor	Moderate	N	/lajor	Replace		\$0	NO ISSUES OBSERVED
G3060 Fuel Distribution		100% None	Minor	Moderate	N	/lajor	Replace		\$0	NO ISSUES OBSERVED
G3090 Other Site Mechanical Utilities	NOT USED	None	Minor	Moderate	N	/lajor	Replace			
G40 Site Electrical Utilities			<u> </u>	•						
G4010 Electrical Distribution	Service	100% None	Minor	Moderate	Ν	/lajor	Replace		\$0	NO ISSUES OBSERVED
	Generator	X None	Minor	Moderate	Ν	/lajor	Replace		\$0	
G4020 Site Lighting		100% None	Minor	X Moderate	N	/lajor	Replace	25%	\$6,151	AGED FIXTURES
G4030 Site Communications & Security		None	Minor	Moderate	N	/lajor	Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED	None	Minor	Moderate	N	/lajor	Replace			
G90 Other Site Construction	NOT USED					-				
				Unit of			Unit			
Description of System				Measure		Quantity	Budget		Extended	

Descriptio	n of System	Unit of Measure	Quantity	Budget		Extended	
						\$0	
					Ι		
						\$0	
						\$0	
						\$0	
						\$0	
						\$0	

Physical Condition Budget Sub-Total	\$49,609
Budgeted Development Costs	\$18,852
Physical Condition Budget TOTAL	\$68,461
Replacement Budget	\$6,067,021
Facility Condition Index (FCI)	1.1%

#### Budgeted Replacement Cost of Buildings by Type

	Raw Budget / SF (as	Inflated Based on	Developed	Forwarded FCI
<u>Type</u>	<u>of 7/1/16)</u>	State Rate	Budget*	<u>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	394.68
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	394.68

\*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

## **County Cost Factor for Physical Assessment Budget Calculation**

	Prevailing Wage Rate		Forwarded
<u>Counties</u>	<u>Regions</u>	Cost Factor	<u>Factor</u>
Clatsop	1	1.05	0.00
Columbia	1	1.05	0.00
Tillamook	1	1.05	0.00
Clackamas	2	1.13	0.00
Multnomah	2	1.13	0.00
Washington	2	1.13	0.00
Marion	3	1.00	0.00
Polk	3	1.00	0.00
Yamhill	3	1.00	0.00
Benton	4	1.00	0.00
Lincoln	4	1.00	0.00
Linn	4	1.00	0.00
Lane	5	1.00	0.00
Douglas	6	0.97	0.97
Coos	7	0.97	0.00
Curry	7	0.97	0.00
Jackson	8	0.97	0.00
Josephine	8	0.97	0.00
Hood River	9	1.05	0.00
Sherman	9	1.05	0.00
Wasco	9	1.05	0.00
Crook	10	0.95	0.00
Deschutes	10	0.95	0.00
Jefferson	10	0.95	0.00
Klamath	11	0.93	0.00
Lake	11	0.93	0.00
Gilliam	12	0.99	0.00
Grant	12	0.99	0.00
Morrow	12	0.99	0.00
Umatilla	12	0.99	0.00
Wheeler	12	0.99	0.00
Baker	13	0.99	0.00
Union	13	0.99	0.00
Wallowa	13	0.99	0.00
Harney	14	0.89	0.00
Malheur	14	0.89	0.00
		lected Factor	0.97

## NOTES

Regions established by the State of Oregon BOLI Office Relational rates between regions extrapolated from 2015 National Building Cost Manual (2015)

A RENOVA	TIONS			
Renovation #	Date	Construction Type	Square Footage	Usage
ONGOING			N/A	FINISHES, FLOORS, CEILINGS, ETC.

B ADDITIO	NS			
Addition #	Date	Construction Type	Square Footage	Usage
EAST 1	PRE 1980'S	W2	760	CLASSROOM
EAST 2	PRE 1980'S	W2	1,070	GYM ENTRY
EAST 3	PRE 1980'S	W2	1,240	CONC. WEIGHT, TOILETS
WEST	PRE 1980'S	W2	3,908	CLASSROOM & LOCKER ROOMS
GYM EXPANSION	1989	M2	3,420	GYM ENLARGEMENT

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

	YES	NO	N/A	COMMENTS
School grounds are fenced.	X	X	,	PARTIAL, AT EGRESS POINTS
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		х		DENSE GROUND COVER AT AREAS
Bus loading and drop-off zones are clearly defined.	х	~		
There is a schedule for maintenance of:				
a. Outside lights	х			
p. Locks/Hardware	Х			
. Storage Sheds	Х			
d. Windows	Х			
e. Other exterior buildings	Х			
Parent drop-off and pick-up area is clearly defined.	Х			
here is adequate lighting around the building.		х		
ighting is provided at entrances and other points of possible intrusion.		x	1	SOME AREAS ARE LACKING
The school ground is free from trash or debris.	v	^		
-	X			
The school is free of graffiti.	Х			
Play areas are fenced.			Х	PLAY AREA IS ISOLATED FROM ROAD
Playground equipment has tamper-proof fasteners	Х			
/isual surveillance of bicycle racks from main office is possible.		х		RACKS LOCATED AT GYM
/isual surveillance of parking lots from main office is possible	Х			
Parking lot is lighted properly and all lights are functioning		Х		DIM LIT, SOME LIGHTS ON DURING DAY
Accessible lenses are protected by some unbreakable material	Х			
Staff and visitor parking has been designated	Х			
Dutside hardware has been removed from all doors except at points of entry.		х		
Ground floor windows:				
a. have no broken panes;	v			
<ul> <li>D. locking hardware is in working order.</li> </ul>	X			
	X			
Basement windows are protected with grill or well cover.	Х	X		PARTIALLY, NEEDS UPGRADED
Doors are locked when classrooms are vacant.		Х	-	
High-risk areas are protected by high security locks and an alarm system	Y			
a. Main office D. Cafeteria	Х	v		
c. Computer Labs	x	Х		
d. Industrial Arts rooms	X			
e. Science labs		х		
. Nurses Office		X		
g. Boiler Room			х	
n. Electrical Rooms		х		
. Phone line access closet		X		
Jnused areas of the school can be closed off during after school activities.		X		
here is two-way communication between the main office and:			1	
. Classroom	Х			
p. Duty stations	Х			
. Re-locatable classrooms	Х			
d. Staff and faculty outside building	Х			
e. Buses	Х			
There is a central alarm system in the school. If yes, briefly describe:	Х	[		POINT OF ENTRY
The main entrance is visible from the main office.	х		1	

	VEC	NO	N1/4	COMMENTS
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	Х			
If parking is provided for the public, there are adequate number of accessible spaces provide (1	х			MORE PROVIDED THAN IS
per 25).	^			REQUIRED
There is at least 1 van accessible parking space among the accessible spaces.	Х			
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all	х			
directions.	^			
The access aisles adjoin an accessible route.	Х			
Accessible spaces are identified with a sign that includes the International Symbol of	х			
Accessibility.	~			
There are signs reading "van accessible" at van accessible spaces.	Х			
If the accessible route crosses a curb, there is a curb ramp.			Х	
Ramps are sloped no greater than 1:12.			Х	
The main entrance is accessible.	Х			
If the main entrance is not accessible, there is an alternative accessible entrance.			Х	
The alternative accessible entrance can be used independently and during the same hours as			х	
the main entrance.			^	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the			х	
location of the nearest accessible entrance.			~	
The door is equipped with hardware, including locks, that is operable with one hand and does	х			
not require tight grasping, pinching, or twisting of the wrist.	^			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the	х			
floor or ground surface.	^			
In locker rooms, there is at least one room with a bench.	Х			
At least one toilet room is accessible (either one for each sex or one unisex).	Х			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that			~	
give directions to accessible toilet rooms.			х	
There is a route to the accessible toilet room(s) that does not include stairs.	Х			
The door is equipped with hardware that is operable with one hand and does not require tight				
grasping, pinching, or twisting of the wrist.	Х			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the				
floor or ground surface.	Х			
The door can be opened easily (5 lbs. maximum force).	х	1		
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of				
the wrist.	Х			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground		1		
surface.	Х			

## INFORMATION TECHNOLOGY

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

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

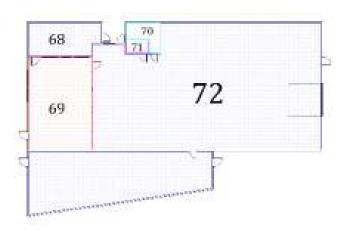
	YES	NO	N/A	COMMENTS
s someone designated to develop and implement an indoor air quality management plan for	х			
your school district?	^			
Does your district have an indoor air quality management plan that includes steps for	х			
preventing and resolving indoor air quality problems?	^			
Are school buildings inspected once or twice each year for conditions that may lead to indoor		х		
air quality problems?		^		
s 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	Х			
recommendations or accepted practice for the HVAC system?				
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	Х			
hat all equipment is in operating order.				
s the maintenance schedule updated to show all maintenance performed on the building				
systems?	Х			
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?	Х			
Are maintenance schedules retained for at least three years?	х			
Are damaged or inoperable components of the HVAC system replaced or repaired as				
appropriate?	Х			
Are reservoirs or parts of the HVAC system with standing water checked visually for microbial				
growth?			Х	
Are water leaks that could promote growth of biologic agents promptly repaired?	Х			
Are damp or wet materials that could promote growth of biologic agents promptly dried,				
replaced, removed, or cleaned?	Х			
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?	Х			
s general or local exhaust ventilation used where housekeeping and maintenance activities				
could reasonably be expected to result in exposure to hazardous substances above applicable		х		
exposure limits?				
Does the HVAC system have CO2 monitoring capability (demand control ventilation)?		х		WINDOWS ARE OPERABL
Are humidity levels maintained between 30% to 60% relative humidity?	х			60% NATURAL OCCUR TY
When a contaminant is identified in the make-up air supply, is the source of the contaminant	1		<u> </u>	
eliminated, or are the make-up inlets or exhaust air outlets relocated to avoid entry of the	х			
contaminant into the air system?				
f buildings do not have mechanical ventilation, are windows, doors, vents, stacks, and other		l –		
portals used for natural ventilation operating properly?	Х			

# 3. SHOP AND VO-AG CLASSROOM BUILDING

YEAR(S) CONSTRUCTED:

Original 1972, Building Addition 2021

TOTAL GROSS SQUARE FOOTAGE ALL SPACES: 5,388 sf





Item	Data	Notes / Explanation
District Name:	Douglas County SD 15	Pull-down menu of the 197 Districts
Site Name:	DAYS CREEK CHARTER SCHOOL	Typically the name that is used for the facility / campus
Building Name:	SHOP & VO-AG CLASSROOM BUILDING	If only one building on site, refer to "main"
Building ID:	1993-3348-03 / 20050102	District assigned, but based on State format*
Building Type:	Vocational Building	Pull-down menu - feeds FCI calculation
Physical Address of Building:	11381 TILLER WAY, DAYS CREEK, OREGON 97429	Informational only - does not link
Original Year of Building Completion	1972, 2021 ADDITION	When was the original building completed and ready for use
Original Construction Type	W2	What type of construction was used to complete original building
Describe Other Construction Type		If you choose other construction type please describe here
County:	Douglas	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	5,388	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	0	District records
Assessor Company:	STRAIGHTLINE, PLLC	Certified company
Assessor Name:	SCOTT MARSHALL, AIA-NCARB / SCOTT MARSHALL, JR AIT	For follow up questions
Contact (Phone): Contact (E-Mail):	208-991-0855 SCOTT@STRAIGHTILNE.BIZ	
Date of Assessment:	9/8/2021	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)

ict Name:	Douglas County SD 15	_													
Name:	DAYS CREEK CHARTER SCHOOL					or system th									
ling Name:	SHOP & VO-AG CLASSROOM BUILDING			An a	utomatical	ly populated	d cell from	user input	elsew	here in the	e file -	do not ove	rwrite		
ling ID:	1993-3348-03 / 20050102														
														Automated Budget	
l 1 Level 2	Level 3	Type (as applicable)		N	one	Minor	Mo	oderate		Major		Replace		Estimate	
UBSTRUCTU	RE														\$0
A10 Fou	ndations					_				_		_		-	
	A1010 Standard Foundations		100%	None		Minor		erate		Vajor		Replace		\$0	NO ISSUES OBSERVED
	A1020 Special Foundations			X None		Minor		erate		Major		Replace		\$0	
	A1030 Slab on Grade		100%	None	2	Minor	Mode	erate	1	Major	F	Replace		\$0	NO ISSUES OBSERVED
A20 Base	ement Construction					-					_	-		-	
	A2010 Basement Excavation	NOT USED		None		Minor		erate		Major		Replace			
	A2020 Basement Walls			None		Minor	Mode	erate		Vlajor	F	Replace		\$0	
HELL															\$19,744
B10 Sup	erstructure			<b></b>	_		<b>—</b>			r	<u> </u>	F			
	B1010 Floor Construction	Wood		None		Minor	Mode			Major		Replace		\$0	
		Steel	1000/	X None		Minor	Mode			Major		Replace		\$0	
		Concrete	100%	None		Minor	Mode			Major		Replace		\$0	NO ISSUES OBSERVED
	B1020 Roof Construction	Wood	100%	None		Minor		erate		Major		Replace		\$0	NO ISSUES OBSERVED
		Steel		X None		Minor	Mode			Major		Replace		\$0	
		Concrete		X None	2	Minor	Mode	erate		Major	Ľ	Replace		\$0	
<u>B20 Exte</u>	erior Enclosure		·	V N.			—		<u> </u>			<b>F</b>		<u>éo</u>	
	B2010 Exterior Walls	Concrete Formed / Tilt		X None		Minor	Mode			Major		Replace		\$0	
		Masonry	40000	X None		Minor	Mode			Major		Replace	200/	\$0	
		Framed w/Panel Siding	100%	None		Minor		erate		Major		Replace	30%	\$17,247	DRY ROT EXPOSED AREAS, REPAIR, NEWER P
		Framed w/Stucco		X None		Minor	Mode			Vajor		Replace		\$0	
	P2020 E to do Mitodo	Framed w/Masonry Veneer		X None		Minor	Mode			Major		Replace		\$0	
	B2020 Exterior Windows	Wood	40000	X None		Minor	Mode			Major		Replace		\$0 \$0	HOLLOW METAL, GLASS INTACT, GOOD CON
		Aluminum/Steel Clad	100%	None		Minor	Mode			Major		Replace		\$0	HOLLOW MILITAL, GLASS INTACT, GOOD CON
				X None X None		Minor	Mode			Vajor		Replace			
	B2030 Exterior Doors	Curtain Wall Wood		X None X None		Minor Minor	Mode			Major		Replace		\$0 \$0	
	B2050 Exterior Doors	Hollow Metal	6			Minor	Mode			Major		Replace	30%	\$2,497	MAIN DOOR NEEDS REPLACED
		Storefront	0	X None		Minor	Mode			Major		Replace	50%	\$2,497	MAIN DOOR NEEDS KEI LACED
D20 D	fin-	Storemont		X NON		winor	Mode	erate		Major	Ľľ	Replace		ŞU	
<u>B30 Roo</u>		Acabalt Shingle	15%	Non	. —	Minor	Mode	orato		Valor	<u> </u>			\$0	NEWER ROOF, NO OBSERVED ISSUES
	B3010 Roof Coverings	Asphalt Shingle Built-Up	85%	None None		Minor	Mode			Major Major		Replace Replace		\$0	MID AGED ROOF, NO OBSERVED ISSUES
		Single Ply	8378	X None		Minor	Mode			Vlajor Vlajor		Replace		\$0	MID AGED ROOT, NO OBSERVED ISSOES
		Metal		X None		Minor	Mode			viajor Vlajor		Replace		\$0	
		Concrete Tile		X None		Minor	Mode			viajor Vlajor		Replace		\$0	
	B3020 Roof Openings	Skylights		X None		Minor	Mode			viajor Vlajor		Replace		\$0	
	boozo noor openings	Access Hatch		X None		Minor		erate		Vlajor Vlajor		Replace		\$0	
NTERIORS		Access futer			·			ciuce		viajoi	ш.	lepidee		ψŪ	\$34,253
	rior Construction														\$J <del>4</del> ,233
010 1110	C1010 Partitions	Framed	100%	None	,	Minor	Mode	erate		Major	F	Replace		\$0	NO ISSUES OBSERVED
		Masonry		X None		Minor		erate		Vlajor		Replace		\$0	
	C1020 Interior Doors	Wood		X None		Minor	X Mode			Vajor		Replace	12%	\$0	SOME DOORS HARD FUNCTION, NON-ADA
		Hollow Metal	2	None		Minor	Mode			Major		Replace		\$0	BEAT UP, BUT GOOD WORKING ORDER
	C1030 Fittings	NOT USED		None		Minor		erate		Major		Replace			
C20 Stai	-					•									
	C2010 Stair Construction	Wood		X None		Minor	Mode	erate		Major	F	Replace		\$0	
		Metal		X None		Minor		erate		Vlajor		Replace		\$0	
		Concrete		X None		Minor		erate		Vlajor		Replace		\$0	
	C2020 Stair Finishes	Concrete Fill		X None		Minor		erate		Vlajor		Replace		\$0	
		Resilient		X None		Minor		erate		Vajor		Replace		\$0	

Page 1 of 3

Construction         Walker         State         State         Moderne         Bolder         Project         Project         State         State           C222 Pop France         C222 Pop F	C3010 Wall Finishes	Paint on Masonry	X None	Minor	Moderate	Major	Replace	<b>—</b>	\$0	
Warrow         Warrow<	CSOTO Wait Finishes	•				-		100%		PATCH WALLS AND PAINT
Choop For Franker:         Construction         Constru						-		10070		
C100 P for Rinkes         Carpe / Staffarter         To         To         Moder         Mod						-				
Builenit Tie         Totop         Norm	C3020 Floor Finishes									
Parlier Sees         Topology         Node at all sets	C3020 (100) (1113)(C3									
Produce Control         Time         Torre         Address         Magin         Propine         Time         Status           C0000 College Frontes         Link during         Link         Torre         Link         Status										
Cash Coling Finners         Carmin Tile         Top         Norme         Norm								100%	1.5	RE-SEAL CONC. FLOORS (COSMETIC)
Lugad Applied Coto Celling Findles         Lugad Applied To Statistics         To None To Statistics         None To None To Statistics         None To Statis         None To Statistics         None To Sta								100/0		
CABD Celling Finales         Wood Sorts For Us+N Celling Time         To None (See Us+N Celling Time         <								<u> </u>		
C. C000 Celling Final-bes         Wallback ID         PS         None         Mone										
Lyrh: Cellin The Bill of Celling The Difference	C3030 Ceiling Einishes							100%		PAINT
Bunch Light Charles Tarter         Total States States And States St						-				
Particle Structure         Point         More         More         More         More         More         Replace         Septem           DLS Converses         DLS Converses         DLS Converses         More         More         More         More         More         More         More         Structure										
Dissection         Section Sec										NO ISSUES. NATURAL EXPOSURE
D10 Converging       Convergin	D SERVICES							L		
D1010       Finance       Minor       Moderate       Major       Perplace       50         D2010       Finance       Minor       Moderate       Major       Perplace       50         D2010       Finance       Minor       Moderate       Major       Perplace       50         D2010       Finance       Minor       Moderate       Major       Perplace       50       Finance         D2010       Perplace       50       Finance       Major       Perplace       50       Finance       Finance       Financ										1-7-2
D1000 Dereconveying Systems     into     Minor     Moderate     Major     Replace     50     Interface       D2010 Publick Water D2010 Publick Water D2010 System     Into     Into     Minor     Moderate     Major     Replace     S0     Nitker RKTURRS       D2000 Publick Water D2000 Rein Water Drahage     Into     Into     Minor     Moderate     Major     Replace     S0     Nitker SKTURRS       D2000 Rein Water Drahage     Into     Into     Minor     Moderate     Major     Replace     S0     Nitker SKTURRS       D2000 Rein Water Drahage     NOT USED     Into     None     Minor     Moderate     Major     Replace     S0     Into     Notestate       D2000 Rein Water Darge     NOT USED     Into     None     Minor     Moderate     Major     Replace     S0     Into     Notestate       D2002 Rein Generating Systems     Bolerater     Anone     Minor     Moderate     Major     Replace     S0     Into     Notestate       D2002 Rein Generating Systems     Bolerater     Anone     Minor     Moderate     Major     Replace     S0     Into     Into     Moderate     Major     Replace     S0     Into     Into     Into     Into     None     Major     Replac			X None	Minor	Moderate	Major	Replace		\$0	
D20 Pumbing     Futures     D000     None     Minor     Moderate     Major     Replace     S0     NEWER HYTURES       D200 Domestic Water Distribution     D005     None     Minor     Moderate     Major     Replace     S0     NEWER HYTURES       D200 Domestic Water Distribution     D005     None     Minor     Moderate     Major     Replace     S0     NEWER HYTURES       D200 Dter Pimbing Systems     NOT USD     None     Minor     Moderate     Major     Replace     S0     NOT USD       D30 HWC     D300 Dreng Systems     Daler     Daler     None     Minor     Moderate     Major     Replace     S0     NOT USD       D300 Dreng Systems     Daler     Daler     None     Minor     Moderate     Major     Replace     S0     DEMOSE       D300 Dreng Systems     Daler     Daler     None     Minor     Moderate     Major     Replace     S0     DEMOSE       D304 Duty Minor     Daler     None     Minor     Moderate     Major     Replace     S0     DEMOSE       D304 Duty Minor     Daler     None     Minor     Moderate     Major     Replace     S0     DEMOSE       D304 Duty Minor     Daler     None     Minor	D1020 Escalators & Moving Walks		X None	Minor	Moderate	Major	Replace		\$0	
D20 Plumbing     Minor     Minor <td>D1090 Other Conveying Systems</td> <td></td> <td>X None</td> <td>Minor</td> <td>Moderate</td> <td>Major</td> <td>Replace</td> <td></td> <td>\$0</td> <td></td>	D1090 Other Conveying Systems		X None	Minor	Moderate	Major	Replace		\$0	
D0200 Donesit: Water Dosthubion     100%     None     Minor     Moderate     Major     Replace     50     NO 55U85 OSERVED       D2000 Dohen pitty water     X     None     Minor     Moderate     Major     Replace     50     NO 55U85 OSERVED       D2000 Dohen pitty water     X     None     Minor     Moderate     Major     Replace     50     NO 55U85 OSERVED       D200 Dohen pitty water     Boller     X     None     Minor     Moderate     Major     Replace     50     OLDER SYSTEM, NO ISSUE       D200 Linergy Supply     Boller     X     None     Minor     Moderate     Major     Replace     50     OLDER SYSTEM, NO ISSUE       D200 Linergy Supply     Boller     X     None     Minor     Moderate     Major     Replace     50     OLDER SYSTEM, NO ISSUE       D200 Cooling Generating Systems     Component of air handler     X     None     Minor     Moderate     Major     Replace     50     Incomponent of air handler       D300 Cooling Generating Systems     Dutwark     X     None     Minor     Moderate     Major     Replace     50     Incomponent of air handler       D300 Cooling Generating Systems     Dutwark     X     None     Minor     Moderate     Major <td< td=""><td></td><td></td><td>·</td><td></td><td></td><td></td><td></td><td>·</td><td></td><td></td></td<>			·					·		
D2030 Suntary Waste       100%       None       Minor       Moderate       Mijor       Replace       50       NOISUSS DBSRVED         D2030 Other Plumbing Systems       NOI USED       None       Minor       Moderate       Mijor       Replace       50       NOISUSS DBSRVED         D2030 Other Plumbing Systems       Baller       None       Minor       Moderate       Mijor       Replace       50       OLDER SYSTEM, NOI ISSUES         D3020 Intergr Systems       Baller       None       Minor       Moderate       Major       Replace       50       OLDER SYSTEM, NOI ISSUES         D3020 Intergr Systems       Baller       None       Minor       Moderate       Major       Replace       50       OLDER SYSTEM, NOI ISSUES         D3020 Intergr Systems       Baller       None       Minor       Moderate       Major       Replace       50       Intercenter         D3030 Cooling Generating Systems       Baller       None       Minor       Moderate       Major       Replace       50       Intercenter         D3030 Cooling Generating Systems       Baller       None       Minor       Moderate       Major       Replace       50       Intercenter         D3040 Distribution Systems       Baller chiler       None <td>D2010 Plumbing Fixtures</td> <td></td> <td>100% None</td> <td>Minor</td> <td>Moderate</td> <td>Major</td> <td>Replace</td> <td></td> <td>\$0</td> <td>NEWER FIXTURES</td>	D2010 Plumbing Fixtures		100% None	Minor	Moderate	Major	Replace		\$0	NEWER FIXTURES
D2004 Distribution Systems     NOT USED     None     Minor     Moderate     Major     Replace     30       D3010 Energy Supply     D3010 Energy Supply     None     Minor     Moderate     Major     Replace     30       D3010 Energy Supply     D302 Heart Generating Systems     Boiler     None     Minor     Moderate     Major     Replace     30       D302 Decay Supply     D302 Energy Systems     Boiler     None     Minor     Moderate     Major     Replace     30       D3030 Energy Systems     Component of air handler     X None     Minor     Moderate     Major     Replace     30       D3030 Cooling Generating Systems     Component of air handler     X None     Minor     Moderate     Major     Replace     30       D3040 Distribution Systems     Dictwork     X None     Minor     Moderate     Major     Replace     30     Intercent of air handler       D3040 Distribution Systems     Dictwork     X None     Minor     Moderate     Major     Replace     30     Intercent of air handler       D3040 Distribution Systems     Dictwork     X None     Minor     Moderate     Major     Replace     30     Intercent of air handler       D3050 Controls & instrumentation     Distrovin Minor     None	D2020 Domestic Water Distribution		100% None	Minor	Moderate	Major	Replace		\$0	NO ISSUES OBSERVED
D2090 Other Plumbing Systems     NOT USED     None     Minor     Moderate     Major     Replace       D30 Derrey Supply     3301 Energy Supply     None     Minor     Moderate     Major     Replace     50     DLERS YSTEM, NO ISSUES       D3020 Her Plumbing Systems     Boller     Air Handler     Xi None     Minor     Moderate     Major     Replace     50     DLERS YSTEM, NO ISSUES       D3020 Lenergy Systems     Boller     Xi None     Minor     Moderate     Major     Replace     50     DLERS YSTEM, NO ISSUES       D3030 Coling Generating Systems     Boller     Xi None     Minor     Moderate     Major     Replace     50     DLERS YSTEM, NO ISSUES       D3040 Distribution Systems     Duct work     Xi None     Minor     Moderate     Major     Replace     50     DLERS YSTEM, NO ISSUES       D3040 Distribution Systems     Duct work     Xi None     Minor     Moderate     Major     Replace     50     DLERS YSTEM, NO ISSUES       D3050 Terminal & Package Units     None environ     Minor     Moderate     Major     Replace     50     DLERS YSTEM, NO ISSUES OSERVED       D3050 Sortminal & Package Units     Nor USED     None     Minor     Moderate     Major     Replace     50     DLERS YSTEM, NO ISSUES OSERVED	D2030 Sanitary Waste		100% None	Minor	Moderate	Major	Replace		\$0	NO ISSUES OBSERVED
D3010ErrySupply     300%     None     Minor     Moderate     Major     Replace     S0     DLER SYSTEM, NO ISSUES       D3030 Cooling Generating Systems     All Handler     X     None     Minor     Moderate     Major     Replace     S0     Image: S0     Image	D2040 Rain Water Drainage		X None	Minor	Moderate	Major	Replace		\$0	
Data Denergy Supply     100%     None     Minor     Moderate     Major     Replace     S.0     DLDER SYSTEM, NO ISSUES       D3020 Heat Generating Systems     Air Handler     X     None     Minor     Moderate     Major     Replace     S.0     Incommentation       D3030 Cooling Generating Systems     Component of inhander     X     None     Minor     Moderate     Major     Replace     S.0     Incommentation       D3040 Distribution Systems     Component of inhander     X     None     Minor     Moderate     Major     Replace     S.0     Incommentation       D3040 Distribution Systems     Dattork     X     None     Minor     Moderate     Major     Replace     S.0     Incommentation       D3040 Distribution Systems     Dattork     X     None     Minor     Moderate     Major     Replace     S.0     Incommentation       D3060 Controls & Instrumentation     Dattork     X     None     Minor     Moderate     Major     Replace     S.0     Incommentation       D3060 Controls & Instrumentation     Incommentation     Incommentation     None     Minor     Moderate     Major     Replace     S.0     NO ISSUES DSSERVED       D3030 Controls & Instrumentation     D3000 Controls & Instrumentation	D2090 Other Plumbing Systems	NOT USED	None	Minor	Moderate	Major	Replace			
D3020 Heat Generating Systems     Boller     X     None     Minor     Moderate     Major     Replace     S0       Air Handler     X     None     Minor     Moderate     Major     Replace     S0       D3030 Cooling Generating Systems     Component of air handler     X     None     Minor     Moderate     Major     Replace     S0       D3040 Distribution Systems     Dutwork     X     None     Minor     Moderate     Major     Replace     S0       D3040 Distribution Systems     Dutwork     X     None     Minor     Moderate     Major     Replace     S0       D3050 Terminal & Package Units     Dutwork     X     None     Minor     Moderate     Major     Replace     S0       D3050 Streminal & Package Units     Above celling VAU unit     X     None     Minor     Moderate     Major     Replace     S0       D3050 Controls & Instrumentation     In-room radiant unit     100%     None     Minor     Moderate     Major     Replace     S0     In-room       D3060 Other HVAC Systems & Equipment     NOT USED     None     Minor     Moderate     Major     Replace     S0     In-room       D4010 Sprinters     Equipment     NOT USED     None     Minor	D30 HVAC									
Air Handler     X     None     Minor     Moderate     Major     Replace     50       D3030 Cooling Generating Systems     Component of air handler     X     None     Minor     Moderate     Major     Replace     50	D3010 Energy Supply		100% None	Minor	Moderate	Major	Replace		\$0	OLDER SYSTEM, NO ISSUES
Furnace     X     None     Minor     Moderate     Major     Replace     S0       D3030 Cooling Generating Systems     Component of air handler     X     None     Minor     Moderate     Major     Replace     S0       D3040 Distribution Systems     Ductowr/s     None     Minor     Moderate     Major     Replace     S0       D3050 Terminal & Package Units     Access Centre     None     Minor     Moderate     Major     Replace     S0       D3050 Terminal & Package Units     Access Centre     None     Minor     Moderate     Major     Replace     S0       D3060 Controls & Instrumentation     None     Minor     Moderate     Major     Replace     S0     Intervention       D3060 Controls & Instrumentation     None     Minor     Moderate     Major     Replace     S0     Intervention       D3090 Systems     None     Minor     Moderate     Major     Replace     S0     Intervention       D3090 Systems     Interventiator     None     Minor     Moderate     Major     Replace     S0     Intervention       D3090 Systems     None     Minor     Moderate     Major     Replace     S0     Intervention       D3090 System Statistas     None     Mino	D3020 Heat Generating Systems	Boiler	X None	Minor	Moderate	Major	Replace		\$0	
Heat ExchangerXNoneMinorModerateMajorReplace50D3030 Cooling Generating SystemsStand alone chillerXNoneMinorModerateMajorReplace50D3040 Distribution SystemsDuctworkXNoneMinorModerateMajorReplace50D3050 Terminal & Package UnitsAbove celling VAU unitXNoneMinorModerateMajorReplace50D3050 Terminal & Package UnitsAbove celling VAU unitXNoneMinorModerateMajorReplace50D3050 Controls & InstrumentationD3060 Controls & Instrumentation100%XNoneMinorModerateMajorReplace50D3070 Systems Testing & BalancingD3070 Systems & EquipmentNOT USEDNoneMinorModerateMajorReplace50NOI USUS OBSERVEDD4010 SprinklersLXNoneMinorModerateMajorReplace50NOI USUS OBSERVEDD4010 SprinklersNOT USEDNoneMinorModerateMajorReplace50NOI USUS OBSERVEDD4010 SprinklersNOT USEDNoneMinorModerateMajorReplace50NOI USUS OBSERVEDD4010 SprinklersNOT USEDNoneMinorModerateMajorReplace50NOI USUS OBSERVEDD4030 Other Fire Protection SpecialtiesNOT USEDNoneMinorModerateMajorReplace50NO ELECT. DIS		Air Handler	X None	Minor	Moderate	Major	Replace		\$0	
D3030 Cooling Generating Systems     Component of air handler Stand allone chiller     X     None     Minor     Moderate     Major     Replace     \$0       D3040 Distribution Systems     Ductwork     X     None     Minor     Moderate     Major     Replace     \$0       D3050 Terminal & Package Units     Above ceiling VA vunit In-room ventilator unit In-room ventilator unit In-room radiant unit     X     None     Minor     Moderate     Major     Replace     \$0       D3060 Controls & Instrumentation     D3070 Systems Testing & Balancing     X     None     Minor     Moderate     Major     Replace     \$0     S0       D3090 Other Fire Protection     NOT USED     None     Minor     Moderate     Major     Replace     \$0     S0       D4010 Sprinklers     NOT USED     None     Minor     Moderate     Major     Replace     \$0     No SSUES OBSERVED       D4010 Sprinklers     NOT USED     None     Minor     Moderate     Major     Replace     \$0     No SSUES OBSERVED       D4010 Sprinklers     None     Minor     Moderate     Major     Replace     \$0     NO SSUES OBSERVED       D4010 Sprinklers     None     None     Minor     Moderate     Major     Replace     \$0     NO SSUES OBSERVED <t< td=""><td></td><td>Furnace</td><td>X None</td><td>Minor</td><td>Moderate</td><td>Major</td><td>Replace</td><td></td><td>\$0</td><td></td></t<>		Furnace	X None	Minor	Moderate	Major	Replace		\$0	
Stand alone chiller     X     None     Minor     Moderate     Major     Replace     S0       D3040 Distribution Systems     Ductwork     X     None     Minor     Moderate     Major     Replace     S0       D3050 Terminal & Package Units     Above celling VAV unit     X     None     Minor     Moderate     Major     Replace     S0       D3050 Terminal & Package Units     Above celling VAV unit     X     None     Minor     Moderate     Major     Replace     S0       D3050 Terminal & Package Units     Above celling VAV unit     X     None     Minor     Moderate     Major     Replace     S0     S0       D3060 Controls & Instrumentation     D3060     None     Minor     Moderate     Major     Replace     S0     NO IUSES OBSERVED       D3070 Systems Testing & Balancing     D3060     None     Minor     Moderate     Major     Replace     S0     NO IUSES OBSERVED       D4010 Eprinklers     X     None     X     None     Minor     Moderate     Major     Replace     S0     S0     NO IUSES OBSERVED       D4020 Stranklers     NOT USED     None     X     None     Minor     Moderate     Major     Replace     S0     S0     S0 <t< td=""><td></td><td>Heat Exchanger</td><td>X None</td><td>Minor</td><td>Moderate</td><td>Major</td><td>Replace</td><td></td><td>\$0</td><td></td></t<>		Heat Exchanger	X None	Minor	Moderate	Major	Replace		\$0	
D3040 Distribution Systems     Ductwork     X     None     Minor     Moderate     Major     Replace     S0       D3050 Terminal & Package Units     Hot water return & supply     X     None     Minor     Moderate     Major     Replace     S0       D3050 Terminal & Package Units     Loroom ventilator unit In-room ventilator unit In-room radiant unit     X     None     Minor     Moderate     Major     Replace     S0       D3050 Terminal & Package Units     None     Minor     Moderate     Major     Replace     S0     In-room       D3050 Terminal & Package Units     None     Minor     Moderate     Major     Replace     S0     In-room       D3060 Controls & Instrumentation     D3075 Systems Testing & Balancing     None     Minor     Moderate     Major     Replace     S0     NO ISSUES OBSERVED       D3000 Obrer HVAC Systems & Equipment     NOT     S0     None     Minor     Moderate     Major     Replace     S0     NO ISSUES OBSERVED       D400 Fire Protection     NOT USED     X     None     Minor     Moderate     Major     Replace     S0     In-room       D400 Fire Protection Systems     NOT USED     X     None     Minor     Moderate     Major     Replace     S0     S0     In	D3030 Cooling Generating Systems	Component of air handler	X None	Minor	Moderate	Major	Replace		\$0	
Hot water return & supply D3050 Terminal & Package Units       Hot water return & supply Above celling VAV unit In-room radiant unit       X       None       Minor       Moderate       Major       Replace       \$0         D3050 Terminal & Package Units       Above celling VAV unit In-room radiant unit       X       None       Minor       Moderate       Major       Replace       \$0       In-room         D3050 Controls & Instrumentation       100%       X       None       Minor       Moderate       Major       Replace       \$0       In-room       \$0       In-room       S0       In-room       S0       In-room       Replace       \$0       In-room       S0       In-room       Replace       \$0       In-room       S0       In-room       In-room       None       Minor       Moderate       Major       Replace       \$0       In-room       S0       In-room       In-room       None       Minor       Moderate       Major       Replace       \$0       In-room       S0       In-room       In-room       None       Minor       Moderate       Major       Replace       \$0       In-room       None       Minor       Moderate       Major       Replace       \$0       In-room       In-room       None       Minor       Moderate       <		Stand alone chiller	X None	Minor	Moderate	Major	Replace		\$0	
D3050 Terminal & Package Units     Above celling VAV unit In-room radiant In-room radiant Unit In-room radiant Unit In-room radian	D3040 Distribution Systems	Ductwork	X None	Minor	Moderate	Major	Replace		\$0	
In-room ventilator unit in-room radiant unit     X     None 100%     Minor     Moderate Moderate     Major Major     Replace     \$0       D3060 Controls & Instrumentation D3070 Systems Testing & Balancing D3090 Other HVAC Systems & Equipment     NOT USED     None     Minor     Moderate Moderate     Major     Replace     \$0     OLDER SYSTEM, APPEARS FUNCTIONAL       D3070 Systems Testing & Balancing D3090 Other HVAC Systems & Equipment     NOT USED     None     Minor     Moderate     Major     Replace     \$0     NOI USED SERVED       D4010 Sprinklers D4010 Sprinklers D4020 Standpipes D4030 Other Fire Protection Systems     NOT USED     None     Minor     Moderate     Major     Replace     \$0     NOI USED       D4010 Sprinklers D4030 Other Fire Protection Systems     NOT USED     X     None     Minor     Moderate     Major     Replace     \$0     S0       D4010 Sprinklers D4030 Other Fire Protection Systems     NOT USED     X     None     Minor     Moderate     Major     Replace     \$0     S0       D4030 Electrical D5010 Electrical D5010 Electrical D5030 Communications & Security     NOT USED     None     Minor     Moderate     Major     Replace     \$0     NO Electr. DIST ISSUES       D5030 Communications & Security     Voice / Data System Closed Circuit Surveillance Access Control System     None     Minor		Hot water return & supply	X None	Minor	Moderate	Major	Replace		\$0	
In-room radiant unit D3060 Controls & Instrumentation D3070 Systems Testing & Balancing D3090 Other HVAC Systems & Equipment D3090 Other HVAC Systems & Equipment D4010 Sprinklers D4010 Sprinklers D4020 Standpipes D4020 Standpipes D4030 Sire Protection Specialties D4030 Sire Protection Systems D4030 Sire Protection Systems D5010 Electrical Service & Distribution D5010 Electrical Service & Distribution D5020 Lighting and Branch Wiring D5030 Communications & Security Voice / Data System Clock / Intercom System D100% None	D3050 Terminal & Package Units	Above ceiling VAV unit	X None	Minor	Moderate	Major	Replace		\$0	
D3060 Controls & Instrumentation       100%       None       Minor       Moderate       Major       Replace       \$0       NO ISSUES OBSERVED         D3070 Systems Testing & Balancing       NOT USED       None       Minor       Moderate       Major       Replace       \$0       NO ISSUES OBSERVED         D40 Fire Protection       NOT USED       None       Minor       Moderate       Major       Replace       \$0       NO ISSUES OBSERVED         D4020 Standpipes       X       None       Minor       Moderate       Major       Replace       \$0       Image: So       So       Image:		In-room ventilator unit	X None	Minor	Moderate	Major	Replace		\$0	
D3070 Systems Testing & Balancing D3090 Other HVAC Systems & Equipment D40 Fire Protection D4010 Sprinklers       NOT USED       Minor       Moderate Minor       Major       Replace       \$0       NO ISSUES OBSERVED         D40 Fire Protection D4010 Sprinklers       X       None       Minor       Moderate       Major       Replace       \$0       NO ISSUES OBSERVED         D4020 Standpipes D4030 Fire Protection Specialties D4030 Other Fire Protection Systems       NO TUSED       X       None       Minor       Moderate       Major       Replace       \$0       S0       NO ISSUES OBSERVED         D4030 Fire Protection Specialties D4090 Other Fire Protection Systems       NO TUSED       X       None       Minor       Moderate       Major       Replace       \$0       S0       Image: S0		In-room radiant unit	100% X None	Minor	Moderate	Major	Replace		\$0	OLDER SYSTEM, APPEARS FUNCTIONAL
D3090 Other HVAC Systems & Equipment       NOT USED       Minor       Minor       Moderate       Major       Replace         D401 Sprinklers       X       X       X       None       Minor       Moderate       Major       Replace       S0       S0         D4030 Strindpipes       X       X       None       Minor       Moderate       Major       Replace       S0	D3060 Controls & Instrumentation		100% None	Minor	Moderate	Major	Replace		\$0	NO ISSUES OBSERVED
D40 Fire Protection       Volume       Mone       Molor       Moderate       Major       Replace       \$0       \$0       \$0       \$0         D4030 Standpipes       D4030 Standpipes       X       None       X       None       Minor       Moderate       Major       Replace       \$0       \$	D3070 Systems Testing & Balancing		100% None	Minor	Moderate	Major	Replace		\$0	NO ISSUES OBSERVED
D4010 Sprinklers       X       None       Minor       Moderate       Major       Replace       \$0       Image: Some some some some some some some some s	D3090 Other HVAC Systems & Equipment	NOT USED	None	Minor	Moderate	Major	Replace			
D4020 Standpipes       X       None       Minor       Moderate       Major       Replace       \$0       Image: Source Sourc	D40 Fire Protection									
D4030 Fire Protection Specialties       NOT USED       None       Minor       Moderate       Major       Replace       \$0       Addition       Moderate       Major       Replace       \$0       Addition       Moderate       Major       Replace       \$0       Addition       Moderate       Major       Replace       \$0       MOE       Moderate       Major       Replace       \$0       MOE       Moderate       Major       Replace       \$0       MOE       Moe       Moe       Moe       Major       Replace       \$0       MOE       Moe       Moe       Moe       Major       Replace       \$0       NOE       NOE       Moe       Moe       Moe       Major       Replace       \$0       NOE       NOE       Moe       Moe       Major       Replace       \$0       NOE       NOE       Moe       Major       Replace       \$0       NOE       NOE       NOE       Moe	D4010 Sprinklers		X None	Minor	Moderate	Major	Replace			
D4090 Other Fire Protection Systems       NOT USED       None       Minor       Moderate       Major       Replace         D5010 Electrical Service & Distribution       100%       None       Minor       Moderate       Major       Replace       \$0       NO ELECT. DIST ISSUES         D5020 Lighting and Branch Wiring       100%       None       Minor       Moderate       Major       Replace       \$0       NO ELECT. DIST ISSUES         D5030 Communications & Security       Voice / Data System       100%       None       Minor       Moderate       Major       Replace       \$0       VOIPO VOIP KR PHONES         Clock / Intercom System       100%       None       Minor       Moderate       Major       Replace       \$0       NO CLOCK VOIP OVER PHONES         Closed Circuit Surveillance       100%       None       Minor       Moderate       Major       Replace       \$0       NO CLOCK VOIP OVER PHONES         Access Control System       100%       None       Minor       Moderate       Major       Replace       \$0       NO CLOCK VOIP OVER PHONES         Intrusion Alarm System       100%       None       Minor       Moderate       X Major       Replace       100%       \$0       NO CLOCK VOIP OVER PHONES         Intrusion Al	D4020 Standpipes		X None	Minor	Moderate	Major	Replace			
D50 Electrical       D5010 Electrical Service & Distribution       100%       None       Minor       Moderate       Major       Replace       \$0       NO ELECT. DIST ISSUES         D5020 Lighting and Branch Wiring       100%       None       Minor       Moderate       Major       Replace       \$0       NO ELECT. DIST ISSUES       NOE         D5030 Communications & Security       Voice / Data System       100%       None       Minor       Moderate       Major       Replace       \$0       NO ELECT. DIST ISSUES       NOE       NOE       Minor       Moderate       Major       Replace       \$0       NO CLOCK VOIP OVER PHONES       NOE       NOE       Noe       Minor       Moderate       Major       Replace       \$0       NO CLOCK VOIP OVER PHONES       NOE       NOE       Noe       Minor       Moderate       Major       Replace       \$0       NO CLOCK VOIP OVER PHONES       NOE       NOE       Noe       Minor       Moderate       Major       Replace       \$0       NO CLOCK VOIP OVER PHONES       NOE       NOE       Noe       Minor       Moderate       Major       Replace       100%       \$6,324       FUNCTIONAL, BUT MAY BE OBSOLETE       NOE       NOE       NOE       Noe       Minor       Moderate       Major       Replace	D4030 Fire Protection Specialties		X None	Minor	Moderate	Major	Replace		\$0	
D5010 Electrical Service & Distribution       100%       None       Minor       Moderate       Major       Replace       \$0       NO ELECT. DIST ISSUES         D5020 Lighting and Branch Wiring       100%       None       Minor       Moderate       Major       Replace       \$0       APPERS TO BE NEWER FIXTURES         D5030 Communications & Security       Voice / Data System       100%       None       Minor       Moderate       Major       Replace       \$0       APPERS TO BE NEWER FIXTURES         D5030 Communications & Security       Voice / Data System       100%       None       Minor       Moderate       Major       Replace       \$0       NO CUCK PHONES         Clock / Intercom System       100%       None       Minor       Moderate       Major       Replace       \$0       NO CUCK VOIP OVER PHONES         Closed Circuit Surveillance       100%       None       Minor       Moderate       Major       Replace       100%       \$6,324       FUNCTIONAL, BUT MAY BE OBSOLETE         Access Control System       100%       None       Minor       Moderate       Major       Replace       100%       \$2,874       FUNCTIONAL, MAY NEED EXPAND OF SYSTEM         Intrusion Alarm System       100%       None       Minor       Moderate       Maj	D4090 Other Fire Protection Systems	NOT USED	None	Minor	Moderate	Major	Replace			
D5020 Lighting and Branch Wiring       100%       None       Minor       Moderate       Major       Replace       State	D50 Electrical									
D5030 Communications & Security       Voice / Data System       100%       None       Minor       Moderate       Major       Replace       State       State <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>										
Clock / Intercom System100%NoneMinorModerateMajorReplaceS0NO CLOCK VOIP OVER PHONESClosed Circuit Surveillance100%NoneMinorModerateMajorXReplace100%\$6,324FUNCTIONAL, BUT MAY BE OBSOLETEAccess Control System100%NoneMinorModerateXMajorReplace100%\$2,874FUNCTIONAL MAY NEED EXPAND OF SYSTEMIntrusion Alarm System100%NoneMinorModerateMajorReplace\$0NO ISSUES OBSSERED										
Closed Circuit Surveillance100%NoneMinorModerateMajorXReplace100%\$6,324FUNCTIONAL, BUT MAY BE OBSOLETEAccess Control System100%NoneMinorModerateXMajorReplace100%\$2,874FUNCTIONAL MAY NEED EXPAND OF SYSTEMIntrusion Alarm System100%NoneMinorModerateMajorReplace\$0NO ISSUES OBSSERED	D5030 Communications & Security							$ \longrightarrow $		
Access Control System       100%       None       Minor       Moderate       X       Major       Replace       100%       \$2,874       FUNCTIONAL MAY NEED EXPAND OF SYSTEM         Intrusion Alarm System       100%       None       Minor       Moderate       Major       Replace       100%       \$2,000       NO ISSUES OBSSERED										
Intrusion Alarm System 100% None Minor Moderate Major Replace \$0 NO ISSUES OBSSERED				-					. ,	
								100%		
Fire Alarm / Detection 100% None Minor Moderate Major Replace \$0 NO ISSUES OBSSERED										
Lighting Control System X None Minor Moderate Major Replace NONE									\$0	NONE
D5090 Other Electrical Systems NOT USED None Minor Moderate Major Replace	D5090 Other Electrical Systems	NOT USED	None	Minor	Moderate	Major	Replace			

IPMENT & FURNISHINGS									\$18,396.79
E10 Equipment									
E1010 Commercial Equipment	Food Service	X None	Minor	Moderate	Major	Replace		\$0	
	Vocational	80% None	X Minor	Moderate	Major	Replace	1000%	\$18,397	MAY CONSIDER UPGRADE TO DUST COLLECTO
E1020 Institutional Equipment	Science	X None	Minor	Moderate	Major	Replace		\$0	
	Art	X None	Minor	Moderate	Major	Replace		\$0	
	Stage Performance	X None	Minor	Moderate	Major	Replace		\$0	
	Restroom Accessories/Stalls	100% None	Minor	Moderate	Major	Replace		\$0	NEWER, GOOD CONDITION
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	Minor	Moderate	Major	Replace		\$0	MIX OF OLDER AND NEWER EQUIPMENT
E2020 Movable Furnishings		100% None	Minor	Moderate	Major	Replace		\$0	MIX OF OLDER AND NEWER EQUIPMENT
CIAL CONSTRUCTION & DEMOLITION - NOT USED					• <b>••••</b> •				
DING CITE WORK									42 45C
DING SITE WORK	NOTUSED								\$2,156
G10 Site Preparation G20 Site Improvements	NOT USED								
G2010 Roadways		X None	Minor	Moderate	Major	Replace		\$0	SEE MAIN BUILDING 1
•								\$0	SEE MAIN BUILDING 1
G2020 Parking Lots		X None	Minor	Moderate	Major	Replace		\$0	SEE MAIN BUILDING 1
G2030 Pedestrian Paving		X None	Minor	Moderate	Major	Replace			SEE MAIN BOILDING I
G2040 Site Development		X None	Minor	Moderate	Major	Replace		\$0	
G2050 Landscaping		X None	Minor	Moderate	Major	Replace		\$0	SEE MAIN BUILDING 1
G30 Site Mechanical Utilities						_			
G3010 Water Supply	Domestic	100% None	Minor	Moderate	Major	Replace		\$0	EXISTING WATER SYSTEM IN GOOD ORDER
	Fire	X None	Minor	Moderate	Major	Replace		\$0	NO ISSUES OBSERVED
G3020 Sanitary Sewer		100% None	Minor	Moderate	Major	Replace		\$0	NO ISSUES OBSERVED
G3030 Storm Sewer		100% None	Minor	Moderate	Major	Replace		\$0	NO ISSUES OBSERVED
G3040 Heating Distribution		100% None	Minor	Moderate	Major	Replace		\$0	NO ISSUES OBSERVED
G3050 Cooling Distribution		100% None	Minor	Moderate	Major	Replace		\$0	NO ISSUES OBSERVED
G3060 Fuel Distribution		100% None	Minor	Moderate	Major	Replace		\$0	NO ISSUES OBSERVED
G3090 Other Site Mechanical Utilities	NOT USED	None	Minor	Moderate	Major	Replace			
G40 Site Electrical Utilities		<b></b>							
G4010 Electrical Distribution	Service	100% None	Minor	Moderate	Major	Replace		\$0	NO ISSUES OBSERVED
	Generator	X None	Minor	Moderate	Major	Replace		\$0	
G4020 Site Lighting		100% None	Minor	X Moderate	Major	Replace	25%	\$2,156	AGED FIXTURES
G4030 Site Communications & Security		None	Minor	Moderate	Major	Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED	None	Minor	Moderate	Major	Replace			
G90 Other Site Construction	NOT USED								
				Unit of		Unit			
Description of System				Measure	Quar	tity Budget		Extended	

Descriptio	on of System	Unit of Measure		Quantity	Uni Budg	Extended	
						\$0	
						\$0	
						\$0	
			[ [			\$0	
						\$0	
						\$0	

\$83,747
\$31,824
\$115,571
\$2,453,695
4.7%

#### Budgeted Replacement Cost of Buildings by Type

	Raw Budget / SF (as	Inflated Based on	<b>Developed</b>	Forwarded FCI
<u>Type</u>	<u>of 7/1/16)</u>	State Rate	Budget*	<u>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	455.4
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	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

## **County Cost Factor for Physical Assessment Budget Calculation**

	<u>Prevailing</u> Wage Rate		<b>Forwarded</b>
<u>Counties</u>	<u>Regions</u>	Cost Factor	<u>Factor</u>
Clatsop	1	1.05	0.00
Columbia	1	1.05	0.00
Tillamook	1	1.05	0.00
Clackamas	2	1.13	0.00
Multnomah	2	1.13	0.00
Washington	2	1.13	0.00
Marion	3	1.00	0.00
Polk	3	1.00	0.00
Yamhill	3	1.00	0.00
Benton	4	1.00	0.00
Lincoln	4	1.00	0.00
Linn	4	1.00	0.00
Lane	5	1.00	0.00
Douglas	6	0.97	0.97
Coos	7	0.97	0.00
Curry	7	0.97	0.00
Jackson	8	0.97	0.00
Josephine	8	0.97	0.00
Hood River	9	1.05	0.00
Sherman	9	1.05	0.00
Wasco	9	1.05	0.00
Crook	10	0.95	0.00
Deschutes	10	0.95	0.00
Jefferson	10	0.95	0.00
Klamath	11	0.93	0.00
Lake	11	0.93	0.00
Gilliam	12	0.99	0.00
Grant	12	0.99	0.00
Morrow	12	0.99	0.00
Umatilla	12	0.99	0.00
Wheeler	12	0.99	0.00
Baker	13	0.99	0.00
Union	13	0.99	0.00
Wallowa	13	0.99	0.00
Harney	14	0.89	0.00
, Malheur	14	0.89	0.00
	Se	lected Factor	0.97

## NOTES

Regions established by the State of Oregon BOLI Office Relational rates between regions extrapolated from 2015 National Building Cost Manual (2015)

A RENOVAT	TIONS			
Renovation #	Date	Construction Type	Square Footage	Usage
ONGOING			N/A	FINISHES, FLOORS, CEILINGS, ETC.

ADDITIO	ADDITIONS											
Addition #	Date	Construction Type	Square Footage	Usage								
1	2021	W2	1,388	SHOP SPACE								

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

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

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

## INFORMATION TECHNOLOGY

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

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

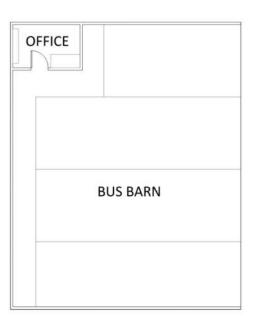
	YES	NO	N/A	COMMENTS
s someone designated to develop and implement an indoor air quality management plan for	х			
your school district?	^			
Does your district have an indoor air quality management plan that includes steps for	х			
preventing and resolving indoor air quality problems?	^			
Are school buildings inspected once or twice each year for conditions that may lead to indoor		x		
air quality problems?		^		
s 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	Х			
recommendations or accepted practice for the HVAC system?				
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	Х			
hat all equipment is in operating order.				
s the maintenance schedule updated to show all maintenance performed on the building	х			
systems?	^			
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?	Х			
Are maintenance schedules retained for at least three years?	Х			
Are damaged or inoperable components of the HVAC system replaced or repaired as	~			
appropriate?	х			
Are reservoirs or parts of the HVAC system with standing water checked visually for microbial			v	
growth?			Х	
Are water leaks that could promote growth of biologic agents promptly repaired?	Х			
Are damp or wet materials that could promote growth of biologic agents promptly dried,	х			
replaced, removed, or cleaned?	^			
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?	Х			
s general or local exhaust ventilation used where housekeeping and maintenance activities				
could reasonably be expected to result in exposure to hazardous substances above applicable		х		
exposure limits?				
Does the HVAC system have CO2 monitoring capability (demand control ventilation)?		Х		
Are humidity levels maintained between 30% to 60% relative humidity?	х			60% NATURAL OCCUR TY
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	х			
contaminant into the air system?				
f buildings do not have mechanical ventilation, are windows, doors, vents, stacks, and other	~			
portals used for natural ventilation operating properly?	Х			

# 4. BUS BARN

YEAR(S) CONSTRUCTED:

1988

TOTAL GROSS SQUARE FOOTAGE ALL SPACES: 2,000 sf





DAYS CREEK CHARTER SCHOOL DOUGLAS COUNTY SD #15 Facilities Assessment Report

Item	Data	Notes / Explanation
District Name:	Douglas County SD 15	Pull-down menu of the 197 Districts
Site Name:	DAYS CREEK CHARTER SCHOOL	Typically the name that is used for the facility / campus
Building Name:	SHOP & VO-AG CLASSROOM BUILDING	If only one building on site, refer to "main"
Building ID:	1993-3348-04 / 20110103	District assigned, but based on State format*
Building Type:	Bus Shelter	Pull-down menu - feeds FCI calculation
Physical Address of Building:	11381 TILLER WAY, DAYS CREEK, OREGON 97429	Informational only - does not link
Original Year of Building Completion	1988	When was the original building completed and ready for use
Original Construction Type	ОТН	What type of construction was used to complete original building
Describe Other Construction Type	W2 (MODIFIED)	If you choose other construction type please describe here
County:	Douglas	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	2,000	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	0	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): Date of Assessment:	SCOTT@STRAIGHTILNE.BIZ 9/8/2021	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)

District Name:         Douglas County SD 15           Site Name:         DAYS CREEK CHARTER SCHOOL           Building Name:         SHOP & VO-AG CLASSROOM BUILDING           Building ID:         1993-3348-04 / 20110103						should not receiv ell from user input				verwrite		
		F					П				Automated Budget	
Level 1 Level 2 Level 3	Type (as applicable)		None	P	Minor	Moderate		Major	Replace		Estimate	
A SUBSTRUCTURE												\$0
A10 Foundations		4000/	٦	<u> </u>			_				40	
A1010 Standard Foundations		100%	None K None	Mir Mir		Moderate		Major	Replace		\$0 \$0	NO ISSUES OBSERVED
A1020 Special Foundations A1030 Slab on Grade		100%	K None None		nor	Moderate Moderate		Major Major	Replace Replace		\$0 \$0	NO ISSUES OBSERVED
A20 Basement Construction		100%	None	IVIII		Woderate	ш	iviajui	Replace		ΟÇ	NO ISSUES OBSERVED
A2010 Basement Excavation	NOT USED		None	Mir	nor	Moderate		Major	Replace		-	
A2020 Basement Walls			None	Mir		Moderate		Major	Replace		\$0	
B SHELL		·	_			_						\$277
B10 Superstructure						_						
B1010 Floor Construction	Wood		None		nor	Moderate		Major	Replace		\$0	
	Steel		K None		nor	Moderate		Major	Replace		\$0	
	Concrete	100%	None		nor	Moderate		Major	Replace		\$0 \$0	NO ISSUES OBSERVED NO ISSUES OBSERVED
B1020 Roof Construction	Wood Steel	100%	None K None		nor nor	Moderate Moderate		Major Major	Replace Replace		\$0 \$0	NO ISSUES OBSERVED
	Concrete		K None		nor	Moderate	-	Major	Replace		\$0	
B20 Exterior Enclosure	concrete		( None			Moderate		Major	Replace		ψŪ	
B2010 Exterior Walls	Concrete Formed / Tilt	)	( None	Mir	nor	Moderate		Major	Replace		\$0	
	Masonry	)	( None	Mir	nor	Moderate		Major	Replace		\$0	
	Framed w/Panel Siding	100%	None	Mir	nor	Moderate		Major	Replace		\$0	NO METAL PANEL DAMAGE OBSERVED
	Framed w/Stucco	>	None	Mir	nor	Moderate		Major	Replace		\$0	
	Framed w/Masonry Veneer		K None	Mir	nor	Moderate		Major	Replace		\$0	
B2020 Exterior Windows	Wood		( None		nor	Moderate		Major	Replace		\$0	
	Aluminum/Steel		K None		nor	Moderate		Major	Replace		\$0	
	Clad		K None		nor	Moderate		Major	Replace		\$0	
	Curtain Wall		( None		nor	Moderate		Major	Replace		\$0	
B2030 Exterior Doors	Wood	1	( None	Mir	nor	Moderate		Major	Replace X Replace	20%	\$0 \$277	REPLACE NON ADA HARDWARE
	Hollow Metal Storefront		None K None		nor	Moderate Moderate		Major Major	Replace	20%	\$277	
B30 Roofing	Storenom		None			Woderate		wajoi	Replace		ŲÇ	
B3010 Roof Coverings	Asphalt Shingle		K None	Mir	nor	Moderate		Major	Replace		\$0	
C C	Built-Up		( None	Mir		Moderate		Major	Replace		\$0	
	Single Ply	)	K None	Mir	nor	Moderate		Major	Replace		\$0	
	Metal	100%	None	Mir	nor	Moderate		Major	Replace		\$0	NO OBSERVABLE ISSUES
	Concrete Tile		( None		nor	Moderate		Major	Replace		\$0	
B3020 Roof Openings	Skylights		K None		nor	Moderate		Major	Replace		\$0	
	Access Hatch		None	Mir	nor	Moderate		Major	Replace		\$0	4500
C INTERIORS C10 Interior Construction												\$563
C1010 Partitions	Framed	100%	None	Mir	nor	Moderate		Major	Replace		\$0	NO ISSUES OBSERVED
	Masonry		K None		nor	Moderate		Major	Replace		\$0	
C1020 Interior Doors	Wood	1	None			Moderate		Major	Replace	20%	\$64	REPLACE NON ADA HARDWARE
	Hollow Metal	)	( None	Mir	nor	Moderate		Major	Replace		\$0	
C1030 Fittings	NOT USED		None	Mir	nor	Moderate		Major	Replace			
C20 Stairs			-									
C2010 Stair Construction	Wood		K None		nor	Moderate		Major	Replace		\$0	
	Metal		( None	Mir		Moderate		Major	Replace		\$0	
	Concrete		( None	Mir		Moderate		Major	Replace		\$0	
C2020 Stair Finishes	Concrete Fill Resilient		K None K None	Mir	nor nor	Moderate Moderate		Major Major	Replace Replace		\$0 \$0	
C30 Interior Finishes	neomene	/ ·	. Inone			inouclate			neplace	J	γv	<u></u>

State of Oregon School Facilities Assessment Template 6/2016

CODED MAIL DISTRICT.								ćo.	
C3010 Wall Finishes	Paint on Masonry	X None	Minor	Moderate	Major	Replace		\$0	
	Wallboard	X None	Minor	Moderate	Major	Replace		\$0	
	Wainscot	100% None	Minor	Moderate	Major	Replace		\$0	BEAT UP BUT FUNCTIONAL CONSIDER USEAGE
	Ceramic Tile	X None	Minor	Moderate	Major	Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	4% None	Minor	Moderate	Major	X Replace	100%	\$499	REPLACE OFFICE CARPET
	Resilient Tile	X None	Minor	Moderate	Major	Replace		\$0	
	Resilient Sheet	X None	Minor	Moderate	Major	Replace		\$0	
	Polished Concrete	96% None	Minor	Moderate	Major	Replace		\$0	NO ISSUES, NATURAL EXPOSURE
	Ceramic Tile	X None	Minor	Moderate	Major	Replace		\$0	
	Liquid Applied	X None	Minor	Moderate	Major	Replace		\$0	
	Wood Sports Floor	X None	Minor	Moderate	Major	Replace		\$0	
C3030 Ceiling Finishes	Wallboard	X None	Minor	X Moderate	Major	Replace		\$0	
	Lay-In Ceiling Tile	X None	Minor	Moderate	Major	Replace		\$0	
	Glued-Up Ceiling Tile	X None	Minor	Moderate	Major	Replace		\$0	
	Painted Structure	X None	Minor	Moderate	Major	Replace		\$0	NO ISSUES, NATURAL EXPOSURE
D SERVICES	Fainted Structure	X None	WIIIO	woderate	Iviajoi	Replace	L	ŞU	\$640
D10 Conveying									Ş040
D1010 Elevators & Lifts		X None	Minor	Moderate	Major	Bonlaco		\$0	
					Major	Replace			
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		X None	Minor	Moderate	Major	Replace		\$0	
D2020 Domestic Water Distribution		X None	Minor	Moderate	Major	Replace		\$0	
D2030 Sanitary Waste		X None	Minor	Moderate	Major	Replace		\$0	
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		X None	Minor	Moderate	Major	Replace		\$0	
D3020 Heat Generating Systems	Boiler	X None	Minor	Moderate	Major	Replace		\$0	
	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	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	X None	Minor	Moderate	Major	Replace		\$0	
	Hot water return & supply	X None	Minor	Moderate	Major	Replace		\$0	
D3050 Terminal & Package Units	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	100% None	Minor	Moderate	Major	X Replace	30%	\$640	END OF LIFE HEATER IN OFFICE
D3060 Controls & Instrumentation		X None	Minor	Moderate	Major	Replace		\$0	
D3070 Systems Testing & Balancing		X None	Minor	Moderate	Major	Replace		\$0	
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		ψŪ	
D50 Electrical	NOT USED	None	WIIIO	Widdefate	Iviajoi	Replace			
		100% None	Minor	Madarata	Major	Bonlaco		\$0	NO ELECT. DIST ISSUES
D5010 Electrical Service & Distribution			Minor	Moderate	Major	Replace	┝──┤	•	APPERS TO BE NEWER FIXTURES
D5020 Lighting and Branch Wiring			Minor	Moderate	Major	Replace	$\vdash$	\$0	AFFERS TO DE NEWER FIXTURES
D5030 Communications & Security	Voice / Data System	X None	Minor	Moderate	Major	Replace	$ \rightarrow $	\$0	
	Clock / Intercom System	X None	Minor	Moderate	Major	Replace	1000	\$0	
	Closed Circuit Surveillance	X None	Minor	Moderate	Major	X Replace	100%	\$0	
	Access Control System	X None	Minor	Moderate	X Major	Replace	100%	\$0	
	Intrusion Alarm System	X None	Minor	Moderate	Major	Replace		\$0	
	Fire Alarm / Detection	X None	Minor	Moderate	Major	Replace		\$0	
	Lighting Control System	X None	Minor	Moderate	Major	Replace		\$0	NONE
D5090 Other Electrical Systems	NOT USED	None	Minor	Moderate	Major	Replace			

JIPMENT & FURNISHINGS									\$0.00
E10 Equipment					_				
E1010 Commercial Equipment	Food Service	X None	Minor	Moderate	Major	Replace		\$0	
	Vocational	X None	X Minor	Moderate	Major	Replace	1000%	\$0	
E1020 Institutional Equipment	Science	X None	Minor	Moderate	Major	Replace		\$0	
	Art	X None	Minor	Moderate	Major	Replace		\$0	
	Stage Performance	X None	Minor	Moderate	Major	Replace		\$0	
	Restroom Accessories/Stalls	X None	Minor	Moderate	Major	Replace		\$0	
E1030 Vehicular Equipment	NOT USED	None	Minor	Moderate	Major	Replace			
E1090 Other Equipment	NOT USED	None	Minor	Moderate	Major	Replace			
E20 Furnishings		<b></b>							-
E2010 Fixed Furnishings		X None	Minor	Moderate	Major	Replace		\$0	
E2020 Movable Furnishings		X None	Minor	Moderate	Major	Replace		\$0	
CIAL CONSTRUCTION & DEMOLITION - NOT USED		·							
LDING SITE WORK									\$0
G10 Site Preparation	NOT USED								
G20 Site Improvements		·	—	_	_	—			
G2010 Roadways		X None	Minor	Moderate	Major	Replace		\$0	SEE MAIN BUILDING 1
G2020 Parking Lots		X None	Minor	Moderate	Major	Replace		\$0	SEE MAIN BUILDING 1
G2030 Pedestrian Paving		X None	Minor	Moderate	Major	Replace		\$0	SEE MAIN BUILDING 1
G2040 Site Development		X None	Minor	Moderate	Major	Replace		\$0	
G2050 Landscaping		X None	Minor	Moderate	Major	Replace		\$0	SEE MAIN BUILDING 1
G30 Site Mechanical Utilities									
G3010 Water Supply	Domestic	X None	Minor	Moderate	Major	Replace		\$0	
	Fire	X None	Minor	Moderate	Major	Replace		\$0	
G3020 Sanitary Sewer		X None	Minor	Moderate	Major	Replace		\$0	
G3030 Storm Sewer		X None	Minor	Moderate	Major	Replace		\$0	
G3040 Heating Distribution		X None	Minor	Moderate	Major	Replace		\$0	
G3050 Cooling Distribution		X None	Minor	Moderate	Major	Replace		\$0	
G3060 Fuel Distribution		X None	Minor	Moderate	Major	Replace		\$0	
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 OBSERVED
	Generator	X None	Minor	Moderate	Major	Replace		\$0	
G4020 Site Lighting		X None	Minor	Moderate	Major	Replace		\$0	
G4030 Site Communications & Security		X None	Minor	Moderate	Major	Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED	None	Minor	Moderate	Major	Replace		νç	
G4090 Other Site Electrical Othities	NOT USED	None	wintor	wouerate	ividjor	Replace			
G90 Other Site Construction									
				Unit of		Unit	1		
Description of System				Measure	Quan			Extended	

Descriptio	n of System	Unit of Measure	Quantity	Unit Budget	Extended	
					\$0	
[						
[					\$0	
					\$0	
					\$0	
					\$0	
					\$0	

Physical Condition Budget Sub-Total	\$1,481
Budgeted Development Costs	\$563
Physical Condition Budget TOTAL	\$2,044
Replacement Budget	\$500,940
Facility Condition Index (FCI)	0.4%

#### Budgeted Replacement Cost of Buildings by Type

	<u>Raw Budget / SF (as</u>	Inflated Based on	<b>Developed</b>	Forwarded FCI
<u>Type</u>	<u>of 7/1/16)</u>	State Rate	Budget*	<b>Budget</b>
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	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	250.47
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	250.47

\*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

## **County Cost Factor for Physical Assessment Budget Calculation**

	Prevailing Wage Rate		Forwarded
<u>Counties</u>	<u>Regions</u>	Cost Factor	<u>Factor</u>
Clatsop	1	1.05	0.00
Columbia	1	1.05	0.00
Tillamook	1	1.05	0.00
Clackamas	2	1.13	0.00
Multnomah	2	1.13	0.00
Washington	2	1.13	0.00
Marion	3	1.00	0.00
Polk	3	1.00	0.00
Yamhill	3	1.00	0.00
Benton	4	1.00	0.00
Lincoln	4	1.00	0.00
Linn	4	1.00	0.00
Lane	5	1.00	0.00
Douglas	6	0.97	0.97
Coos	7	0.97	0.00
Curry	7	0.97	0.00
Jackson	8	0.97	0.00
Josephine	8	0.97	0.00
Hood River	9	1.05	0.00
Sherman	9	1.05	0.00
Wasco	9	1.05	0.00
Crook	10	0.95	0.00
Deschutes	10	0.95	0.00
Jefferson	10	0.95	0.00
Klamath	11	0.93	0.00
Lake	11	0.93	0.00
Gilliam	12	0.99	0.00
Grant	12	0.99	0.00
Morrow	12	0.99	0.00
Umatilla	12	0.99	0.00
Wheeler	12	0.99	0.00
Baker	13	0.99	0.00
Union	13	0.99	0.00
Wallowa	13	0.99	0.00
Harney	14	0.89	0.00
Malheur	14	0.89	0.00
		lected Factor	0.97

## NOTES

Regions established by the State of Oregon BOLI Office Relational rates between regions extrapolated from 2015 National Building Cost Manual (2015)

A RENOVA	A RENOVATIONS									
Renovation #	Date	Construction Type	Square Footage	Usage						
NONE										

<b>B</b> ADDITIO	ADDITIONS									
Addition #	Date	Construction Type	Square Footage	Usage						
NONE										

C PORTABL	E CLASSR	OOMS								
Portable #	Date	Age of Portable	Square Footage	Notes						
NONE										

	YES	NO	N/A	COMMENTS
Cohool grounds are ferred		NO	X	
School grounds are fenced.			X	
There is one clearly marked and designated entrance for visitors 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.		<u> </u>	Х	
Lighting is provided at entrances and other points of possible intrusion.			Х	
The school ground is free from trash or debris.			Х	
The school is free of graffiti.			х	
Play areas are fenced.			Х	
Playground equipment has tamper-proof fasteners			х	
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			Х	
Outside hardware has been removed from all doors except at points of entry.			Х	
Ground floor windows:			Х	
a. have no broken panes;			х	
<ul> <li>locking hardware is in working order.</li> </ul>			Х	
Basement windows are protected with grill or well cover.			Х	
Doors are locked when classrooms are vacant.			Х	
High-risk areas are protected by high security locks and an alarm system			Х	
a. Main office			Х	
b. Cafeteria			Х	
c. Computer Labs			Х	
d. Industrial Arts rooms			Х	
e. Science labs			Х	
f. Nurses Office			Х	
g. Boiler Room			Х	
n. Electrical Rooms			Х	
. Phone line access closet			Х	
Unused areas of the school can be closed off during after school activities.			Х	
There is two-way communication between the main office and:			Х	
a. Classroom			Х	
b. Duty stations			Х	
c. Re-locatable classrooms			Х	
d. Staff and faculty outside building			Х	
e. Buses			Х	
There is a central alarm system in the school. If yes, briefly describe:			Х	
The main entrance is visible from the main office.			Х	

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

## INFORMATION TECHNOLOGY

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

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

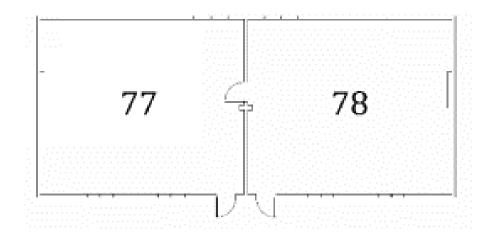
	YES	NO	N/A	COMMENTS
s someone designated to develop and implement an indoor air quality management plan for			х	
your school district?			^	
Does your district have an indoor air quality management plan that includes steps for			х	
preventing and resolving indoor air quality problems?			^	
Are school buildings inspected once or twice each year for conditions that may lead to indoor			х	
air quality problems?			^	
s 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			Х	
recommendations or accepted practice for the HVAC system?				
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			Х	
that all equipment is in operating order.				
s the maintenance schedule updated to show all maintenance performed on the building			v	
systems?			Х	
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?			Х	
Are maintenance schedules retained for at least three years?			х	
Are damaged or inoperable components of the HVAC system replaced or repaired as				
appropriate?			Х	
Are reservoirs or parts of the HVAC system with standing water checked visually for microbial				
growth?			Х	
Are water leaks that could promote growth of biologic agents promptly repaired?			Х	
Are damp or wet materials that could promote growth of biologic agents promptly dried,				
replaced, removed, or cleaned?			Х	
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?			Х	
s general or local exhaust ventilation used where housekeeping and maintenance activities				
could reasonably be expected to result in exposure to hazardous substances above applicable			х	
exposure limits?				
Does the HVAC system have CO2 monitoring capability (demand control ventilation)?			х	
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		<u> </u>		
eliminated, or are the make-up inlets or exhaust air outlets relocated to avoid entry of the			х	
contaminant into the air system?				
f buildings do not have mechanical ventilation, are windows, doors, vents, stacks, and other				
portals used for natural ventilation operating properly?			Х	

# 5. MODULAR CLASSROOM / LIBRARY

YEAR(S) CONSTRUCTED:

1994, 2019 Remodel

TOTAL GROSS SQUARE FOOTAGE ALL SPACES: 1,806 sf





DAYS CREEK CHARTER SCHOOL DOUGLAS COUNTY SD #15 Facilities Assessment Report

Item	Data	Notes / Explanation
District Name:	Douglas County SD 15	Pull-down menu of the 197 Districts
Site Name:	DAYS CREEK CHARTER SCHOOL	Typically the name that is used for the facility / campus
Building Name:	MODULAR CLASSROOM / LIBRARY	If only one building on site, refer to "main"
Building ID:	1993-3348-05 / 20170104	District assigned, but based on State format*
Building Type:	Middle School	Pull-down menu - feeds FCI calculation
Physical Address of Building:	11381 TILLER WAY, DAYS CREEK, OREGON 97429	Informational only - does not link
Original Year of Building Completion	1994, 2019 REMODEL	When was the original building completed and ready for use
Original Construction Type	МН	What type of construction was used to complete original building
Describe Other Construction Type	PORTABLE / MODULAR	If you choose other construction type please describe here
County:	Douglas	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	1,806	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	0	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): Date of Assessment:	SCOTT@STRAIGHTILNE.BIZ 9/8/2021	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)

District Name:	Douglas County SD 15	_												
Site Name:	DAYS CREEK CHARTER SCHOOL						at should not rec							
Building Name:	MODULAR CLASSROOM / LIBRARY	-		An autom	natically	populated	cell from user in	put else	where in th	ne file -	do not ove	erwrite		
Building ID:	1993-3348-05 / 20170104	_												
			1											
													Automated Budget	
	Level 3	Type (as applicable)		None		Minor	Moderate	2	Major		Replace		Estimate	
A SUBSTRUCTU														\$0
<u>A10 Fou</u>	undations							<b>—</b>	1	_				
	A1010 Standard Foundations			X None		Minor	Moderate		Major		Replace		\$0	10.000.000
	A1020 Special Foundations		100%	None		Minor	Moderate		Major		Replace		\$0	NO ISSUES
	A1030 Slab on Grade			X None	ſ	Minor	Moderate		Major	F	Replace		\$0	
A20 Bas	sement Construction				<b>1</b>			1		<b></b>				
	A2010 Basement Excavation	NOT USED		None		Minor	Moderate		Major		Replace			
	A2020 Basement Walls			X None	r	Minor	Moderate		Major	F	Replace		\$0	
B SHELL														\$0
<u>B10 Sup</u>	<u>perstructure</u>		1000/	<b></b>		г	<b>.</b>			—			4.0	
	B1010 Floor Construction	Wood	100%	None		Minor	Moderate		Major		Replace		\$0	NO ISSUES OBSERVED
		Steel		X None		Minor	Moderate		Major		Replace		\$0	
		Concrete		X None		Minor	Moderate		Major		Replace		\$0	
	B1020 Roof Construction	Wood	100%	None		Minor	Moderate		Major		Replace		\$0	NO ISSUES OBSERVED
		Steel		X None		Minor	Moderate		Major		Replace		\$0	
		Concrete		X None	ſ	Minor	Moderate		Major	F	Replace		\$0	
B20 Ext	erior Enclosure		1		-	r.				_				
	B2010 Exterior Walls	Concrete Formed / Tilt		X None		Minor	Moderate		Major		Replace		\$0	
		Masonry		X None		Minor	Moderate		Major		Replace		\$0	
		Framed w/Panel Siding	100%	None	r	Minor	Moderate		Major	F	Replace		\$0	FRESH PAINT, NO DAMAGE
		Framed w/Stucco		X None		Minor	Moderate		Major		Replace		\$0	
		Framed w/Masonry Veneer		X None	r	Minor	Moderate		Major	F	Replace		\$0	
	B2020 Exterior Windows	Wood		X None	r	Minor	Moderate		Major	F	Replace		\$0	
		Aluminum/Steel		X None	r	Minor	Moderate		Major	F	Replace		\$0	
		Clad	100%	None	r	Minor	Moderate		Major	F	Replace		\$0	NEWER VINYL, GOOD CONDITION
		Curtain Wall		X None	r	Minor	Moderate		Major	F	Replace		\$0	
	B2030 Exterior Doors	Wood		X None	r	Minor	Moderate		Major	F	Replace		\$0	
		Hollow Metal	2	None	r	Minor	Moderate		Major	F	Replace		\$0	NEWER DOORS, ALL IN GOOD ORDER
		Storefront		X None	r	Minor	Moderate		Major	F	Replace		\$0	
<u>B30 Roc</u>	ofing					_			_		-			
	B3010 Roof Coverings	Asphalt Shingle	100%	None	ſ	Minor	Moderate		Major	F	Replace		\$0	AGED ROOF, NO OBSERVED ISSUES
		Built-Up		None	ſ	Minor	Moderate		Major	F	Replace		\$0	
		Single Ply		X None	ſ	Minor	Moderate		Major	F	Replace		\$0	
		Metal		X None	r	Minor	Moderate		Major	F	Replace		\$0	
		Concrete Tile		X None	r	Minor	Moderate		Major	F	Replace		\$0	
	B3020 Roof Openings	Skylights		X None	r	Minor	Moderate		Major	F	Replace		\$0	
		Access Hatch		X None	r	Minor	Moderate		Major	F	Replace		\$0	
C INTERIORS						_			-				_	\$0
<u>C10 Inte</u>	erior Construction					_			_		_		-	
	C1010 Partitions	Framed	100%	None	r	Minor	Moderate		Major	F	Replace		\$0	NO ISSUES OBSERVED
		Masonry		X None	r	Minor	Moderate		Major	F	Replace		\$0	
	C1020 Interior Doors	Wood	1	None	r	Minor	X Moderate		Major	F	Replace		\$0	NEWER DOOR
		Hollow Metal		X None	r	Minor	Moderate		Major	F	Replace		\$0	
	C1030 Fittings	NOT USED		None	ſ	Minor	Moderate		Major	F	Replace			
<u>C20 Sta</u>	irs					-		_	-					
	C2010 Stair Construction	Wood	1	None	ľ	Minor	Moderate		Major	F	Replace		\$0	EXTEIOR RAMP AND STAIR GOOD CONDITION
		Metal		X None	ſ	Minor	Moderate		Major	F	Replace		\$0	
		Concrete		X None	ſ	Minor	Moderate		Major	F	Replace		\$0	
	C2020 Stair Finishes	Concrete Fill		X None		Minor	Moderate		Major		Replace		\$0	
		Resilient		X None		Minor	Moderate		Major		Replace		\$0	
C30 Inte	erior Finishes									<u> </u>				

State of Oregon School Facilities Assessment Template 6/2016

C3010 Wall Finishes	Paint on Masonry	X None	Minor	Moderate	Major	Replace	<b>—</b> ———————————————————————————————————	\$0	
CSOLO Wall Fillishes	Wallboard	100% None	Minor	Moderate	Major	Replace		\$0	NEWER PAINT
	Wainscot	X None	Minor	Moderate	Major	Replace		\$0	
	Ceramic Tile	X None	Minor	Moderate				\$0	
C2020 Flags Fighter					Major	Replace			
C3020 Floor Finishes	Carpet / Soft Surface	100% None	Minor	Moderate	Major	Replace		\$0	NEWER CARPET
	Resilient Tile	X None	Minor	Moderate	Major	Replace		\$0	
	Resilient Sheet	X None	Minor	Moderate	Major	Replace		\$0	
	Polished Concrete	X None	Minor	Moderate	Major	Replace		\$0	
	Ceramic Tile	X None	Minor	Moderate	Major	Replace		\$0	
	Liquid Applied	X None	Minor	Moderate	Major	Replace		\$0	
	Wood Sports Floor	X None	Minor	Moderate	Major	Replace		\$0	
C3030 Ceiling Finishes	Wallboard	X None	X Minor	Moderate	Major	Replace		\$0	
	Lay-In Ceiling Tile	100% None	Minor	Moderate	Major	Replace		\$0	NEWER GRID AND PANELS
	Glued-Up Ceiling Tile	X None	Minor	Moderate	Major	Replace		\$0	
	Painted Structure	X None	Minor	Moderate	Major	Replace		\$0	
D SERVICES									\$0
D10 Conveying									ŶŬ
D1010 Elevators & Lifts		X None	Minor	Moderate	Major	Replace		\$0	
D1020 Escalators & Moving Walks		X None	Minor	Moderate	Major	Replace		\$0	
								\$0	
D1090 Other Conveying Systems		X None	Minor	Moderate	Major	Replace		ŞU	
D20 Plumbing				<b>—</b>				40	[]
D2010 Plumbing Fixtures		X None	Minor	Moderate	Major	Replace		\$0	
D2020 Domestic Water Distribution		X None	Minor	Moderate	Major	Replace		\$0	
D2030 Sanitary Waste		X None	Minor	Moderate	Major	Replace		\$0	
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	NO OBSERVABLE ISSUES
D3020 Heat Generating Systems	Boiler	X None	Minor	Moderate	Major	Replace		\$0	
<b>U</b> ,	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	Component of air handler	100% None	Minor	Moderate	Major	Replace		\$0	NO OBSERVABLE ISSUES
D3030 Cooling Generating Systems			Minor					\$0 \$0	NO OBJERVABLE 1550E5
	Stand alone chiller	X None		Moderate	Major	Replace		\$0 \$0	
D3040 Distribution Systems	Ductwork	X None	Minor	Moderate	Major	Replace			
	Hot water return & supply	X None	Minor	Moderate	Major	Replace		\$0	
D3050 Terminal & Package Units	Above ceiling VAV unit	X None	Minor	Moderate	Major	Replace		\$0	
	In-room ventilator unit	100% None	Minor	Moderate	Major	Replace		\$0	NO OBSERVABLE ISSUES
	In-room radiant unit	X None	Minor	Moderate	Major	Replace		\$0	
D3060 Controls & Instrumentation		100% None	Minor	Moderate	Major	Replace		\$0	NO OBSERVABLE ISSUES
D3070 Systems Testing & Balancing		100% None	Minor	Moderate	Major	Replace		\$0	NO OBSERVABLE ISSUES
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		ψU	
D50 Electrical	NOT USED	None	WIIIO	Woderate	Wajor	Replace			
D5010 Electrical Service & Distribution		100% None	Minor	Moderate	Major	Replace		\$0	NO ELECT. DIST ISSUES
		100% None	Minor Minor	Moderate			<u> </u>	\$0 \$0	NEWER FIXTURES
D5020 Lighting and Branch Wiring	Maine / Data Gustan				Major	Replace			VOIP OVER PHONES
D5030 Communications & Security	Voice / Data System	100% None	Minor	Moderate	Major	Replace	<u> </u>	\$0	
	Clock / Intercom System	100% None	Minor	Moderate	Major	Replace		\$0	NO CLOCK VOIP OVER PHONES
	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	Moderate	Major	Replace		\$0	NO ISSUES OBSSERED
	Fire Alarm / Detection	100% None	Minor	Moderate	Major	Replace		\$0	NO ISSUES OBSSERED
	Lighting Control System	X None	Minor	Moderate	Major	Replace		\$0	NONE
D5090 Other Electrical Systems	NOT USED	None	Minor	Moderate	Major	Replace			
•									

IPMENT & FURNISHINGS									\$0.00
E10 Equipment									
E1010 Commercial Equipment	Food Service	X None	Minor	Moderate	Majo			\$0	
	Vocational	X None	Minor	Moderate	Majo	Replace		\$0	
E1020 Institutional Equipment	Science	X None	Minor	Moderate	Majo	Replace		\$0	
	Art	X None	Minor	Moderate	Majo	Replace		\$0	
	Stage Performance	X None	Minor	Moderate	Majo	Replace		\$0	
	Restroom Accessories/Stalls	X None	Minor	Moderate	Majo	Replace		\$0	
E1030 Vehicular Equipment	NOT USED	None	Minor	Moderate	Majo	Replace			
E1090 Other Equipment	NOT USED	None	Minor	Moderate	Majo	Replace			
E20 Furnishings									
E2010 Fixed Furnishings		100% None	Minor	Moderate	Majo	Replace		\$0	ORIGINAL, WELL MAINTAINED, GOOD COND.
E2020 Movable Furnishings		100% None	Minor	Moderate	Majo	Replace		\$0	NEW & OLD IN GOOD COND., ALL AGE APPR
CIAL CONSTRUCTION & DEMOLITION - NOT USED									
									\$0
DING SITE WORK	NOT USED								ŞU
G10 Site Preparation G20 Site Improvements	NOT USED								
G2010 Roadways		Nana	Minor	Moderate	Majo	Bonlaco		\$0	SEE MAIN BUILDING 1
		None	Minor					•	SEE MAIN BUILDING 1
G2020 Parking Lots		None	Minor	Moderate	Majo			\$0	SEE MAIN BUILDING 1
G2030 Pedestrian Paving		None	Minor	Moderate	Majo			\$0	
G2040 Site Development		None	Minor	Moderate	Majo			\$0	SEE MAIN BUILDING 1
G2050 Landscaping		None	Minor	Moderate	Majo	Replace		\$0	SEE MAIN BUILDING 1
G30 Site Mechanical Utilities		·		_					
G3010 Water Supply	Domestic	X None	Minor	Moderate	Majo			\$0	
	Fire	X None	Minor	Moderate	Majo			\$0	
G3020 Sanitary Sewer		X None	Minor	Moderate	Majo	Replace		\$0	
G3030 Storm Sewer		X None	Minor	Moderate	Majo			\$0	
G3040 Heating Distribution		X None	Minor	Moderate	Majo	Replace		\$0	
G3050 Cooling Distribution		100% None	Minor	Moderate	Majo	Replace		\$0	
G3060 Fuel Distribution		X None	Minor	Moderate	Majo	Replace		\$0	
G3090 Other Site Mechanical Utilities	NOT USED	None	Minor	Moderate	Majo	Replace			
G40 Site Electrical Utilities			<u> </u>	<u> </u>	<u></u>		-		
G4010 Electrical Distribution	Service	100% None	Minor	Moderate	Majo	Replace		\$0	NO ISSUES OBSERVED
	Generator	X None	Minor	Moderate	Majo	Replace		\$0	
G4020 Site Lighting		X None	Minor	Moderate	Majo	Replace		\$0	
G4030 Site Communications & Security		100% None	Minor	Moderate	Majo	Replace		\$0	NO ISSUES OBSERVED
G4090 Other Site Electrical Utilities	NOT USED	None	Minor	Moderate	Majo				
G90 Other Site Construction	NOT USED								
				Unit of		Unit			
Description of System				Measure	Qua	ntity Budget		Extended	

Descriptio	in of System	Unit of Measure		Quantity	Unit Budget	Extended	
						\$0	
			Ι				
			Ι			\$0	
			I			\$0	
			I			\$0	
			I			\$0	
			Ι			\$0	

Physical Condition Budget Sub-Total	\$0
Budgeted Development Costs	\$0
Physical Condition Budget TOTAL	\$0
Replacement Budget	\$795,037
Facility Condition Index (FCI)	0.0%

## Budgeted Replacement Cost of Buildings by Type

	<u>Raw Budget / SF (as</u>	Inflated Based on	<b>Developed</b>	Forwarded FCI
<u>Type</u>	<u>of 7/1/16)</u>	State Rate	Budget*	<b>Budget</b>
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

## **County Cost Factor for Physical Assessment Budget Calculation**

	Prevailing Wage Rate		Forwarded
<u>Counties</u>	<u>Regions</u>	Cost Factor	<u>Factor</u>
Clatsop	1	1.05	0.00
Columbia	1	1.05	0.00
Tillamook	1	1.05	0.00
Clackamas	2	1.13	0.00
Multnomah	2	1.13	0.00
Washington	2	1.13	0.00
Marion	3	1.00	0.00
Polk	3	1.00	0.00
Yamhill	3	1.00	0.00
Benton	4	1.00	0.00
Lincoln	4	1.00	0.00
Linn	4	1.00	0.00
Lane	5	1.00	0.00
Douglas	6	0.97	0.97
Coos	7	0.97	0.00
Curry	7	0.97	0.00
Jackson	8	0.97	0.00
Josephine	8	0.97	0.00
Hood River	9	1.05	0.00
Sherman	9	1.05	0.00
Wasco	9	1.05	0.00
Crook	10	0.95	0.00
Deschutes	10	0.95	0.00
Jefferson	10	0.95	0.00
Klamath	11	0.93	0.00
Lake	11	0.93	0.00
Gilliam	12	0.99	0.00
Grant	12	0.99	0.00
Morrow	12	0.99	0.00
Umatilla	12	0.99	0.00
Wheeler	12	0.99	0.00
Baker	13	0.99	0.00
Union	13	0.99	0.00
Wallowa	13	0.99	0.00
Harney	14	0.89	0.00
Malheur	14	0.89	0.00
		lected Factor	0.97

## NOTES

Regions established by the State of Oregon BOLI Office Relational rates between regions extrapolated from 2015 National Building Cost Manual (2015)

A RENOVA	TIONS			
Renovation #	Date	Construction Type	Square Footage	Usage
1	2019	REMODEL	N/A	FINISHES, FLOORS, CEILINGS, ETC.

<b>B</b> ADDITIO	B ADDITIONS						
Addition #	Date	Construction Type	Square Footage	Usage			

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

NO N/A	
X	PARTIAL, AT EGRESS POINTS
Х	DENSE GROUND COVER AT AREAS
Х	
x	SOME AREAS ARE LACKING
	+
	+
	+
X	
X	_
Х	
Х	
Х	
Х	
	+
x	-
X	-
^	
X	
X	
X	
X	
X	
Х	
Х	
X	1
X	1
X	
Х	
Х	
х	
Х	X

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

## INFORMATION TECHNOLOGY

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

HARMFUL SUBSTANCES ASSESSMENT				
	YES	NO	N/A	COMMENTS
Lead				
Has your facility been assessed for lead? If so when?	Х			
Is there lead in your facility?		Х		
Is lead abatement included in your future bond plans?			Х	
Asbestos				
Has your facility been assessed for asbestos? If so when?	Х			
Is there asbestos in your facility?		Х		
Is asbestos abatement included in your future bond plans?			х	
Mold				
Has your facility been assessed for mold? If so when?		Х		
Is there mold in your facility?			Х	
Is mold abatement included in your future bond plans?			Х	
Water Quality				
Has your facility been assessed for water quality (lead, etc)? If so when?	Х			
Is there a water quality concern in your facility?		х		
Is water treatment included in your future bond plans?			Х	
PCBs				
Has your facility been assessed for PCBs? If so when?		Х		
Are there PCBs in your facility?		Х		
Is PCB abatement included in your future bond plans?		Х		
Radon				
Has your facility been assessed for Radon? If so when?	х			Jan-21
Is there Radon in your facility?	Х	Х		PRESENT, BUT BELOW DANGER LEVEL
Is Radon management included in your future bond plans?			Х	

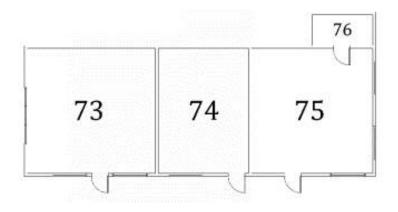
	YES	NO	N/A	COMMENTS
s someone designated to develop and implement an indoor air quality management plan for our school district?	х			
Does your district have an indoor air quality management plan that includes steps for	. v			
preventing and resolving indoor air quality problems?	х			
Are school buildings inspected once or twice each year for conditions that may lead to indoor air quality problems?		х		
s 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	Х			
recommendations or accepted practice for the HVAC system?				
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	Х			
hat all equipment is in operating order.				
s the maintenance schedule updated to show all maintenance performed on the building	x			
systems?	^			
Does the maintenance schedule include the dates that the building systems maintenance was	v			
performed and the names of the persons or companies performing the work?	х			
Are maintenance schedules retained for at least three years?	Х			
Are damaged or inoperable components of the HVAC system replaced or repaired as	х			
appropriate?	^			
Are reservoirs or parts of the HVAC system with standing water checked visually for microbial			х	
growth?			^	
Are water leaks that could promote growth of biologic agents promptly repaired?	Х			
Are damp or wet materials that could promote growth of biologic agents promptly dried,	x			
replaced, removed, or cleaned?	^			
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	x			
during regular or emergency maintenance activities or visual inspection?				
s general or local exhaust ventilation used where housekeeping and maintenance activities				
could reasonably be expected to result in exposure to hazardous substances above applicable		х		
exposure limits?				
Does the HVAC system have CO2 monitoring capability (demand control ventilation)?		Х		WINDOWS ARE OPERABL
Are humidity levels maintained between 30% to 60% relative humidity?	х			60% NATURAL OCCUR TY
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	Х			
contaminant into the air system?				
f buildings do not have mechanical ventilation, are windows, doors, vents, stacks, and other	х		1	
portals used for natural ventilation operating properly?	^			

## 6. EXTERNAL CLASSROOMS

YEAR(S) CONSTRUCTED:

1950, 2020 Remodel

TOTAL GROSS SQUARE FOOTAGE ALL SPACES: 1,569 sf





DAYS CREEK CHARTER SCHOOL DOUGLAS COUNTY SD #15 Facilities Assessment Report

Item	Data	Notes / Explanation
District Name:	Douglas County SD 15	Pull-down menu of the 197 Districts
Site Name:	DAYS CREEK CHARTER SCHOOL	Typically the name that is used for the facility / campus
Building Name:	EXTERNAL CLASSROOMS	If only one building on site, refer to "main"
Building ID:	1993-3348-06 / 20230105	District assigned, but based on State format*
Building Type:	High School	Pull-down menu - feeds FCI calculation
Physical Address of Building:	11381 TILLER WAY, DAYS CREEK, OREGON 97429	Informational only - does not link
Original Year of Building Completion	1950's, REMODEL 2020	When was the original building completed and ready for use
Original Construction Type	W2	What type of construction was used to complete original building
Describe Other Construction Type		If you choose other construction type please describe here
County:	Douglas	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	1,569	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	0	District records
Assessor Company:	STRAIGHTLINE, PLLC	Certified company
Assessor Name:	SCOTT MARSHALL, AIA-NCARB / SCOTT MARSHALL, JR AIT	For follow up questions
Contact (Phone): Contact (E-Mail):	208-991-0855 SCOTT@STRAIGHTILNE.BIZ	
Date of Assessment:	9/8/2021	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)

District Name: Site Name: Building Name: Building ID:	Douglas County SD 15 DAYS CREEK CHARTER SCHOOL EXTERNAL CLASSROOMS 1993-3348-06 / 20230105							should not receiv Il from user input			- do not over	write		
Level 1 Level 2	Level 3	Type (as applicable)			None	Minor		Moderate		Major	Replace		Automated Budget Estimate	
A SUBSTRUCTU				<u> </u>	None		_	moderate		Wajoi	Replace		LStimute	\$0
A10 Fou	undations													
	A1010 Standard Foundations		100%	X N		Minor		Moderate		Major	Replace		\$0	NO ISSUES
	A1020 Special Foundations			X N		Minor		Moderate		Major	Replace		\$0	
	A1030 Slab on Grade		100%	X N	one	Minor		Moderate		Major	Replace		\$0	NO ISSUES
A20 Bas	sement Construction													
	A2010 Basement Excavation	NOT USED			one	Minor		Moderate		Major	Replace		ćo.	
	A2020 Basement Walls			X N	one	Minor		Moderate		Major	Replace		\$0	<u>¢0</u>
B SHELL	perstructure													\$0
<u>B10 30</u>	B1010 Floor Construction	Wood	<b></b>	X N	one	Minor		Moderate		Major	Replace		\$0	<b></b>
		Steel		XN		Minor	-	Moderate		Major	Replace		\$0	
		Concrete	100%		one	Minor	-	Moderate		Major	Replace		\$0	NO ISSUES OBSERVED
	B1020 Roof Construction	Wood	100%		one	Minor		Moderate		Major	Replace		\$0	NO ISSUES OBSERVED
		Steel		XN		Minor		Moderate		Major	Replace		\$0	
		Concrete		X N	one	Minor		Moderate		Major	Replace		\$0	
<u>B20 Ext</u>	erior Enclosure				-									-
	B2010 Exterior Walls	Concrete Formed / Tilt		X N	one	Minor		Moderate		Major	Replace		\$0	
		Masonry		X N	one	Minor		Moderate		Major	Replace		\$0	
		Framed w/Panel Siding	50%	N	one	Minor		Moderate		Major	Replace		\$0	FRESH PAINT, NO DAMAGE
		Framed w/Stucco	50%		one	Minor		Moderate		Major	Replace		\$0	FRESH PAINT, NO DAMAGE
		Framed w/Masonry Veneer		X N		Minor		Moderate		Major	Replace		\$0	
	B2020 Exterior Windows	Wood		X No		Minor		Moderate		Major	Replace		\$0	
		Aluminum/Steel	100%	X No		Minor		Moderate		Major	Replace		\$0	
		Clad	100%	X N	one	Minor		Moderate		Major Major	Replace		\$0 \$0	NEWER VINYL, GOOD CONDITION
	P2020 Exterior Dears	Curtain Wall Wood		X N		Minor	_	Moderate Moderate	——		Replace		\$0 \$0	
	B2030 Exterior Doors	Hollow Metal	3		one	Minor Minor	-	Moderate		Major Major	Replace Replace		\$0	NEWER DOORS, ALL IN GOOD ORDER
		Storefront	3	XN		Minor	-	Moderate	-	Major	Replace		\$0	NEWER BOOKS, ALE IN GOOD ORBER
<u>B30 Roc</u>	ofing	storenone		×		IVIII OI		Wioderate		L	Replace		ψŪ	
	B3010 Roof Coverings	Asphalt Shingle		XN	one	Minor		Moderate		Major	Replace		\$0	
		Built-Up		XN		Minor		Moderate		Major	Replace		\$0	
		Single Ply		XN		Minor		Moderate		Major	Replace		\$0	
		Metal	100%	N	one	Minor		Moderate		Major	Replace		\$0	AGED ROOF, NO OBSERVED ISSUES
		Concrete Tile		X N	one	Minor		Moderate		Major	Replace		\$0	
	B3020 Roof Openings	Skylights		X N		Minor		Moderate		Major	Replace		\$0	
		Access Hatch		X N	one	Minor		Moderate		Major	Replace		\$0	
C INTERIORS														\$0
<u>C10 Inte</u>	erior Construction	Freezed	1000/	<b>—</b>		N dia si		Maday		Laning F	 Deules:		ćo	NO ISSUES OBSERVED
	C1010 Partitions	Framed	100%		one	Minor		Moderate		Major	Replace		\$0	NO ISSUES OBSERVED
	C1020 Interior Doors	Masonry	1	X No	one	Minor Minor	v	Moderate Moderate		Major Major	Replace		\$0 \$0	NEWER DOOR
	CT020 IIITEHOL DOOLS	Wood Hollow Metal	1	X No		Minor	^	Moderate	$\vdash$	Major Major	Replace Replace		\$0 \$0	
	C1030 Fittings	NOT USED			one	Minor		Moderate		Major	Replace		νç	
C20 Sta	5													
<u></u>	C2010 Stair Construction	Wood		X N	one	Minor		Moderate		Major	Replace		\$0	
		Metal		X N		Minor		Moderate		Major	Replace		\$0	
		Concrete		X N	one	Minor		Moderate		Major	Replace		\$0	
	C2020 Stair Finishes	Concrete Fill		X N	one	Minor		Moderate		Major	Replace		\$0	
		Resilient		X N	one	Minor		Moderate		Major	Replace		\$0	
<u>C30 Inte</u>	erior Finishes													

C3010 Wall Finishes	Paint on Masonry	X None	Minor	Moderate	Major	Replace		\$0	[]
CSOTO Wall Fillisties	Wallboard	100% None	Minor	Moderate	Major Major	Replace	┝───╁	\$0 \$0	NEWER PAINT
	Wainscot	X None	Minor	Moderate	-	Replace	┝───╁	\$0 \$0	
		X None	Minor		Major		$\vdash$	\$0 \$0	
	Ceramic Tile			Moderate	Major	Replace			
C3020 Floor Finishes	Carpet / Soft Surface	X None	Minor	Moderate	Major	Replace		\$0	
	Resilient Tile	100% None	Minor	Moderate	Major	Replace		\$0	NEW FLOORING
	Resilient Sheet	X None	Minor	Moderate	Major	Replace		\$0	
	Polished Concrete	X None	Minor	Moderate	Major	Replace		\$0	
	Ceramic Tile	X None	Minor	Moderate	Major	Replace		\$0	
	Liquid Applied	X None	Minor	Moderate	Major	Replace		\$0	
	Wood Sports Floor	X None	Minor	Moderate	Major	Replace		\$0	
C3030 Ceiling Finishes	Wallboard	100% None	X Minor	Moderate	Major	Replace		\$0	NEW CEILING
	Lay-In Ceiling Tile	X None	Minor	Moderate	Major	Replace		\$0	
	Glued-Up Ceiling Tile	X None	Minor	Moderate	Major	Replace		\$0	
	Painted Structure	X None	Minor	Moderate	Major	Replace		\$0	
D SERVICES							<u> </u>		\$0
<u>D10 Conveying</u>									
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		X None	IVIIII01	Widdefate	wajor	Replace		ΟÇ	
D2010 Plumbing Fixtures		X None	Minor	Moderate	Major	Replace		\$0	· · · · · · · · · · · · · · · · · · ·
D2010 Plumbing Fixtures D2020 Domestic Water Distribution		X None	Minor		Major	Replace	┝──┼	\$0 \$0	
				Moderate	Major				
D2030 Sanitary Waste		X None	Minor	Moderate	Major	Replace		\$0	
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	NEW SYSTEM
D3020 Heat Generating Systems	Boiler	X None	Minor	Moderate	Major	Replace		\$0	
	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	Component of air handler	100% None	Minor	Moderate	Major	Replace		\$0	NEW SYSTEM
	Stand alone chiller	X None	Minor	Moderate	Major	Replace		\$0	
D3040 Distribution Systems	Ductwork	X None	Minor	Moderate	Major	Replace		\$0	
,	Hot water return & supply	X None	Minor	Moderate	Major	Replace		\$0	
D3050 Terminal & Package Units	Above ceiling VAV unit	X None	Minor	Moderate	Major	Replace		\$0	
	In-room ventilator unit	100% None	Minor	Moderate	Major	Replace		\$0	NEW SYSTEM
	In-room radiant unit	X None	Minor	Moderate	Major	Replace		\$0	
D3060 Controls & Instrumentation		100% None	Minor	Moderate	Major	Replace		\$0	NEW SYSTEM
			Minor			Replace		\$0	NEW SYSTEM
D3070 Systems Testing & Balancing	NOTUGED			Moderate	Major			ŞU	NEW STSTEIVI
D3090 Other HVAC Systems & Equipment	NOT USED	None	Minor	Moderate	Major	Replace			
D40 Fire Protection								ćo	· · · · · · · · · · · · · · · · · · ·
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	NO ELECT. DIST ISSUES
D5020 Lighting and Branch Wiring		100% None	Minor	Moderate	Major	Replace		\$0	NEWER FIXTURES
D5030 Communications & Security	Voice / Data System	100% None	Minor	Moderate	Major	Replace		\$0	VOIP OVER PHONES
	Clock / Intercom System	100% None	Minor	Moderate	Major	Replace		\$0	NO CLOCK VOIP OVER PHONES
	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	Moderate	Major	Replace		\$0	NO ISSUES OBSSERED
	Fire Alarm / Detection	100% None	Minor	Moderate	Major	Replace		\$0	NO ISSUES OBSSERED
	Lighting Control System	X None	Minor	Moderate	Major	Replace		\$0	NONE
D5090 Other Electrical Systems	NOT USED	None	Minor	Moderate	Major	Replace			

IPMENT & FURNISHINGS								\$0.00
E10 Equipment								
E1010 Commercial Equipment	Food Service	X None	Minor	Moderate	Major	Replace	\$0	
	Vocational	X None	Minor	Moderate	Major	Replace	\$0	
E1020 Institutional Equipment	Science	X None	Minor	Moderate	Major	Replace	\$0	
	Art	X None	Minor	Moderate	Major	Replace	\$0	
	Stage Performance	X None	Minor	Moderate	Major	Replace	\$0	
	Restroom Accessories/Stalls	X None	Minor	Moderate	Major	Replace	\$0	
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	Minor	Moderate	Major	Replace	\$0	ORIGINAL, WELL MAINTAINED, GOOD COND.
E2020 Movable Furnishings		100% None	Minor	Moderate	Major	Replace	\$0	NEW & OLD IN GOOD COND., ALL AGE APPR
CIAL CONSTRUCTION & DEMOLITION - NOT USED								
								40
DING SITE WORK	NOTUGED							\$0
G10 Site Preparation	NOT USED							
G20 Site Improvements							 ćo	SEE MAIN BUILDING 1
G2010 Roadways		None	Minor	Moderate	Major	Replace	\$0	SEE MAIN BUILDING 1
G2020 Parking Lots		None	Minor	Moderate	Major	Replace	\$0	
G2030 Pedestrian Paving		None	Minor	Moderate	Major	Replace	\$0	SEE MAIN BUILDING 1
G2040 Site Development		None	Minor	Moderate	Major	Replace	 \$0	SEE MAIN BUILDING 1
G2050 Landscaping		None	Minor	Moderate	Major	Replace	\$0	SEE MAIN BUILDING 1
G30 Site Mechanical Utilities			_			—		
G3010 Water Supply	Domestic	X None	Minor	Moderate	Major	Replace	\$0	
	Fire	X None	Minor	Moderate	Major	Replace	\$0	
G3020 Sanitary Sewer		X None	Minor	Moderate	Major	Replace	\$0	
G3030 Storm Sewer		X None	Minor	Moderate	Major	Replace	\$0	
G3040 Heating Distribution		X None	Minor	Moderate	Major	Replace	\$0	
G3050 Cooling Distribution		100% None	Minor	Moderate	Major	Replace	\$0	
G3060 Fuel Distribution		X None	Minor	Moderate	Major	Replace	\$0	
G3090 Other Site Mechanical Utilities	NOT USED	None	Minor	Moderate	Major	Replace		
G40 Site Electrical Utilities		-	<u> </u>	<u> </u>		<u> </u>		
G4010 Electrical Distribution	Service	100% None	Minor	Moderate	Major	Replace	\$0	NO ISSUES OBSERVED
	Generator	X None	Minor	Moderate	Major	Replace	\$0	
G4020 Site Lighting		X None	Minor	Moderate	Major	Replace	\$0	
G4030 Site Communications & Security		100% None	Minor	Moderate	Major	Replace	\$0	NO ISSUES OBSERVED
G4090 Other Site Electrical Utilities	NOT USED	None	Minor	Moderate	Major	Replace		
G90 Other Site Construction	NOT USED							
				Unit of		Unit		
Description of System				Measure	Quan	ity Budget	Extended	

Descriptio	n of System	Measure	Quantity		Budget	Extended	
						\$0	
				I			
				I		\$0	
				I		\$0	
				I		\$0	
				I		\$0	
				I		\$0	

Physical Condition Budget Sub-Total	\$0
Budgeted Development Costs	\$0
Physical Condition Budget TOTAL	\$0
Replacement Budget	\$738,340
Facility Condition Index (FCI)	0.0%

## Budgeted Replacement Cost of Buildings by Type

	Raw Budget / SF (as	Inflated Based on	<b>Developed</b>	Forwarded FCI
<u>Type</u>	<u>of 7/1/16)</u>	State Rate	Budget*	<u>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

## **County Cost Factor for Physical Assessment Budget Calculation**

	Prevailing Wage Rate		Forwarded
<u>Counties</u>	<u>Regions</u>	Cost Factor	<u>Factor</u>
Clatsop	1	1.05	0.00
Columbia	1	1.05	0.00
Tillamook	1	1.05	0.00
Clackamas	2	1.13	0.00
Multnomah	2	1.13	0.00
Washington	2	1.13	0.00
Marion	3	1.00	0.00
Polk	3	1.00	0.00
Yamhill	3	1.00	0.00
Benton	4	1.00	0.00
Lincoln	4	1.00	0.00
Linn	4	1.00	0.00
Lane	5	1.00	0.00
Douglas	6	0.97	0.97
Coos	7	0.97	0.00
Curry	7	0.97	0.00
Jackson	8	0.97	0.00
Josephine	8	0.97	0.00
Hood River	9	1.05	0.00
Sherman	9	1.05	0.00
Wasco	9	1.05	0.00
Crook	10	0.95	0.00
Deschutes	10	0.95	0.00
Jefferson	10	0.95	0.00
Klamath	11	0.93	0.00
Lake	11	0.93	0.00
Gilliam	12	0.99	0.00
Grant	12	0.99	0.00
Morrow	12	0.99	0.00
Umatilla	12	0.99	0.00
Wheeler	12	0.99	0.00
Baker	13	0.99	0.00
Union	13	0.99	0.00
Wallowa	13	0.99	0.00
Harney	14	0.89	0.00
Malheur	14	0.89	0.00
		lected Factor	0.97

## NOTES

Regions established by the State of Oregon BOLI Office Relational rates between regions extrapolated from 2015 National Building Cost Manual (2015)

A RENOVATIONS												
Renovation #	Date	Construction Type	Square Footage	Usage								
1	2020	REMODEL	N/A	FINISHES, FLOORS, CEILINGS, ETC.								

<b>B</b> ADDITIO	B ADDITIONS												
Addition #	Date	Construction Type	Square Footage	Usage									

C PORTAB	PORTABLE CLASSROOMS												
Portable #	Date	Notes											

	YES	NO	N/A	COMMENTS
School grounds are fenced.	X	X		PARTIAL, AT EGRESS POINTS
here is one clearly marked and designated entrance for visitors	X	^		TANTAL, AT LONESST OINTS
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			
hrubs near building have been trimmed "up" to allow view of bottom of building	~ ~		х	
Bus loading and drop-off zones are clearly defined.	х			
here is a schedule for maintenance of:				
. Outside lights	х			
p. Locks/Hardware	х			
Storage Sheds	Х			
l. Windows	Х			
. Other exterior buildings	Х			
Parent drop-off and pick-up area is clearly defined.	х			
here is adequate lighting around the building.		х		
ighting is provided at entrances and other points of possible intrusion.	x	~		
The school ground is free from trash or debris.	X			
he school is free of graffiti.	Х			
lay areas are fenced.			Х	
layground equipment has tamper-proof fasteners			х	
/isual surveillance of bicycle racks from main office is possible.			Х	
/isual surveillance of parking lots from main office is possible			х	
Parking lot is lighted properly and all lights are functioning			х	
Accessible lenses are protected by some unbreakable material	х			
taff and visitor parking has been designated	X			
Dutside hardware has been removed from all doors except at points of entry.	~	х		
iround floor windows:		^		
have no broken panes;	Х			
). locking hardware is in working order.	Х			
asement windows are protected with grill or well cover.			Х	
Doors are locked when classrooms are vacant.		Х		
ligh-risk areas are protected by high security locks and an alarm system				
n. Main office			Х	
. Cafeteria			Х	
. Computer Labs			Х	
I. Industrial Arts rooms			X	
Science labs			X	
Nurses Office			X	
Boiler Room			X	
Electrical Rooms			X	
Phone line access closet			X	
Inused areas of the school can be closed off during after school activities.			Х	
here is two-way communication between the main office and: . Classroom	v			
. Duty stations	X		v	
. Duty stations Re-locatable classrooms	x		Х	
J. Staff and faculty outside building	X			
a. Stan and faculty outside building	~		x	
- buses There is a central alarm system in the school. If yes, briefly describe:		х	^	
The main entrance is visible from the main office.		~	x	

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

## INFORMATION TECHNOLOGY

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

HARMFUL SUBSTANCES ASSESSMENT				
	YES	NO	N/A	COMMENTS
Lead				
Has your facility been assessed for lead? If so when?	Х			
Is there lead in your facility?		Х		
Is lead abatement included in your future bond plans?			Х	
Asbestos				
Has your facility been assessed for asbestos? If so when?	Х			
Is there asbestos in your facility?		Х		
Is asbestos abatement included in your future bond plans?			х	
Mold				
Has your facility been assessed for mold? If so when?		Х		
Is there mold in your facility?			Х	
Is mold abatement included in your future bond plans?			Х	
Water Quality				
Has your facility been assessed for water quality (lead, etc)? If so when?	Х			
Is there a water quality concern in your facility?		х		
Is water treatment included in your future bond plans?			Х	
PCBs				
Has your facility been assessed for PCBs? If so when?		Х		
Are there PCBs in your facility?		Х		
Is PCB abatement included in your future bond plans?		Х		
Radon				
Has your facility been assessed for Radon? If so when?	х			Jan-21
Is there Radon in your facility?	Х	Х		PRESENT, BUT BELOW DANGER LEVE
Is Radon management included in your future bond plans?			х	

	YES	NO	N/A	COMMENTS
s someone designated to develop and implement an indoor air quality management plan for /our school district?	х			
Does your district have an indoor air quality management plan that includes steps for preventing and resolving indoor air quality problems?	х			
Are school buildings inspected once or twice each year for conditions that may lead to indoor air quality problems?		х		
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.	х			
Is the maintenance schedule updated to show all maintenance performed on the building systems?	х			
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?	Х			
re damaged or inoperable components of the HVAC system replaced or repaired as propriate?	х			
Are reservoirs or parts of the HVAC system with standing water checked visually for microbial growth?			х	
Are water leaks that could promote growth of biologic agents promptly repaired?	Х			
Are damp or wet materials that could promote growth of biologic agents promptly dried, replaced, removed, or cleaned?	х			
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?		х		
Does the HVAC system have CO2 monitoring capability (demand control ventilation)?		х		WINDOWS ARE OPERABL
Are humidity levels maintained between 30% to 60% relative humidity?	х			60% NATURAL OCCUR TY
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			
f buildings do not have mechanical ventilation, are windows, doors, vents, stacks, and other portals used for natural ventilation operating properly?	х			

# 7. WATER PLANT

YEAR(S) CONSTRUCTED: 1995

TOTAL GROSS SQUARE FOOTAGE ALL SPACES: 286 sf



DAYS CREEK CHARTER SCHOOL DOUGLAS COUNTY SD #15 Facilities Assessment Report

Item	Data	Notes / Explanation
District Name:	Douglas County SD 15	Pull-down menu of the 197 Districts
Site Name:	DAYS CREEK CHARTER SCHOOL	Typically the name that is used for the facility / campus
Building Name:	WATER PLANT	If only one building on site, refer to "main"
Building ID:	1993-3348-07 / 20410108	District assigned, but based on State format*
Building Type:	Maintenance Building	Pull-down menu - feeds FCI calculation
Physical Address of Building:	11381 TILLER WAY, DAYS CREEK, OREGON 97429	Informational only - does not link
Original Year of Building Completion	1995	When was the original building completed and ready for use
Original Construction Type	W1	What type of construction was used to complete original building
Describe Other Construction Type		If you choose other construction type please describe here
County:	Douglas	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	286	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	0	District records
Assessor Company: Assessor Name: Contact (Phone):	STRAIGHTLINE, PLLC SCOTT MARSHALL, AIA-NCARB / SCOTT MARSHALL, JR AIT 208-991-0855	Certified company For follow up questions
Contact (E-Mail): Date of Assessment:	SCOTT@STRAIGHTILNE.BIZ 9/8/2021	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)

District Name: Site Name: Building Name:	Douglas County SD 15 DAYS CREEK CHARTER SCHOOL WATER PLANT						nat should not recei d cell from user inpu				do not ove	rwrite		
Building ID:	1993-3348-07 / 20410108													
													Automated Budget	
evel 1 Level 2		Type (as applicable)		No	ne	Minor	Moderate		Major		Replace		Estimate	1-
A SUBSTRUCTU														\$0
AIUFOL	undations A1010 Standard Foundations		100%	X None		Minor	Moderate	_	Major		Replace		\$0	NO ISSUES
	A1010 Standard Foundations A1020 Special Foundations		100%	X None		Minor	Moderate	-	Major		Replace		\$0	
	A1030 Slab on Grade		100%	X None		Minor	Moderate	-	Major		Replace		\$0	NO ISSUES
A20 Bas	sement Construction												70	
	A2010 Basement Excavation	NOT USED		None		Minor	Moderate		Major	F	Replace			
	A2020 Basement Walls			X None		Minor	Moderate		Major	F	Replace		\$0	
3 SHELL														\$832
<u>B10 Sup</u>	<u>perstructure</u>										-			
	B1010 Floor Construction	Wood		X None		Minor	Moderate		Major		Replace		\$0	
		Steel		X None		Minor	Moderate		Major		Replace		\$0	
		Concrete	100%	None		Minor	Moderate		Major		Replace		\$0	NO ISSUES OBSERVED
	B1020 Roof Construction	Wood	100%	None		Minor	Moderate		Major		Replace		\$0	NO ISSUES OBSERVED
		Steel		X None X None		Minor	Moderate		Major		Replace		\$0 \$0	
D20 Ev#		Concrete	L	x None		Minor	Moderate		Major		Replace		ŞU	
<u>BZU EXL</u>	erior Enclosure B2010 Exterior Walls	Concrete Formed / Tilt		X None		Minor	Moderate	-	Major		Replace		\$0	r
	B2010 Exterior Walls	Masonry		X None		Minor	Moderate		Major		Replace		\$0	
		Framed w/Panel Siding	100%	None		Minor	Moderate	_	Major		Replace		\$0	FRESH PAINT, NO DAMAGE
		Framed w/Stucco	10070	X None		Minor	Moderate	-	Major		Replace		\$0 \$0	
		Framed w/Masonry Veneer		X None		Minor	Moderate		Major		Replace		\$0	
	B2020 Exterior Windows	Wood		X None		Minor	Moderate		Major		Replace		\$0	
		Aluminum/Steel		X None		Minor	Moderate		Major		Replace		\$0	
		Clad		X None		Minor	Moderate		Major	F	Replace		\$0	
		Curtain Wall		X None		Minor	Moderate		Major	F	Replace		\$0	
	B2030 Exterior Doors	Wood		X None		Minor	Moderate		Major	F	Replace		\$0	
		Hollow Metal	2	None		Minor	Moderate		Major	XF	Replace	30%	\$832	DOOR HARDWARE
		Storefront		X None		Minor	Moderate		Major	F	Replace		\$0	
<u>B30 Roc</u>														
	B3010 Roof Coverings	Asphalt Shingle		X None		Minor	Moderate		Major		Replace		\$0	
		Built-Up		X None		Minor	Moderate	_	Major		Replace		\$0	
		Single Ply	100%	X None None		Minor Minor	Moderate		Major		Replace		\$0 \$0	AGED ROOF, NO OBSERVED ISSUES
		Metal Concrete Tile	100%	X None		Minor	Moderate Moderate		Major Major		Replace Replace		\$0	AGED ROOF, NO OBSERVED ISSUES
	B3020 Roof Openings	Skylights		X None		Minor	Moderate		Major		Replace		\$0	
	bsozo noor openings	Access Hatch		X None		Minor	Moderate		Major		Replace		\$0	
INTERIORS					_					<u> </u>				\$915
	erior Construction													
	C1010 Partitions	Framed	100%	None		Minor	Moderate		Major	XF	Replace	15%	\$915	REPLACE INSULATION
		Masonry		X None		Minor	Moderate		Major	F	Replace		\$0	
	C1020 Interior Doors	Wood		X None		Minor	Moderate		Major		Replace		\$0	
		Hollow Metal		X None		Minor	Moderate		Major		Replace		\$0	
	C1030 Fittings	NOT USED		None		Minor	Moderate		Major	F	Replace			
<u>C20 Sta</u>									<b>.</b>				4-	·
	C2010 Stair Construction	Wood		X None		Minor	Moderate		Major		Replace		\$0	
		Metal		X None		Minor	Moderate		Major		Replace		\$0	
	C2020 Stair Einishes	Concrete Concrete Fill		X None X None		Minor Minor	Moderate		Major Major		Replace		\$0 \$0	
	C2020 Stair Finishes	Concrete Fill Resilient		X None X None		Minor Minor	Moderate Moderate		Major Major		Replace Replace		\$0 \$0	
C20 Int	erior Finishes	Neament	I	A NOTE		1411101	moderate		1410101	ш'	cplace		υĻ	Į

C30 Interior Finishes

State of Oregon School Facilities Assessment Template 6/2016

C3010 Wall Finishes	Paint on Masonry	X None	Minor	Moderate	Major	Replace	<b>—</b>	\$0	EXPOSED STRUCTURE
CSOTO Wait Finishes	Wallboard	X None	Minor	Moderate	Major	Replace		\$0	
	Wainscot	X None	Minor	Moderate	Major	Replace	$\vdash$	\$0	
	Ceramic Tile	X None	Minor	Moderate	Major	Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	X None	Minor	Moderate	Major	Replace		\$0	
23020 11001 111131123	Resilient Tile	X None	Minor	Moderate	Major	Replace	$\vdash$	\$0	
	Resilient Sheet	X None	Minor	Moderate	Major	Replace		\$0 \$0	
	Polished Concrete	100% None	Minor	Moderate	Major	Replace		\$0	NO ISSUES
	Ceramic Tile	X None	Minor	Moderate	Major	Replace	$\vdash$	\$0	
	Liquid Applied	X None	Minor	Moderate	Major	Replace		\$0	
	Wood Sports Floor	X None	Minor	Moderate	Major	Replace		\$0	
C3030 Ceiling Finishes	Wallboard	X None	X Minor	Moderate	Major	Replace		\$0	EXPOSED STRUCTURE
C3030 Centing Finishes	Lay-In Ceiling Tile	X None	Minor	Moderate	Major	Replace	<b>⊢</b> − +	\$0 \$0	
	Glued-Up Ceiling Tile	X None	Minor	Moderate	Major	Replace	<b>⊢</b> − +	\$0 \$0	
	Painted Structure	X None	Minor		Major	Replace	$\vdash$	\$0	
D SERVICES	Fainted Structure	X None	WIIIO	Moderate	Iviajoi	Replace	L	οç	\$198
D10 Conveying									\$198
D1010 Elevators & Lifts		X None	Minor	Moderate	Major	Replace	<b></b>	\$0	
D1010 Elevators & Ents D1020 Escalators & Moving Walks		X None	Minor			Replace	$\vdash$	\$0	
				Moderate	Major		$\vdash$	\$0 \$0	
D1090 Other Conveying Systems		X None	Minor	Moderate	Major	Replace		ŞU	
D20 Plumbing		Y Name	h dia au		Maiau			ćo	
D2010 Plumbing Fixtures		X None	Minor	Moderate	Major	Replace		\$0	
D2020 Domestic Water Distribution		100% X None	Minor	Moderate	Major	Replace		\$0	EQUIPMENT IS IN WORKING ORDER
D2030 Sanitary Waste		100% X None	Minor	Moderate	Major	Replace	$\vdash$	\$0	EQUIPMENT IS IN WORKING ORDER
D2040 Rain Water Drainage		X None	Minor	Moderate	Major	Replace		\$0	
D2090 Other Plumbing Systems	NOT USED	None	Minor	Moderate	Major	Replace			
D30 HVAC		<b></b>	<b>—</b>	<b>—</b>		<b>—</b>		4.5	
D3010 Energy Supply		X None	Minor	Moderate	Major	Replace		\$0	
D3020 Heat Generating Systems	Boiler	X None	Minor	Moderate	Major	Replace		\$0	
	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	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	X None	Minor	Moderate	Major	Replace		\$0	
	Hot water return & supply	X None	Minor	Moderate	Major	Replace		\$0	
D3050 Terminal & Package Units	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	Replace		\$0	WATER EQUIPMENT IS WORKING
D3070 Systems Testing & Balancing		100% None	Minor	Moderate	Major	Replace		\$0	WATER EQUIPMENT IS WORKING
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	NO ELECT. DIST ISSUES
D5020 Lighting and Branch Wiring		100% None	Minor	Moderate	Major	Replace		\$0	EQUIPMENT IS WORKING
D5030 Communications & Security	Voice / Data System	X None	Minor	Moderate	Major	Replace		\$0	
	Clock / Intercom System	100% None	Minor	Moderate	Major	Replace		\$0	
	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	Moderate	Major	X Replace	100%	\$198	MAY CONSIDER INSTALLING AN ALARM
	Fire Alarm / Detection	X None	Minor	Moderate	Major	Replace		\$0	NO ISSUES OBSSERED
	Lighting Control System	X None	Minor	Moderate	Major	Replace		\$0	NONE
D5090 Other Electrical Systems	NOT USED	None	Minor	Moderate	Major	Replace		,	
					- ·				

JIPMENT & FURNISHINGS								\$0.00
E10 Equipment			—	—	_	_	 -	
E1010 Commercial Equipment	Food Service	X None	Minor	Moderate	Maj		 \$0	
	Vocational	X None	Minor	Moderate	Maj	or Replace	 \$0	
E1020 Institutional Equipment	Science	X None	Minor	Moderate	Maj	or Replace	\$0	
	Art	X None	Minor	Moderate	Maj	or Replace	\$0	
	Stage Performance	X None	Minor	Moderate	Maj	or Replace	\$0	
	Restroom Accessories/Stalls	X None	Minor	Moderate	Maj	or Replace	\$0	
E1030 Vehicular Equipment	NOT USED	None	Minor	Moderate	Maj	or Replace		
E1090 Other Equipment	NOT USED	None	Minor	Moderate	Maj	or Replace		
E20 Furnishings								
E2010 Fixed Furnishings		X None	Minor	Moderate	Maj	or Replace	\$0	
E2020 Movable Furnishings		X None	Minor	Moderate	Maj	or Replace	\$0	
CIAL CONSTRUCTION & DEMOLITION - NOT USED		·				·		
LDING SITE WORK	NOTUGED							\$0
G10 Site Preparation	NOT USED							
G20 Site Improvements		Name		Moderate			 \$0	SEE MAIN BUILDING 1
G2010 Roadways		None	Minor		Maj			SEE MAIN BUILDING 1
G2020 Parking Lots		None	Minor	Moderate	Maj		 \$0	
G2030 Pedestrian Paving		None	Minor	Moderate	Maj		 \$0	SEE MAIN BUILDING 1
G2040 Site Development		None	Minor	Moderate	Maj		\$0	SEE MAIN BUILDING 1
G2050 Landscaping		None	Minor	Moderate	Maj	or Replace	\$0	SEE MAIN BUILDING 1
G30 Site Mechanical Utilities						_	 -	
G3010 Water Supply	Domestic	X None	Minor	Moderate	Maj		 \$0	
	Fire	X None	Minor	Moderate	Maj		\$0	
G3020 Sanitary Sewer		X None	Minor	Moderate	Maj	or Replace	\$0	
G3030 Storm Sewer		X None	Minor	Moderate	Maj	or Replace	\$0	
G3040 Heating Distribution		X None	Minor	Moderate	Maj	or Replace	\$0	
G3050 Cooling Distribution		100% None	Minor	Moderate	Maj	or Replace	\$0	
G3060 Fuel Distribution		X None	Minor	Moderate	Maj	or Replace	\$0	
G3090 Other Site Mechanical Utilities	NOT USED	None	Minor	Moderate	Maj	or Replace		
G40 Site Electrical Utilities								
G4010 Electrical Distribution	Service	100% None	Minor	Moderate	Maj	or Replace	\$0	NO ISSUES OBSERVED
	Generator	X None	Minor	Moderate	Maj	or Replace	\$0	
G4020 Site Lighting		X None	Minor	Moderate	Maj		\$0	
G4030 Site Communications & Security		100% None	Minor	Moderate	Maj		\$0	NO ISSUES OBSERVED
G4090 Other Site Electrical Utilities	NOT USED	None	Minor	Moderate	Maj			
G90 Other Site Construction	NOT USED							
				Unit of		Unit		
Description of System				Measure	01	antity Budget	Extended	

Descriptio	n of System	Unit of Measure		Quantity	Unit Budge	t	Extended	
							\$0	
			Ι					
			Ι				\$0	
			Ι				\$0	
			I				\$0	
			Ι				\$0	
							\$0	

Physical Condition Budget Sub-Total Budgeted Development Costs	\$1,946 \$740
Physical Condition Budget TOTAL	\$2,686
Replacement Budget	\$95,513
Facility Condition Index (FCI)	2.8%

A RENOVA	A RENOVATIONS							
Renovation #	Date	Construction Type	Square Footage	Usage				

<b>B</b> ADDITIO	B ADDITIONS								
Addition #	Date	Construction Type	Square Footage	Usage					

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

## **County Cost Factor for Physical Assessment Budget Calculation**

	<u>Prevailing</u> Wage Rate		<b>Forwarded</b>
<u>Counties</u>	<u>Regions</u>	Cost Factor	<u>Factor</u>
Clatsop	1	1.05	0.00
Columbia	1	1.05	0.00
Tillamook	1	1.05	0.00
Clackamas	2	1.13	0.00
Multnomah	2	1.13	0.00
Washington	2	1.13	0.00
Marion	3	1.00	0.00
Polk	3	1.00	0.00
Yamhill	3	1.00	0.00
Benton	4	1.00	0.00
Lincoln	4	1.00	0.00
Linn	4	1.00	0.00
Lane	5	1.00	0.00
Douglas	6	0.97	0.97
Coos	7	0.97	0.00
Curry	7	0.97	0.00
Jackson	8	0.97	0.00
Josephine	8	0.97	0.00
Hood River	9	1.05	0.00
Sherman	9	1.05	0.00
Wasco	9	1.05	0.00
Crook	10	0.95	0.00
Deschutes	10	0.95	0.00
Jefferson	10	0.95	0.00
Klamath	11	0.93	0.00
Lake	11	0.93	0.00
Gilliam	12	0.99	0.00
Grant	12	0.99	0.00
Morrow	12	0.99	0.00
Umatilla	12	0.99	0.00
Wheeler	12	0.99	0.00
Baker	13	0.99	0.00
Union	13	0.99	0.00
Wallowa	13	0.99	0.00
Harney	14	0.89	0.00
Malheur	14	0.89	0.00
	Se	lected Factor	0.97

## NOTES

Regions established by the State of Oregon BOLI Office Relational rates between regions extrapolated from 2015 National Building Cost Manual (2015)

A RENOVA	A RENOVATIONS								
Renovation #	Date	Construction Type	Square Footage	Usage					
NONE									

<b>B</b> ADDITIO	B ADDITIONS								
Addition #	Date	Construction Type	Square Footage	Usage					
NONE									

C PORTABL	PORTABLE CLASSROOMS							
Portable #	Date	Age of Portable	Square Footage	Notes				
NONE								

	YES	NO	N/A	COMMENTS
Cohool grounds are ferred		NO	X	
School grounds are fenced. 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.		<u> </u>	Х	
Lighting is provided at entrances and other points of possible intrusion.			Х	
The school ground is free from trash or debris.			Х	
The school is free of graffiti.			х	
Play areas are fenced.			Х	
Playground equipment has tamper-proof fasteners			х	
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			Х	
Outside hardware has been removed from all doors except at points of entry.			Х	
Ground floor windows:			Х	
a. have no broken panes;			х	
<ul> <li>locking hardware is in working order.</li> </ul>			Х	
Basement windows are protected with grill or well cover.			Х	
Doors are locked when classrooms are vacant.			Х	
High-risk areas are protected by high security locks and an alarm system			Х	
a. Main office			Х	
b. Cafeteria			Х	
c. Computer Labs			Х	
d. Industrial Arts rooms			Х	
e. Science labs			Х	
f. Nurses Office			Х	
g. Boiler Room			Х	
n. Electrical Rooms			Х	
. Phone line access closet			Х	
Unused areas of the school can be closed off during after school activities.			Х	
There is two-way communication between the main office and:			Х	
a. Classroom			Х	
b. Duty stations			Х	
c. Re-locatable classrooms			Х	
d. Staff and faculty outside building			Х	
e. Buses			Х	
There is a central alarm system in the school. If yes, briefly describe:			х	
The main entrance is visible from the main office.			Х	

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

## INFORMATION TECHNOLOGY

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

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

	YES	NO	N/A	COMMENTS
s someone designated to develop and implement an indoor air quality management plan for			х	
/our school district?			^	
Does your district have an indoor air quality management plan that includes steps for			х	
preventing and resolving indoor air quality problems?			^	
Are school buildings inspected once or twice each year for conditions that may lead to indoor			х	
air quality problems?			^	
s 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			Х	
ecommendations or accepted practice for the HVAC system?				
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			Х	
hat all equipment is in operating order.				
s the maintenance schedule updated to show all maintenance performed on the building			v	
systems?			х	
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?			Х	
Are maintenance schedules retained for at least three years?			Х	
Are damaged or inoperable components of the HVAC system replaced or repaired as				
appropriate?			Х	
Are reservoirs or parts of the HVAC system with standing water checked visually for microbial				
growth?			х	
Are water leaks that could promote growth of biologic agents promptly repaired?			Х	
Are damp or wet materials that could promote growth of biologic agents promptly dried,			V	
eplaced, removed, or cleaned?			х	
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?			Х	
s general or local exhaust ventilation used where housekeeping and maintenance activities				
could reasonably be expected to result in exposure to hazardous substances above applicable			х	
exposure limits?				
Does the HVAC system have CO2 monitoring capability (demand control ventilation)?			Х	
Are humidity levels maintained between 30% to 60% relative humidity?			х	
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			х	
contaminant into the air system?				
f buildings do not have mechanical ventilation, are windows, doors, vents, stacks, and other				
portals used for natural ventilation operating properly?			Х	

# 8. OLD BOILER & SHOP

YEAR(S) CONSTRUCTED:

2003, REPURPOSE 2019

TOTAL GROSS SQUARE FOOTAGE ALL SPACES: 800 sf



### FACILITY PICTURES BELOW;





Item	Data	Notes / Explanation
District Name:	Douglas County SD 15	Pull-down menu of the 197 Districts
Site Name:	DAYS CREEK CHARTER SCHOOL	Typically the name that is used for the facility / campus
Building Name:	OLD BOILER AND SHOP	If only one building on site, refer to "main"
Building ID:	1993-3348-08 / 20350107	District assigned, but based on State format*
Building Type:	Maintenance Building	Pull-down menu - feeds FCI calculation
Physical Address of Building:	11381 TILLER WAY, DAYS CREEK, OREGON 97429	Informational only - does not link
Original Year of Building Completion	2003, 2019 RE-PURPOSE REMODEL	When was the original building completed and ready for use
Original Construction Type	S2	What type of construction was used to complete original building
Describe Other Construction Type		If you choose other construction type please describe here
County:	Douglas	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	800	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	0	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): Date of Assessment:	SCOTT@STRAIGHTILNE.BIZ 9/8/2021	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

rict Name:	Douglas County SD 15													
Name:	DAYS CREEK CHARTER SCHOOL			An	unused cell	or system t	hat should not	eceive d	irect user inp	out				
ding Name:	OLD BOILER AND SHOP			An	automatica	lly populate	d cell from use	input els	sewhere in th	ne file	- do not ove	rwrite		
ding ID:	1993-3348-08 / 20350107		-											
_						т	<del></del>		- <u>r</u>	-				
l 1 Level 2	Level 3	Type (as applicable)			None	Minor	Mode	ate	Major		Replace		Automated Budget Estimate	
UBSTRUCTU			1 1		Tonic	- Million	moue	ate	Indjoi	-	Replace		Lotinute	\$0
	undations													
	A1010 Standard Foundations		100%	X No	ne	Minor	Moderat		Major		Replace		\$0	NO ISSUES
	A1020 Special Foundations		100/0	X No		Minor	Moderat	_	Major		Replace		\$0	
	A1030 Slab on Grade		100%	X No		Minor	Moderat		Major		Replace		\$0	NO ISSUES
A20 Pac	sement Construction		100%	X NO		WIIIO	woderat		wajor		Replace		ΟÇ	10 155025
<u>A20 Bas</u>	A2010 Basement Excavation	NOT USED		No		Minor	Moderat		Major		Replace		_	
		NOT USED							Major				ćo	
	A2020 Basement Walls			X No	ne	Minor	Moderat	· _	Major		Replace		\$0	40
HELL														\$0
<u>B10 Sup</u>	<u>perstructure</u>						<u> </u>	_		_	ь. г		40	
	B1010 Floor Construction	Wood		X No		Minor	Moderat		Major		Replace		\$0	
		Steel		X No		Minor	Moderat		Major		Replace		\$0	
		Concrete	100%	No	ne	Minor	Moderat		Major		Replace		\$0	NO ISSUES OBSERVED
	B1020 Roof Construction	Wood		X No	ne	Minor	Moderat		Major		Replace		\$0	
		Steel	100%	No	ne	Minor	Moderat		Major		Replace		\$0	NO ISSUES OBSERVED
		Concrete		X No	ne	Minor	Moderat		Major		Replace		\$0	
B20 Exte	erior Enclosure													
	B2010 Exterior Walls	Concrete Formed / Tilt		X No	ne	Minor	Moderat		Major		Replace		\$0	
		Masonry		X No		Minor	Moderat		Major		Replace		\$0	
		Framed w/Panel Siding	100%	No		Minor	Moderat	_	Major	-	Replace		\$0	METAL PURLINS AND METAL PANELS
		Framed w/Stucco	10070	X No		Minor	Moderat		Major	-	Replace		\$0 \$0	
		Framed w/Masonry Veneer		X No		Minor	Moderat		Major		Replace		\$0 \$0	
	B2020 Exterior Windows	Wood				Minor	Moderat				-		\$0	
	B2020 Exterior Willdows							_	Major	-	Replace			
		Aluminum/Steel		X No		Minor	Moderat		Major		Replace		\$0	
		Clad		X No		Minor	Moderat		Major		Replace		\$0	
		Curtain Wall		X No		Minor	Moderat		Major		Replace		\$0	
	B2030 Exterior Doors	Wood		X No		Minor	Moderat		Major		Replace		\$0	
		Hollow Metal	2	No	ne	Minor	Moderat		Major		Replace		\$0	FUNCTIONAL
		Storefront		X No	ne	Minor	Moderat		Major		Replace		\$0	
B30 Roc	ofing					_					-			
	B3010 Roof Coverings	Asphalt Shingle		X No	ne	Minor	Moderat		Major		Replace		\$0	
		Built-Up		X No	ne	Minor	Moderat		Major		Replace		\$0	
		Single Ply		X No	ne	Minor	Moderat		Major		Replace		\$0	
		Metal	100%	No		Minor	Moderat		Major		Replace		\$0	NO OBSERVED ISSUES
		Concrete Tile		X No		Minor	Moderat		Major		Replace		\$0	
	B3020 Roof Openings	Skylights		X No		Minor	Moderat		Major	-	Replace		\$0	
		Access Hatch		X No		Minor	Moderat		Major		Replace		\$0	
NTERIORS		Access naten		X NO		WIIIIO	Widderat	_	Iviajoi		Replace		- OÇ	\$0
	erior Construction													ŞŬ
	C1010 Partitions	Framed	<b></b>	X No		Minor	Moderat		Major		Replace		\$0	
	C1010 Partitions								Major	-	-			
		Masonry		X No		Minor	Moderat	_	Major	_	Replace		\$0	
	C1020 Interior Doors	Wood		X No		Minor	Moderat		Major		Replace		\$0	
		Hollow Metal		X No		Minor	Moderat		Major		Replace		\$0	
	C1030 Fittings	NOT USED		No	ne	Minor	Moderat		Major		Replace			
C20 Stai							_						-	
	C2010 Stair Construction	Wood		X No		Minor	Moderat		Major		Replace		\$0	
		Metal		X No	ne	Minor	Moderat	· [	Major		Replace		\$0	
		Concrete		X No	ne	Minor	Moderat	· [	Major		Replace		\$0	
	C2020 Stair Finishes	Concrete Fill		X No	ne	Minor	Moderat		Major		Replace		\$0	
		Resilient		X No		Minor	Moderat		Major		Replace		\$0	
C20 Into	erior Finishes		·						-		• · •			

C30 Interior Finishes

State of Oregon School Facilities Assessment Template 6/2016

#### PHYSICAL CONDITION ASSESSMENT

C3010 Wall Finishes	Paint on Masonry	X None	Minor	Moderate	Major	Replace	<b></b>	\$0	EXPOSED STRUCTURE
CSOTO Wait Hillshes	Wallboard	X None	Minor	Moderate	Major	Replace		\$0	
	Wainscot	X None	Minor	Moderate	Major	Replace		\$0	
	Ceramic Tile	X None	Minor	Moderate	Major	Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	X None	Minor	Moderate	Major	Replace		\$0	
C3020 (100) (1113)(C3	Resilient Tile	X None	Minor	Moderate	Major	Replace		\$0	
	Resilient Sheet	X None	Minor	Moderate	Major	Replace		\$0	
	Polished Concrete	100% None	Minor	Moderate	Major	Replace		\$0	NO ISSUES
	Ceramic Tile	X None	Minor	Moderate	Major	Replace		\$0	10 155025
	Liquid Applied	X None	Minor	Moderate	Major	Replace		\$0	
	Wood Sports Floor	X None	Minor	Moderate	Major	Replace		\$0	
C3030 Ceiling Finishes	Wallboard	X None	X Minor	Moderate	Major	Replace		\$0	EXPOSED STRUCTURE
CS050 Centing Finishes	Lay-In Ceiling Tile	X None	Minor	Moderate	Major	Replace		\$0	
	Glued-Up Ceiling Tile	X None	Minor	Moderate	Major	Replace	<b>├</b> ─── <b>∤</b>	\$0	
	Painted Structure	X None	Minor			Replace	<b>├</b> ─── <b>├</b>	\$0	
D SERVICES	Painted Structure	X None	WIITO	Moderate	Major	Replace		ŞU	\$555
D10 Conveying									2000
D1010 Elevators & Lifts		X None	Minor	Moderate	Major	Replace		\$0	
D1020 Escalators & Moving Walks		X None	Minor			Replace	<b>├</b> ─── <b>├</b>	\$0	
				Moderate	Major			\$0 \$0	
D1090 Other Conveying Systems		X None	Minor	Moderate	Major	Replace		ŞU	
D20 Plumbing		Y Name	b dim eur		Maina			ćo	
D2010 Plumbing Fixtures		X None	Minor	Moderate	Major	Replace		\$0	
D2020 Domestic Water Distribution		X None	Minor	Moderate	Major	Replace		\$0	
D2030 Sanitary Waste		X None	Minor	Moderate	Major	Replace		\$0	
D2040 Rain Water Drainage		X None	Minor	Moderate	Major	Replace		\$0	
D2090 Other Plumbing Systems	NOT USED	None	Minor	Moderate	Major	Replace			
D30 HVAC		<b></b>	<b>—</b>		<b>—</b>	<b>—</b>		4-	
D3010 Energy Supply		X None	Minor	Moderate	Major	Replace		\$0	
D3020 Heat Generating Systems	Boiler	X None	Minor	Moderate	Major	Replace		\$0	
	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	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	X None	Minor	Moderate	Major	Replace		\$0	
	Hot water return & supply	X None	Minor	Moderate	Major	Replace		\$0	
D3050 Terminal & Package Units	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		X None	Minor	Moderate	Major	Replace		\$0	
D3070 Systems Testing & Balancing		X None	Minor	Moderate	Major	Replace		\$0	
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	NO ELECT. DIST ISSUES
D5020 Lighting and Branch Wiring		100% None	Minor	Moderate	Major	Replace		\$0	EQUIPMENT IS WORKING
D5030 Communications & Security	Voice / Data System	X None	Minor	Moderate	Major	Replace		\$0	
	Clock / Intercom System	X None	Minor	Moderate	Major	Replace		\$0	
	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	Moderate	Major	X Replace	100%	\$555	MAY CONSIDER INSTALLING AN ALARM
	Fire Alarm / Detection	X None	Minor	Moderate	Major	Replace		\$0	NO ISSUES OBSSERED
	Lighting Control System	X None	Minor	Moderate	Major	Replace		\$0	NONE
D5090 Other Electrical Systems	NOT USED	None	Minor	Moderate	Major	Replace			

#### PHYSICAL CONDITION ASSESSMENT

IPMENT & FURNISHINGS									\$0.00
E10 Equipment		·						 	
E1010 Commercial Equipment	Food Service	X None	Minor	Moderate		/lajor	Replace	 \$0	
	Vocational	X None	Minor	Moderate	N	/lajor	Replace	 \$0	
E1020 Institutional Equipment	Science	X None	Minor	Moderate	N	/lajor	Replace	\$0	
	Art	X None	Minor	Moderate	N	/lajor	Replace	\$0	
	Stage Performance	X None	Minor	Moderate	N	/lajor	Replace	\$0	
	Restroom Accessories/Stalls	X None	Minor	Moderate	N	/lajor	Replace	\$0	
E1030 Vehicular Equipment	NOT USED	None	Minor	Moderate	N	/lajor	Replace		
E1090 Other Equipment	NOT USED	None	Minor	Moderate	N	/lajor	Replace		
E20 Furnishings									-
E2010 Fixed Furnishings		X None	Minor	Moderate	N	/lajor	Replace	\$0	
E2020 Movable Furnishings		X None	Minor	Moderate	N	/ajor	Replace	\$0	
CIAL CONSTRUCTION & DEMOLITION - NOT USED		· · · · · · · · · · · · · · · · · · ·					<u> </u>		
									40
DING SITE WORK	NOTUGED								\$0
G10 Site Preparation	NOT USED								
G20 Site Improvements		<b></b>	<b>—</b>	<b>—</b>	<b>—</b> .		<b>—</b> ]	 40	
G2010 Roadways		None	Minor	Moderate		/lajor	Replace	 \$0	SEE MAIN BUILDING 1
G2020 Parking Lots		None	Minor	Moderate		/lajor	Replace	 \$0	SEE MAIN BUILDING 1
G2030 Pedestrian Paving		None	Minor	Moderate		/lajor	Replace	 \$0	SEE MAIN BUILDING 1
G2040 Site Development		None	Minor	Moderate	N	/lajor	Replace	 \$0	SEE MAIN BUILDING 1
G2050 Landscaping		None	Minor	Moderate	N	/lajor	Replace	\$0	SEE MAIN BUILDING 1
G30 Site Mechanical Utilities									
G3010 Water Supply	Domestic	X None	Minor	Moderate	N	/lajor	Replace	\$0	
	Fire	X None	Minor	Moderate	N	/lajor	Replace	\$0	
G3020 Sanitary Sewer		X None	Minor	Moderate	N	/lajor	Replace	\$0	
G3030 Storm Sewer		X None	Minor	Moderate	N	/lajor	Replace	\$0	
G3040 Heating Distribution		X None	Minor	Moderate	N	/lajor	Replace	\$0	
G3050 Cooling Distribution		100% None	Minor	Moderate	N	/lajor	Replace	\$0	
G3060 Fuel Distribution		X None	Minor	Moderate	N	/lajor	Replace	\$0	
G3090 Other Site Mechanical Utilities	NOT USED	None	Minor	Moderate	N	/ajor	Replace		
G40 Site Electrical Utilities									
G4010 Electrical Distribution	Service	100% None	Minor	Moderate	N	/lajor	Replace	\$0	NO ISSUES OBSERVED
	Generator	X None	Minor	Moderate		/lajor	Replace	\$0	
G4020 Site Lighting		X None	Minor	Moderate		/lajor	Replace	 \$0	
G4030 Site Communications & Security		100% None	Minor	Moderate		/lajor	Replace	\$0	NO ISSUES OBSERVED
G4090 Other Site Electrical Utilities	NOT USED	None	Minor	Moderate		/lajor	Replace	<i>v</i> •	
G90 Other Site Construction	NOT USED	None	iviii 0	woderate		najoi	Replace		
So other site construction									
				Unit of			Unit		
Description of System				Measure		Quantity	Budget	Extended	

Descriptio	in of System	Measure		Quantity	Budget	Extended	
						\$0	
			]				
			Ι			\$0	
			Ι			\$0	
			I			\$0	
			Ι			\$0	
			Ι			\$0	

Physical Condition Budget Sub-Total	\$555
Budgeted Development Costs	\$211
Physical Condition Budget TOTAL	\$766
Replacement Budget	\$267,168
Facility Condition Index (FCI)	0.3%

#### Budgeted Replacement Cost of Buildings by Type

	<u>Raw Budget / SF (as</u>	Inflated Based on	<b>Developed</b>	Forwarded FCI
<u>Type</u>	<u>of 7/1/16)</u>	State Rate	Budget*	<b>Budget</b>
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	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	250.47
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	250.47

\*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

### **County Cost Factor for Physical Assessment Budget Calculation**

	<u>Prevailing</u> Wage Rate		<u>Forwarded</u>
<u>Counties</u>	<u>Regions</u>	Cost Factor	<u>Factor</u>
Clatsop	1	1.05	0.00
Columbia	1	1.05	0.00
Tillamook	1	1.05	0.00
Clackamas	2	1.13	0.00
Multnomah	2	1.13	0.00
Washington	2	1.13	0.00
Marion	3	1.00	0.00
Polk	3	1.00	0.00
Yamhill	3	1.00	0.00
Benton	4	1.00	0.00
Lincoln	4	1.00	0.00
Linn	4	1.00	0.00
Lane	5	1.00	0.00
Douglas	6	0.97	0.97
Coos	7	0.97	0.00
Curry	7	0.97	0.00
Jackson	8	0.97	0.00
Josephine	8	0.97	0.00
Hood River	9	1.05	0.00
Sherman	9	1.05	0.00
Wasco	9	1.05	0.00
Crook	10	0.95	0.00
Deschutes	10	0.95	0.00
Jefferson	10	0.95	0.00
Klamath	11	0.93	0.00
Lake	11	0.93	0.00
Gilliam	12	0.99	0.00
Grant	12	0.99	0.00
Morrow	12	0.99	0.00
Umatilla	12	0.99	0.00
Wheeler	12	0.99	0.00
Baker	13	0.99	0.00
Union	13	0.99	0.00
Wallowa	13	0.99	0.00
Harney	14	0.89	0.00
Malheur	14	0.89	0.00
	Se	lected Factor	0.97

### NOTES

Regions established by the State of Oregon BOLI Office Relational rates between regions extrapolated from 2015 National Building Cost Manual (2015)

A RENOVA	TIONS			
Renovation #	Date	Construction Type	Square Footage	Usage
1	2019	N/A	800	REMOVED BIOMASS AND BOILER
				CONVERTED INTO MAINT. SHED

<b>B</b> ADDITIO	NS			
Addition #	Date	Construction Type	Square Footage	Usage

C PORTABL	E CLASSR	OOMS		
Portable #	Date	Age of Portable	Square Footage	Notes

	YES	NO	N/A	COMMENTS
School grounds are fenced.			X	
There is one clearly marked and designated entrance for visitors			X	
igns 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	
hrubs 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			х	
D. Locks/Hardware			Х	
. Storage Sheds			Х	
l. Windows			Х	
e. Other exterior buildings			Х	
Parent drop-off and pick-up area is clearly defined.			Х	
here is adequate lighting around the building.			х	
ighting 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.			Х	
Playground equipment has tamper-proof fasteners			Х	
/isual surveillance of bicycle racks from main office is possible.			Х	
/isual surveillance of parking lots from main office is possible			х	
Parking lot is lighted properly and all lights are functioning			Х	
Accessible lenses are protected by some unbreakable material			Х	
staff and visitor parking has been designated			Х	
Dutside hardware has been removed from all doors except at points of entry.			Х	
Ground floor windows:			х	
a. have no broken panes;			х	
<ul> <li>locking hardware is in working order.</li> </ul>			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	
o. Cafeteria			x	
c. Computer Labs			x	
d. Industrial Arts rooms			x	
e. Science labs			X	
Nurses Office			X	
g. Boiler Room			X	
n. Electrical Rooms			х	
. Phone line access closet			х	
Inused areas of the school can be closed off during after school activities.			Х	
here is two-way communication between the main office and:			Х	
a. Classroom			Х	
b. Duty stations			Х	
. Re-locatable classrooms			Х	
<ol> <li>Staff and faculty outside building</li> </ol>			Х	
e. Buses			Х	
here is a central alarm system in the school. If yes, briefly describe:			х	
he main entrance is visible from the main office.			Х	

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

## INFORMATION TECHNOLOGY

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

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

	YES	NO	N/A	COMMENTS
Is someone designated to develop and implement an indoor air quality management plan for			x	
your school district?			^	
Does your district have an indoor air quality management plan that includes steps for			х	
preventing and resolving indoor air quality problems?			^	
Are school buildings inspected once or twice each year for conditions that may lead to indoor			x	
air quality problems?			^	
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			Х	
recommendations or accepted practice for the HVAC system?				
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			Х	
that all equipment is in operating order.				
Is the maintenance schedule updated to show all maintenance performed on the building			v	
systems?			Х	
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?			Х	
Are maintenance schedules retained for at least three years?			х	
Are damaged or inoperable components of the HVAC system replaced or repaired as				
appropriate?			Х	
Are reservoirs or parts of the HVAC system with standing water checked visually for microbial				
growth?			Х	
Are water leaks that could promote growth of biologic agents promptly repaired?			Х	
Are damp or wet materials that could promote growth of biologic agents promptly dried,				
replaced, removed, or cleaned?			Х	
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?			Х	
ls general or local exhaust ventilation used where housekeeping and maintenance activities				
could reasonably be expected to result in exposure to hazardous substances above applicable			х	
exposure limits?				
Does the HVAC system have CO2 monitoring capability (demand control ventilation)?			х	
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				
			x	
eliminated, or are the make-up inlets or exhaust air outlets relocated to avoid entry of the			^	
contaminant into the air system? If buildings do not have mechanical ventilation, are windows, doors, vents, stacks, and other				 
portals used for natural ventilation operating properly?			Х	

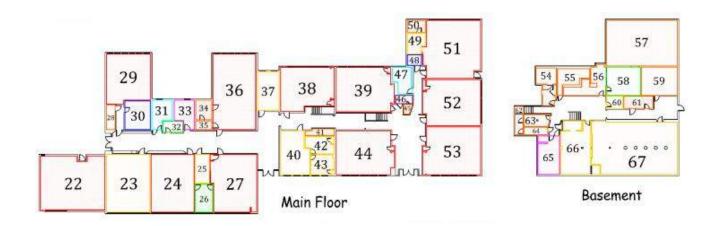
# 1. MAIN SCHOOL BUILDING

YEAR(S) CONSTRUCTED:

Original, 1921, (3) additions prior to the 1950's, 1954, 1965

TOTAL GROSS SQUARE FOOTAGE ALL SPACES:

21,365 sf





### FACILITY PICTURES BELOW;











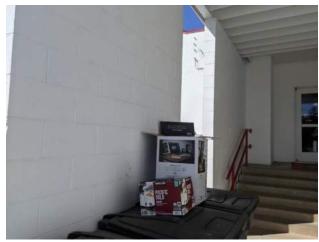
















































































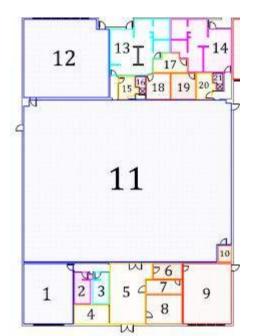


# 2. GYMNASIUM

YEAR(S) CONSTRUCTED:

Original 1940, (4) additions, 1989 Gym enlargement

TOTAL GROSS SQUARE FOOTAGE ALL SPACES: 15,372 sf



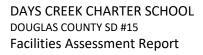


## FACILITY PICTURES BELOW;















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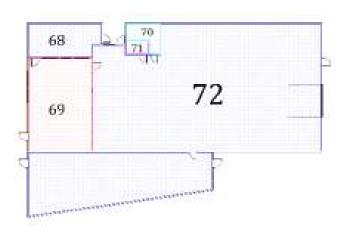


# 3. SHOP AND VO-AG CLASSROOM BUILDING

YEAR(S) CONSTRUCTED:

Original 1972, Building Addition 2021

TOTAL GROSS SQUARE FOOTAGE ALL SPACES: 5,388 sf

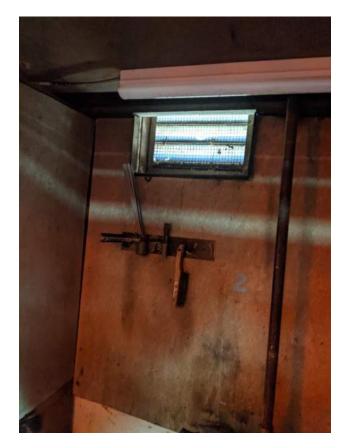




## FACILITY PICTURES BELOW;











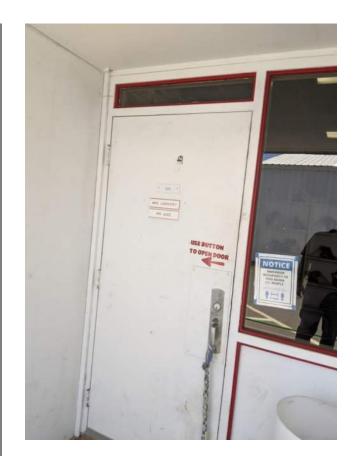


State of Oregon Building Codes Divisio Electrical Safety Section 9-22-97 Pe Tiller Tre Facerol Cere Fin A 260684 M-WARRAN II





























































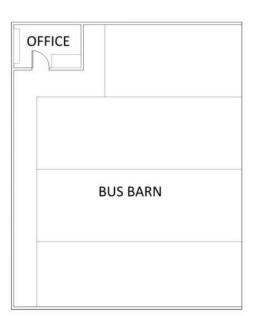


## 4. BUS BARN

YEAR(S) CONSTRUCTED:

1988

TOTAL GROSS SQUARE FOOTAGE ALL SPACES: 2,000 sf





### FACILITY PICTURES BELOW;









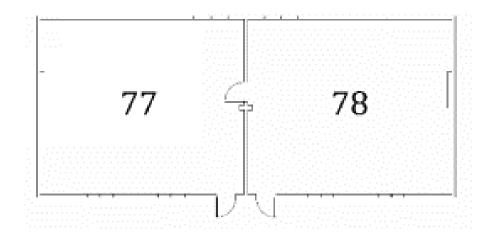


## 5. MODULAR CLASSROOM / LIBRARY

YEAR(S) CONSTRUCTED:

1994, 2019 Remodel

TOTAL GROSS SQUARE FOOTAGE ALL SPACES: 1,806 sf





#### FACILITY PICTURES BELOW;





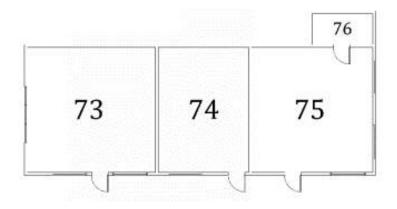


## 6. EXTERNAL CLASSROOMS

YEAR(S) CONSTRUCTED:

1950, 2020 Remodel

TOTAL GROSS SQUARE FOOTAGE ALL SPACES: 1,569 sf





### FACILITY PICTURES BELOW;















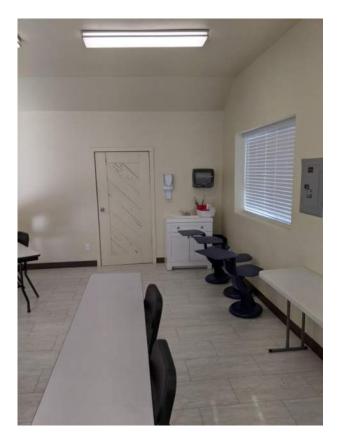




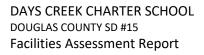


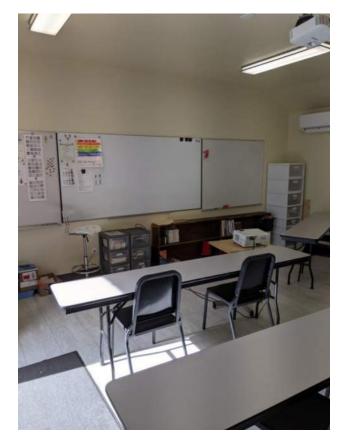




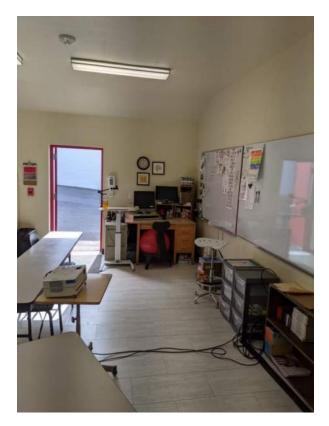








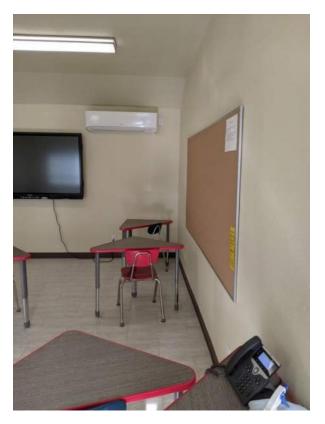


















## 7. WATER PLANT

YEAR(S) CONSTRUCTED: 1995

TOTAL GROSS SQUARE FOOTAGE ALL SPACES: 286 sf



#### FACILITY PICTURES BELOW;















# 8. OLD BOILER & SHOP

YEAR(S) CONSTRUCTED:

2003, REPURPOSE 2019

TOTAL GROSS SQUARE FOOTAGE ALL SPACES: 800 sf



#### FACILITY PICTURES BELOW;

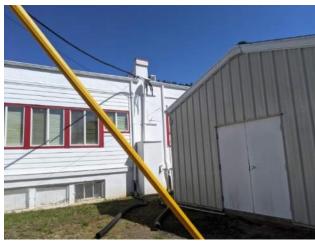














					•	•			
Address/ Historic Name	Current-Other Names Ht		Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig Use/ Plan(Type)	RLS/ILS Dates	Listed Date
Raymond, Ephram, House		1.5	EC	1870	Horizontal Board	Gothic Revival	Single Dwelling		
Meadow Creek Ditch	I		EC	1906	Not Applicable	Not Applicable	Waterworks		
	Ditch #2		EC	1893	Not Applicable	Not Applicable	Waterworks		
Days Creek Cutoff Rd Worthington Bridge			EC	1912	Steel	Not Applicable	Road Related (vehicular) Truss	09/01/2002	
South Umpqua Kiver Bri 508 Days Creek Cutoff Rd Rachor, Henry Sr, House	iage Briage# 190498	aaamon 1.5	al alango UN	onal memor c.1905	ers aaaea 1900s steet arch aaaea Brick:Other/Undefined Shingle	adattional atangonal members adaed 1930s steet arch added within the truss relocated (UDUI) 1.5 UN c.1905 Brick:Other/Undefined Vernacular Shingle	Single Dwelling	09/01/2002	
743 Days Creek Cutoff Rd Sutton, John, Prune Drier		2.0	EC	c.1930	Vertical Board	Other / Undefined	Agric. Processing		
743 Days Creek Cutoff Rd Sutton, John, Farm	•	1.5	Z	c.1914	Horizontal Board	Foursquare (Type)	Farmstead	09/01/2002	
Hwy 227 Days Creek School		<mark>1.0</mark>	EC	<mark>1895</mark>	Horizontal Board	Gothic Revival	School		
<b>19</b> Hwy 227 Lavedour Schoolhouse		1.0	EC	1910	Horizontal Board	Bungalow (Type)	School		
Milo Academy Rd Milo Academy Bridge		1.0	ES NRI	1962	Steel Wood:Other/Undefined	Other / Undefined	Water Related Covered Bridge		11/29/1979
11330 Tiller Trail Hwy Fate, Dave, House		1.5	N	c.1895 c.1920	Horizontal Board	Vernacular	Single Dwelling	09/01/2002	
Wood Creek Rd Romjue, William, Farm		1.0	N	c.1870	Vertical Board	Other / Undefined Vernacular	Farmstead	09/01/2002	
Wood Creek Rd Romjue, Willaim, Barn		1.0	EC	c.1870	Vertical Board	Other / Undefined	Agric. Outbuilding		

**13 Records Found** 

1 of 1

### Oregon Historic Site Record

Bays Creek, Douglas County       current/other names: block/lot/tax lot: twnshp/mgset/dtr sect:       Subscience         PROPERTY CHARACTERISTICS       Intellige (section the section of the se	LOCATION AND P	ROPERTY NAME				
resource type: elig evaluation: elig evaluation: evaluation: primary style: primary sty	address: assoc addresses: location descr:		curr bloc	rent/other names: :k/lot/tax lot:		
elig evaluation:       eligibla/contributing       NR Status:       atta indiv listed:         prime ording use:       School       ording use comments:       ording use comments:         second orig use:       School       ording use comments:       ording use comments:         second orig use:       School       grims orig use comments:       second with evaluation;         second orig use:       School       sec style comments:       second with evaluation;         primary orig use;       School       sec style comments:       second with evaluation;         second with evaluation;       ese style comments:       second with evaluation;       second with evaluation;         second with evaluation;       ese style comments:       second with evaluation;       second with evaluation;         second with evaluation;       ese style comments:       second with evaluation;       second with evaluation;         Note second with evaluation;       indef transmant       second with evaluation;       None         State state indef transmant       second second with evaluation;       None       second second second with evaluation;         Ride listed:       N/A       indef transmant       None       second se	ROPERTY CHARACTERISTICS					
second or giuse: primary style: primary sty	resource type: elig evaluation: prim constr date:	eligible/contributing	NR	Status:	total inelig resources:	
GROUPINGS / ASSOCIATIONS         Not associated with any surveys or groupings.         SHPO INFORMATION FOR THIS PROPERTY         NR date listed:       N/A         LS survey date:       N/A         LS survey date:       Special Assess         Project(s):       None         Federal Tax       None         Project(s):       None         Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)         Refer to scanned documents links.         HISTORY         Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)         Refer to scanned documents links.         RESEARCH INFORMATION         Title Records       Census Records       ShPO Files       Local Histories         Sanborn Maps       Biographical Sources       SHPO Files       Interviews         Obituaries       Newspapers       State Archives       Historic Photographs         City Directories       Building Permits       State Library       Historic Photographs         Local Library:       University Library:       University Library:       University Library:	primary orig use: second orig use: primary style: secondary style: primary siding: secondary siding: plan type:	Gothic Revival	prin sec sidi arct	n style comments: style comments: ng comments: nitect:	Snyder, Joe & Lewis Chapman	
Not associated with any surveys or groupings.          SHPO INFORMATION FOR THIS PROPERTY         NR date listed:       N/A         ILS survey date:       N/A         RLS survey date:       None         Project(s):       None	comments/notes:					
SHPO INFORMATION FOR THIS PROPERTY         NR date listed:       N/A         LS survey date:       Special Assess Project(s):       None         RLS survey date:       None         RLS survey date:       None         Project(s):       None         Project(s):       None         RCHITECTURAL / PROPERTY DESCRIPTION       None         Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)       Refer to scanned documents links.         HISTORY       Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)       Refer to scanned documents links.         RESEARCH INFORMATION       Title Records       Local Histories         Title Records       Census Records       Property Tax Records       Local Histories         Sanborn Maps       Biographical Sources       SHPO Files       Interviews         Obituaries       Newspapers       State Archives       Historic Photographs         City Directories       Building Permits       State Library       Historic Photographs         Local Library:       University Library:       Other Respository:       Historic Photographs						
NR date listed:       N/A         ILS survey date:       N/A         RLS survey date:       Special Assess         Project(s):       None         Federal Tax       None         Federal Tax       None         Project(s):       None         Includes expanded description of the building/property. setting, significant landscape features, outbuildings and alterations)       None         Refer to scanned documents links.       This construction through at least the historic period - preferably to the present)         Refer to scanned documents links.       Title Records       Local Histories         Title Records       Census Records       Property Tax Records       Local Histories         Sanborn Maps       Biographical Sources       SHPO Files       Interviews         Obituaries       Newspapers       State Archives       Historic Photographs         City Directories       Building Permits       State Library       Historic Photographs         Local Library:       University Library:       Other Respository:       Historic Photographs						
Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations) Refer to scanned documents links.  HISTORY Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present) Refer to scanned documents links.  RESEARCH INFORMATION  Title Records Sanborn Maps Obituaries Newspapers City Directories Building Permits Chronological Society:  Local Library: Historical Society:  University Library: Cother Respository:	ILS survey date:	N/A		Special Assess Project(s): Federal Tax	None	
Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present) Refer to scanned documents links. <b>RESEARCH INFORMATION</b> Title Records Census Records Diographical Sources SHPO Files Interviews Dobituaries Newspapers State Archives Historic Photographs City Directories University Library: Historical Society: University Library: Cother Respository:	Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)					
Title Records     Census Records     Property Tax Records     Local Histories       Sanborn Maps     Biographical Sources     SHPO Files     Interviews       Obituaries     Newspapers     State Archives     Historic Photographs       City Directories     Building Permits     State Library     Historic Photographs       Local Library:     University Library:     University Library:       Historical Society:     Other Respository:     University Library	Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)					
Sanborn Maps Obituaries City Directories     Biographical Sources Newspapers Building Permits     SHPO Files State Archives State Library     Interviews Historic Photographs       Local Library: Historical Society:     University Library: Other Respository:						
Historical Society: Other Respository:	Sanborn Maps Obituaries	Biographical Newspapers	Sources	SHPO Files State Archives	Interviews	
Bibliography:	-					
	Bibliography:					

### DOUGLAS COUNTY CULTURAL AND HISTORICAL RESOURCE INVENTORY

IDENTIFICATION:	PEOPLE:
T <u>30</u> S R <u>4</u> W Sec. <u>10</u> <sup>1</sup> / <u>4 SW <sup>1</sup>/4 SW</u> Tax Account No.: 13186.00	Current owner: <u>School District #15</u> Architect:
Address: Highway 227, Days Creek Name: Days Creek School	Builder: Snyder, Joe A. & Chapman, Lewis Original owner: School District #15
THEME:	USE:
Social	Present: Vacant
Angle of the second second second	Original: Schoolhouse
STRUCTURE: Type: Schoolhouse Date Constructed: C 1895	
Date Constructed: c.1895	
	t; one story; pillarless porch cover at E. El
Roof: Gable; wood shingles; boxed ea	ves; frieze board
Wall: Balloon frame; 1 x 6 inch ship	lap
Windows: 4 over 4 dbl. hung sash; co	rnice
Doors: Single door w/transom light	at E. El.
Foundation: Rock Pier; internal brick	
Additions:	
MINOR STRUCTURES AND OBJECTS:	
Туре:	
	THE REPORT OF A REPORT OF
Recorded by: Terry Harbour	Date: November 5, 1981

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#### SITE:

The school is located in Days Creek at the intersection of the South Umpqua and Days Creeks. A large open field surrounds the schoolhouse. A mature oak tree flanks the schoolhouse on the south.

#### HISTORICAL SIGNIFICANCE:

The subject schoolhouse is the third used by School District 15. The first school was a small log cabin built in c. 1856. Mr. G. W. Marshall conducted the first classes which were held for three month sessions. The log cabin schoolhouse burnt in 1870 a board and batten structure was built as a replacement. This school housed as many as seven students who ranged in age from 5 to 10 years.

The subject structure was built in the late 1890's by Joe A. Snyder and Lewis P. Chapman. Mr. James Blundel, who later became State Legislator, was the first to teach lessons in the schoolhouse.

In 1921 the Purdue, Lavadore, Worthington and Days Creek School Districts consolidated which required construction of temporary buildings. By 1927 the school district began building part of the present school which is located southeast of the subject structure.

#### SOURCES CONSULTED:

Moore, Edith. Telephone interview: November 25, 1981. Mrs. Moore was born at Hudson, Oregon in 1901. She moved to the Days Creek area in 1919.

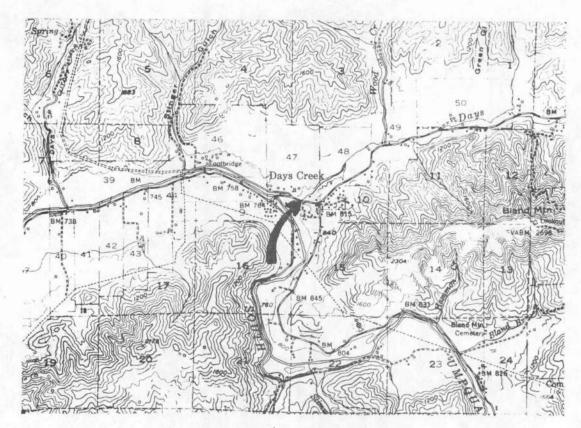
"Days Creek School History". Edith Moore. Undated. Three Pages.

## DOUGLAS COUNTY HISTORICAL RESOURCES

DAYS CREEK SCHOOL



EAST ELEVATION



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DOUGLAS COUNTY PLANNING DEPARTMENT

