

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 30th, 2021

PREPARED IN COMPLIANCE WITH
STANDARDS DEFINED AS PER THE



Scott Marshall, AIA - NCARB
Certified State of Oregon
Department of Education Assessor

A handwritten signature in black ink that reads "Scott Marshall".

Principal Architect
STRAIGHTLINE ARCHITECTURE
Oregon – Idaho – Montana – New Mexico



STRAIGHTLINE ARCHITECTS
South Cloverdale Road, Suite 102
83709 | 208-991-0855
Scott@Straightline.biz

STRAIGHTLINE

STRAIGHTLINE ARCHITECTURE 4521
1207 Adams Avenue Boise, Idaho
La Grande, Oregon | 458-201-3331
www.StraightlineArchitects.com

TABLE *of* CONTENTS

5-7

0. Report Methodology

- a. ODE Assessment Process
- b. Facility Assessment Process
- c. OAR Requirements

8

Campus Map & Building Locations

I. Summary of Findings

9-12

- A. Historic Findings & Registers
 - 1. City & District Overview & Introduction

13-21

- B. Building Findings & Methodology
 - 1. Main School Building
 - 2. Gymnasium
 - 3. Shop & Vo-Ag Classroom Building
 - 4. Bus Barn
 - 5. Middle School Modular
 - 6. External Classrooms
 - 7. Water Plant
 - 8. Boiler & Shop
 - 9. Faculty House

II. Appendix Condition Assessment:

22-34

- 1. Main School Building
 - Floor Plan & Square footages
 - Base information Sheet
 - Physical Condition Assessment
 - Budget
 - County Cost Factor
 - Renovations & Additions
 - School Safety Audit
 - ADA Assessment
 - Information Technology
 - Harmful Substances Assessment
 - Indoor Air Quality

35-47

2. Gymnasium

- Floor Plan & Square footages
- Base information Sheet
- Physical Condition Assessment
- Budget
- County Cost Factor
- Renovations & Additions
- School Safety Audit
- ADA Assessment
- Information Technology
- Harmful Substances Assessment
- Indoor Air Quality

48-60

3. Shop & Vo-Ag Classroom Building

- Floor Plan & Square footages
- Base information Sheet
- Physical Condition Assessment
- Budget
- County Cost Factor
- Renovations & Additions
- School Safety Audit
- ADA Assessment
- Information Technology
- Harmful Substances Assessment
- Indoor Air Quality

61-73

4. Bus Barn

- Floor Plan & Square footages
- Base information Sheet
- Physical Condition Assessment
- Budget
- County Cost Factor
- Renovations & Additions
- ADA Assessment
- Harmful Substances Assessment

74-86

5. Modular Classroom / Library
 - Floor Plan & Square footages
 - Base information Sheet
 - Physical Condition Assessment
 - Budget
 - County Cost Factor
 - Renovations & Additions
 - School Safety Audit
 - ADA Assessment
 - Information Technology
 - Harmful Substances Assessment
 - Indoor Air Quality

87-99

6. External Classrooms
 - Floor Plan & Square footages
 - Base information Sheet
 - Physical Condition Assessment
 - Budget
 - County Cost Factor
 - Renovations & Additions
 - School Safety Audit
 - ADA Assessment
 - Information Technology
 - Harmful Substances Assessment
 - Indoor Air Quality

100-112

7. Water Plant
 - Floor Plan & Square footages
 - Base information Sheet
 - Physical Condition Assessment
 - Renovations & Additions
 - Harmful Substances Assessment

113-125

8. Old Boiler & Shop
 - Floor Plan & Square footages
 - Base information Sheet
 - Physical Condition Assessment
 - Budget
 - County Cost Factor
 - Renovations & Additions
 - School Safety Audit
 - ADA Assessment
 - Information Technology
 - Harmful Substances Assessment
 - Indoor Air Quality
9. Faculty House

III. Appendix Exterior Pictures:

126-134

1. Main School Building

135-139

2. Gymnasium

140-148

3. Shop & Vo-AG Classroom Building

149-150

4. Bus Barn

151-152

5. Middle School Modular

153-158

6. External Classrooms

159-161

7. Water Plant

162-163

8. Boiler & Shop

164-169

- A. Historical Data

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:

(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)

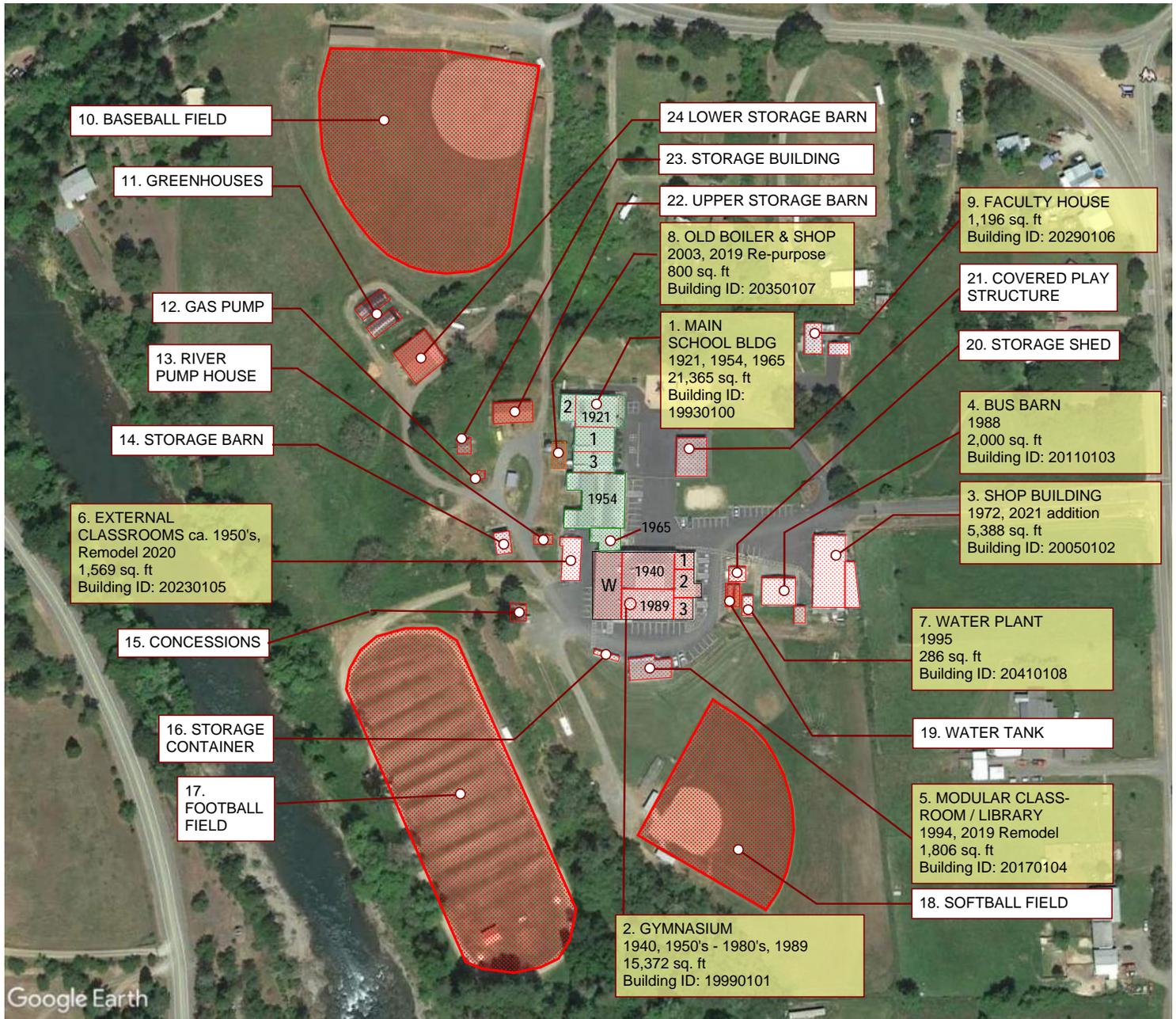
Stats. Implemented: Sec. 5, Ch. 783, OL 2015
(Enrolled Senate Bill 447)

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 | 6. External Classrooms |
| 2. Gymnasium | 7. Water Plant |
| 3. Shop & VO-AG Classroom | 8. Boiler & Shop |
| 4. Bus Barn | |
| 5. Middle School Modular | |

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/>

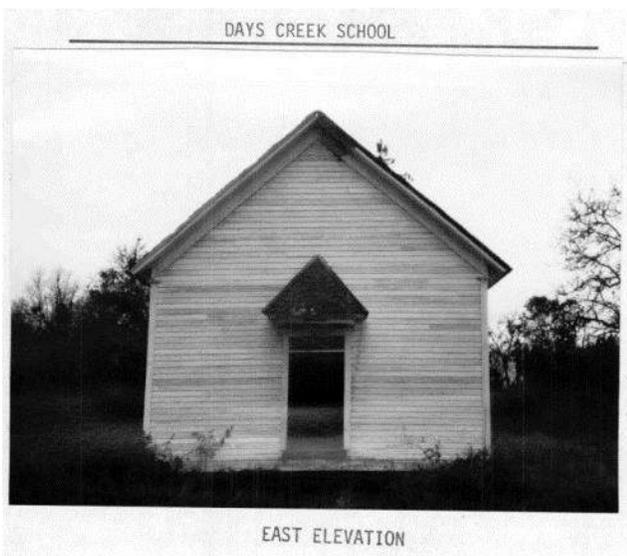
Result: No District Properties are registered as a Historic Place on the National Historical Registry

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)

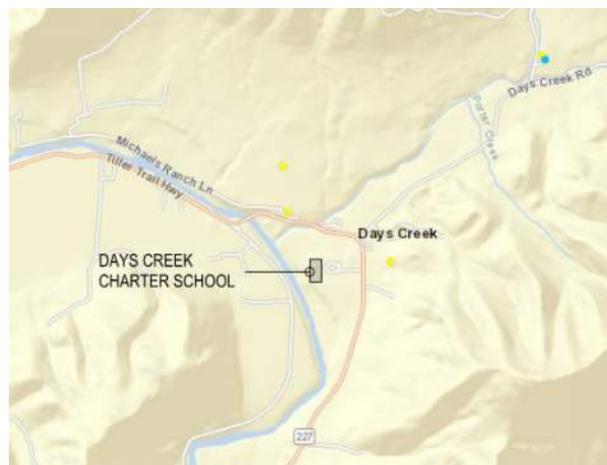
DAYS CREEK CHARTER SCHOOL
DOUGLAS COUNTY SD #15
Facilities Assessment Report



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



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

O. 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

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



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 5th 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.

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 6th 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.

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 a 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
4. 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, RENOVATION of the facility is suggested.

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

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)*

(Top Items listed by priority)

1. A10 – Repair minimal cracking at foundations and uneven flooring
\$19,035
2. B10 & B2020 – Repair sloping floor and finish replacing windows
\$91,870
3. C20 – Handrails at stairs are not ADA compliant.
\$63,912
4. D50 - Possible upgrade of access controls, security cameras, and lighting
\$ 193,770
5. E10 – Provide walk-ins at kitchen
\$91,185
6. ADD – Kitchen repairs and upgrades.
\$480,000
7. 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*

RCI 1.1%

What does this mean?

The buildings RCI score of 1.1% puts it below the ODE standard of 28%. According to the ODE guidelines, RENOVATION of the facility is suggested.

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

02 – GYMNASIUM

CONCLUSIONS AND RECOMMENDATIONS BASED UPON THE REPORT FINDINGS

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

(Top Items listed by priority)

1. A10 – Minimal repairs to foundation cracking.
\$ 1,968
2. B10 – Wood siding repair and replacement
\$ 8,201
3. C10 – Door adjustment and some hardware replacement, minimal floor replacement, ceiling tile replacement and repair.
\$ 7,046
4. 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, RENOVATION of the facility is suggested.

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

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)

(Top Items listed by priority)

1. B20 – Fix and replace exterior siding at some areas.
\$ 19,744
2. C10 – Paint and repair walls, re-seal floor, and fix front entry door.
\$ 34,253
3. D50 – Possible upgrade of access controls and security cameras
\$ 9,198
4. 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*
RCI	0.4%

What does this mean?

The buildings RCI score of 0.4% puts it below the ODE standard of 28%. According to the ODE guidelines, RENOVATION of the facility is suggested.

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

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)

(Top Items listed by priority)

1. B20 – Replace door handle at office
\$ 277
2. C30 - Replace carpet at office
\$ 563
3. 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, RENOVATION of the facility is suggested.

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

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, RENOVATION of the facility is suggested.

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

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, RENOVATION of the facility is suggested.

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

07 – WATER PLANT

CONCLUSIONS AND RECOMMENDATIONS BASED UPON THE REPORT FINDINGS

(Top Items listed by priority)

1. B20 – Replace door hardware
\$ 832
2. C10 - Replace insulation at water treatment room
\$ 915
3. 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, RENOVATION of the facility is suggested.

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

08 – OLD BOILER & SHOP

**CONCLUSIONS AND RECOMMENDATIONS
BASED UPON THE REPORT FINDINGS**

(Top Items listed by priority)

1. D50 – Consider installing a security system
\$ 555

DAYS CREEK CHARTER SCHOOL

ESTIMATED COSTS METRIC

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
TOTALS		RCI AVERAGE 3.00%	REPAIR COSTS \$1,549,366	REPLACEMENT COSTS \$20,155,000

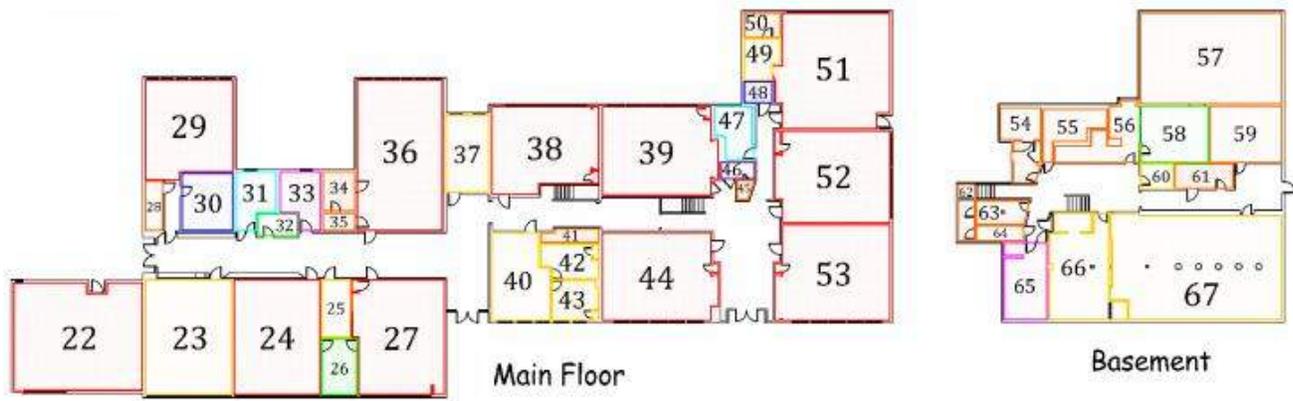
1. MAIN SCHOOL BUILDING

YEAR(S) CONSTRUCTED:

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

TOTAL GROSS SQUARE FOOTAGE ALL SPACES:

21,365 sf



BASE INFORMATION SHEET

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):	SCOTT@STRAIGHTLINE.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)

PHYSICAL CONDITION ASSESSMENT

District Name: Douglas County SD 15
 Site Name: DAYS CREEK CHARTER SCHOOL
 Building Name: MAIN SCHOOL BUILDING
 Building ID: 1993-3348-01 / 19930100



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

Level 1	Level 2	Level 3	Type (as applicable)	None	Minor	Moderate	Major	Replace	Automated Budget Estimate				
A SUBSTRUCTURE										\$19,035			
<u>A10 Foundations</u>													
	A1010	Standard Foundations		100%		<input checked="" type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	25%	\$5,699	SOME MINIMAL CRACKING AT FND. WALLS
	A1020	Special Foundations			<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
	A1030	Slab on Grade		26%		<input type="checkbox"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	SOME FLOORS UNEVEN, NO ISSUES OBSERVED
<u>A20 Basement Construction</u>													
	A2010	Basement Excavation	NOT USED			<input type="checkbox"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace			
	A2020	Basement Walls		26%		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	15%	\$13,336	MIN. CRACKING AT DIRT ROOM / OVER EX AREA
B SHELL										\$91,870			
<u>B10 Superstructure</u>													
	B1010	Floor Construction	Wood	74%		<input type="checkbox"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	20%	\$84,347	FLOOR SLOPE / UNEVEN AT 2ND ADDITION
			Steel		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Concrete		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
	B1020	Roof Construction	Wood	100%		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	NO ISSUES OBSERVED
			Steel		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Concrete		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
<u>B20 Exterior Enclosure</u>													
	B2010	Exterior Walls	Concrete Formed / Tilt Masonry		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Framed w/Panel Siding	6%		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	FRESH PAINT, NO CRACKS
			Framed w/Stucco	33%		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	FRESH PAINT, NO DAMAGE
			Framed w/Masonry Veneer	61%		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	FRESH PAINT, MAINTAINED FINISH
	B2020	Exterior Windows	Wood		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Aluminum/Steel	1%		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	100%	\$4,559	REPLACE REMAINING OLDER WINDOW
			Clad	1%		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	100%	\$2,964	REPLACE REMAINING OLDER WINDOW
			Curtain Wall	97%		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	NEWER VINYL, GOOD CONDITION
	B2030	Exterior Doors	Wood		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Hollow Metal	9		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	NEWER DOORS, ALL IN GOOD ORDER
			Storefront		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
<u>B30 Roofing</u>													
	B3010	Roof Coverings	Asphalt Shingle	12%		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	NEWER ROOF, NO OBSERVED ISSUES
			Built-Up	88%		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	MID AGED ROOF, NO OBSERVED ISSUES
			Single Ply		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Metal		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Concrete Tile		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
	B3020	Roof Openings	Skylights		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Access Hatch		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
C INTERIORS										\$63,912			
<u>C10 Interior Construction</u>													
	C1010	Partitions	Framed	96%		<input type="checkbox"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	NO ISSUES OBSERVED
			Masonry	4%		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	NO ISSUES OBSERVED
	C1020	Interior Doors	Wood	60		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	25%	\$4,802	SOME DOORS HARD FUNCTION, NON-ADA
			Hollow Metal		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
	C1030	Fittings	NOT USED			<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace			
<u>C20 Stairs</u>													
	C2010	Stair Construction	Wood	2		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace	100%	\$42,680	RAILS NOT COMPLIANT, STAIR PITCH GOOD
			Metal		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Concrete		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
	C2020	Stair Finishes	Concrete Fill		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Resilient	100%		<input type="checkbox"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	NEW ANTI-SLIP TREADS, GOOD
<u>C30 Interior Finishes</u>													

PHYSICAL CONDITION ASSESSMENT

C3010 Wall Finishes	Paint on Masonry	4%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NEWER PAINT	
	Wallboard	74%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NEWER PAINT	
	Wainscot	22%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NEWER PAINT	
C3020 Floor Finishes	Ceramic Tile		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Carpet / Soft Surface		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Resilient Tile	88%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	15%	\$15,046	MOST FLOORING IS NEWER SOME AREAS OLD	
	Resilient Sheet	8%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	OLDER BUT ADEQUATE	
	Polished Concrete	4%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Ceramic Tile		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Liquid Applied		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C3030 Ceiling Finishes	Wood Sports Floor		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Wallboard	27%		None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	15%	\$1,385	TOUCH UP ONLY, NEWER PAINT	
	Lay-In Ceiling Tile	64%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NO BROKEN OR STAINED, FEW NOT MATCH	
	Glued-Up Ceiling Tile	7%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	MIS MATCH, NO MISSING	
	Painted Structure	2%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NO ISSUES	
D SERVICES																
D10 Conveying																
	D1010 Elevators & Lifts		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	D1020 Escalators & Moving Walks		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	D1090 Other Conveying Systems		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D20 Plumbing																
	D2010 Plumbing Fixtures	100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	D2020 Domestic Water Distribution	100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	D2030 Sanitary Waste	100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	D2040 Rain Water Drainage		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	D2090 Other Plumbing Systems			NOT USED	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
D30 HVAC																
	D3010 Energy Supply	100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NEW SYSTEM, NO ISSUES	
	D3020 Heat Generating Systems	Boiler		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
		Air Handler		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
		Furnace		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
		Heat Exchanger		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
	D3030 Cooling Generating Systems	Component of air handler	100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NEW SYSTEM, NO ISSUES
		Stand alone chiller		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
	D3040 Distribution Systems	Ductwork		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
		Hot water return & supply		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
	D3050 Terminal & Package Units	Above ceiling VAV unit		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
		In-room ventilator unit	100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NEW SYSTEM, NO ISSUES
		In-room radiant unit		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
	D3060 Controls & Instrumentation	100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NEW SYSTEM, NO ISSUES	
	D3070 Systems Testing & Balancing	100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NEW SYSTEM, NO ISSUES	
	D3090 Other HVAC Systems & Equipment			NOT USED	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
D40 Fire Protection																
	D4010 Sprinklers		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	D4020 Standpipes		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	D4030 Fire Protection Specialties	45%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$20,517	NO KITCH HOOD EXTINGUISH SYSTEM, CODE ISS	
	D4090 Other Fire Protection Systems			NOT USED	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
D50 Electrical																
	D5010 Electrical Service & Distribution	100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NO ELECT. DIST ISSUES	
	D5020 Lighting and Branch Wiring	100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$136,779	EXIST FIXTURES, AGED BUT GOOD, LED OPTION	
	D5030 Communications & Security	Voice / Data System	100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	VOIP OVER PHONES
		Clock / Intercom System	100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NO CLOCK VOIP OVER PHONES
		Closed Circuit Surveillance	100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$25,076	FUNCTIONAL, BUT MAY BE OBSOLETE
		Access Control System	100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$11,398	FUNCTIONAL MAY NEED EXPAND OF SYSTEM
		Intrusion Alarm System	100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NO ISSUES OBSERVED
		Fire Alarm / Detection	100%		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NO ISSUES OBSERVED
		Lighting Control System		X	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NONE
	D5090 Other Electrical Systems			NOT USED	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				

\$193,770

PHYSICAL CONDITION ASSESSMENT

E EQUIPMENT & 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	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	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	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK \$46,621

G10 Site Preparation											
G20 Site Improvements											
G2010 Roadways		15054	None	X	Minor	Moderate	Major	Replace	30%	\$6,746	SOME ASPHALT PATCH REQUIRED SMALL AREA
G2020 Parking Lots		81552	None	X	Minor	Moderate	Major	Replace	12%	\$31,326	SOME ASPHALT PATCH REQUIRED SMALL AREA
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	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											
G4010 Electrical Distribution	Service	100%	None	Minor	Moderate	Major		Replace		\$0	NO ISSUES OBSERVED
	Generator		X	None	Moderate	Major		Replace		\$0	
G4020 Site Lighting		100%	None	Minor	X	Moderate	Major	Replace	25%	\$8,549	EXT. LIGHTS ON DURING DAY, 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											
G90 Other Site Construction											

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended
KITCHEN NON-FOOD CONTACT AREAS, OUTER OPENINGS (POTENTIAL RODENTS)				\$0
AGED KITCHEN EQUIPMENT, REMODEL OF KITCHEN REQUIRED, 600 SF	600	800		\$480,000
				\$0
				\$0
				\$0
				\$0
				\$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>Type</u>	<u>Raw Budget / SF (as of 7/1/16)</u>	<u>Inflated Based on State Rate</u>	<u>Developed Budget*</u>	<u>Forwarded FCI Budget</u>
Elementary School	\$275 / SF	\$302.50	\$417 / SF	0
Middle School	\$290 / SF	\$319.00	\$440 / SF	0
K-8 School	\$285 / SF	\$313.50	\$433 / SF	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

Counties	Prevailing Wage Rate		Forwarded
	Regions	Cost Factor	Factor
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
Selected 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
ONGOING			N/A	FINISHES, FLOORS, CEILINGS, ETC.

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

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

ADA ASSESSMENT

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

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

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

INDOOR AIR QUALITY ASSESSMENT

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

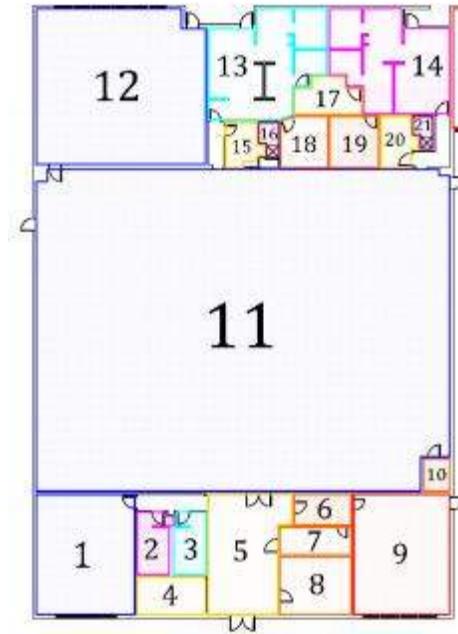
2. GYMNASIUM

YEAR(S) CONSTRUCTED:

Original 1940, (4) additions,
1989 Gym enlargement

TOTAL GROSS SQUARE FOOTAGE ALL SPACES:

15,372 sf



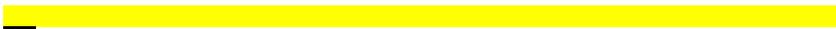
BASE INFORMATION SHEET

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):	SCOTT@STRAIGHTLINE.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)

PHYSICAL CONDITION ASSESSMENT

District Name: Douglas County SD 15
 Site Name: DAYS CREEK CHARTER SCHOOL
 Building Name: GYMNASIUM
 Building ID: 1993-3348-02 / 19990101



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

Level 1	Level 2	Level 3	Type (as applicable)	None	Minor	Moderate	Major	Replace	Automated Budget Estimate				
A SUBSTRUCTURE										\$1,968			
<u>A10 Foundations</u>													
		A1010 Standard Foundations		100%		<input checked="" type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	12%	\$1,968	SOME MINIMAL CRACKING AT FND. WALLS
		A1020 Special Foundations			<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
		A1030 Slab on Grade		69%		<input type="checkbox"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	NO ISSUES OBSERVED
<u>A20 Basement Construction</u>													
		A2010 Basement Excavation	NOT USED			<input type="checkbox"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace			
		A2020 Basement Walls				<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
B SHELL										\$8,201			
<u>B10 Superstructure</u>													
		B1010 Floor Construction	Wood	31%		<input type="checkbox"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	NO ISSUES OBSERVED
			Steel		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Concrete	69%		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	NO ISSUES OBSERVED
		B1020 Roof Construction	Wood	100%		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	NO ISSUES OBSERVED
			Steel		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Concrete		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
<u>B20 Exterior Enclosure</u>													
		B2010 Exterior Walls	Concrete Formed / Tilt Masonry		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Framed w/Panel Siding	100%		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace	5%	\$8,201	DRY ROT SMALL AREAS, REPAIR, NEWER PNT.
			Framed w/Stucco		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Framed w/Masonry Veneer		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
		B2020 Exterior Windows	Wood		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Aluminum/Steel Clad	100%		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	NEWER VINYL, GOOD CONDITION
			Curtain Wall		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
		B2030 Exterior Doors	Wood		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Hollow Metal Storefront	8		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	NEWER DOORS, ALL IN GOOD ORDER
					<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
<u>B30 Roofing</u>													
		B3010 Roof Coverings	Asphalt Shingle	48%		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	NEWER ROOF, NO OBSERVED ISSUES
			Built-Up	52%		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	MID AGED ROOF, NO OBSERVED ISSUES
			Single Ply		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Metal		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Concrete Tile		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
		B3020 Roof Openings	Skylights		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Access Hatch		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
C INTERIORS										\$7,046			
<u>C10 Interior Construction</u>													
		C1010 Partitions	Framed	100%		<input type="checkbox"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	NO ISSUES OBSERVED
			Masonry		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
		C1020 Interior Doors	Wood	8	<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	12%	\$307	SOME DOORS HARD FUNCTION, NON-ADA
			Hollow Metal	15	<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	METAL DOORS GOOD WORKING ORDER
		C1030 Fittings	NOT USED			<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace			
<u>C20 Stairs</u>													
		C2010 Stair Construction	Wood		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Metal		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Concrete		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
		C2020 Stair Finishes	Concrete Fill		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
			Resilient		<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
<u>C30 Interior Finishes</u>													

PHYSICAL CONDITION ASSESSMENT

C3010 Wall Finishes	Paint on Masonry		X	None		Minor		Moderate		Major		Replace		\$0	
	Wallboard	97%		None		Minor		Moderate		Major		Replace		\$0	NEWER PAINT
C3020 Floor Finishes	Wainscot		X	None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile	3%		None		Minor		Moderate		Major		Replace		\$0	AGED BUT GOOD CONDITION
	Carpet / Soft Surface		X	None		Minor		Moderate		Major		Replace		\$0	
	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		\$0	OLDER BUT GOOD CONDITION
	Polished Concrete	16%		None		Minor		Moderate		Major		Replace		\$0	GOOD CONDITION
	Ceramic Tile	3%		None		Minor		Moderate		Major		Replace		\$0	GOOD CONDITION
	Liquid Applied		X	None		Minor		Moderate		Major		Replace		\$0	
C3030 Ceiling Finishes	Wood Sports Floor	52%		None		Minor		Moderate		Major		Replace		\$0	EXCELLENT CONDITION
	Wallboard	19%		None		Minor		Moderate		Major		Replace		\$0	
	Lay-In Ceiling Tile	6%		None		Minor		Moderate		Major		Replace		\$0	NO BROKEN OR STAIN, GOOD CONDITION
	Glued-Up Ceiling Tile	75%		None	X	Minor		Moderate		Major		Replace	25%	\$5,689	MIS MATCH, NO MISSING
	Painted Structure		X	None		Minor		Moderate		Major		Replace		\$0	NO ISSUES

D SERVICES

\$26,243

D10 Conveying

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

D20 Plumbing

D2010 Plumbing Fixtures		100%		None		Minor		Moderate		Major		Replace		\$0	NEWER FIXTURES
D2020 Domestic Water Distribution		100%		None		Minor		Moderate		Major		Replace		\$0	NO ISSUES OBSERVED
D2030 Sanitary Waste		100%		None		Minor		Moderate		Major		Replace		\$0	NO ISSUES OBSERVED
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, 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		\$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, NO ISSUES
	In-room radiant unit		X	None		Minor		Moderate		Major		Replace		\$0	
D3060 Controls & Instrumentation		100%		None		Minor		Moderate		Major		Replace		\$0	NEW SYSTEM, NO ISSUES
D3070 Systems Testing & Balancing		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

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	EXISTING FIXTURES IN GOOD CONDITION	
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	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		\$0	NO ISSUES OBSERVED	
	Fire Alarm / Detection	100%		None		Minor		Moderate		Major		Replace		\$0	NO ISSUES OBSERVED	
	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

E EQUIPMENT & FURNISHINGS										\$0.00				
<u>E10 Equipment</u>														
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	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		
<u>E20 Furnishings</u>														
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

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK										\$6,151					
<u>G10 Site Preparation</u>															
<u>G20 Site Improvements</u>															
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	
<u>G30 Site Mechanical Utilities</u>															
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			
<u>G40 Site Electrical Utilities</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		100%		None		Minor	X	Moderate		Major		Replace	25%	\$6,151	AGED FIXTURES
G4030 Site Communications & Security				None		Minor		Moderate		Major		Replace	\$0		
G4090 Other Site Electrical Utilities	NOT USED			None		Minor		Moderate		Major		Replace			
<u>G90 Other Site Construction</u>															
NOT USED															

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

<u>Type</u>	<u>Raw Budget / SF (as of 7/1/16)</u>	<u>Inflated Based on State Rate</u>	<u>Developed Budget*</u>	<u>Forwarded FCI Budget</u>
Elementary School	\$275 / SF	\$302.50	\$417 / SF	0
Middle School	\$290 / SF	\$319.00	\$440 / SF	0
K-8 School	\$285 / SF	\$313.50	\$433 / SF	0
High School	\$310 / SF	\$341.00	\$471 / SF	0
Gymnasium Building	\$260 / SF	\$286.00	\$395 / SF	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

Counties	Prevailing Wage Rate		Forwarded
	Regions	Cost Factor	Factor
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
Selected 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
ONGOING			N/A	FINISHES, FLOORS, CEILINGS, ETC.

B ADDITIONS				
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 PORTABLE CLASSROOMS				
Portable #	Date	Age of Portable	Square Footage	Notes

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

ADA ASSESSMENT

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

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

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

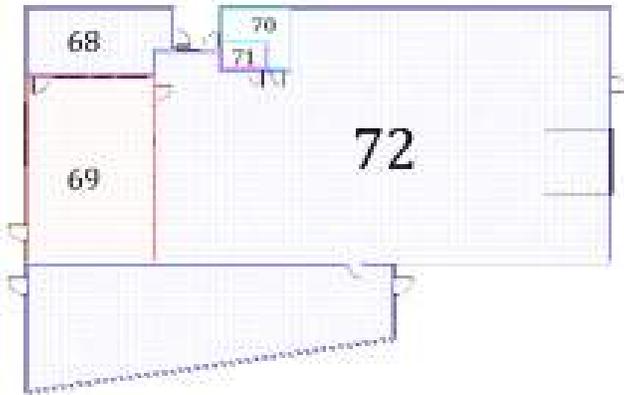
INDOOR AIR QUALITY ASSESSMENT

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

3. SHOP AND VO-AG CLASSROOM BUILDING

YEAR(S) CONSTRUCTED: Original 1972, Building Addition 2021

TOTAL GROSS SQUARE FOOTAGE ALL SPACES: 5,388 sf



BASE INFORMATION SHEET

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):	208-991-0855	
Contact (E-Mail):	SCOTT@STRAIGHTLINE.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)

PHYSICAL CONDITION ASSESSMENT

District Name: Douglas County SD 15
 Site Name: DAYS CREEK CHARTER SCHOOL
 Building Name: SHOP & VO-AG CLASSROOM BUILDING
 Building ID: 1993-3348-03 / 20050102



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

Level 1	Level 2	Level 3	Type (as applicable)	None	Minor	Moderate	Major	Replace	Automated Budget Estimate								
A SUBSTRUCTURE										\$0							
<u>A10 Foundations</u>																	
	A1010	Standard Foundations		100%		<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	NO ISSUES OBSERVED		
	A1020	Special Foundations			<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
	A1030	Slab on Grade		100%		None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	NO ISSUES OBSERVED	
<u>A20 Basement Construction</u>																	
	A2010	Basement Excavation	NOT USED				<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	
	A2020	Basement Walls				None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
B SHELL										\$19,744							
<u>B10 Superstructure</u>																	
	B1010	Floor Construction	Wood			None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
			Steel		<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
			Concrete		100%	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	NO ISSUES OBSERVED	
	B1020	Roof Construction	Wood		100%	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	NO ISSUES OBSERVED	
			Steel			<input checked="" type="checkbox"/>	None	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
			Concrete			<input checked="" type="checkbox"/>	None	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
<u>B20 Exterior Enclosure</u>																	
	B2010	Exterior Walls	Concrete Formed / Tilt Masonry		<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
			Framed w/Panel Siding		100%	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	30%	\$17,247	DRY ROT EXPOSED AREAS, REPAIR, NEWER PNT.
			Framed w/Stucco			<input checked="" type="checkbox"/>	None	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
			Framed w/Masonry Veneer			<input checked="" type="checkbox"/>	None	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
	B2020	Exterior Windows	Wood			<input checked="" type="checkbox"/>	None	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
			Aluminum/Steel		100%	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	HOLLOW METAL, GLASS INTACT, GOOD COND	
			Clad			<input checked="" type="checkbox"/>	None	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
			Curtain Wall			<input checked="" type="checkbox"/>	None	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
	B2030	Exterior Doors	Wood			<input checked="" type="checkbox"/>	None	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
			Hollow Metal		6	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	30%	\$2,497	MAIN DOOR NEEDS REPLACED
			Storefront			<input checked="" type="checkbox"/>	None	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
<u>B30 Roofing</u>																	
	B3010	Roof Coverings	Asphalt Shingle		15%	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	NEWER ROOF, NO OBSERVED ISSUES	
			Built-Up		85%	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	MID AGED ROOF, NO OBSERVED ISSUES	
			Single Ply			<input checked="" type="checkbox"/>	None	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
			Metal			<input checked="" type="checkbox"/>	None	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
			Concrete Tile			<input checked="" type="checkbox"/>	None	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
	B3020	Roof Openings	Skylights			<input checked="" type="checkbox"/>	None	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
			Access Hatch			<input checked="" type="checkbox"/>	None	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
C INTERIORS										\$34,253							
<u>C10 Interior Construction</u>																	
	C1010	Partitions	Framed		100%	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	NO ISSUES OBSERVED	
			Masonry			<input checked="" type="checkbox"/>	None	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
	C1020	Interior Doors	Wood			<input checked="" type="checkbox"/>	None	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	12%	\$0	SOME DOORS HARD FUNCTION, NON-ADA
			Hollow Metal		2	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	BEAT UP, BUT GOOD WORKING ORDER	
	C1030	Fittings	NOT USED			None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace			
<u>C20 Stairs</u>																	
	C2010	Stair Construction	Wood			<input checked="" type="checkbox"/>	None	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
			Metal			<input checked="" type="checkbox"/>	None	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
			Concrete			<input checked="" type="checkbox"/>	None	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
	C2020	Stair Finishes	Concrete Fill			<input checked="" type="checkbox"/>	None	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
			Resilient			<input checked="" type="checkbox"/>	None	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
<u>C30 Interior Finishes</u>																	

PHYSICAL CONDITION ASSESSMENT

C3010 Wall Finishes	Paint on Masonry		X	None		Minor		Moderate		Major		Replace		\$0		
	Wallboard	100%		None		Minor	X	Moderate		Major		Replace	100%	\$17,247	PATCH WALLS AND PAINT	
	Wainscot		X	None		Minor		Moderate		Major		Replace		\$0		
	C3020 Floor Finishes	Ceramic Tile		X	None		Minor		Moderate		Major		Replace		\$0	
		Carpet / Soft Surface		X	None		Minor		Moderate		Major		Replace		\$0	
		Resilient Tile		X	None		Minor		Moderate		Major		Replace		\$0	
		Resilient Sheet		X	None		Minor		Moderate		Major		Replace		\$0	
		Polished Concrete	100%		None	X	Minor		Moderate		Major		Replace	100%	\$14,372	RE-SEAL CONC. FLOORS (COSMETIC)
		Ceramic Tile		X	None		Minor		Moderate		Major		Replace		\$0	
	C3030 Ceiling Finishes	Liquid Applied		X	None		Minor		Moderate		Major		Replace		\$0	
Wood Sports Floor			X	None		Minor		Moderate		Major		Replace		\$0		
Wallboard		2%		None		Minor	X	Moderate		Major		Replace	100%	\$287	PAINT	
Lay-In Ceiling Tile		8%		None		Minor		Moderate		Major	X	Replace	100%	\$2,346	REPLACE SUSPENDED CEILING GRID & TILES	
Glued-Up Ceiling Tile			X	None	X	Minor		Moderate		Major		Replace		\$0		
Painted Structure		90%		None		Minor		Moderate		Major		Replace		\$0	NO ISSUES, NATURAL EXPOSURE	
D SERVICES													\$9,198			
<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		
<u>D20 Plumbing</u>																
D2010 Plumbing Fixtures		100%		None		Minor		Moderate		Major		Replace		\$0	NEWER FIXTURES	
D2020 Domestic Water Distribution		100%		None		Minor		Moderate		Major		Replace		\$0	NO ISSUES OBSERVED	
D2030 Sanitary Waste		100%		None		Minor		Moderate		Major		Replace		\$0	NO ISSUES OBSERVED	
D2040 Rain Water Drainage			X	None		Minor		Moderate		Major		Replace		\$0		
D2090 Other Plumbing Systems	NOT USED			None		Minor		Moderate		Major		Replace				
<u>D30 HVAC</u>																
D3010 Energy Supply		100%		None		Minor		Moderate		Major		Replace		\$0	OLDER 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		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%	X	None		Minor		Moderate		Major		Replace		\$0	OLDER SYSTEM, APPEARS FUNCTIONAL	
D3060 Controls & Instrumentation		100%		None		Minor		Moderate		Major		Replace		\$0	NO ISSUES OBSERVED	
D3070 Systems Testing & Balancing		100%		None		Minor		Moderate		Major		Replace		\$0	NO ISSUES OBSERVED	
D3090 Other HVAC Systems & Equipment	NOT USED			None		Minor		Moderate		Major		Replace				
<u>D40 Fire Protection</u>																
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				
<u>D50 Electrical</u>																
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	VOIP OVER PHONES	
	Clock / Intercom System	100%		None		Minor		Moderate		Major		Replace		\$0	NO CLOCK VOIP OVER PHONES	
	Closed Circuit Surveillance	100%	X	None		Minor		Moderate		Major	X	Replace	100%	\$6,324	FUNCTIONAL, BUT MAY BE OBSOLETE	
	Access Control System	100%		None		Minor		Moderate		Major	X	Replace	100%	\$2,874	FUNCTIONAL MAY NEED EXPAND OF SYSTEM	
	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				

PHYSICAL CONDITION ASSESSMENT

E EQUIPMENT & 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 COLLECTOR
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

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK \$2,156

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	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															
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			None		Minor		Moderate		Major		Replace			

OTHER

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

Physical Condition Budget Sub-Total	\$83,747
Budgeted Development Costs	\$31,824
Physical Condition Budget TOTAL	\$115,571
Replacement Budget	\$2,453,695
Facility Condition Index (FCI)	4.7%

Budgeted Replacement Cost of Buildings by Type

<u>Type</u>	<u>Raw Budget / SF (as of 7/1/16)</u>	<u>Inflated Based on State Rate</u>	<u>Developed Budget*</u>	<u>Forwarded FCI Budget</u>
Elementary School	\$275 / SF	\$302.50	\$417 / SF	0
Middle School	\$290 / SF	\$319.00	\$440 / SF	0
K-8 School	\$285 / SF	\$313.50	\$433 / SF	0
High School	\$310 / SF	\$341.00	\$471 / SF	0
Gymnasium Building	\$260 / SF	\$286.00	\$395 / SF	0
Pool Building	\$350 / SF	\$385.00	\$531 / SF	0
Vocational Building	\$300 / SF	\$330.00	\$455 / SF	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

Counties	Prevailing Wage Rate		Forwarded
	Regions	Cost Factor	Factor
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
Selected 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
ONGOING			N/A	FINISHES, FLOORS, CEILINGS, ETC.

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

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

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

ADA ASSESSMENT

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

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

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

INDOOR AIR QUALITY ASSESSMENT

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

4. BUS BARN

YEAR(S) CONSTRUCTED: 1988

TOTAL GROSS SQUARE FOOTAGE ALL SPACES: 2,000 sf



BASE INFORMATION SHEET

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	OTH	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):	SCOTT@STRAIGHTLINE.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)

PHYSICAL CONDITION ASSESSMENT

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



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

Level 1	Level 2	Level 3	Type (as applicable)	None	Minor	Moderate	Major	Replace	Automated Budget Estimate			
A SUBSTRUCTURE										\$0		
<u>A10 Foundations</u>												
	A1010	Standard Foundations		100%	None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	\$0	NO ISSUES OBSERVED	
	A1020	Special Foundations			X	None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
	A1030	Slab on Grade		100%	None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	\$0	NO ISSUES OBSERVED	
<u>A20 Basement Construction</u>												
	A2010	Basement Excavation	NOT USED			None	<input checked="" type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major			
	A2020	Basement Walls				None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
B SHELL										\$277		
<u>B10 Superstructure</u>												
	B1010	Floor Construction	Wood			None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	\$0		
			Steel		X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	\$0		
			Concrete	100%	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	\$0	NO ISSUES OBSERVED	
	B1020	Roof Construction	Wood	100%	None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	\$0	NO ISSUES OBSERVED	
			Steel		X	None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
			Concrete		X	None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
<u>B20 Exterior Enclosure</u>												
	B2010	Exterior Walls	Concrete Formed / Tilt Masonry		X	None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
			Framed w/Panel Siding	100%	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	\$0	NO METAL PANEL DAMAGE OBSERVED	
			Framed w/Stucco		X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
			Framed w/Masonry Veneer		X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
	B2020	Exterior Windows	Wood		X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
			Aluminum/Steel		X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
			Clad		X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
			Curtain Wall		X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
	B2030	Exterior Doors	Wood		X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
			Hollow Metal	1	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	X	20%	\$277	REPLACE NON ADA HARDWARE
			Storefront		X	None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
<u>B30 Roofing</u>												
	B3010	Roof Coverings	Asphalt Shingle		X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
			Built-Up		X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
			Single Ply		X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
			Metal	100%	None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	\$0	NO OBSERVABLE ISSUES	
			Concrete Tile		X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
	B3020	Roof Openings	Skylights		X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
			Access Hatch		X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
C INTERIORS										\$563		
<u>C10 Interior Construction</u>												
	C1010	Partitions	Framed	100%	None	<input checked="" type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0	NO ISSUES OBSERVED	
			Masonry		X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
	C1020	Interior Doors	Wood	1	None	<input type="checkbox"/> Minor	X	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	20%	\$64	REPLACE NON ADA HARDWARE
			Hollow Metal		X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
	C1030	Fittings	NOT USED			None	<input checked="" type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major			
<u>C20 Stairs</u>												
	C2010	Stair Construction	Wood		X	None	<input checked="" type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
			Metal		X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
			Concrete		X	None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
	C2020	Stair Finishes	Concrete Fill		X	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	\$0		
			Resilient		X	None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		
<u>C30 Interior Finishes</u>												

PHYSICAL CONDITION ASSESSMENT

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	
	C3030 Ceiling Finishes	Liquid Applied		X	None		Minor		Moderate		Major		Replace		\$0	
		Wood Sports Floor		X	None		Minor		Moderate		Major		Replace		\$0	
		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
														\$0		
D SERVICES													\$640			
<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		
<u>D20 Plumbing</u>																
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				
<u>D30 HVAC</u>																
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				
<u>D40 Fire Protection</u>																
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				
<u>D50 Electrical</u>																
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		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	X	Replace	100%	\$0		
	Access Control System		X	None		Minor		Moderate		Major	X	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			

PHYSICAL CONDITION ASSESSMENT

E EQUIPMENT & FURNISHINGS \$0.00

E10 Equipment

E1010 Commercial Equipment	Food Service	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
	Vocational	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	1000%	\$0	
E1020 Institutional Equipment	Science	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
	Art	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
	Stage Performance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
	Restroom Accessories/Stalls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
E1030 Vehicular Equipment	NOT USED	<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace			
E1090 Other Equipment	NOT USED	<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace			

E20 Furnishings

E2010 Fixed Furnishings		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
E2020 Movable Furnishings		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK \$0

G10 Site Preparation

NOT USED

G20 Site Improvements

G2010 Roadways		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	SEE MAIN BUILDING 1
G2020 Parking Lots		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	SEE MAIN BUILDING 1
G2030 Pedestrian Paving		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	SEE MAIN BUILDING 1
G2040 Site Development		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G2050 Landscaping		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	SEE MAIN BUILDING 1

G30 Site Mechanical Utilities

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

G40 Site Electrical Utilities

G4010 Electrical Distribution	Service	<input type="checkbox"/>	100%	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NO ISSUES OBSERVED
	Generator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G4020 Site Lighting		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G4030 Site Communications & Security		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED	<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace			

G90 Other Site Construction

NOT USED

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended
				\$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>Type</u>	<u>Raw Budget / SF (as of 7/1/16)</u>	<u>Inflated Based on State Rate</u>	<u>Developed Budget*</u>	<u>Forwarded FCI Budget</u>
Elementary School	\$275 / SF	\$302.50	\$417 / SF	0
Middle School	\$290 / SF	\$319.00	\$440 / SF	0
K-8 School	\$285 / SF	\$313.50	\$433 / SF	0
High School	\$310 / SF	\$341.00	\$471 / SF	0
Gymnasium Building	\$260 / SF	\$286.00	\$395 / SF	0
Pool Building	\$350 / SF	\$385.00	\$531 / SF	0
Vocational Building	\$300 / SF	\$330.00	\$455 / SF	0
Administrative Building	\$300 / SF	\$330.00	\$455 / SF	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

Counties	Prevailing Wage Rate		Forwarded
	Regions	Cost Factor	Factor
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
Selected 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
NONE				

B ADDITIONS				
Addition #	Date	Construction Type	Square Footage	Usage
NONE				

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

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

ADA ASSESSMENT

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

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

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

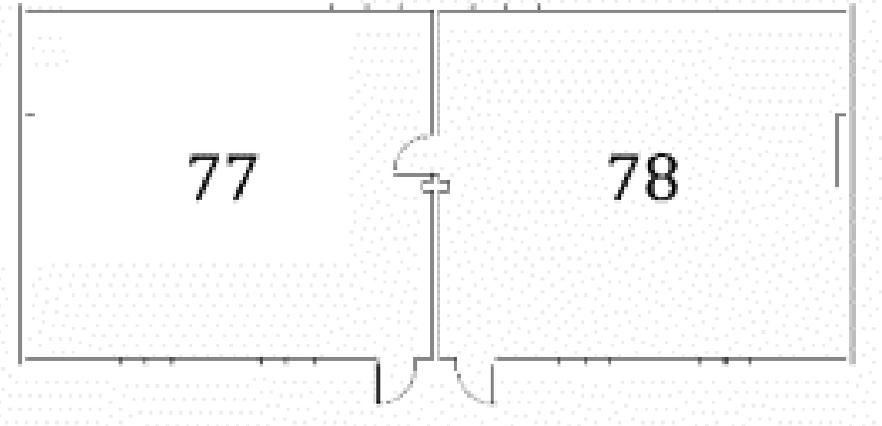
INDOOR AIR QUALITY ASSESSMENT

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

5. MODULAR CLASSROOM / LIBRARY

YEAR(S) CONSTRUCTED: 1994, 2019 Remodel

TOTAL GROSS SQUARE FOOTAGE ALL SPACES: 1,806 sf



BASE INFORMATION SHEET

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	MH	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):	SCOTT@STRAIGHTLINE.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)

PHYSICAL CONDITION ASSESSMENT

District Name: Douglas County SD 15
 Site Name: DAYS CREEK CHARTER SCHOOL
 Building Name: MODULAR CLASSROOM / LIBRARY
 Building ID: 1993-3348-05 / 20170104



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

Level 1	Level 2	Level 3	Type (as applicable)	None	Minor	Moderate	Major	Replace	Automated Budget Estimate	
A SUBSTRUCTURE										\$0
<u>A10 Foundations</u>										
		A1010 Standard Foundations		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$0	
		A1020 Special Foundations	100%	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$0	NO ISSUES
		A1030 Slab on Grade		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$0	
<u>A20 Basement Construction</u>										
		A2010 Basement Excavation	NOT USED	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
		A2020 Basement Walls		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$0	
B SHELL										\$0
<u>B10 Superstructure</u>										
		B1010 Floor Construction	Wood	100%	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$0	NO ISSUES OBSERVED
			Steel		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	
			Concrete		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	
		B1020 Roof Construction	Wood	100%	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$0	NO ISSUES OBSERVED
			Steel		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	
			Concrete		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	
<u>B20 Exterior Enclosure</u>										
		B2010 Exterior Walls	Concrete Formed / Tilt Masonry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$0	
			Framed w/Panel Siding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	FRESH PAINT, NO DAMAGE
			Framed w/Stucco	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	
			Framed w/Masonry Veneer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	
		B2020 Exterior Windows	Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	
			Aluminum/Steel Clad	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	
			100%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	NEWER VINYL, GOOD CONDITION
			Curtain Wall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	
		B2030 Exterior Doors	Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	
			Hollow Metal	2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	NEWER DOORS, ALL IN GOOD ORDER
			Storefront	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	
<u>B30 Roofing</u>										
		B3010 Roof Coverings	Asphalt Shingle	100%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$0	AGED ROOF, NO OBSERVED ISSUES
			Built-Up		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$0	
			Single Ply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	
			Metal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	
			Concrete Tile	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	
		B3020 Roof Openings	Skylights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	
			Access Hatch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	
C INTERIORS										\$0
<u>C10 Interior Construction</u>										
		C1010 Partitions	Framed	100%	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$0	NO ISSUES OBSERVED
			Masonry		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	
		C1020 Interior Doors	Wood	1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	NEWER DOOR
			Hollow Metal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	
		C1030 Fittings	NOT USED	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
<u>C20 Stairs</u>										
		C2010 Stair Construction	Wood	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$0	EXTEIOR RAMP AND STAIR GOOD CONDITION
			Metal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	
			Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	
		C2020 Stair Finishes	Concrete Fill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	
			Resilient	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0	
<u>C30 Interior Finishes</u>										

PHYSICAL CONDITION ASSESSMENT

C3010 Wall Finishes	Paint on Masonry		X	None		Minor		Moderate		Major		Replace		\$0		
	Wallboard	100%		None		Minor		Moderate		Major		Replace		\$0	NEWER PAINT	
	Wainscot		X	None		Minor		Moderate		Major		Replace		\$0		
	Ceramic Tile		X	None		Minor		Moderate		Major		Replace		\$0		
	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	
	C3030 Ceiling Finishes	Liquid Applied		X	None		Minor		Moderate		Major		Replace		\$0	
Wood Sports Floor			X	None		Minor		Moderate		Major		Replace		\$0		
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			
<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		
<u>D20 Plumbing</u>																
	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				
<u>D30 HVAC</u>																
	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		
	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	
	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	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				
<u>D40 Fire Protection</u>																
	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				
<u>D50 Electrical</u>																
	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 OBSERVED	
	Fire Alarm / Detection	100%		None		Minor		Moderate		Major		Replace		\$0	NO ISSUES OBSERVED	
	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

E EQUIPMENT & FURNISHINGS										\$0.00					
<u>E10 Equipment</u>															
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			
<u>E20 Furnishings</u>															
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

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK										\$0					
<u>G10 Site Preparation</u>															
NOT USED															
<u>G20 Site Improvements</u>															
G2010 Roadways				None		Minor		Moderate		Major		Replace		\$0	SEE MAIN BUILDING 1
G2020 Parking Lots				None		Minor		Moderate		Major		Replace		\$0	SEE MAIN BUILDING 1
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
<u>G30 Site Mechanical Utilities</u>															
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			
<u>G40 Site Electrical Utilities</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			
<u>G90 Other Site Construction</u>															
NOT USED															

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

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

Note:

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

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

County Cost Factor for Physical Assessment Budget Calculation

Counties	Prevailing Wage Rate		Forwarded
	Regions	Cost Factor	Factor
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
Selected 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	2019	REMODEL	N/A	FINISHES, FLOORS, CEILINGS, ETC.

B ADDITIONS				
Addition #	Date	Construction Type	Square Footage	Usage

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

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

ADA ASSESSMENT

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

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

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

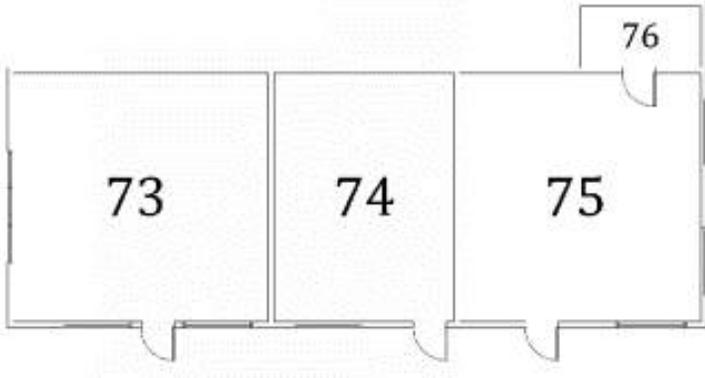
INDOOR AIR QUALITY ASSESSMENT

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

6. EXTERNAL CLASSROOMS

YEAR(S) CONSTRUCTED: 1950, 2020 Remodel

TOTAL GROSS SQUARE FOOTAGE ALL SPACES: 1,569 sf



BASE INFORMATION SHEET

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):	208-991-0855	
Contact (E-Mail):	SCOTT@STRAIGHTLINE.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)

PHYSICAL CONDITION ASSESSMENT

District Name: Douglas County SD 15
 Site Name: DAYS CREEK CHARTER SCHOOL
 Building Name: EXTERNAL CLASSROOMS
 Building ID: 1993-3348-06 / 20230105

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

Level 1	Level 2	Level 3	Type (as applicable)	None	Minor	Moderate	Major	Replace	Automated Budget Estimate							
A SUBSTRUCTURE										\$0						
<u>A10 Foundations</u>																
		A1010 Standard Foundations		100%	X	None		Minor		Moderate		Major		Replace	\$0	NO ISSUES
		A1020 Special Foundations			X	None		Minor		Moderate		Major		Replace	\$0	
		A1030 Slab on Grade		100%	X	None		Minor		Moderate		Major		Replace	\$0	NO ISSUES
<u>A20 Basement Construction</u>																
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace		
		A2020 Basement Walls			X	None		Minor		Moderate		Major		Replace	\$0	
B SHELL										\$0						
<u>B10 Superstructure</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		Minor		Moderate		Major		Replace	\$0	
			Concrete		X	None		Minor		Moderate		Major		Replace	\$0	
<u>B20 Exterior Enclosure</u>																
		B2010 Exterior Walls	Concrete Formed / Tilt Masonry		X	None		Minor		Moderate		Major		Replace	\$0	
			Framed w/Panel Siding	50%		None		Minor		Moderate		Major		Replace	\$0	FRESH PAINT, NO DAMAGE
			Framed w/Stucco	50%		None		Minor		Moderate		Major		Replace	\$0	FRESH PAINT, NO DAMAGE
			Framed w/Masonry Veneer		X	None		Minor		Moderate		Major		Replace	\$0	
		B2020 Exterior Windows	Wood		X	None		Minor		Moderate		Major		Replace	\$0	
			Aluminum/Steel Clad	100%		None		Minor		Moderate		Major		Replace	\$0	NEWER VINYL, GOOD CONDITION
			Curtain Wall		X	None		Minor		Moderate		Major		Replace	\$0	
		B2030 Exterior Doors	Wood		X	None		Minor		Moderate		Major		Replace	\$0	
			Hollow Metal Storefront	3		None		Minor		Moderate		Major		Replace	\$0	NEWER DOORS, ALL IN GOOD ORDER
					X	None		Minor		Moderate		Major		Replace	\$0	
<u>B30 Roofing</u>																
		B3010 Roof Coverings	Asphalt Shingle		X	None		Minor		Moderate		Major		Replace	\$0	
			Built-Up		X	None		Minor		Moderate		Major		Replace	\$0	
			Single Ply		X	None		Minor		Moderate		Major		Replace	\$0	
			Metal	100%		None		Minor		Moderate		Major		Replace	\$0	AGED ROOF, NO OBSERVED ISSUES
			Concrete Tile		X	None		Minor		Moderate		Major		Replace	\$0	
		B3020 Roof Openings	Skylights		X	None		Minor		Moderate		Major		Replace	\$0	
			Access Hatch		X	None		Minor		Moderate		Major		Replace	\$0	
C INTERIORS										\$0						
<u>C10 Interior Construction</u>																
		C1010 Partitions	Framed	100%		None		Minor		Moderate		Major		Replace	\$0	NO ISSUES OBSERVED
			Masonry		X	None		Minor		Moderate		Major		Replace	\$0	
		C1020 Interior Doors	Wood	1		None		Minor	X	Moderate		Major		Replace	\$0	NEWER DOOR
			Hollow Metal		X	None		Minor		Moderate		Major		Replace	\$0	
		C1030 Fittings	NOT USED			None		Minor		Moderate		Major		Replace		
<u>C20 Stairs</u>																
		C2010 Stair Construction	Wood		X	None		Minor		Moderate		Major		Replace	\$0	
			Metal		X	None		Minor		Moderate		Major		Replace	\$0	
			Concrete		X	None		Minor		Moderate		Major		Replace	\$0	
		C2020 Stair Finishes	Concrete Fill		X	None		Minor		Moderate		Major		Replace	\$0	
			Resilient		X	None		Minor		Moderate		Major		Replace	\$0	
<u>C30 Interior Finishes</u>																

PHYSICAL CONDITION ASSESSMENT

C3010 Wall Finishes	Paint on Masonry		X	None		Minor		Moderate		Major		Replace		\$0		
	Wallboard	100%		None		Minor		Moderate		Major		Replace		\$0	NEWER PAINT	
	Wainscot		X	None		Minor		Moderate		Major		Replace		\$0		
	C3020 Floor Finishes	Ceramic Tile		X	None		Minor		Moderate		Major		Replace		\$0	
		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	
	C3030 Ceiling Finishes	Liquid Applied		X	None		Minor		Moderate		Major		Replace		\$0	
		Wood Sports Floor		X	None		Minor		Moderate		Major		Replace		\$0	
		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													\$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		
<u>D20 Plumbing</u>																
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				
<u>D30 HVAC</u>																
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	
D3070 Systems Testing & Balancing		100%		None		Minor		Moderate		Major		Replace		\$0	NEW SYSTEM	
D3090 Other HVAC Systems & Equipment	NOT USED			None		Minor		Moderate		Major		Replace				
<u>D40 Fire Protection</u>																
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				
<u>D50 Electrical</u>																
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 OBSERVED	
	Fire Alarm / Detection	100%		None		Minor		Moderate		Major		Replace		\$0	NO ISSUES OBSERVED	
	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

E EQUIPMENT & FURNISHINGS										\$0.00				
<u>E10 Equipment</u>														
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		
<u>E20 Furnishings</u>														
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

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK										\$0				
<u>G10 Site Preparation</u>														
<u>G20 Site Improvements</u>														
G2010 Roadways				None		Minor		Moderate		Major		Replace	\$0	SEE MAIN BUILDING 1
G2020 Parking Lots				None		Minor		Moderate		Major		Replace	\$0	SEE MAIN BUILDING 1
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
<u>G30 Site Mechanical Utilities</u>														
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		
<u>G40 Site Electrical Utilities</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		
<u>G90 Other Site Construction</u>														
NOT USED														

OTHER

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

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

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

Note:

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

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

County Cost Factor for Physical Assessment Budget Calculation

Counties	Prevailing Wage Rate		Forwarded
	Regions	Cost Factor	Factor
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
Selected 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 ADDITIONS				
Addition #	Date	Construction Type	Square Footage	Usage

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

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

ADA ASSESSMENT

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

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

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

INDOOR AIR QUALITY ASSESSMENT

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

7. WATER PLANT

YEAR(S) CONSTRUCTED: 1995
TOTAL GROSS SQUARE FOOTAGE ALL SPACES: 286 sf



BASE INFORMATION SHEET

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:	STRAIGHTLINE, PLLC	Certified company
Assessor Name:	SCOTT MARSHALL, AIA-NCARB / SCOTT MARSHALL, JR. - AIT	For follow up questions
Contact (Phone):	208-991-0855	
Contact (E-Mail):	SCOTT@STRAIGHTLINE.BIZ	
Date of Assessment:	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
 Building Name: WATER PLANT
 Building ID: 1993-3348-07 / 20410108

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

Level 1	Level 2	Level 3	Type (as applicable)	None	Minor	Moderate	Major	Replace	Automated Budget Estimate								
A SUBSTRUCTURE										\$0							
<u>A10 Foundations</u>																	
		A1010 Standard Foundations		100%	X	None		Minor		Moderate		Major		Replace		\$0	NO ISSUES
		A1020 Special Foundations			X	None		Minor		Moderate		Major		Replace		\$0	
		A1030 Slab on Grade		100%	X	None		Minor		Moderate		Major		Replace		\$0	NO ISSUES
<u>A20 Basement Construction</u>																	
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace			
		A2020 Basement Walls			X	None		Minor		Moderate		Major		Replace		\$0	
B SHELL										\$832							
<u>B10 Superstructure</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		Minor		Moderate		Major		Replace		\$0	
			Concrete		X	None		Minor		Moderate		Major		Replace		\$0	
<u>B20 Exterior Enclosure</u>																	
		B2010 Exterior Walls	Concrete Formed / Tilt Masonry		X	None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Panel Siding	100%		None		Minor		Moderate		Major		Replace		\$0	FRESH PAINT, NO DAMAGE
			Framed w/Stucco		X	None		Minor		Moderate		Major		Replace		\$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		Replace		\$0	
			Curtain Wall		X	None		Minor		Moderate		Major		Replace		\$0	
		B2030 Exterior Doors	Wood		X	None		Minor		Moderate		Major		Replace		\$0	
			Hollow Metal	2		None		Minor		Moderate		Major	X	Replace	30%	\$832	DOOR HARDWARE
			Storefront		X	None		Minor		Moderate		Major		Replace		\$0	
<u>B30 Roofing</u>																	
		B3010 Roof Coverings	Asphalt Shingle		X	None		Minor		Moderate		Major		Replace		\$0	
			Built-Up		X	None		Minor		Moderate		Major		Replace		\$0	
			Single Ply		X	None		Minor		Moderate		Major		Replace		\$0	
			Metal	100%		None		Minor		Moderate		Major		Replace		\$0	AGED ROOF, NO OBSERVED ISSUES
			Concrete Tile		X	None		Minor		Moderate		Major		Replace		\$0	
		B3020 Roof Openings	Skylights		X	None		Minor		Moderate		Major		Replace		\$0	
			Access Hatch		X	None		Minor		Moderate		Major		Replace		\$0	
C INTERIORS										\$915							
<u>C10 Interior Construction</u>																	
		C1010 Partitions	Framed	100%		None		Minor		Moderate		Major	X	Replace	15%	\$915	REPLACE INSULATION
			Masonry		X	None		Minor		Moderate		Major		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		Replace			
<u>C20 Stairs</u>																	
		C2010 Stair Construction	Wood		X	None		Minor		Moderate		Major		Replace		\$0	
			Metal		X	None		Minor		Moderate		Major		Replace		\$0	
			Concrete		X	None		Minor		Moderate		Major		Replace		\$0	
		C2020 Stair Finishes	Concrete Fill		X	None		Minor		Moderate		Major		Replace		\$0	
			Resilient		X	None		Minor		Moderate		Major		Replace		\$0	
<u>C30 Interior Finishes</u>																	

PHYSICAL CONDITION ASSESSMENT

C3010 Wall Finishes	Paint on Masonry		X	None		Minor		Moderate		Major		Replace		\$0	EXPOSED STRUCTURE	
	Wallboard		X	None		Minor		Moderate		Major		Replace		\$0		
	Wainscot		X	None		Minor		Moderate		Major		Replace		\$0		
	C3020 Floor Finishes	Ceramic Tile		X	None		Minor		Moderate		Major		Replace		\$0	
		Carpet / Soft Surface		X	None		Minor		Moderate		Major		Replace		\$0	
		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	
	C3030 Ceiling Finishes	Liquid Applied		X	None		Minor		Moderate		Major		Replace		\$0	
		Wood Sports Floor		X	None		Minor		Moderate		Major		Replace		\$0	
		Wallboard		X	None	X	Minor		Moderate		Major		Replace		\$0	EXPOSED STRUCTURE
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														\$198		
<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		
<u>D20 Plumbing</u>																
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		\$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				
<u>D30 HVAC</u>																
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				
<u>D40 Fire Protection</u>																
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				
<u>D50 Electrical</u>																
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 OBSERVED	
	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

E EQUIPMENT & FURNISHINGS \$0.00

E10 Equipment

E1010 Commercial Equipment	Food Service	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
	Vocational	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
E1020 Institutional Equipment	Science	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
	Art	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
	Stage Performance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
	Restroom Accessories/Stalls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
E1030 Vehicular Equipment	NOT USED	<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		
E1090 Other Equipment	NOT USED	<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		

E20 Furnishings

E2010 Fixed Furnishings		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
E2020 Movable Furnishings		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK \$0

G10 Site Preparation

NOT USED

G20 Site Improvements

G2010 Roadways		<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	SEE MAIN BUILDING 1
G2020 Parking Lots		<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	SEE MAIN BUILDING 1
G2030 Pedestrian Paving		<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	SEE MAIN BUILDING 1
G2040 Site Development		<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	SEE MAIN BUILDING 1
G2050 Landscaping		<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	SEE MAIN BUILDING 1

G30 Site Mechanical Utilities

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

G40 Site Electrical Utilities

G4010 Electrical Distribution	Service	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	NO ISSUES OBSERVED
	Generator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
G4020 Site Lighting		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
G4030 Site Communications & Security		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	NO ISSUES OBSERVED
G4090 Other Site Electrical Utilities	NOT USED	<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		

G90 Other Site Construction

NOT USED

OTHER

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

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

A RENOVATIONS				
Renovation #	Date	Construction Type	Square Footage	Usage

B ADDITIONS				
Addition #	Date	Construction Type	Square Footage	Usage

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

County Cost Factor for Physical Assessment Budget Calculation

Counties	Prevailing Wage Rate		Forwarded
	Regions	Cost Factor	Factor
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
Selected 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
NONE				

B ADDITIONS				
Addition #	Date	Construction Type	Square Footage	Usage
NONE				

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

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

ADA ASSESSMENT

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

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

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

INDOOR AIR QUALITY ASSESSMENT

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

8. OLD BOILER & SHOP

YEAR(S) CONSTRUCTED: 2003, REPURPOSE 2019

TOTAL GROSS SQUARE FOOTAGE ALL SPACES: 800 sf



FACILITY PICTURES BELOW;



BASE INFORMATION SHEET

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):	SCOTT@STRAIGHTLINE.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)

PHYSICAL CONDITION ASSESSMENT

District Name: Douglas County SD 15
 Site Name: DAYS CREEK CHARTER SCHOOL
 Building Name: OLD BOILER AND SHOP
 Building ID: 1993-3348-08 / 20350107

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

Level 1	Level 2	Level 3	Type (as applicable)	None	Minor	Moderate	Major	Replace	Automated Budget Estimate							
A SUBSTRUCTURE										\$0						
<u>A10 Foundations</u>																
		A1010 Standard Foundations		100%	X	None		Minor		Moderate		Major		Replace	\$0	NO ISSUES
		A1020 Special Foundations			X	None		Minor		Moderate		Major		Replace	\$0	
		A1030 Slab on Grade		100%	X	None		Minor		Moderate		Major		Replace	\$0	NO ISSUES
<u>A20 Basement Construction</u>																
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace		
		A2020 Basement Walls			X	None		Minor		Moderate		Major		Replace	\$0	
B SHELL										\$0						
<u>B10 Superstructure</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		X	None		Minor		Moderate		Major		Replace	\$0	
			Steel	100%		None		Minor		Moderate		Major		Replace	\$0	NO ISSUES OBSERVED
			Concrete		X	None		Minor		Moderate		Major		Replace	\$0	
<u>B20 Exterior Enclosure</u>																
		B2010 Exterior Walls	Concrete Formed / Tilt Masonry		X	None		Minor		Moderate		Major		Replace	\$0	
			Framed w/Panel Siding	100%		None		Minor		Moderate		Major		Replace	\$0	METAL PURLINS AND METAL PANELS
			Framed w/Stucco		X	None		Minor		Moderate		Major		Replace	\$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		Replace	\$0	
			Curtain Wall		X	None		Minor		Moderate		Major		Replace	\$0	
		B2030 Exterior Doors	Wood		X	None		Minor		Moderate		Major		Replace	\$0	
			Hollow Metal	2		None		Minor		Moderate		Major		Replace	\$0	FUNCTIONAL
			Storefront		X	None		Minor		Moderate		Major		Replace	\$0	
<u>B30 Roofing</u>																
		B3010 Roof Coverings	Asphalt Shingle		X	None		Minor		Moderate		Major		Replace	\$0	
			Built-Up		X	None		Minor		Moderate		Major		Replace	\$0	
			Single Ply		X	None		Minor		Moderate		Major		Replace	\$0	
			Metal	100%		None		Minor		Moderate		Major		Replace	\$0	NO OBSERVED ISSUES
			Concrete Tile		X	None		Minor		Moderate		Major		Replace	\$0	
		B3020 Roof Openings	Skylights		X	None		Minor		Moderate		Major		Replace	\$0	
			Access Hatch		X	None		Minor		Moderate		Major		Replace	\$0	
C INTERIORS										\$0						
<u>C10 Interior Construction</u>																
		C1010 Partitions	Framed		X	None		Minor		Moderate		Major		Replace	\$0	
			Masonry		X	None		Minor		Moderate		Major		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		Replace		
<u>C20 Stairs</u>																
		C2010 Stair Construction	Wood		X	None		Minor		Moderate		Major		Replace	\$0	
			Metal		X	None		Minor		Moderate		Major		Replace	\$0	
			Concrete		X	None		Minor		Moderate		Major		Replace	\$0	
		C2020 Stair Finishes	Concrete Fill		X	None		Minor		Moderate		Major		Replace	\$0	
			Resilient		X	None		Minor		Moderate		Major		Replace	\$0	
<u>C30 Interior Finishes</u>																

PHYSICAL CONDITION ASSESSMENT

C3010 Wall Finishes	Paint on Masonry	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	EXPOSED STRUCTURE	
	Wallboard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Wainscot	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	C3020 Floor Finishes	Ceramic Tile	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
		Carpet / Soft Surface	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
		Resilient Tile	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
		Resilient Sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
		Polished Concrete	100%	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NO ISSUES
		Ceramic Tile	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
	C3030 Ceiling Finishes	Liquid Applied	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
		Wood Sports Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
		Wallboard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	EXPOSED STRUCTURE
Lay-In Ceiling Tile		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
Glued-Up Ceiling Tile		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Painted Structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D SERVICES													\$555			
<u>D10 Conveying</u>																
D1010 Elevators & Lifts		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D1020 Escalators & Moving Walks		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D1090 Other Conveying Systems		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<u>D20 Plumbing</u>																
D2010 Plumbing Fixtures		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D2020 Domestic Water Distribution		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D2030 Sanitary Waste		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D2040 Rain Water Drainage		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D2090 Other Plumbing Systems	NOT USED	<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
<u>D30 HVAC</u>																
D3010 Energy Supply		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3020 Heat Generating Systems	Boiler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Air Handler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Furnace	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Heat Exchanger	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3030 Cooling Generating Systems	Component of air handler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Stand alone chiller	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3040 Distribution Systems	Ductwork	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Hot water return & supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3050 Terminal & Package Units	Above ceiling VAV unit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	In-room ventilator unit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	In-room radiant unit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3060 Controls & Instrumentation		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3070 Systems Testing & Balancing		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3090 Other HVAC Systems & Equipment	NOT USED	<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
<u>D40 Fire Protection</u>																
D4010 Sprinklers		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D4020 Standpipes		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D4030 Fire Protection Specialties		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D4090 Other Fire Protection Systems	NOT USED	<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
<u>D50 Electrical</u>																
D5010 Electrical Service & Distribution		100%	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NO ELECT. DIST ISSUES	
D5020 Lighting and Branch Wiring		100%	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	EQUIPMENT IS WORKING	
D5030 Communications & Security	Voice / Data System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Clock / Intercom System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Closed Circuit Surveillance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Access Control System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Intrusion Alarm System	100%	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$555	MAY CONSIDER INSTALLING AN ALARM	
	Fire Alarm / Detection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NO ISSUES OBSERVED	
	Lighting Control System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	NONE	
	D5090 Other Electrical Systems	NOT USED	<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace			

PHYSICAL CONDITION ASSESSMENT

E EQUIPMENT & FURNISHINGS \$0.00

E10 Equipment														
E1010 Commercial Equipment	Food Service	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
	Vocational	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
E1020 Institutional Equipment	Science	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
	Art	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
	Stage Performance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
	Restroom Accessories/Stalls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
E1030 Vehicular Equipment	NOT USED	<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		
E1090 Other Equipment	NOT USED	<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		
E20 Furnishings														
E2010 Fixed Furnishings		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
E2020 Movable Furnishings		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK \$0

G10 Site Preparation														
G10 Site Preparation		NOT USED												
G20 Site Improvements														
G2010 Roadways		<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	SEE MAIN BUILDING 1
G2020 Parking Lots		<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	SEE MAIN BUILDING 1
G2030 Pedestrian Paving		<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	SEE MAIN BUILDING 1
G2040 Site Development		<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	SEE MAIN BUILDING 1
G2050 Landscaping		<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	SEE MAIN BUILDING 1
G30 Site Mechanical Utilities														
G3010 Water Supply	Domestic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
	Fire	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
G3020 Sanitary Sewer		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
G3030 Storm Sewer		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
G3040 Heating Distribution		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
G3050 Cooling Distribution		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
G3060 Fuel Distribution		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
G3090 Other Site Mechanical Utilities	NOT USED	<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		
G40 Site Electrical Utilities														
G4010 Electrical Distribution	Service	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	NO ISSUES OBSERVED
	Generator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
G4020 Site Lighting		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
G4030 Site Communications & Security		<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	NO ISSUES OBSERVED
G4090 Other Site Electrical Utilities	NOT USED	<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		
G90 Other Site Construction	NOT USED	<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended
				\$0
				\$0
				\$0
				\$0
				\$0
				\$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>Type</u>	<u>Raw Budget / SF (as of 7/1/16)</u>	<u>Inflated Based on State Rate</u>	<u>Developed Budget*</u>	<u>Forwarded FCI Budget</u>
Elementary School	\$275 / SF	\$302.50	\$417 / SF	0
Middle School	\$290 / SF	\$319.00	\$440 / SF	0
K-8 School	\$285 / SF	\$313.50	\$433 / SF	0
High School	\$310 / SF	\$341.00	\$471 / SF	0
Gymnasium Building	\$260 / SF	\$286.00	\$395 / SF	0
Pool Building	\$350 / SF	\$385.00	\$531 / SF	0
Vocational Building	\$300 / SF	\$330.00	\$455 / SF	0
Administrative Building	\$300 / SF	\$330.00	\$455 / SF	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

Counties	Prevailing Wage Rate		Forwarded
	Regions	Cost Factor	Factor
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
Selected 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	2019	N/A	800	REMOVED BIOMASS AND BOILER CONVERTED INTO MAINT. SHED

B ADDITIONS				
Addition #	Date	Construction Type	Square Footage	Usage

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

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

ADA ASSESSMENT

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

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

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

INDOOR AIR QUALITY ASSESSMENT

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

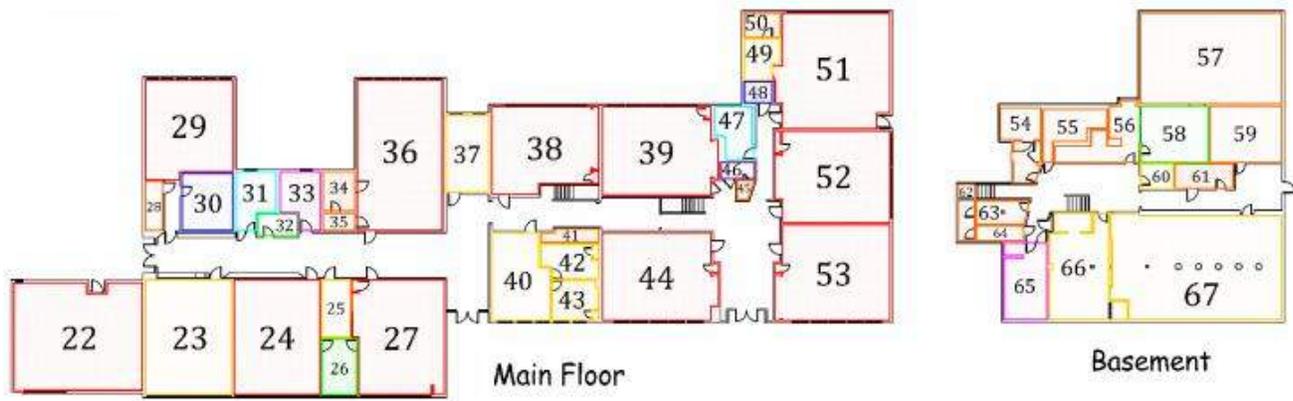
1. MAIN SCHOOL BUILDING

YEAR(S) CONSTRUCTED:

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

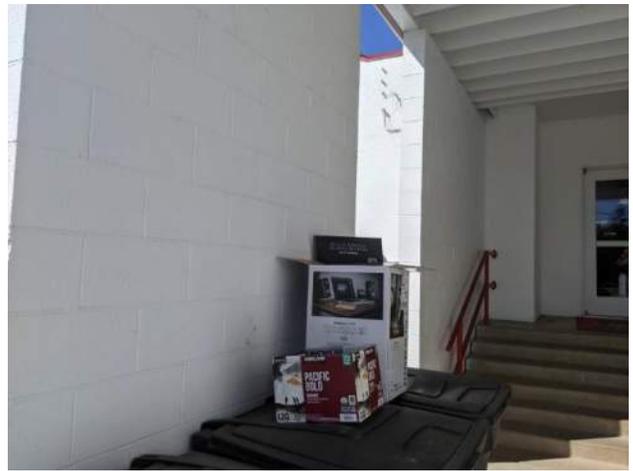
TOTAL GROSS SQUARE FOOTAGE ALL SPACES:

21,365 sf



FACILITY PICTURES BELOW;

















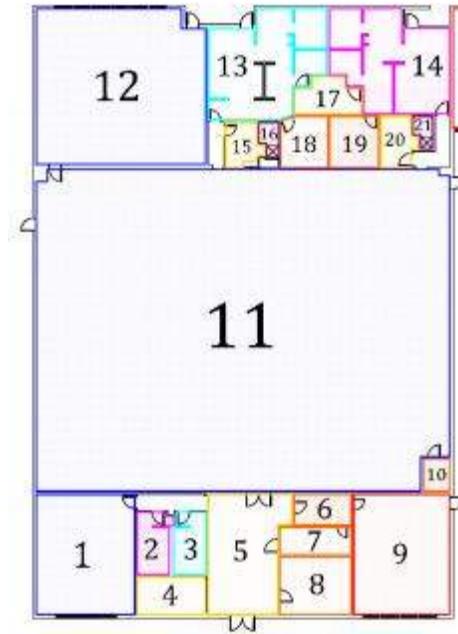
2. GYMNASIUM

YEAR(S) CONSTRUCTED:

Original 1940, (4) additions,
1989 Gym enlargement

TOTAL GROSS SQUARE FOOTAGE ALL SPACES:

15,372 sf



FACILITY PICTURES BELOW;





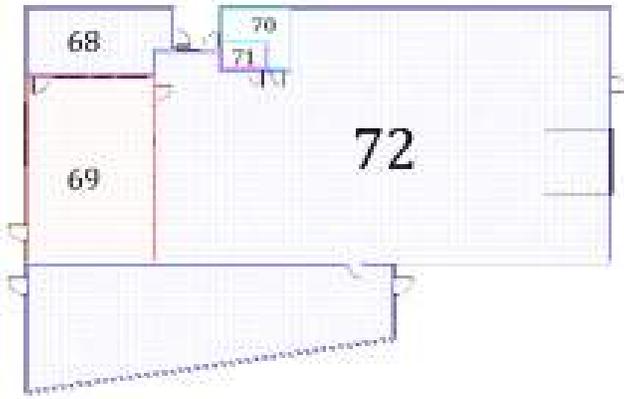




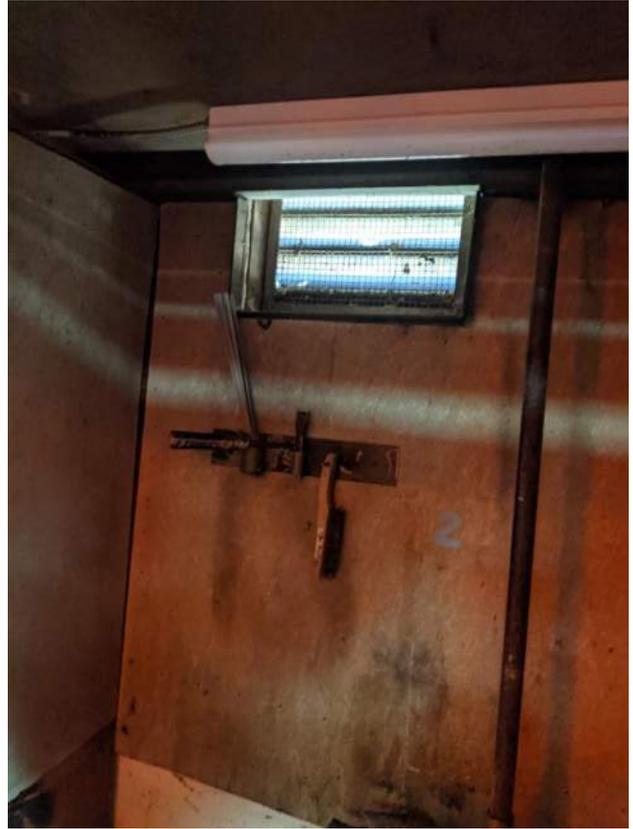
3. SHOP AND VO-AG CLASSROOM BUILDING

YEAR(S) CONSTRUCTED: Original 1972, Building Addition 2021

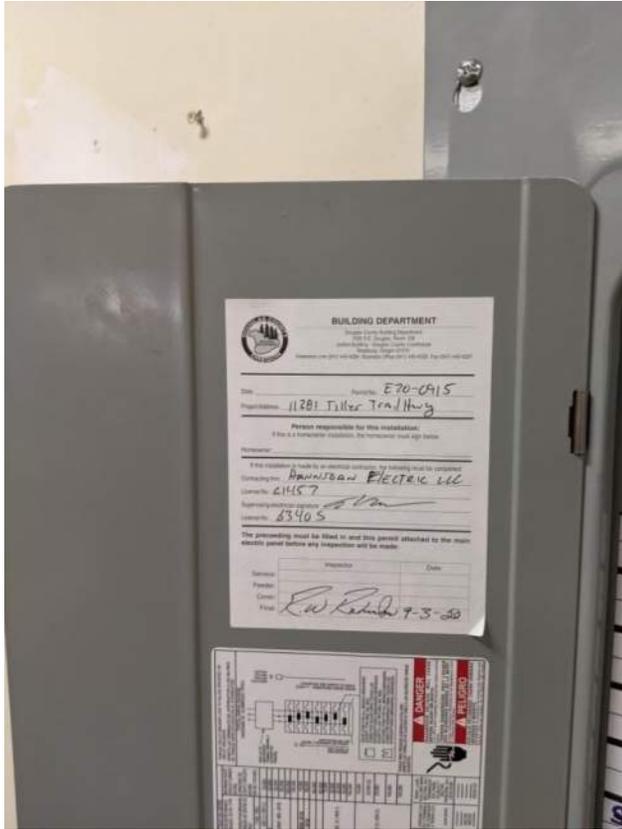
TOTAL GROSS SQUARE FOOTAGE ALL SPACES: 5,388 sf



FACILITY PICTURES BELOW;

















4. BUS BARN

YEAR(S) CONSTRUCTED: 1988

TOTAL GROSS SQUARE FOOTAGE ALL SPACES: 2,000 sf



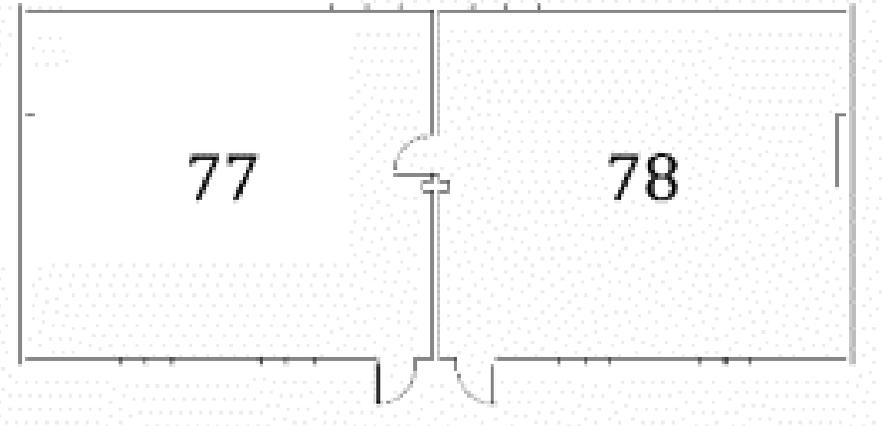
FACILITY PICTURES BELOW;



5. MODULAR CLASSROOM / LIBRARY

YEAR(S) CONSTRUCTED: 1994, 2019 Remodel

TOTAL GROSS SQUARE FOOTAGE ALL SPACES: 1,806 sf



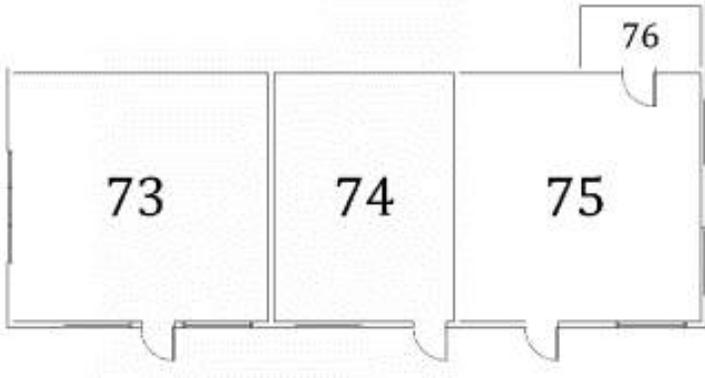
FACILITY PICTURES BELOW;



6. EXTERNAL CLASSROOMS

YEAR(S) CONSTRUCTED: 1950, 2020 Remodel

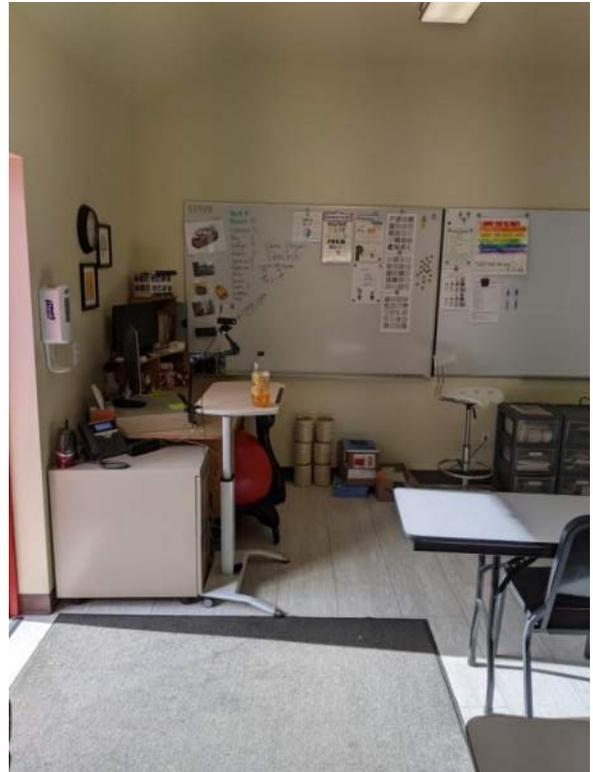
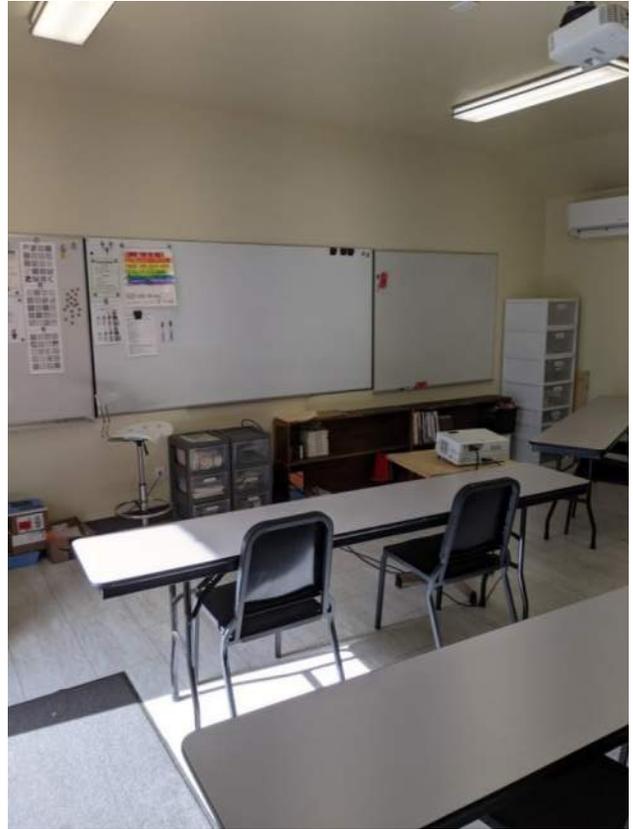
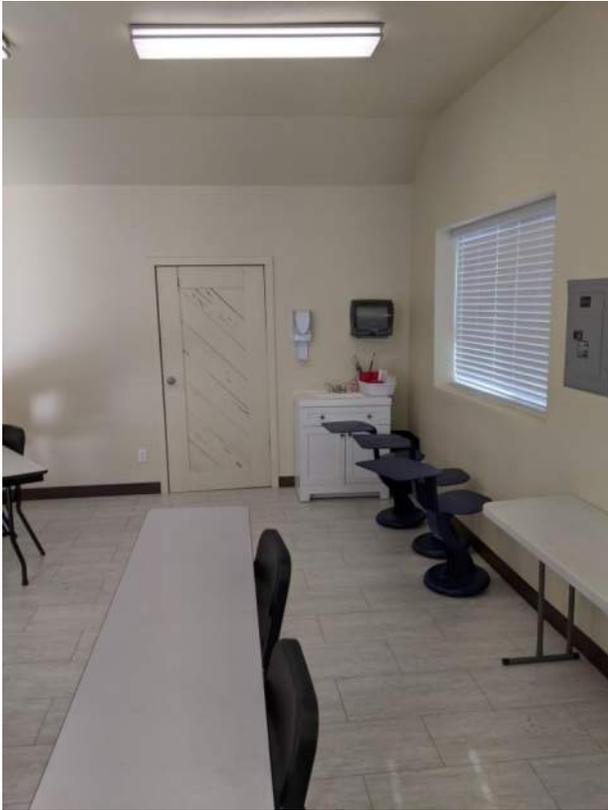
TOTAL GROSS SQUARE FOOTAGE ALL SPACES: 1,569 sf

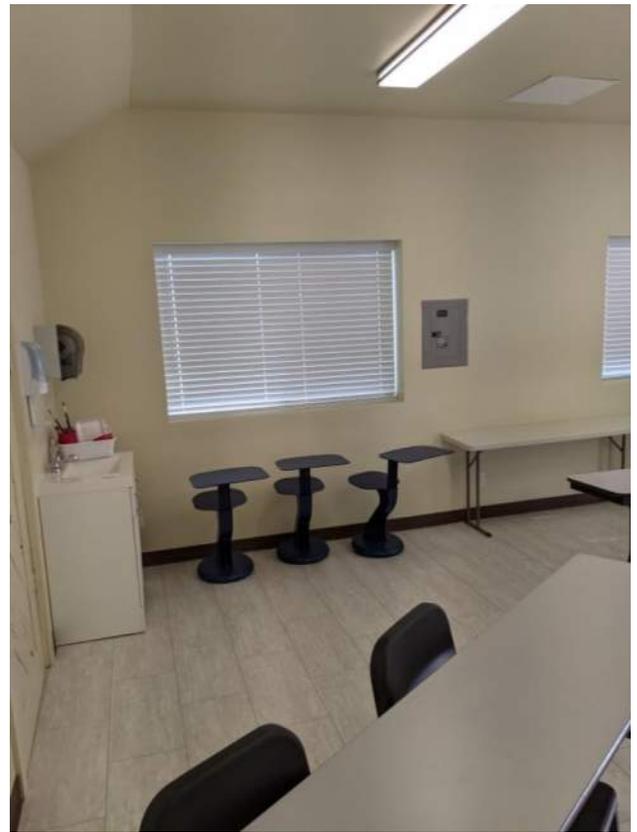


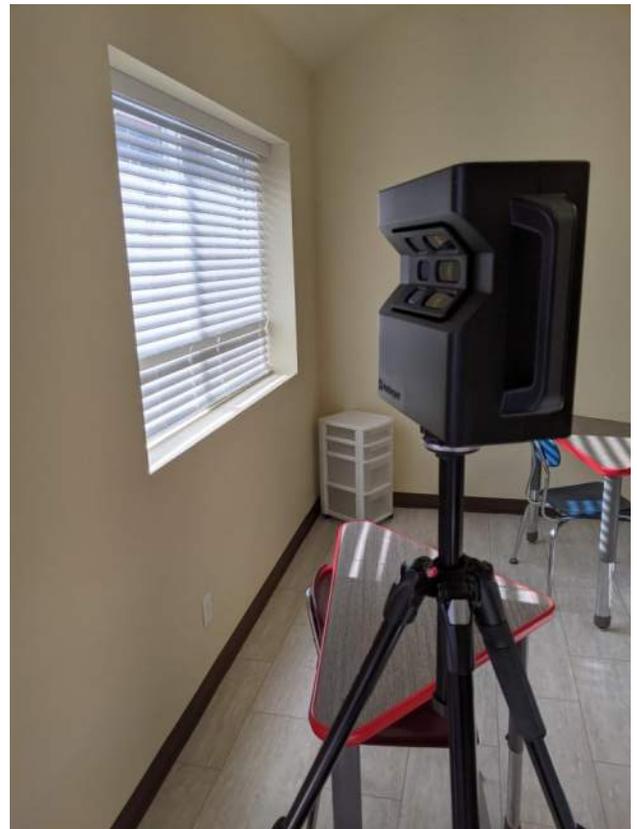
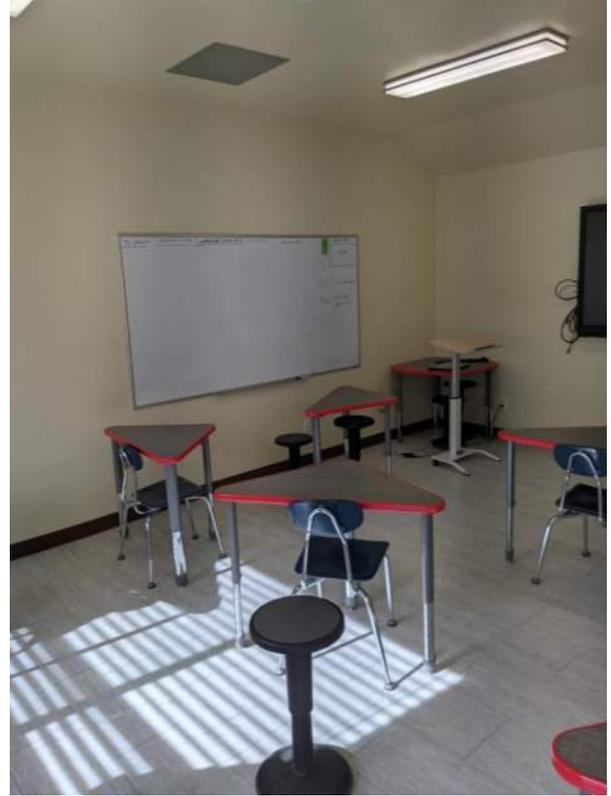
FACILITY PICTURES BELOW;









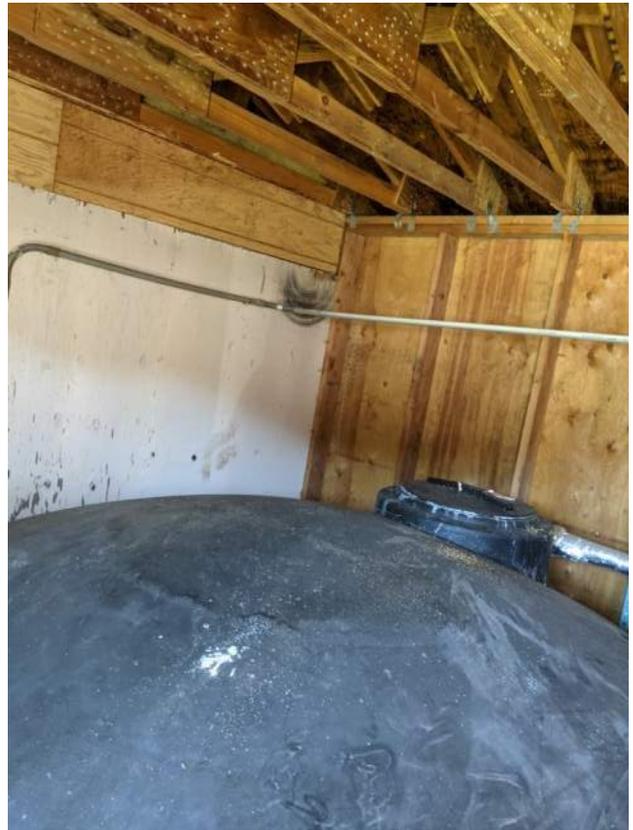


7. WATER PLANT

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;





Architectural Survey Data for Days Creek

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			EC	1906	Not Applicable	Not Applicable	Waterworks		
			EC	1893	Not Applicable	Not Applicable	Waterworks		
<i>Ditch #2</i>									
Days Creek Cutoff Rd			EC	1912	Steel	Not Applicable	Road Related (vehicular) Truss	09/01/2002	
Worthington Bridge									
<i>South Umpqua River Bridge Bridge# 19C498 additional diagonal members added 1950s steel arch added within the truss relocated (ODOT)</i>									
508 Days Creek Cutoff Rd		1.5	UN	c.1905	Brick:Other/Undefined Shingle	Vernacular	Single Dwelling	09/01/2002	
Rachor, Henry Sr, House									
743 Days Creek Cutoff Rd		2.0	EC	c.1930	Vertical Board	Other / Undefined	Agric. Processing		
Sutton, John, Prune Drier									
743 Days Creek Cutoff Rd		1.5	UN	c.1914	Horizontal Board	Foursquare (Type)	Farmstead	09/01/2002	
Sutton, John, Farm									
Hwy 227		1.0	EC	1895	Horizontal Board	Gothic Revival	School		
Days Creek School									
Hwy 227		1.0	EC	1910	Horizontal Board	Bungalow (Type)	School		
Lavedour Schoolhouse									
Milo Academy Rd		1.0	ES	1962	Steel	Other / Undefined	Water Related		11/29/1979
Milo Academy Bridge			NRI		Wood:Other/Undefined		Covered Bridge		
11330 Tiller Trail Hwy		1.5	UN	c.1895	Horizontal Board	Vernacular	Single Dwelling	09/01/2002	
Fate, Dave, House				c.1920					
Wood Creek Rd		1.0	UN	c.1870	Vertical Board	Other / Undefined Vernacular	Farmstead	09/01/2002	
Romjue, William, Farm									
Wood Creek Rd		1.0	EC	c.1870	Vertical Board	Other / Undefined	Agric. Outbuilding		
Romjue, William, Barn									

13 Records Found

Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	Hwy 227 Days Creek, Douglas County	historic name:	Days Creek School
assoc addresses:		current/other names:	
location descr:		block/lot/tax lot:	
		twshp/rng/sect/qtr sect:	30S 4W 10
PROPERTY CHARACTERISTICS			
resource type:	Building	height (stories):	1.0
elig evaluation:	eligible/contributing	total elig resources:	
prim constr date:	1895	NR Status:	
		total inelig resources:	
		date indiv listed:	
primary orig use:	School	orig use comments:	
second orig use:		prim style comments:	
primary style:	Gothic Revival	sec style comments:	
secondary style:		siding comments:	
primary siding:	Horizontal Board	architect:	
secondary siding:		builder:	Snyder, Joe & Lewis Chapman
plan type:			
comments/notes:			
GROUPINGS / ASSOCIATIONS			
Not associated with any surveys or groupings.			
SHPO INFORMATION FOR THIS PROPERTY			
NR date listed:	N/A	106 Project(s):	None
ILS survey date:		Special Assess Project(s):	None
RLS survey date:		Federal Tax Project(s):	None
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
Refer to scanned documents links.			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
Refer to scanned documents links.			
RESEARCH INFORMATION			
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	
Local Library:		University Library:	
Historical Society:		Other Respository:	
Bibliography:			

DOUGLAS COUNTY CULTURAL AND HISTORICAL RESOURCE INVENTORY

IDENTIFICATION:

T 30 S R 4 W Sec. 10 $\frac{1}{4}$ SW $\frac{1}{4}$ SW
Tax Account No.: 13186.00
Address: Highway 227, Days Creek
Name: Days Creek School

PEOPLE:

Current owner: School District #15
Architect: _____
Builder: Snyder, Joe A. & Chapman, Lewis P.
Original owner: School District #15

THEME:

Social

USE:

Present: Vacant
Original: Schoolhouse

STRUCTURE:

Type: Schoolhouse
Date Constructed: c.1895
Style: _____ ; 42 x 24 feet; one story; pillarless porch cover at E. El.
Roof: Gable; wood shingles; boxed eaves; frieze board
Wall: Balloon frame; 1 x 6 inch shiplap
Windows: 4 over 4 dbl. hung sash; cornice
Doors: Single door w/transom light at E. El.
Foundation: Rock Pier; internal brick chimney
Additions: _____

MINOR STRUCTURES AND OBJECTS:

Type: _____

Recorded by: Terry Harbour

Date: November 5, 1981

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.

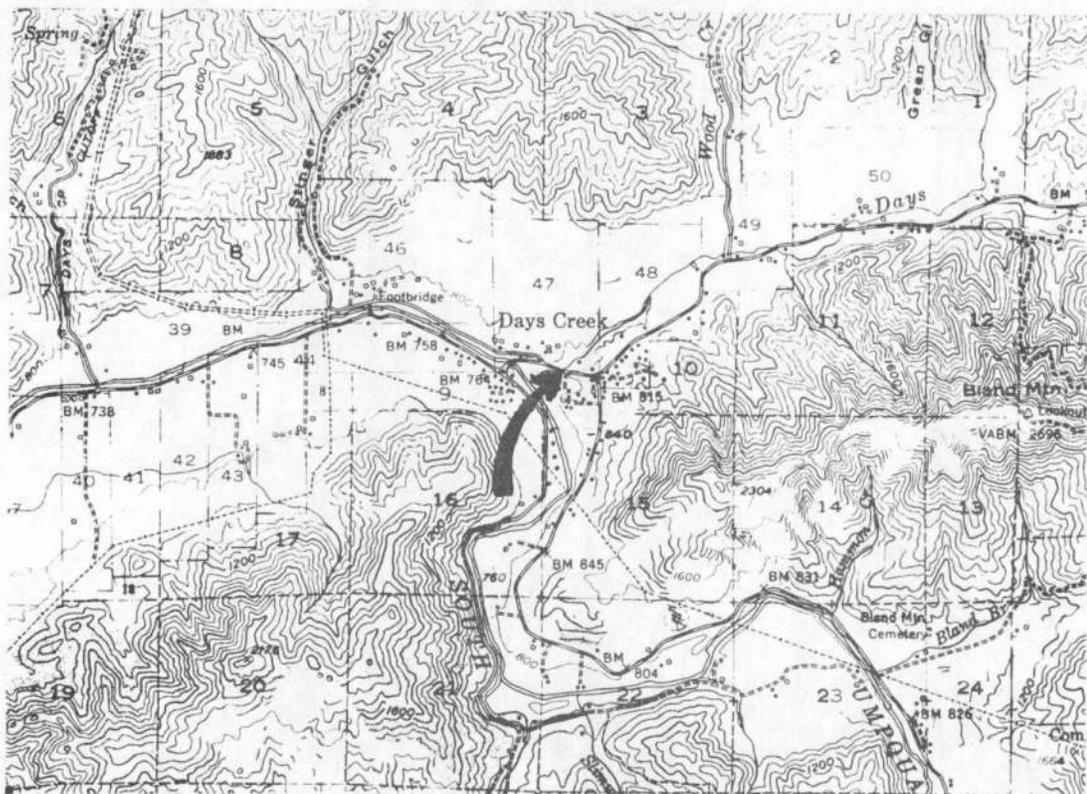
"Days Creek School History". Edith Moore. Undated. Three Pages.

DOUGLAS COUNTY HISTORICAL RESOURCES

DAYS CREEK SCHOOL



EAST ELEVATION



**HISTORIC
SCHOOL SITE
DAYS CREEK #15
1856-PRESENT**

SITES
#1 DAYS CK. RD @ HWY.227
#2 N.E. OF DAYS CK. BRIDGE
#3 N. OF DAYS CK. BRIDGE
#4 ORIGINALLY ON THIS SITE
#5 PRESENT BLDG.