

Neah-Kah-Nie School District Long Range Facility Planning

Workshop #1: Introduction, Data Review, & District Vision

Presented by Tristan Govreau (Project Manager, DLR Group) and Karen Montovino (Client Leader, DLR Group) in conjunction with Dr. Tyler Reed (Superintendent, Neah-Kah Nie School District) and Luke Nugent (Facilities Manager, Neah-Kah-Nie School District)

Workshop #1 - Introduction, Data Review, Vision

September 24th, 2024

Garibaldi Elementary School, 604 Cypress Ave, Garibaldi, OR 97118

This report builds upon the mission, values and vision laid out by the 2020 Neah-Kah-Nie Continuous Improvement plan and the 2024 Community Engagement Summary from Point North's Strategic Planning 2024 effort. According to these documents, Neah-Kah-Nie's District Vision is as follows:



Neah-Kah-Nie School District prepares students to become productive and responsible citizens for an ever-changing world through diverse educational opportunities in partnership with the community.



- 2020 Neah-Kah-Nie Continuous Improvement

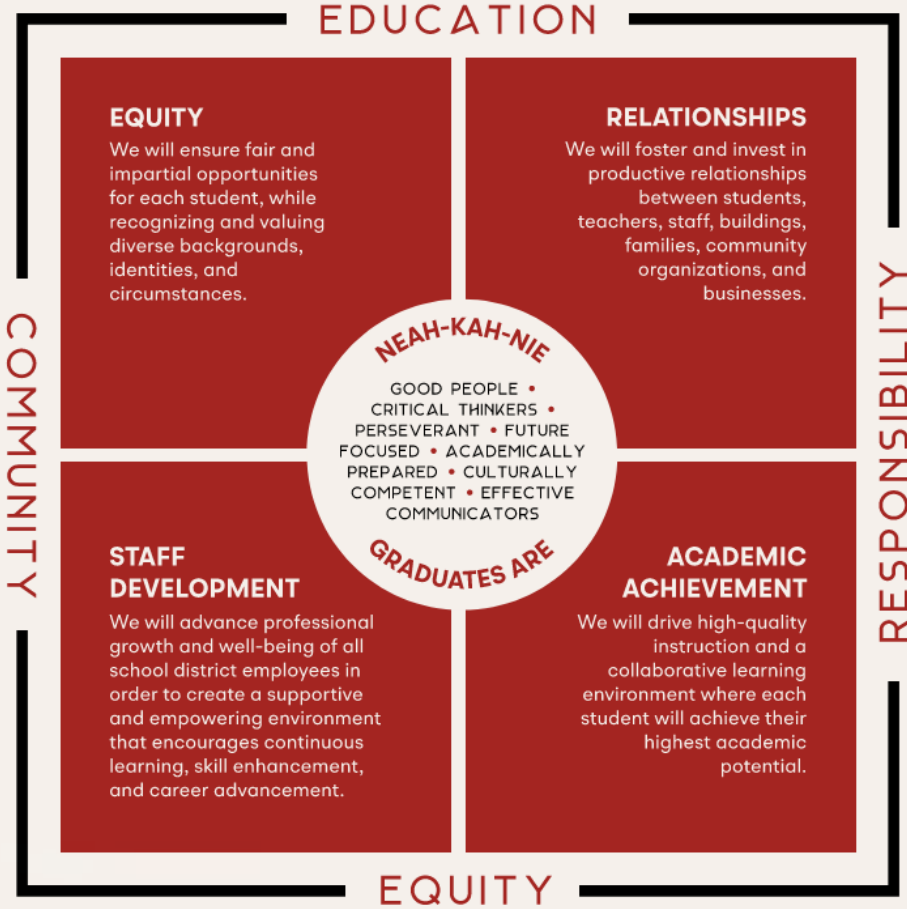
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PRELIMINARY PLANNING TEAM

Karen Montovino (DLR Group Client Leader), Tristan Govreau (DLR Group Project Manager), Dr. Tyler Reed (Neah-Kah-Nie District Superintendent), Luke Nugent (Neah-Kah-Nie Facilities Manager), Mark Sybouts (Neah-Kah-Nie Business Manager), Joe Malbouef (Bureau Veritas Technical Assessments), and Jordan Turpen (Bureau Veritas Technical Assessments).

STRATEGIC PLAN | 2024 - 2028



Welcome!

Workshop #1 Agenda

1. Team Introductions / Project Roles
2. Neah-Kah-Nie Project Goals / Project Overview
3. Why Neah-Kah-Nie Engaged DLR Group
4. Why DLR Group Engaged Bureau Veritas
5. Workshop #1 Objectives
6. Review School Sites included in LRFP Study

Overlying Project Goal

DLR Group to execute Facilities Master Planning Services at Neah-Kah-Nie School District, on a timeline that allows for a May 2025 bond election (should the Board of Directors so choose).

Areas of Expertise

1. Neah-Kah-Nie Facilities Manager Luke Nugent and all Neah-Kah-Nie school Principals were interviewed to highlight physical and educational strengths/weaknesses of each facility.
2. DLR Group was engaged because of the team's extensive experience of 30+ years, delivering more than 50 Facilities Master Plans in the Pacific Northwest and beyond. DLR Group's integrated team of architects, engineers, and educational consultants engage school districts, staff, students, and the community, with a proven track record of successful bond passages.
3. Bureau Veritas Technical Assessments LLC (BVTA) was engaged to provide an extensive Facility Condition Assessment of each school to identify present condition and estimated life expectancy of various building systems and components. recommend corrections for all deficiencies with provided cost estimates, and calculate the Current Replacement Value (CRV) and Facility Condition Index (FCI) for each facility.

Workshop #1 Goals

1. Highlight **Physical Needs** of each facility
2. Highlight **Educational Findings** for each facility, identifying deficiencies and key desires
3. Highlight **District Vision** and 2024 Strategic Planning Goals
4. Set a framework for **Workshop #2 - Future of Education + Big Ideas**

Team

1. Tristan Govreau, Assoc. AIA | DLR Group Project Manager
2. Karen Montovino, AIA, ALEP | DLR Group Client Leader
3. Dr. Tyler Reed, EdD | Neah-Kah-Nie Superintendent
4. Luke Nugent | Neah-Kah-Nie Facilities Manager
5. Mark Sybouts | Neah-Kah-Nie Business Manager
6. Joe Malboeuf | Bureau Veritas Technical Assessments
7. Jordan Turpen | Bureau Veritas Technical Assessments

Committee Introduction

1. Around the horn introductions
2. Hopes/fears exercises for Long Range Facility Planning

Site Context

1. **Garibaldi Grade School** (42,833 SF)
604 Cypress Ave, Garibaldi, OR 97118
2. **Nehalem Elementary School** (41,362 SF)
36300 8th Street, Nehalem, OR 97131
3. **Neah-Kah-Nie Middle School** (37,793 SF)
25111 US-101, Rockaway Beach, OR 97136
4. **Neah-Kah-Nie High School** (96,424 SF)
24705 US-101, Rockaway Beach, OR 97136





DLR Group image is for illustrative purposes only. Photo from Gresham-Barlow School District LRFP workshop.

Tentative Workshop Dates

1. **Workshop 1 - Introduction, Data Review, Vision**
September 24th, 6:00pm-8:30pm
2. **Workshop 2 - Future of Education + Big Ideas**
October 16th, 6:00pm-8:30pm (TBD)
3. **Workshop 3 - Scenario Planning & Options Prioritization**
October 30th, 6:00pm-8:30pm (TBD)

Fall Workshop Series Expectations

1. Trust the process: engage with an open mind.
2. No judgement: this is a free sharing zone of mutual respect & all questions are welcome.
3. This is a group sport! Make sure everyone gets a turn.



DLR Group image is for illustrative purposes only. Photo from Gresham-Barlow School District LRFP workshop.

Fall Workshop Series

Workshop #1 Objectives

1. Highlight **Physical Needs** of each facility
2. Highlight **Educational Findings** for each facility, identifying deficiencies and key desires
3. Highlight **District Vision** and 2024 Strategic Planning Goals
4. Set framework for **Workshop #2 - Future of Education + Big Ideas**

Workshop #2 Objectives

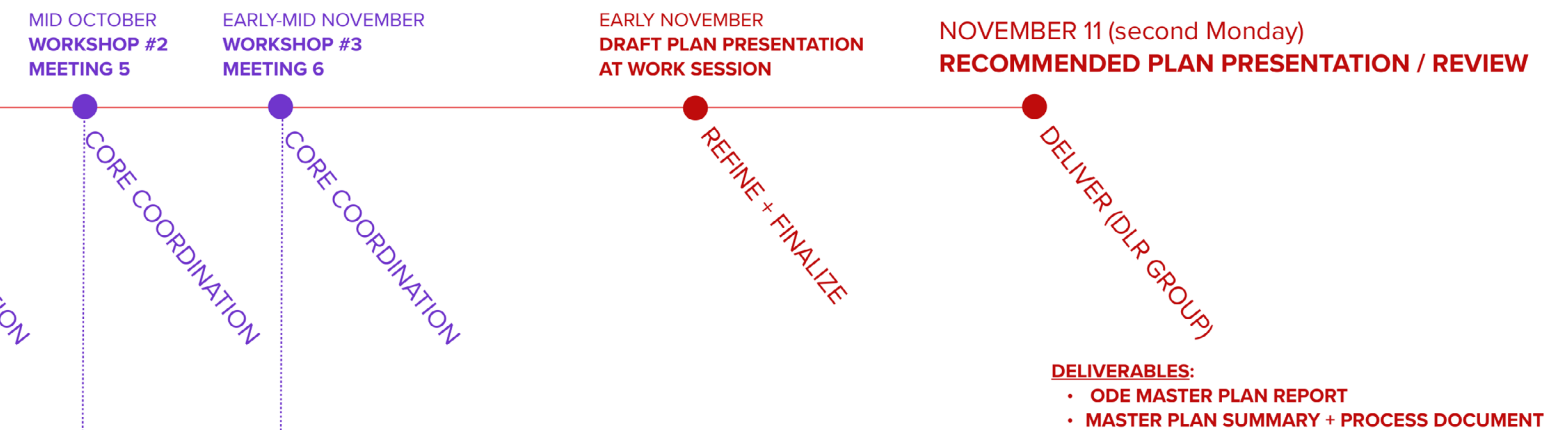
1. Recap key **Physical, Education, and District Vision findings** from Workshop #1.
2. Revisit **Capacity Analysis** and Space Utilization Plans
3. **Visioning exercises** for what these schools could and should look like in the future

Workshop #3 Objectives

1. DLR Group to present **preliminary options** based on engagement from Workshops #1 + #2.
2. Workshop groups to delve into **scenario planning explorations** for each facility.
3. Come away from the workshop with **1-3 planning solutions** for each school.



DLR Group image is for illustrative purposes only. Photo from Gresham-Barlow School District LRFP workshop.



✓ **DLR GROUP REQUESTS THE FOLLOWING:**

- PREVIOUS STUDIES, IF APPLICABLE
- AS-BUILT FLOOR PLANS
- BUILDING STATISTICS
- MISSION STATEMENT + STRATEGIC PLANS
- CURRENT EDUCATIONAL PLAN
- MASTER SCHEDULE + BELL SCHEDULE (MIDDLE SCHOOL + HIGHSCHOOL)
- DEMOGRAPHIC STUDIES
- CURRENT ENROLLMENT DATA (INDIVIDUAL SCHOOLS + DISTRICTWIDE)
- HISTORIC ENROLLMENT DATA (INDIVIDUAL SCHOOLS + DISTRICTWIDE)
- CLASSROOM SIZE (IOPTIMAL VS. CONTRACTED MAX PER GRADE) / CAPACITY ANALYSIS
- OPTIMAL SCHOOL SIZE?
- RECENT FINANCIAL REPORTS? BOND OPTIONS (FROM FINANCIAL ADVISOR)?
- GRANTS (SEISMIC ASSESSMENTS, ESSER, AM. RECOVERY, ETC.).

✓ **BVTA REQUESTS THE FOLLOWING:**

- INSPECTION REPORTS (SEWER, BOILER, CHILLER, ETC.)
- PRIOR ENGINEERING REPORTS (CNA, PNA, PCA, ETC.)
- PRIOR MASTER PLANS / FACILITY MASTER PLANS
- CAPITAL EXPENDITURE SCHEDULES (PRIOR OR PLANNED)
- REHABILITATION BUDGET + SCOPE (DRAFT OR FINAL)
- ACCESSIBILITY TRANSITION PLANS/SELF EVALUATIONS
- BUILDING SYSTEMS MAINTENANCE RECORDS
- OWNER ELECTED REPAIR (IF AVAILABLE)
- ORIGINAL BUILDING PLANS (TO BE VIEWED DURING SITE VISITS)
- FIRE PROTECTION/LIFE SAFETY PLANS
- SITE PLAN/FLOORS PLANS (FOR ALL BUILDINGS AT EACH SITE)

(PAIR WITH CORE TEAM MEETING 5)

(PAIR WITH CORE TEAM MEETING 6)

EARLY OCTOBER WORKSHOP 2 - FUTURE OF EDUCATION + BIG IDEAS

MID OCTOBER WORKSHOP 3 - SCENARIO PLANNING & OPTIONS PRIORITIZATION

PART

1

FACILITY CONDITION ASSESSMENT

prepared for

Neah-Kah-Nie School District
504 North Third Avenue
Rockaway Beach, OR 97136



PREPARED BY:
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**BUREAU
VERITAS**

Physical Needs

Bureau Veritas was retained by DLR Group to render a professional opinion as to the Properties' current general physical conditions during a series of summer site visits.

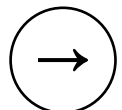
Based on the observations, interviews and document review outlined, the Facility Condition Assessment reports identify significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Properties' use. Opinions are rendered as to its structural integrity, building system conditions and the Properties' overall condition. The reports also note building systems or components that have realized or exceeded their typical expected useful lives.

This report gives a synopsis of the Bureau Veritas Facility Condition Assessment findings.

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Facility Condition Assessment Findings

Facility Condition Assessment (FCA)

1. What is an Facility Condition Assessment (FCA)?
2. What is the purpose of the FCA?

A Facility Condition Assessment (FCA) is a comprehensive evaluation of a building's physical condition. The purpose of a FCA is to identify any existing or potential problems that could affect the building's performance or integrity, and to provide recommendations in addressing those issues.

Over the summer, Bureau Veritas Technical Assessments team conducted Facility Condition Assessments (FCAs) of each school to identify present conditions and estimated life expectancies of various building systems and components. recommend corrections for all deficiencies with provided cost estimates and calculate the Current Replacement Value (CRV) and Facility Condition Index (FCI) values for each facility.

Physical Needs Determinants

- Facilities Manager Luke Nugent helped identify current needs, scheduled maintenance, and deferred maintenance needs.
- Based on in-person observations, interviews, document review (of the items outlined below), and Pre-Survey Questionnaires, Bureau Veritas was able to highlight existing deficiencies and material code violations of record, which effect each school's use.

Bureau Veritas Technical Analysis

The Bureau Veritas Technical Assessment team analyzed the following items provided by Neah-Kah-Nie:

- Inspection Reports (sewer, boiler, chiller, etc.)
- Prior Engineering Reports (CNA, PNA, PCA, etc.)
- Prior Master Plans / Facility Master Plans
- Capital Expenditure Schedules (prior and planned)
- Rehabilitation Budget + Scope (draft and final)
- Accessibility Transition Plans/Self Evaluations
- Building Systems Maintenance Records
- Owner Elected Repair (if available)
- Original Building Plans (viewed during site visits)
- Fire Protection/Life Safety Plans



Garibaldi Grade School
604 Cypress Avenue
Garibaldi, OR 97131

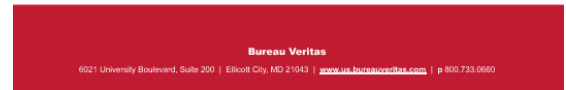
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BV PROJECT #:
167901.24R000-002.017

DATE OF REPORT:
July 29, 2024

ON SITE DATE:
June 24, 2024



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Photos from Garibaldi Facility Condition Assessment

6. Purpose and Scope

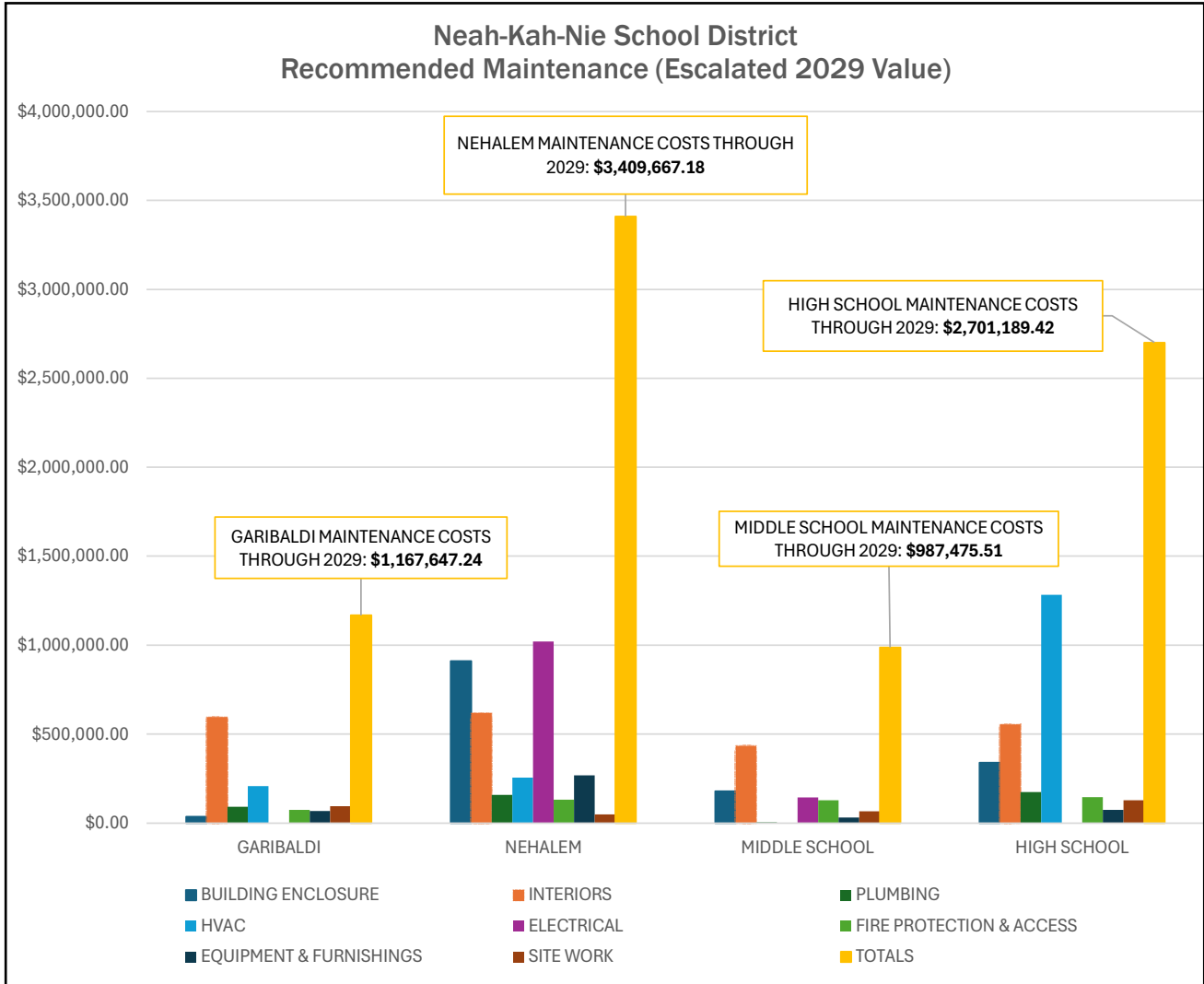
Purpose
Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.
Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.
The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

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

DLR Group image is for illustrative purposes only.
Photos from Garibaldi Facility Condition Assessment

Recommended Maintenance Overview (2024-2029)

The following maintenance needs are distilled from Bureau Veritas' Facility Condition Assessment of Neah-Kah-Nie School District's four schools. The escalated totals reflected in the graph below accounts for an annual 3.0% inflation rate.



| NEAH-KAH-NIE SCHOOL DISTRICT RECOMMENDED MAINTENANCE (ESCALATED 2029 VALUES) | | | | |
|--|-----------------------|-----------------------|---------------------|-----------------------|
| | GARIBALDI | NEHALEM | MIDDLE SCHOOL | HIGH SCHOOL |
| BUILDING ENCLOSURE | \$35,641.00 | \$910,464.56 | \$179,089.47 | \$339,471.00 |
| INTERIORS | \$595,560.40 | \$617,339.50 | \$433,658.46 | \$554,292.18 |
| PLUMBING | \$91,547.70 | \$158,780.31 | \$4,436.54 | \$173,911.98 |
| HVAC | \$207,571.14 | \$254,812.31 | \$0.00 | \$1,283,100.78 |
| ELECTRICAL | \$0.00 | \$1,019,452.87 | \$144,000.32 | \$1,139.57 |
| FIRE PROTECTION & ACCESS | \$74,447.40 | \$131,453.57 | \$128,643.37 | \$145,830.94 |
| EQUIPMENT & FURNISHINGS | \$67,793.20 | \$267,989.39 | \$31,945.82 | \$74,847.91 |
| SITE WORK | \$95,086.40 | \$49,374.67 | \$65,701.54 | \$128,594.79 |
| TOTALS | \$1,167,647.24 | \$3,409,667.18 | \$987,475.51 | \$2,701,189.42 |

Facility Condition Assessment Findings

Current Replacement Value (CRV)

1. What is Current Replacement Value (CRV)? How is it calculated?
2. How is CRV adjusted for future inflation?

The Current Replacement Value (CRV) refers to the actual cost of replacing an asset at the present time of observation (Summer 2024 for all facilities). CRVs are the sum required to rebuild or repair a system using equivalent materials or comparable value.

Although the CRVs define the current cost of replacing an asset, Bureau Veritas' Facility Condition Assessments assumes a standard 3.0% inflation rate, compounded annually for each asset.

Facility Condition Index (FCI)

1. What is a Facility Condition Index (FCI)?
2. What is the purpose of the Facility Condition Index?

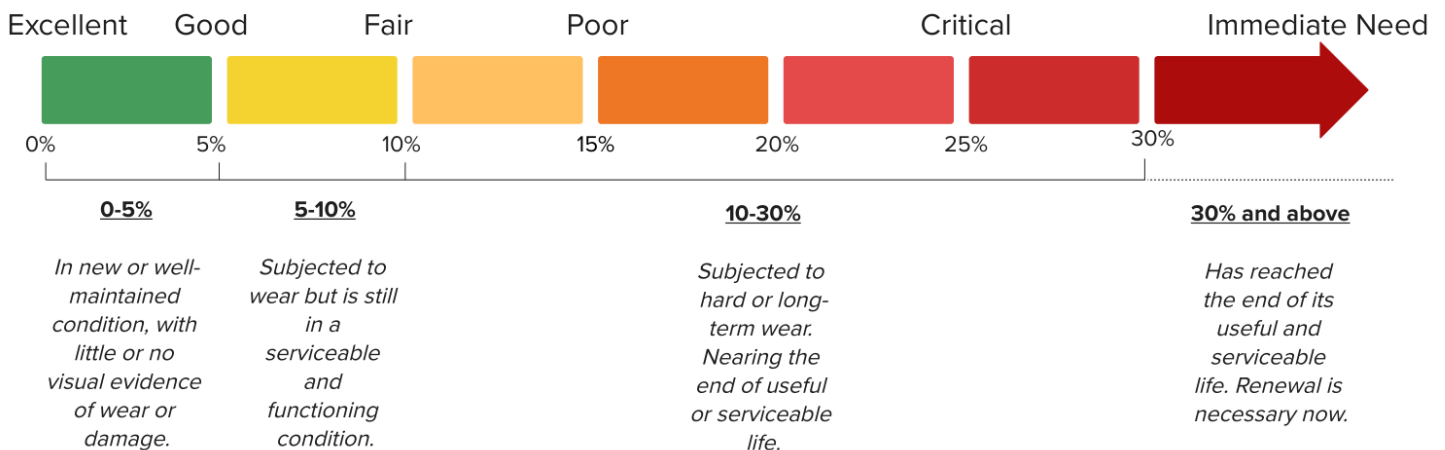
FCIs provide a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the Current Replacement Value (CRV) of the facility - see diagram to the right. In each report, separate building areas are given their FCI value (i.e. Garibaldi Classroom Wing, Garibaldi Main Building, Garibaldi Play Structure).

FCIs are used to determine system deficiencies, lifecycle needs, and provide the basis for portfolio-wide capital improvement funding strategies.

Facility Condition Index (FCI)

An industry standard metric used to compare relative building system conditions.

$$FCI = \frac{\text{Total Cost of Existing Deficiencies}}{\text{Current Replacement Value (CRV)}} \times 100$$



Garibaldi Facility Condition Index Overview

| Facility | Cost/SF | Total SF | Replacement Value | Current | 3-Year | 5-Year | 10-Year |
|--------------------------|---------|----------|-------------------|---------|--------|--------|---------|
| Garibaldi Classroom Wing | \$593 | 13,794 | \$8,179,842 | 0% | 0% | 3.5% | 17.4% |
| Garibaldi Main Building | \$593 | 24,239 | \$14,373,727 | 0% | 2.5% | 5.5% | 24.3% |
| Garibaldi Play Structure | \$593 | 4,800 | \$2,846,400 | 0% | 0.1% | 0.1% | 0.4% |

Nehalem Facility Condition Index Overview

| Facility | Cost/SF | Total SF | Replacement Value | Current | 3-Year | 5-Year | 10-Year |
|----------------------------------|---------|----------|-------------------|---------|--------|--------|---------|
| Main - Nehalem Elementary School | \$593 | 17,156 | \$10,173,508 | 0% | 2.3% | 19.1% | 37.6% |
| Classroom wing | \$593 | 7,432 | \$4,407,176 | 0% | 0.3% | 16.0% | 16.3% |
| Gym | \$593 | 11,974 | \$7,100,582 | 0.5% | 0.6% | 10.1% | 18.0% |
| Playground Shelter | \$593 | 4,800 | \$2,846,400 | 0% | 0% | 0% | 0.3% |

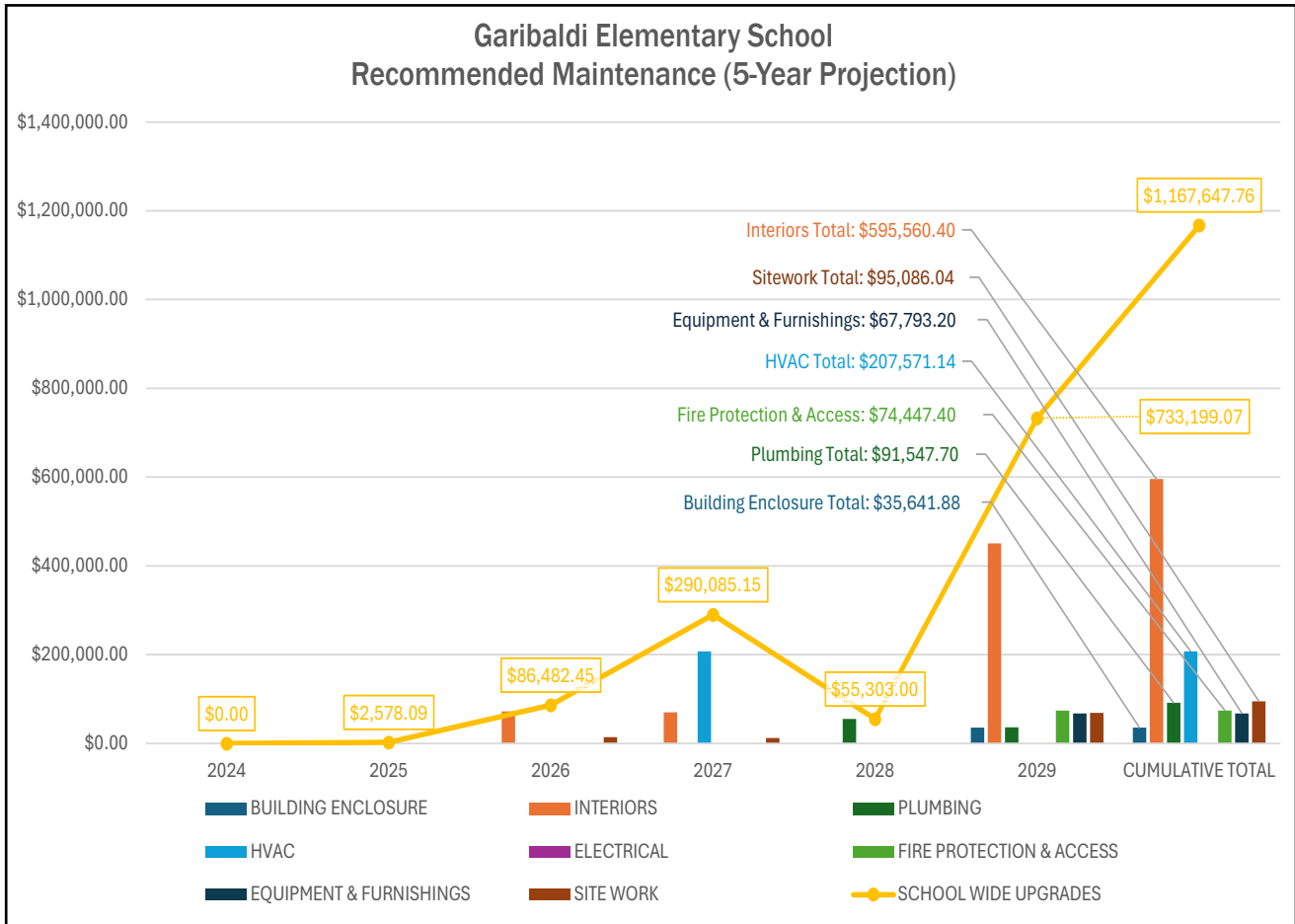
High School Facility Condition Index Overview

| Facility | Cost/SF | Total SF | Replacement Value | Current | 3-Year | 5-Year | 10-Year |
|---------------------------------------|---------|----------|-------------------|---------|--------|--------|---------|
| Neah-Kah-Nie High School | \$593 | 22,000 | \$13,046,000 | 0% | 0.9% | 6.3% | 16.3% |
| Neah-Kah-Nie East Classroom Wing | \$593 | 10,000 | \$5,930,000 | 0% | 0% | 1.2% | 5.6% |
| Neah-Kah-Nie West Classroom Wing | \$593 | 10,000 | \$5,930,000 | 0% | 0.2% | 1.2% | 7.0% |
| Neah-Kah-Nie Library and Lounge | \$593 | 5,717 | \$3,390,181 | 0.0% | 2.3% | 2.5% | 7.7% |
| Neah-Kah-Nie Health Center | \$593 | 12,359 | \$7,328,887 | 0.4% | 1.5% | 3.4% | 15.8% |
| Neah-Kah-Nie Lower Gym | \$593 | 13,614 | \$8,073,102 | 0% | 1.6% | 12.5% | 20.3% |
| Neah-Kah-Nie Wood Shop | \$593 | 5,000 | \$2,965,000 | 0% | 0% | 1.7% | 12.1% |
| Neah-Kah-Nie Concessions and Restroom | \$593 | 380 | \$225,340 | 0% | 0% | 3.7% | 4.2% |

Garibaldi Elementary School - Physical Needs Overview

Recommended Maintenance Overview (2024-2029)

The following maintenance needs are distilled from Bureau Veritas' Facility Condition Assessment of Garibaldi Elementary School. The escalated totals reflected in graphs and table on this spread account for an annual 3.0% inflation rate.



Building Category Description

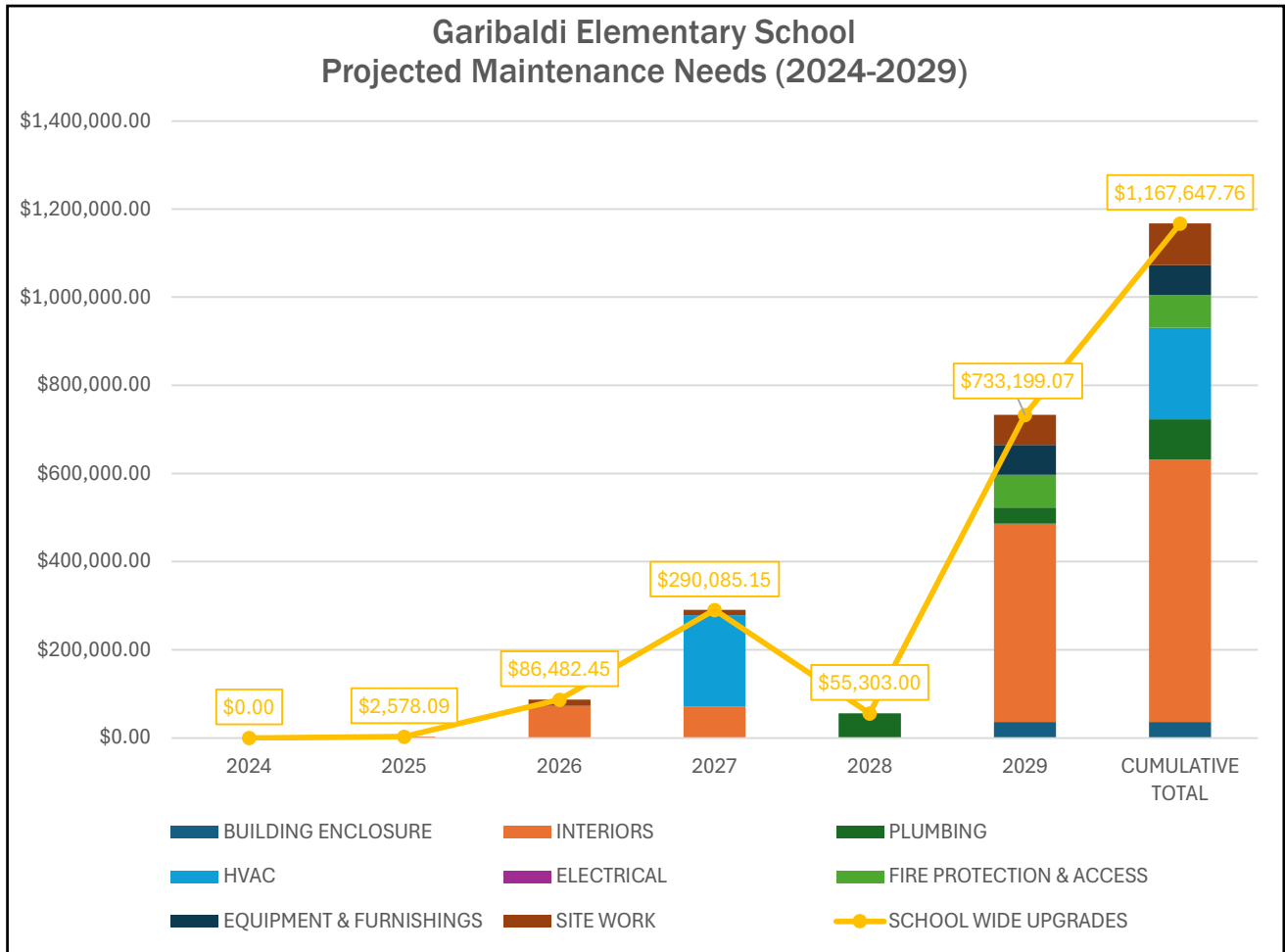
Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Building Categories:

- **Building Enclosure** = roofs, facade/exterior, insulation, glazing & windows, exterior doors & penetrations
- **Interiors** = ceilings, partitions & walls, flooring finishes & paint
- **Plumbing** = sinks & lavatories, toilets/urinals, water fountains, pipes & storage tanks, water heaters
- **HVAC** = heating systems, ventilation, air conditioning, ductwork, exhaust fans
- **Electrical** = school-wide system improvements, interior lighting, exterior fixtures, site lighting, transformers & generators
- **Fire Protection & Access** = fire suppression systems, sprinklers, PA systems, elevators, vertical lifts/stair climbing devices
- **Equipment & Furnishings** = laundry equipment, food service equipment, appliances, specialty shelving & casework
- **Sitework** = playgrounds & play areas, play surfaces & wood chips, pavement, walkways, site furniture, signage, athletic apparatuses

Garibaldi Escalated Maintenance Needs (2024-2029 Projection)

| GARIBALDI ESCALATED TOTALS BY BUILDING SYSTEM | | | | | | | |
|---|--------|------------|-------------|--------------|-------------|--------------|------------------|
| | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | CUMULATIVE TOTAL |
| BUILDING ENCLOSURE | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$35,641.88 | \$35,641.88 |
| INTERIORS | \$0.00 | \$2,578.09 | \$72,151.81 | \$70,432.81 | \$0.00 | \$450,397.69 | \$595,560.40 |
| PLUMBING | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$55,303.00 | \$36,244.70 | \$91,547.70 |
| HVAC | \$0.00 | \$0.00 | \$0.00 | \$207,571.14 | \$0.00 | \$0.00 | \$207,571.14 |
| ELECTRICAL | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| FIRE PROTECTION & ACCESS | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$74,447.40 | \$74,447.40 |
| EQUIPMENT & FURNISHINGS | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$67,793.20 | \$67,793.20 |
| SITE WORK | \$0.00 | \$0.00 | \$14,330.64 | \$12,081.20 | \$0.00 | \$68,674.20 | \$95,086.04 |
| SCHOOL WIDE UPGRADES | \$0.00 | \$2,578.09 | \$86,482.45 | \$290,085.15 | \$55,303.00 | \$733,199.07 | \$1,167,647.76 |

Garibaldi Elementary Maintenance Needs (2024-2029 Projection)



Garibaldi Elementary School - Physical Needs Overview

GARIBALDI ELEMENTARY SCHOOL - PHYSICAL NEEDS OVERVIEW

| | Bldg Area | Uniformat Code | Location | AssetCalc ID | Maintenance Cost Description |
|---|----------------------------|----------------|-------------------|--------------|--|
| BLDG. ENCL. | 1 | B2010 | Building Exterior | 7832303 | Exterior Walls, Any Painted Surface, 1-2 Story Building, Paint |
| | 1 | B2050 | Building Exterior | 7832326 | Exterior Door, Wood, Solid-Core, Replace |
| | Totals, Unescalated | | | | |
| Totals, Escalated (3.0% inflation, compounded once annually) | | | | | |

| | Bldg Area | Uniformat Code | Location | AssetCalc ID | Maintenance Cost Description |
|---|-----------|----------------|---------------------|--------------|--|
| INTERIORS | 1 | C1090 | Restrooms | 7832288 | Toilet Partitions, Wood, Replace |
| | 1 | C2010 | Throughout Building | 7832277 | Wall Finishes, any surface, Prep & Paint |
| | 1 | C2010 | Gymnasium | 7832272 | Wall Finishes, Acoustical Panels, Sound-Dampening, Replace |
| | 2 | C2030 | Classrooms General | 7832257 | Flooring, Vinyl Sheeting, Replace |
| | 2 | C2030 | Throughout Building | 7832248 | Flooring, Carpet, Commercial Standard, Replace |
| | 2 | C2010 | Throughout Building | 7832236 | Wall Finishes, Any Surface, Prep & Paint |
| | 1 | C2030 | Throughout Building | 7877934 | Flooring, Carpet, Commercial Standard, Replace |
| | 2 | C2050 | Throughout Building | 7832247 | Ceiling Finishes, Any Flat Surface, Prep & Paint |
| | 2 | C2030 | Throughout Building | 7832262 | Flooring, Vinyl Tile (VCT), Replace |
| | 1 | C2030 | Throughout Building | 7832328 | Flooring, Vinyl Sheeting, Replace |
| | 1 | C2030 | Commercial Kitchen | 7832265 | Flooring, Vinyl Tile (VCT), Replace |
| | 1 | C2030 | Throughout Building | 7832324 | Flooring, Ceramic Tile, Replace |
| | 1 | C2050 | Throughout Building | 7835375 | Ceiling Finishes, Any Flat Surface, Prep & Paint |
| Totals, Unescalated (Value of Assets Priced in 2024) | | | | | |
| Totals, Escalated (3.0% inflation, compounded once annually) | | | | | |

Building Area Description

Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Areas of the School and campus:

- **1 = Garibaldi Elementary School Main Building**
- **2 = Garibaldi Elementary School Classroom Wing**
- **3 = Garibaldi Elementary School Site**

| | Expected Useful Life (EUL) | Existing Age (EAge) | Remaining Useful Life (RUL) | Year Maintenance Due | Current Replacement Value (CRV) |
|-----------|----------------------------|---------------------|-----------------------------|----------------------|---------------------------------|
| nt & Prep | 10 | 5 | 5 | 2029 | \$28,916.00 |
| | 25 | 20 | 5 | 2029 | \$1,829.00 |
| | | | | | \$30,745.00 |
| | | | | | \$35,641.88 |
| | 20 | 15 | 5 | 2029 | \$2,111.00 |
| | 10 | 5 | 5 | 2029 | \$81,611.00 |
| ce | 25 | 20 | 5 | 2029 | \$56,734.00 |
| | 15 | 10 | 5 | 2029 | \$8,344.00 |
| | 10 | 5 | 5 | 2029 | \$136,019.00 |
| | 10 | 5 | 5 | 2029 | \$51,007.00 |
| | 10 | 8 | 2 | 2026 | \$68,010.00 |
| | 10 | 5 | 5 | 2029 | \$17,852.00 |
| | 15 | 10 | 5 | 2029 | \$6,810.00 |
| | 15 | 14 | 1 | 2025 | \$2,503.00 |
| | 15 | 12 | 3 | 2027 | \$8,172.00 |
| | 40 | 35 | 5 | 2029 | \$28,029.00 |
| | 10 | 7 | 3 | 2027 | \$56,284.00 |
| | | | | | \$523,486.00 |
| | | | | | \$595,560.40 |

Building Category Description

Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Building Categories:

- **Building Enclosure** = roofs, facade/exterior, insulation, glazing & windows, exterior doors & penetrations
- **Interiors** = ceilings, partitions & walls, flooring finishes & paint
- **Plumbing** = sinks & lavatories, toilets/urinals, water fountains, pipes & storage tanks, water heaters
- **HVAC** = heating systems, ventilation, air conditioning, ductwork, exhaust fans
- **Electrical** = school-wide system improvements, interior lighting, exterior fixtures, site lighting, transformers & generators
- **Fire Protection & Access** = fire suppression systems, sprinklers, PA systems, elevators, vertical lifts/stair climbing devices
- **Equipment & Furnishings** = laundry equipment, food service equipment, appliances, specialty shelving & casework
- **Sitework** = playgrounds & play areas, play surfaces & wood chips, pavement, walkways, site furniture, signage, athletic apparatuses

Garibaldi Elementary School - Physical Needs Overview

GARIBALDI ELEMENTARY SCHOOL - PHYSICAL NEEDS OVERVIEW

| | | | | | |
|--|---|-------|-------------------------|---------|--|
| PLUMBING | 1 | D2010 | Locker Rooms | 7832308 | Shower, Valve & Showerhead, Replace |
| | 1 | D2010 | Hallways + Common Areas | 7832319 | Drinking Fountain, Wall-Mounted, Single-Level, Replace |
| | 2 | D2010 | Hallways + Common Areas | 7878030 | Drinking Fountain, Wall-Mounted, Single-Level, Replace |
| | 2 | D2010 | Utility Rooms/Areas | 7832321 | Pump, Circulation/Booster, Domestic Water, Replace |
| | 1 | D2010 | Utility Rooms/Areas | 7832310 | Water Heater, Electric, Commercial (36 kW), Replace |
| Totals, Unescalated (Value of Assets Priced in 2024) | | | | | |
| Totals, Escalated (3.0% inflation, compounded once annually) | | | | | |

| | | | | | |
|------|--|-------|---------------------|---------|--|
| HVAC | 1 | D3020 | Utility Rooms/Areas | 7832323 | Boiler, Gas, HVAC, 2501 to 5000 MBH, Replace |
| | Totals, Unescalated (Value of Assets Priced in 2024) | | | | |
| | Totals, Escalated (3.0% inflation, compounded once annually) | | | | |

| | | | | | |
|--|--|-------|---------------------|---------|---|
| FIRE & ACCESS | 1 | D4010 | Throughout Building | 7832299 | Fire Suppression System, Existing Sprinkler Heads, by SF, P |
| | 2 | D4010 | Throughout Building | 7832261 | Fire Suppression System, Existing Sprinkler Heads, by SF, P |
| | Totals, Unescalated (Value of Assets Priced in 2024) | | | | |
| Totals, Escalated (3.0% inflation, compounded once annually) | | | | | |

Building Area Description

Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Areas of the School and campus:

- **1 = Garibaldi Elementary School Main Building**
- **2 = Garibaldi Elementary School Classroom Wing**
- **3 = Garibaldi Elementary School Site**

| | | | | | |
|--|----|----|---|------|--------------------|
| | 30 | 25 | 5 | 2029 | \$16,350.00 |
| | 15 | 11 | 4 | 2028 | \$1,914.00 |
| | 15 | 11 | 4 | 2028 | \$1,914.00 |
| | 25 | 20 | 5 | 2029 | \$14,915.00 |
| | 20 | 16 | 4 | 2028 | \$45,308.00 |
| | | | | | \$80,401.00 |
| | | | | | \$91,547.70 |

| | | | | | |
|--|----|----|---|------|---------------------|
| | 30 | 27 | 3 | 2027 | \$189,957.00 |
| | | | | | \$189,957.00 |
| | | | | | \$207,571.14 |

| | | | | | |
|---------|----|----|---|------|--------------------|
| Replace | 25 | 20 | 5 | 2029 | \$40,928.00 |
| Replace | 25 | 20 | 5 | 2029 | \$23,291.00 |
| | | | | | \$64,219.00 |
| | | | | | \$74,447.42 |

Building Category Description

Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Building Categories:

- **Building Enclosure** = roofs, facade/exterior, insulation, glazing & windows, exterior doors & penetrations
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- **Plumbing** = sinks & lavatories, toilets/urinals, water fountains, pipes & storage tanks, water heaters
- **HVAC** = heating systems, ventilation, air conditioning, ductwork, exhaust fans
- **Electrical** = school-wide system improvements, interior lighting, exterior fixtures, site lighting, transformers & generators
- **Fire Protection & Access** = fire suppression systems, sprinklers, PA systems, elevators, vertical lifts/stair climbing devices
- **Equipment & Furnishings** = laundry equipment, food service equipment, appliances, specialty shelving & casework
- **Sitework** = playgrounds & play areas, play surfaces & wood chips, pavement, walkways, site furniture, signage, athletic apparatuses

Garibaldi Elementary School - Physical Needs Overview

GARIBALDI ELEMENTARY SCHOOL - PHYSICAL NEEDS OVERVIEW

| | Bldg Area | Uniformat Code | Location | AssetCalc ID | Maintenance Cost Description |
|---|---|----------------|----------------------|--------------|---|
| EQUIPMENT & FURNISHINGS | 1 | E1030 | Commercial Kitchen | 7832314 | Foodservice Equipment, Refrigerator, 2-Door Reach-In, Rep |
| | 1 | E1030 | Commercial Kitchen | 7832329 | Foodservice Equipment, Walk-In, Refrigerator, Replace |
| | 1 | E1060 | Utility Rooms/Areas | 7832309 | Appliances, Washer, Replace |
| | 1 | E1060 | Utility Rooms/Areas | 7832295 | Appliances, Clothes Dryer, Replace |
| | 1 | E1060 | Utility Rooms/ Areas | 7832266 | Appliances, Washer/Dryer Combo Unit, Replace |
| | Totals, Unescalated (Value of Assets Priced in 2024) | | | | |
| Totals, Escalated (3.0% inflation, compounded once annually) | | | | | |

| | | | | | |
|---|----------------------------|-------|----------------------|---------|--|
| SITework | 3 | G2050 | Site Playground Area | 7829552 | Athletic Surfaces + Courts, Basketball/General, Asphalt Pa |
| | 3 | G2020 | Site Parking Areas | 7829422 | Parking Lots, Pavement, Asphalt, Seal + Stripe |
| | 3 | G2050 | Site | 7836174 | Playground Surfaces, Engineered Wood Fiber, Chips 6" Dep |
| | 3 | G2050 | Site | 7836193 | Play Structure, Multipurpose, Small, Replace |
| | 3 | G2050 | Site | 7836192 | Play Structure, Multipurpose, Medium, Replace |
| | 3 | G2050 | Site | 7836175 | Play Structure, Swing Set, 4 Seats, Replace |
| | Totals, Unescalated | | | | |
| Totals, Escalated (3.0% inflation, compounded once annually) | | | | | |

Building Area Description

Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Areas of the School and campus:

- **1 = Garibaldi Elementary School Main Building**
- **2 = Garibaldi Elementary School Classroom Wing**
- **3 = Garibaldi Elementary School Site**

| | Expected Useful Life (EUL) | Existing Age (EAge) | Remaining Useful Life (RUL) | Year Maintenance Due | Current Replacement Value (CRV) |
|-------------------------|----------------------------|---------------------|-----------------------------|----------------------|---------------------------------|
| Replace | 15 | 10 | 5 | 2029 | \$12,495.00 |
| | 20 | 15 | 5 | 2029 | \$41,368.00 |
| | 15 | 10 | 5 | 2029 | \$1,135.00 |
| | 15 | 10 | 5 | 2029 | \$1,328.00 |
| | 15 | 10 | 5 | 2029 | \$2,153.00 |
| | | | | | \$58,479.00 |
| | | | | | \$67,793.19 |
| Movement, Seal & Stripe | 5 | 2 | 3 | 2027 | \$2,601.00 |
| | 5 | 2 | 3 | 2027 | \$8,455.00 |
| Both, Replace | 3 | 1 | 2 | 2026, 2029 | \$27,016.00 |
| | 20 | 15 | 5 | 2029 | \$14,071.00 |
| | 20 | 15 | 5 | 2029 | \$28,142.00 |
| | 20 | 15 | 5 | 2029 | \$3,518.00 |
| | | | | | \$83,803.00 |
| | | | | | \$95,086.06 |

Building Category Description

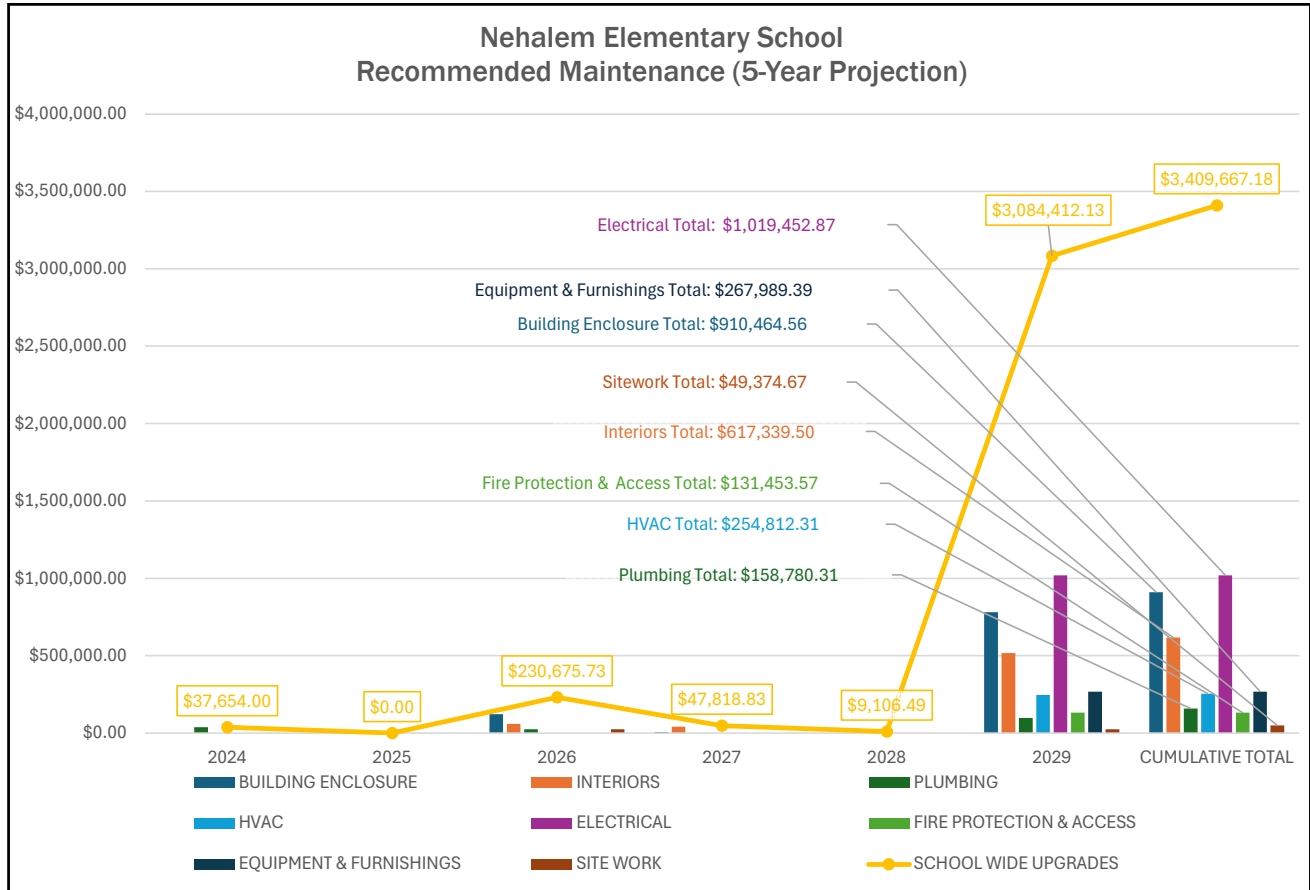
Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Building Categories:

- **Building Enclosure** = roofs, facade/exterior, insulation, glazing & windows, exterior doors & penetrations
- **Interiors** = ceilings, partitions & walls, flooring finishes & paint
- **Plumbing** = sinks & lavatories, toilets/urinals, water fountains, pipes & storage tanks, water heaters
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- **Electrical** = school-wide system improvements, interior lighting, exterior fixtures, site lighting, transformers & generators
- **Fire Protection & Access** = fire suppression systems, sprinklers, PA systems, elevators, vertical lifts/stair climbing devices
- **Equipment & Furnishings** = laundry equipment, food service equipment, appliances, specialty shelving & casework
- **Sitework** = playgrounds & play areas, play surfaces & wood chips, pavement, walkways, site furniture, signage, athletic apparatuses

Nehalem Elementary School - Physical Needs Overview

Recommended Maintenance Overview (2024-2029)

The following maintenance needs are distilled from Bureau Veritas' Facility Condition Assessment of Nehalem Elementary School. The escalated totals reflected in graphs and table on this spread account for an annual 3.0% inflation rate.



Building Category Description

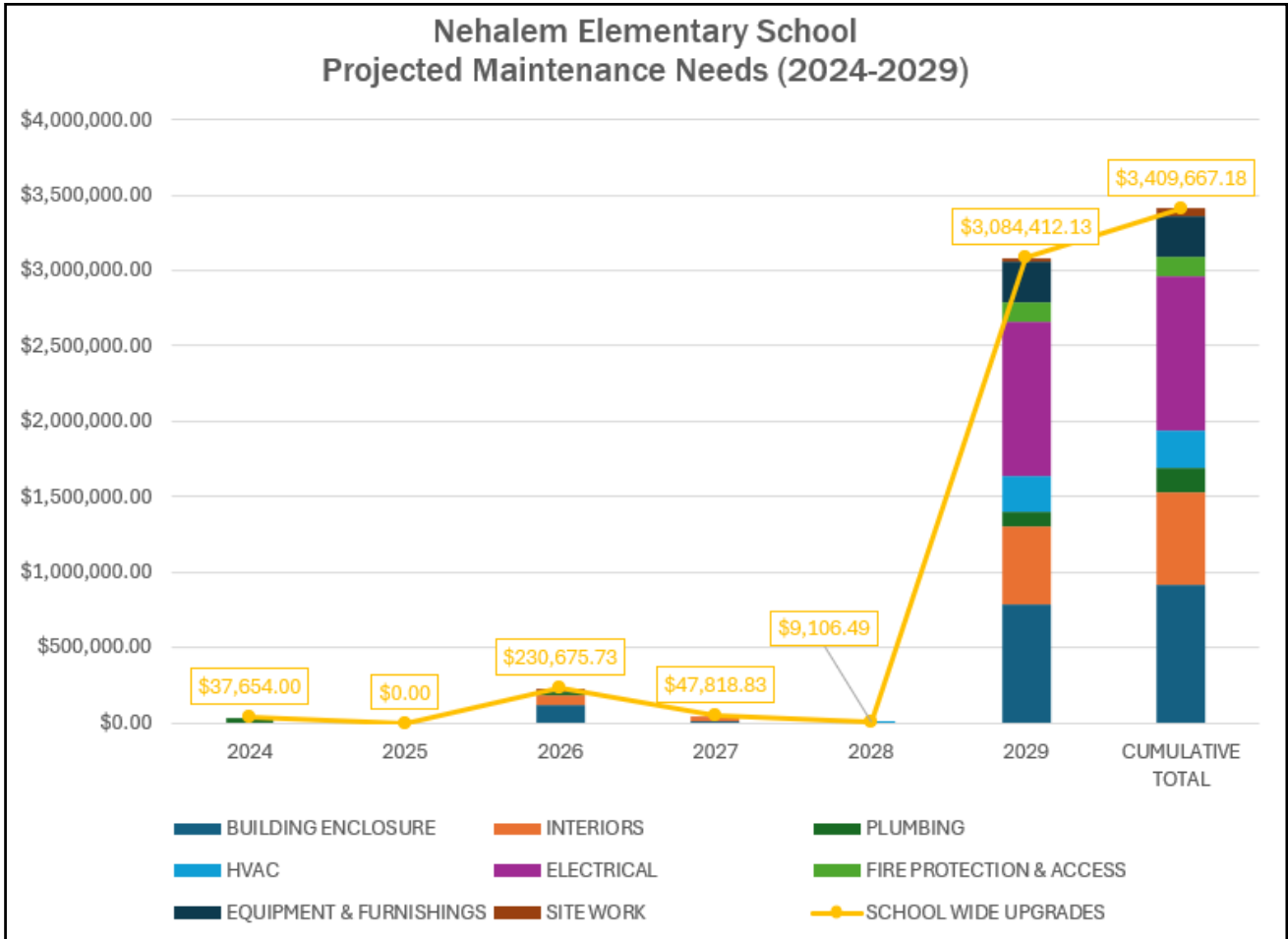
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- Interiors** = ceilings, partitions & walls, flooring finishes & paint
- Plumbing** = sinks & lavatories, toilets/urinals, water fountains, pipes & storage tanks, water heaters
- HVAC** = heating systems, ventilation, air conditioning, ductwork, exhaust fans
- Electrical** = school-wide system improvements, interior lighting, exterior fixtures, site lighting, transformers & generators
- Fire Protection & Access** = fire suppression systems, sprinklers, PA systems, elevators, vertical lifts/stair climbing devices
- Equipment & Furnishings** = laundry equipment, food service equipment, appliances, specialty shelving & casework
- Sitework** = playgrounds & play areas, play surfaces & wood chips, pavement, walkways, site furniture, signage, athletic apparatuses

Nehalem Escalated Maintenance Needs (2024-2029 Projection)

| NEHALEM ESCALATED TOTALS BY BUILDING SYSTEM | | | | | | | |
|---|-------------|--------|--------------|-------------|------------|----------------|------------------|
| | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | CUMULATIVE TOTAL |
| BUILDING ENCLOSURE | \$0.00 | \$0.00 | \$121,661.89 | \$7,288.49 | \$0.00 | \$781,514.18 | \$910,464.56 |
| INTERIORS | \$0.00 | \$0.00 | \$60,126.51 | \$40,530.34 | \$0.00 | \$516,682.66 | \$617,339.50 |
| PLUMBING | \$37,654.00 | \$0.00 | \$24,033.63 | \$0.00 | \$0.00 | \$97,092.68 | \$158,780.31 |
| HVAC | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$9,106.49 | \$245,705.82 | \$254,812.31 |
| ELECTRICAL | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,019,452.87 | \$1,019,452.87 |
| FIRE PROTECTION & ACCESS | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$131,453.57 | \$131,453.57 |
| EQUIPMENT & FURNISHINGS | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$267,989.39 | \$267,989.39 |
| SITE WORK | \$0.00 | \$0.00 | \$24,853.70 | \$0.00 | \$0.00 | \$24,520.97 | \$49,374.67 |
| SCHOOL WIDE UPGRADES | \$37,654.00 | \$0.00 | \$230,675.73 | \$47,818.83 | \$9,106.49 | \$3,084,412.13 | \$3,409,667.18 |

Nehalem Elementary Maintenance Needs (2024-2029 Projection)



Nehalem Elementary School - Physical Needs Overview

NEHALEM ELEMENTARY SCHOOL - PHYSICAL NEEDS OVERVIEW

| Bldg Area | Uniformat Code | Location | AssetCalc ID | Maintenance Cost Description | |
|--------------------|---|----------|-------------------|------------------------------|---|
| BUILDING ENCLOSURE | 1 | B2010 | Building Exterior | 7744156 | Exterior Walls, Any Painted Surface, 1-2 Story Building, Prep + |
| | 1 | B2020 | Building Exterior | 7744149 | Exterior Glazing, Any Type by SF, Replace |
| | 1 | B2050 | Building Exterior | 7744163 | Exterior Door, Steel, Standard, Replace |
| | 1 | B3010 | Roof | 7744158 | Roofing, Asphalt Shingle, 20-Year Standard, Replace |
| | 1 | B3010 | Roof | 7744157 | Roofing, Built-up, Replace |
| | 1 | B3020 | Roof | 7744148 | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fitt |
| | 2 | B2010 | Building Exterior | 7743248 | Exterior Walls, Any Painted Surface, Prep & Paint |
| | 2 | B2050 | Building Exterior | 7743252 | Exterior Door, Wood, Solid-Core, Replace |
| | 2 | B3010 | Roof | 7743243 | Roofing, Asphalt Shingle, 20-Year Standard, Replace |
| | 2 | B3010 | Roof | 7744146 | Roofing, Built-up, Replace |
| | 3 | B2010 | Building Exterior | 7742421 | Exterior Walls, Any Painted Surface, 1-2 Story Building, Prep & |
| | 3 | B2050 | Building Exterior | 7742382 | Exterior Door, Steel Standard, Replace |
| | 3 | B2050 | Building Exterior | 7742397 | Exterior Door, Wood, Solid-Core, Replace |
| | 3 | B3010 | Roof | 7742430 | Roofing, Clay/Concrete Tile, Replace |
| | 3 | B3010 | Roof | 7742388 | Roofing, Built-Up, Replace |
| | Totals, Unescalated | | | | |
| | Totals, Escalated (3.0% inflation, compounded anually) | | | | |

Building Area Description

Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Areas of the School and campus:

- **1 = Nehalem Elementary School Classroom Wing**
- **2 = Nehalem Elementary School Gym**
- **3 = Nehalem Elementary School Main Building**
- **4 = Nehalem Elementary School Site**

| | Expected Useful Life (EUL) | Existing Age (EAge) | Remaining Useful Life (RUL) | Year Maintenance Due | Current Replacement Value (CRV) |
|----------------------|----------------------------|---------------------|-----------------------------|----------------------|---------------------------------|
| <i>Paint</i> | 10 | 5 | 5 | 2029 | \$14,805.00 |
| | 30 | 25 | 5 | 2029 | \$62,559.00 |
| | 30 | 25 | 5 | 2029 | \$3,221.00 |
| | 20 | 18 | 2 | 2026 | \$11,116.00 |
| | 25 | 20 | 5 | 2029 | \$59,900.00 |
| <i>ings, Replace</i> | 20 | 15 | 5 | 2029 | \$4,475.00 |
| | 10 | 5 | 5 | 2029 | \$430,574.00 |
| | 25 | 20 | 5 | 2029 | \$10,975.00 |
| | 20 | 17 | 3 | 2027 | \$6,670.00 |
| | 25 | 20 | 5 | 2029 | \$32,673.00 |
| <i>Paint</i> | 10 | 5 | 5 | 2029 | \$43,374.00 |
| | 30 | 25 | 5 | 2029 | \$3,221.00 |
| | 25 | 20 | 5 | 2029 | \$1,829.00 |
| | 50 | 48 | 2 | 2026 | \$103,562.00 |
| | 25 | 20 | 5 | 2029 | \$6,535.00 |
| | | | | | \$795,489.00 |
| | | | | | \$910,464.56 |

Building Category Description

Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Building Categories:

- **Building Enclosure** = roofs, facade/exterior, insulation, glazing & windows, exterior doors & penetrations
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- **HVAC** = heating systems, ventilation, air conditioning, ductwork, exhaust fans
- **Electrical** = school-wide system improvements, interior lighting, exterior fixtures, site lighting, transformers & generators
- **Fire Protection & Access** = fire suppression systems, sprinklers, PA systems, elevators, vertical lifts/stair climbing devices
- **Equipment & Furnishings** = laundry equipment, food service equipment, appliances, specialty shelving & casework
- **Sitework** = playgrounds & play areas, play surfaces & wood chips, pavement, walkways, site furniture, signage, athletic apparatuses

Nehalem Elementary School - Physical Needs Overview

NEHALEM ELEMENTARY SCHOOL - PHYSICAL NEEDS OVERVIEW

| Bldg Area | Uniformat Code | Location | AssetCalc ID | Maintenance Cost Description | |
|-----------|--|----------|---------------------|------------------------------|--|
| INTERIORS | 1 | C1030 | Throughout Building | 7744164 | Interior Door, Wood, Solid-Core, Replace |
| | 1 | C1070 | Throughout Building | 7744154 | Suspended Ceilings, Acoustical Tile (ACT), Replace |
| | 1 | C1090 | Restrooms | 7744151 | Toilet Partitions, Plastic/Laminate, Replace |
| | 1 | C2010 | Throughout Building | 7744167 | Wall Finishes, Any Surface, Prep + Paint |
| | 1 | C2030 | Restrooms | 7744155 | Flooring, Ceramic Tile, Replace |
| | 1 | C2030 | Throughout Building | 7744168 | Flooring, Vinyl Sheeting, Replace |
| | 1 | C2030 | Throughout Building | 7744161 | Flooring, Carpet, Commercial Standard, Replace |
| | 2 | C1030 | Throughout Building | 7743247 | Interior Door, Wood, Solid-Core, Replace |
| | 2 | C1090 | Restrooms | 7743253 | Toilet Partitions, Metal, Replace |
| | 2 | C2010 | Throughout Building | 7743238 | Wall Finishes, Any Surface, Prep & Paint |
| | 2 | C2030 | Throughout Building | 7743240 | Flooring, Any Surface, w/ Paint or Sealant, Prep & Paint |
| | 2 | C2050 | Throughout Building | 7743259 | Ceiling Finishes, Any Flat Surface, Prep & Paint |
| | 3 | C1070 | Throughout Building | 7743219 | Suspended Ceilings, Acoustical Tile (ACT), Replace |
| | 3 | C2010 | Throughout Building | 7743220 | Wall Finishes, Any Surface, Prep & Paint |
| | 3 | C2030 | Throughout Building | 7742409 | Flooring, Wood, Strip, Replace |
| | 3 | C2030 | Throughout Building | 7742389 | Flooring, Vinyl Sheeting, Replace |
| | 3 | C2030 | Cafeteria | 7742415 | Flooring, Vinyl Tile (VCT), Replace |
| | 3 | C2030 | Throughout Building | 7876828 | Flooring, Carpet, Commercial Standard, Replace |
| | 3 | C2030 | Throughout Building | 7742419 | Flooring, Carpet, Commercial Standard, Replace |
| | 3 | C2050 | Throughout Building | 7742378 | Ceiling Finishes, Any Flat Surface, Prep & Paint |
| | Totals, Unescalated | | | | |
| | Totals, Escalated (3.0% inflation, compounded annually) | | | | |

Building Area Description

Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Areas of the School and campus:

- **1 = Nehalem Elementary School Classroom Wing**
- **2 = Nehalem Elementary School Gym**
- **3 = Nehalem Elementary School Main Building**
- **4 = Nehalem Elementary School Site**

| | Expected Useful Life (EUL) | Existing Age (EAge) | Remaining Useful Life (RUL) | Year Maintenance Due | Current Replacement Value (CRV) |
|--|----------------------------|---------------------|-----------------------------|----------------------|---------------------------------|
| | 40 | 35 | 5 | 2029 | \$14,859.00 |
| | 25 | 20 | 5 | 2029 | \$39,151.00 |
| | 20 | 15 | 5 | 2029 | \$6,754.00 |
| | 10 | 5 | 5 | 2029 | \$22,443.00 |
| | 40 | 35 | 5 | 2029 | \$11,679.00 |
| | 15 | 10 | 5 | 2029 | \$33,376.00 |
| | 10 | 5 | 5 | 2029 | \$39,672.00 |
| | 40 | 35 | 5 | 2029 | \$16,210.00 |
| | 20 | 15 | 5 | 2029 | \$8,330.00 |
| | 10 | 5 | 5 | 2029 | \$20,403.00 |
| | 10 | 5 | 5 | 2029 | \$6,135.00 |
| | 10 | 5 | 5 | 2029 | \$6,376.00 |
| | 25 | 20 | 5 | 2029 | \$44,971.00 |
| | 10 | 5 | 5 | 2029 | \$61,208.00 |
| | 30 | 25 | 5 | 2029 | \$36,584.00 |
| | 15 | 12 | 3 | 2027 | \$16,688.00 |
| | 15 | 10 | 5 | 2029 | \$9,534.00 |
| | 10 | 8 | 2 | 2026 | \$56,675.00 |
| | 10 | 5 | 5 | 2029 | \$68,010.00 |
| | 10 | 7 | 3 | 2027 | \$20,403.00 |
| | | | | | \$539,461.00 |
| | | | | | \$617,339.50 |

Building Category Description

Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Building Categories:

- **Building Enclosure** = roofs, facade/exterior, insulation, glazing & windows, exterior doors & penetrations
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- **Equipment & Furnishings** = laundry equipment, food service equipment, appliances, specialty shelving & casework
- **Sitework** = playgrounds & play areas, play surfaces & wood chips, pavement, walkways, site furniture, signage, athletic apparatuses

Nehalem Elementary School - Physical Needs Overview

NEHALEM ELEMENTARY SCHOOL - PHYSICAL NEEDS OVERVIEW

| Bldg Area | Uniformat Code | Location | AssetCalc ID | Maintenance Cost Description | |
|-----------|--|-------------------------|--------------|--|--|
| PLUMBING | 1 | Restrooms | 7744170 | Sink/Lavatory, Wall-Hung, Enameled Steel, Replace | |
| | 1 | Restrooms | 7744166 | Urinal, Standard, Replace | |
| | 1 | Hallways + Common Areas | 7744150 | Drinking Fountain, Wall-Mounted, Single-Level, Replace | |
| | 1 | Restrooms | 7744153 | Toilet, Commercial Water Closet, Replace | |
| | 1 | Restrooms | 7744160 | Sink/Lavatory, Vanity Top, Enameled Steel, Replace | |
| | 2 | Locker Rooms | 7743241 | Communal Shower Column, 4 to 6 Heads, Stainless Steel, R | |
| | 2 | Throughout Building | 7743230 | Drinking Fountain, Wall-Mounted, Single-Level, Replace | |
| | 2 | Utility Rooms/Areas | 7743229 | Sink/Lavatory, Vanity Top, Enameled Steel, Replace | |
| | 2 | Restrooms | 7743232 | Sink/Lavatory, Wall-Hung, Enameled Steel, Replace | |
| | 2 | Restrooms | 7743256 | Toilet, Commercial Water Closet, Replace | |
| | 3 | Utility Rooms/Areas | 7742380 | Storage Tank, Domestic Water, Replace | |
| | 3 | Utility Rooms/Areas | 7742401 | Water Heater, Electric, Commercial (36 kW), Replace | |
| | 3 | Utility Rooms/Areas | 7742386 | Sink/Lavatory, Service Sink, Wall-Hung, Replace | |
| | 3 | Throughout Building | 7742429 | Drinking Fountain, Wall-Mounted, Single-Level, Replace | |
| | 3 | Restrooms | 7742398 | Urinal, Standard, Replace | |
| | 3 | Classrooms General | 7742426 | Sink/Lavatory, Vanity Top, Stainless Steel, Replace | |
| | 3 | Restrooms | 7742432 | Sink/Lavatory, Trough Style, Solid Surface, Replace | |
| | Totals, Unescalated | | | | |
| | Totals, Escalated (3.0% inflation, compounded annually) | | | | |

Building Area Description

Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Areas of the School and campus:

- **1 = Nehalem Elementary School Classroom Wing**
- **2 = Nehalem Elementary School Gym**
- **3 = Nehalem Elementary School Main Building**
- **4 = Nehalem Elementary School Site**

| | Expected Useful Life (EUL) | Existing Age (EAge) | Remaining Useful Life (RUL) | Year Maintenance Due | Current Replacement Value (CRV) |
|---------|----------------------------|---------------------|-----------------------------|----------------------|---------------------------------|
| | 30 | 25 | 5 | 2029 | \$4,655.00 |
| | 30 | 25 | 5 | 2029 | \$2,899.00 |
| | 15 | 10 | 5 | 2029 | \$1,914.00 |
| | 30 | 25 | 5 | 2029 | \$10,272.00 |
| | 30 | 25 | 5 | 2029 | \$11,461.00 |
| Replace | 20 | 20 | 0 | 2024 | \$35,740.00 |
| | 15 | 15 | 0 | 2024 | \$1,914.00 |
| | 30 | 25 | 5 | 2029 | \$1,202.00 |
| | 30 | 25 | 5 | 2029 | \$2,327.00 |
| | 30 | 25 | 5 | 2029 | \$10,272.00 |
| | 30 | 25 | 5 | 2029 | \$13,522.00 |
| | 20 | 18 | 2 | 2026 | \$22,654.00 |
| | 35 | 30 | 5 | 2029 | \$2,308.00 |
| | 15 | 10 | 5 | 2029 | \$1,914.00 |
| | 30 | 25 | 5 | 2029 | \$4,348.00 |
| | 30 | 25 | 5 | 2029 | \$9,624.00 |
| | 30 | 25 | 5 | 2029 | \$7,035.00 |
| | | | | | \$144,061.00 |
| | | | | | \$158,780.31 |

Building Category Description

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- **Fire Protection & Access** = fire suppression systems, sprinklers, PA systems, elevators, vertical lifts/stair climbing devices
- **Equipment & Furnishings** = laundry equipment, food service equipment, appliances, specialty shelving & casework
- **Sitework** = playgrounds & play areas, play surfaces & wood chips, pavement, walkways, site furniture, signage, athletic apparatuses

Nehalem Elementary School - Physical Needs Overview

NEHALEM ELEMENTARY SCHOOL - PHYSICAL NEEDS OVERVIEW

| Bldg Area | Uniformat Code | Location | AssetCalc ID | Maintenance Cost Description | |
|--|----------------|----------|---------------------|------------------------------|--|
| HVAC | 1 | D3050 | Throughout Building | 7744165 | HVAC System, Ductwork, Medium Density, Replace |
| | 1 | D3060 | Roof | 7744152 | Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace |
| | 1 | D3060 | Roof | 7744169 | Exhaust Fan, Centrifugal, 16" Damper, Replace |
| | 3 | D3020 | Utility Rooms/Areas | 7742411 | Boiler, Oil, HVAC, Replace |
| | 3 | D3020 | Utility Rooms/Areas | 7742413 | Boiler, Oil, HVAC, 2001 to 5000 MBH, Replace |
| | 3 | D3060 | Building Exterior | 7742391 | Exhaust Fan, Centrifugal, 24" Damper, Replace |
| Totals, Unescalated | | | | | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | |

| | | | | | |
|--|----------------------------|-------|---------------------|---------|--|
| ELECTRICAL | 1 | D5020 | Throughout Building | 7744172 | Electrical System, Full System Renovation/Upgrade, Medium Density, Replace |
| | 1 | G4050 | Building Exterior | 7744159 | Exterior Site Lighting, Wall Pack, 50 to 105 W, Replace |
| | 3 | D5020 | Utility Rooms/Areas | 7742402 | Secondary Transformer, Dry, Stepdown, 75 KVA, Replace |
| | 3 | D5020 | Utility Rooms/Areas | 7742393 | Secondary Transformer Dry, Stepdown, Replace |
| | 3 | D5020 | Throughout | 7744371 | Electrical System, Full System Renovation/Upgrade, Medium Density, Replace |
| | 3 | D5040 | Throughout Building | 7742418 | Interior Lighting System, Full Upgrade, Medium Density & Stepdown, Replace |
| | 4 | G4050 | Building Exterior | 7744251 | Exterior Site Lighting, Wall Pack, 50 to 105 W, Replace |
| | 3 | D6060 | Throughout Building | 7742431 | Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace |
| | Totals, Unescalated | | | | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | |

Building Area Description

Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Areas of the School and campus:

- **1 = Nehalem Elementary School Classroom Wing**
- **2 = Nehalem Elementary School Gym**
- **3 = Nehalem Elementary School Main Building**
- **4 = Nehalem Elementary School Site**

| | Expected Useful Life (EUL) | Existing Age (EAge) | Remaining Useful Life (RUL) | Year Maintenance Due | Current Replacement Value (CRV) |
|--|----------------------------|---------------------|-----------------------------|----------------------|---------------------------------|
| | 30 | 25 | 5 | 2029 | \$41,830.00 |
| | 20 | 15 | 5 | 2029 | \$8,217.00 |
| | 25 | 20 | 5 | 2029 | \$4,109.00 |
| | 30 | 26 | 4 | 2028 | \$8,091.00 |
| | 30 | 25 | 5 | 2029 | \$149,152.00 |
| | 25 | 20 | 5 | 2029 | \$8,640.00 |
| | | | | | \$220,039.00 |
| | | | | | \$254,812.31 |

| | | | | | |
|---------------------------------------|----|----|---|------|-----------------------|
| <i>um Density/Complexity, Replace</i> | 40 | 35 | 5 | 2029 | \$198,692.00 |
| | 20 | 15 | 5 | 2029 | \$1,506.00 |
| | 30 | 25 | 5 | 2029 | \$9,850.00 |
| | 30 | 25 | 5 | 2029 | \$6,515.00 |
| <i>m Density/Complexity, Replace</i> | 40 | 35 | 5 | 2029 | \$458,661.00 |
| <i>andard Fixtures, Replace</i> | 20 | 15 | 5 | 2029 | \$108,630.00 |
| | 20 | 15 | 5 | 2029 | \$1,506.00 |
| <i>. Replace</i> | 20 | 15 | 5 | 2029 | \$94,029.00 |
| | | | | | \$879,389.00 |
| | | | | | \$1,019,452.87 |

Building Category Description

Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Building Categories:

- **Building Enclosure** = roofs, facade/exterior, insulation, glazing & windows, exterior doors & penetrations
- **Interiors** = ceilings, partitions & walls, flooring finishes & paint
- **Plumbing** = sinks & lavatories, toilets/urinals, water fountains, pipes & storage tanks, water heaters
- **HVAC** = heating systems, ventilation, air conditioning, ductwork, exhaust fans
- **Electrical** = school-wide system improvements, interior lighting, exterior fixtures, site lighting, transformers & generators
- **Fire Protection & Access** = fire suppression systems, sprinklers, PA systems, elevators, vertical lifts/stair climbing devices
- **Equipment & Furnishings** = laundry equipment, food service equipment, appliances, specialty shelving & casework
- **Sitework** = playgrounds & play areas, play surfaces & wood chips, pavement, walkways, site furniture, signage, athletic apparatuses

Nehalem Elementary School - Physical Needs Overview

NEHALEM ELEMENTARY SCHOOL - PHYSICAL NEEDS OVERVIEW

| Bldg Area | Uniformat Code | Location | AssetCalc ID | Maintenance Cost Description | |
|--------------------------|--|----------|---------------------|------------------------------|---|
| FIRE & ACCESS | 3 | D1010 | Utility Rooms/Areas | 7742428 | Passenger Elevator, Hydraulic, 2 Floors, Renovate |
| | 3 | D4010 | Throughout Building | 7742403 | Fire Suppression System, Existing Sprinkler Heads, By SF, R |
| | Totals, Unescalated | | | | |
| | Totals, Escalated (3.0% inflation, compounded annually) | | | | |

| Bldg Area | Uniformat Code | Location | AssetCalc ID | Maintenance Cost Description | |
|------------------------------------|--|----------|---------------------|------------------------------|--|
| EQUIPMENT & FURNISHINGS | 2 | E1030 | Utility Rooms/Areas | 7743239 | Laundry Equipment, Washer, Commercial, Replace |
| | 2 | E1030 | Utility Rooms/Areas | 7743234 | Laundry Equipment, Dryer, Commercial, Replace |
| | 2 | E2010 | Restrooms | 7743236 | Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Mar |
| | 3 | E1030 | Kitchen | 7742420 | Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace |
| | 3 | E1030 | Kitchen | 7742384 | Foodservice Equipment, Refrigerator, 3-Door Reach-in, Repl |
| | 3 | E1030 | Building Exterior | 7742427 | Foodservice Equipment, Walk-in, Refrigerator, Replace |
| | 3 | E1030 | Kitchen | 7742406 | Foodservice Equipment, Steam Kettle, Replace |
| | 3 | E1030 | Kitchen | 7742399 | Foodservice Equipment, Convection Oven, Double, Replace |
| | 3 | E1030 | Kitchen | 7742414 | Foodservice Equipment, Food Warmer, Proofing Cabinet on |
| | 3 | E1030 | Commercial Kitchen | 7742425 | Foodservice Equipment, Dishwasher Commercial, Replace |
| | 3 | E1030 | Kitchen | 7742422 | Foodservice Equipment, Food Warmer, Proofing Cabinet on |
| | 3 | E2010 | Library | 7742405 | Library Shelving, Double-Faced, Replace |
| | Totals, Unescalated | | | | |
| | Totals, Escalated (3.0% inflation, compounded annually) | | | | |

Building Area Description

Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Areas of the School and campus:

- **1 = Nehalem Elementary School Classroom Wing**
- **2 = Nehalem Elementary School Gym**
- **3 = Nehalem Elementary School Main Building**
- **4 = Nehalem Elementary School Site**

| | Expected Useful Life (EUL) | Existing Age (EAge) | Remaining Useful Life (RUL) | Year Maintenance Due | Current Replacement Value (CRV) |
|---------|----------------------------|---------------------|-----------------------------|----------------------|---------------------------------|
| | 30 | 25 | 5 | 2029 | \$84,425.00 |
| Replace | 25 | 20 | 5 | 2029 | \$28,968.00 |
| | | | | | \$113,393.00 |
| | | | | | \$131,453.57 |

| | | | | | |
|-----------------------|----|----|---|------|---------------------|
| | 10 | 5 | 5 | 2029 | \$21,247.00 |
| | 15 | 10 | 5 | 2029 | \$8,907.00 |
| ble Sink Top, Replace | 20 | 15 | 5 | 2029 | \$1,689.00 |
| | 15 | 10 | 5 | 2029 | \$10,764.00 |
| ace | 15 | 10 | 5 | 2029 | \$13,016.00 |
| | 20 | 15 | 5 | 2029 | \$41,368.00 |
| | 20 | 15 | 5 | 2029 | \$37,851.00 |
| | 10 | 5 | 5 | 2029 | \$14,352.00 |
| Wheels, Replace | 15 | 10 | 5 | 2029 | \$5,248.00 |
| | 10 | 5 | 5 | 2029 | \$17,448.00 |
| Wheels, Replace | 15 | 10 | 5 | 2029 | \$5,248.00 |
| | 20 | 15 | 5 | 2029 | \$54,032.00 |
| | | | | | \$231,170.00 |
| | | | | | \$267,989.39 |

Building Category Description

Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Building Categories:

- **Building Enclosure** = roofs, facade/exterior, insulation, glazing & windows, exterior doors & penetrations
- **Interiors** = ceilings, partitions & walls, flooring finishes & paint
- **Plumbing** = sinks & lavatories, toilets/urinals, water fountains, pipes & storage tanks, water heaters
- **HVAC** = heating systems, ventilation, air conditioning, ductwork, exhaust fans
- **Electrical** = school-wide system improvements, interior lighting, exterior fixtures, site lighting, transformers & generators
- **Fire Protection & Access** = fire suppression systems, sprinklers, PA systems, elevators, vertical lifts/stair climbing devices
- **Equipment & Furnishings** = laundry equipment, food service equipment, appliances, specialty shelving & casework
- **Sitework** = playgrounds & play areas, play surfaces & wood chips, pavement, walkways, site furniture, signage, athletic apparatuses

Nehalem Elementary School - Physical Needs Overview

NEHALEM ELEMENTARY SCHOOL - PHYSICAL NEEDS OVERVIEW

| Bldg Area | Uniformat Code | Location | AssetCalc ID | Maintenance Cost Description | |
|--|----------------------------|----------|-----------------------------|------------------------------|--|
| SITWORK | 4 | G2020 | Site General | 7744252 | Parking Lots, Pavement, Asphalt, Seal & Stripe |
| | 4 | G2050 | Site Playground Areas | 7744247 | Playfield Surfaces, Chips Engineered Wood, 3" Depth, Repla |
| | 4 | G2060 | Site General | 7744244 | Picnic Table, Metal Powder-Coated, Replace |
| | 4 | G2050 | Site Sports Fields & Courts | 7744254 | Sports Apparatus, Soccer, Movable Practice Goal, Replace |
| | 4 | G2060 | Site General | 7744246 | Trash Receptacle, Medium-Duty Metal or Precast, Replace |
| | 4 | G2060 | Site Sports Fields & Courts | 7744245 | Park Bench, Wood/Composite/Fiberglass, Replace |
| | 4 | G2060 | Site General | 7744253 | Picnic Table, Wood/Composite/Fiberglass, Replace |
| | 4 | G2060 | Site General | 7744255 | Flagpole, Metal, Replace |
| | 4 | G2060 | Site General | 7744256 | Retaining Wall, Treated Timber, Replace |
| | Totals, Unescalated | | | | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | |

Building Area Description

Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Areas of the School and campus:

- **1 = Nehalem Elementary School Classroom Wing**
- **2 = Nehalem Elementary School Gym**
- **3 = Nehalem Elementary School Main Building**
- **4 = Nehalem Elementary School Site**

| | Expected Useful Life (EUL) | Existing Age (EAge) | Remaining Useful Life (RUL) | Year Maintenance Due | Current Replacement Value (CRV) |
|----|----------------------------|---------------------|-----------------------------|----------------------|---------------------------------|
| | 5 | 3 | 2 | 2026 | \$22,112.00 |
| ce | 3 | 1 | 2 | 2026, 2029 | \$2,630.00 |
| | 20 | 15 | 5 | 2029 | \$1,970.00 |
| | 15 | 10 | 5 | 2029 | \$3,940.00 |
| | 20 | 15 | 5 | 2029 | \$1,122.00 |
| | 20 | 15 | 5 | 2029 | \$2,533.00 |
| | 20 | 15 | 5 | 2029 | \$1,689.00 |
| | 30 | 25 | 5 | 2029 | \$5,628.00 |
| | 25 | 20 | 5 | 2029 | \$2,955.00 |
| | | | | | \$44,579.00 |
| | | | | | \$49,374.67 |

Building Category Description

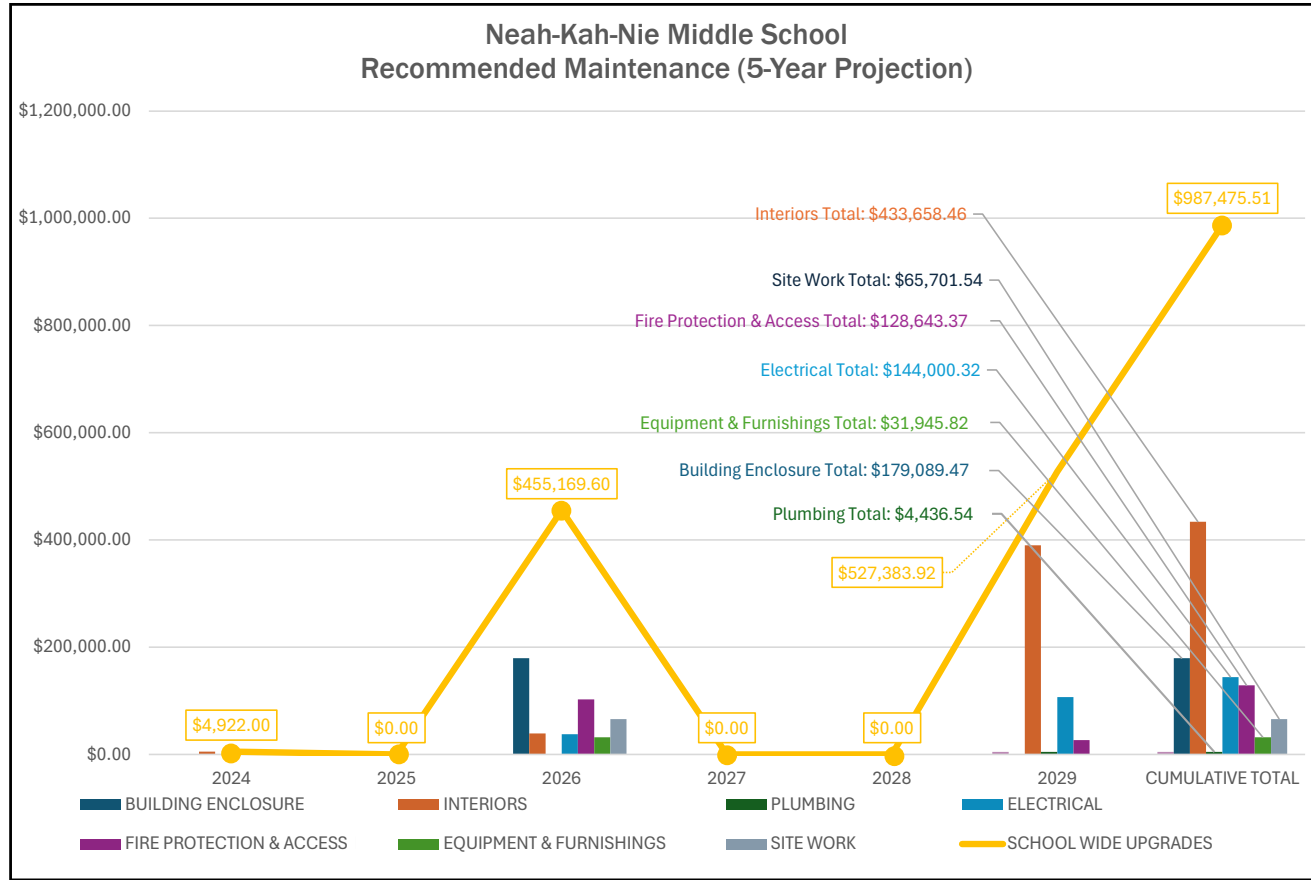
Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Building Categories:

- **Building Enclosure** = roofs, facade/exterior, insulation, glazing & windows, exterior doors & penetrations
- **Interiors** = ceilings, partitions & walls, flooring finishes & paint
- **Plumbing** = sinks & lavatories, toilets/urinals, water fountains, pipes & storage tanks, water heaters
- **HVAC** = heating systems, ventilation, air conditioning, ductwork, exhaust fans
- **Electrical** = school-wide system improvements, interior lighting, exterior fixtures, site lighting, transformers & generators
- **Fire Protection & Access** = fire suppression systems, sprinklers, PA systems, elevators, vertical lifts/stair climbing devices
- **Equipment & Furnishings** = laundry equipment, food service equipment, appliances, specialty shelving & casework
- **Sitework** = playgrounds & play areas, play surfaces & wood chips, pavement, walkways, site furniture, signage, athletic apparatuses

Neah-Kah-Nie Middle School - Physical Needs Overview

Recommended Maintenance Overview (2024-2029)

The following maintenance needs are distilled from Bureau Veritas' Facility Condition Assessment of Neah-Kah-Nie Middle School. The escalated totals reflected in graphs and table on this spread account for an annual 3.0% inflation rate.



Building Category Description

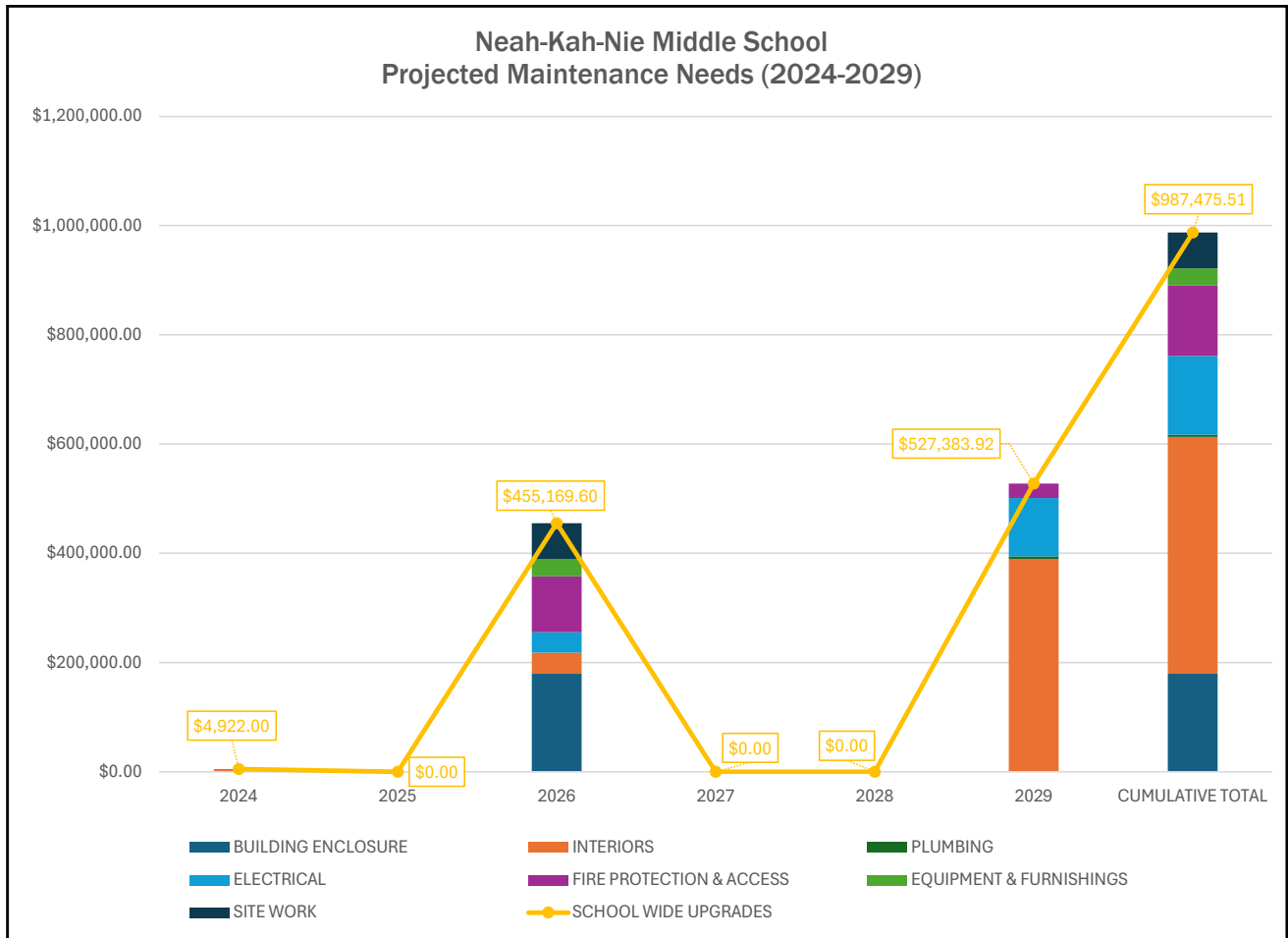
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- Interiors** = ceilings, partitions & walls, flooring finishes & paint
- Plumbing** = sinks & lavatories, toilets/urinals, water fountains, pipes & storage tanks, water heaters
- HVAC** = heating systems, ventilation, air conditioning, ductwork, exhaust fans
- Electrical** = school-wide system improvements, interior lighting, exterior fixtures, site lighting, transformers & generators
- Fire Protection & Access** = fire suppression systems, sprinklers, PA systems, elevators, vertical lifts/stair climbing devices
- Equipment & Furnishings** = laundry equipment, food service equipment, appliances, specialty shelving & casework
- Sitework** = playgrounds & play areas, play surfaces & wood chips, pavement, walkways, site furniture, signage, athletic apparatuses

Neah-Kah-Nie Middle School Escalated Maintenance Needs (2024-2029 Projection)

| MIDDLE SCHOOL ESCALATED TOTALS BY BUILDING SYSTEM | | | | | | | |
|---|------------|--------|--------------|--------|--------|--------------|---------------------|
| | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | CUMULATIVE TOTAL |
| BUILDING ENCLOSURE | \$0.00 | \$0.00 | \$179,089.47 | \$0.00 | \$0.00 | \$0.00 | \$179,089.47 |
| INTERIORS | \$4,922.00 | \$0.00 | \$38,895.78 | \$0.00 | \$0.00 | \$389,840.69 | \$433,658.46 |
| PLUMBING | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$4,436.54 | \$4,436.54 |
| HVAC | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| ELECTRICAL | \$0.00 | \$0.00 | \$37,319.28 | \$0.00 | \$0.00 | \$106,681.04 | \$144,000.32 |
| FIRE PROTECTION & ACCESS | \$0.00 | \$0.00 | \$102,217.72 | \$0.00 | \$0.00 | \$26,425.65 | \$128,643.37 |
| EQUIPMENT & FURNISHINGS | \$0.00 | \$0.00 | \$31,945.82 | \$0.00 | \$0.00 | \$0.00 | \$31,945.82 |
| SITE WORK | \$0.00 | \$0.00 | \$65,701.54 | \$0.00 | \$0.00 | \$0.00 | \$65,701.54 |
| SCHOOL WIDE UPGRADES | \$4,922.00 | \$0.00 | \$455,169.60 | \$0.00 | \$0.00 | \$527,383.92 | \$987,475.51 |

Neah-Kah-Nie Middle School Maintenance Needs (2024-2029 Projection)



Neah-Kah-Nie Middle School - Physical Needs Overview

NEAH-KAH-NIE MIDDLE SCHOOL - PHYSICAL NEEDS OVERVIEW

| BUILDING ENCLOSURE | Bldg Area | Uniformat Code | Location | AssetCalc ID | Maintenance Cost Description |
|---|-----------|----------------|----------|--------------|------------------------------|
| | 1 | B3010 | Roof | 7787089 | Roofing, Built-up, Replace |
| Totals, Unescalated | | | | | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | |

| INTERIORS | 1 | C1090 | Restrooms | 7787119 | Toilet Partitions, Plastic/Laminate, Replace |
|---|---------------------|-------|---------------------|---------|--|
| | 1 | C1090 | Locker Rooms | 7787132 | Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" |
| | 1 | C2010 | Building Exterior | 7787135 | Wall Finishes, Any Surface, Prep & paint |
| | 1 | C2030 | Throughout Building | 7787101 | Flooring, Vinyl Tile (VCT), Replace |
| | 1 | C2030 | Throughout Building | 7787104 | Flooring, Carpet, Commercial Standard, Replace |
| | 1 | C2050 | Building Exterior | 7787112 | Ceiling Finishes, Exposed Irregular Elements, Prep |
| | Totals, Unescalated | | | | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | |

| PLUMB. | 1 | D2010 | Hallways & Common Areas | 7787107 | Drinking Fountain, Wall-Mounted, Single-Level, Re | |
|--------|---|-------|-------------------------|---------|---|--|
| | Totals, Unescalated | | | | | |
| | Totals, Escalated (3.0% inflation, compounded annually) | | | | | |

Building Area Description

Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Areas of the School and campus:

- **1 = Neah-Kah-Nie Middle School Main Building**
- **2 = Neah-Kah-Nie Middle School Site**

| | Expected Useful Life (EUL) | Existing Age (EAge) | Remaining Useful Life (RUL) | Year Maintenance Due | Current Replacement Value (CRV) |
|--|----------------------------|---------------------|-----------------------------|----------------------|---------------------------------|
| | 25 | 23 | 2 | 2026 | \$168,809.00 |
| | | | | | \$168,809.00 |
| | | | | | \$179,089.47 |

| | | | | | |
|------------|----|----|---|------|---------------------|
| | 20 | 18 | 2 | 2026 | \$25,328.00 |
| H, Replace | 20 | 15 | 5 | 2029 | \$30,731.00 |
| | 10 | 5 | 5 | 2029 | \$169,343.00 |
| | 15 | 10 | 5 | 2029 | \$136,206.00 |
| | 10 | 8 | 2 | 2026 | \$11,335.00 |
| & Paint | 10 | 18 | 0 | 2024 | \$4,922.00 |
| | | | | | \$377,865.00 |
| | | | | | \$433,658.46 |

| | | | | | |
|-------|----|----|---|------|-------------------|
| place | 15 | 10 | 5 | 2029 | \$3,827.00 |
| | | | | | \$3,827.00 |
| | | | | | \$4,436.54 |

Building Category Description

Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Building Categories:

- Building Enclosure** = roofs, facade/exterior, insulation, glazing & windows, exterior doors & penetrations
- Interiors** = ceilings, partitions & walls, flooring finishes & paint
- Plumbing** = sinks & lavatories, toilets/urinals, water fountains, pipes & storage tanks, water heaters
- HVAC** = heating systems, ventilation, air conditioning, ductwork, exhaust fans
- Electrical** = school-wide system improvements, interior lighting, exterior fixtures, site lighting, transformers & generators
- Fire Protection & Access** = fire suppression systems, sprinklers, PA systems, elevators, vertical lifts/stair climbing devices
- Equipment & Furnishings** = laundry equipment, food service equipment, appliances, specialty shelving & casework
- Sitework** = playgrounds & play areas, play surfaces & wood chips, pavement, walkways, site furniture, signage, athletic apparatuses

Neah-Kah-Nie Middle School - Physical Needs Overview

NEAH-KAH-NIE MIDDLE SCHOOL - PHYSICAL NEEDS OVERVIEW

| | Bldg Area | Uniformat Code | Location | AssetCalc ID | Maintenance Cost Description |
|--|----------------------------|----------------|---------------------|--------------|--|
| HVAC | 1 | D3050 | Utility Rooms/Areas | 7787126 | HVAC System, Full System Renovation/Upgrade, M Replace |
| | 1 | D3050 | Roof | 7787103 | Air Handler, Exterior AHU, Replace |
| | Totals, Unescalated | | | | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | |

| | | | | | |
|--|----------------------------|-------|---------------------|---------|--|
| FIRE & ACCESS | 1 | D6060 | Throughout Building | 7787129 | Intercom/PA System, Public Address Upgrade, Fa |
| | 1 | D7050 | Utility Rooms/Areas | 7787096 | Fire Alarm Panel, Fully Addressable, Replace |
| | Totals, Unescalated | | | | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | |

| | | | | | |
|--|----------------------------|-------|--------------------|---------|---|
| ELECTRICAL | 2 | G4050 | Building Exterior | 7787091 | Exterior Site Lighting, Wall Pack, 50 to 105 W, Rep |
| | 2 | G4050 | Site Parking Areas | 778099 | Exterior Site Lighting, Wall Pack, 50 to 105 W, Rep |
| | Totals, Unescalated | | | | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | |

| | | | | | |
|--|---|-------|--------------------|---------|---|
| SITework | 2 | G2020 | Site Parking Areas | 7787761 | Parking Lots, Pavement, Asphalt, Seal & Stripe |
| | 2 | G2060 | Site General | 7787757 | Signage, Property, Monument, Replace/Install |
| | 2 | G4050 | Site General | 7787759 | Exterior Site Lighting, Wall Pack, 50 to 105 W, Rep |
| Totals, Unescalated | | | | | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | |

Building Area Description

Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Areas of the School and campus:

- **1 = Neah-Kah-Nie Middle School Main Building**
- **2 = Neah-Kah-Nie Middle School Site**

| | Expected Useful Life (EUL) | Existing Age (EAge) | Remaining Useful Life (RUL) | Year Maintenance Due | Current Replacement Value (CRV) |
|---------------------------|----------------------------|---------------------|-----------------------------|----------------------|---------------------------------|
| <i>Medium Complexity,</i> | 40 | 38 | 2 | 2026 | \$35,177.00 |
| | 20 | 15 | 5 | 2029 | \$92,024.00 |
| | | | | | \$127,201.00 |
| | | | | | \$144,000.32 |

| | | | | | |
|----------------------------|----|----|---|------|---------------------|
| <i>ility-Wide, Replace</i> | 20 | 18 | 2 | 2026 | \$96,350.00 |
| | 15 | 10 | 5 | 2029 | \$22,795.00 |
| | | | | | \$119,145.00 |
| | | | | | \$128,643.37 |

| | | | | | |
|--------------|----|----|---|------|--------------------|
| <i>olace</i> | 20 | 18 | 2 | 2026 | \$7,528.00 |
| <i>olace</i> | 20 | 18 | 2 | 2026 | \$22,584.00 |
| | | | | | \$30,112.00 |
| | | | | | \$31,945.82 |

| | | | | | |
|--------------|----|----|---|------|--------------------|
| | 5 | 3 | 2 | 2026 | \$27,315.00 |
| | 20 | 18 | 2 | 2026 | \$4,503.00 |
| <i>olace</i> | 20 | 18 | 2 | 2026 | \$30,112.00 |
| | | | | | \$61,930.00 |
| | | | | | \$65,701.54 |

Building Category Description

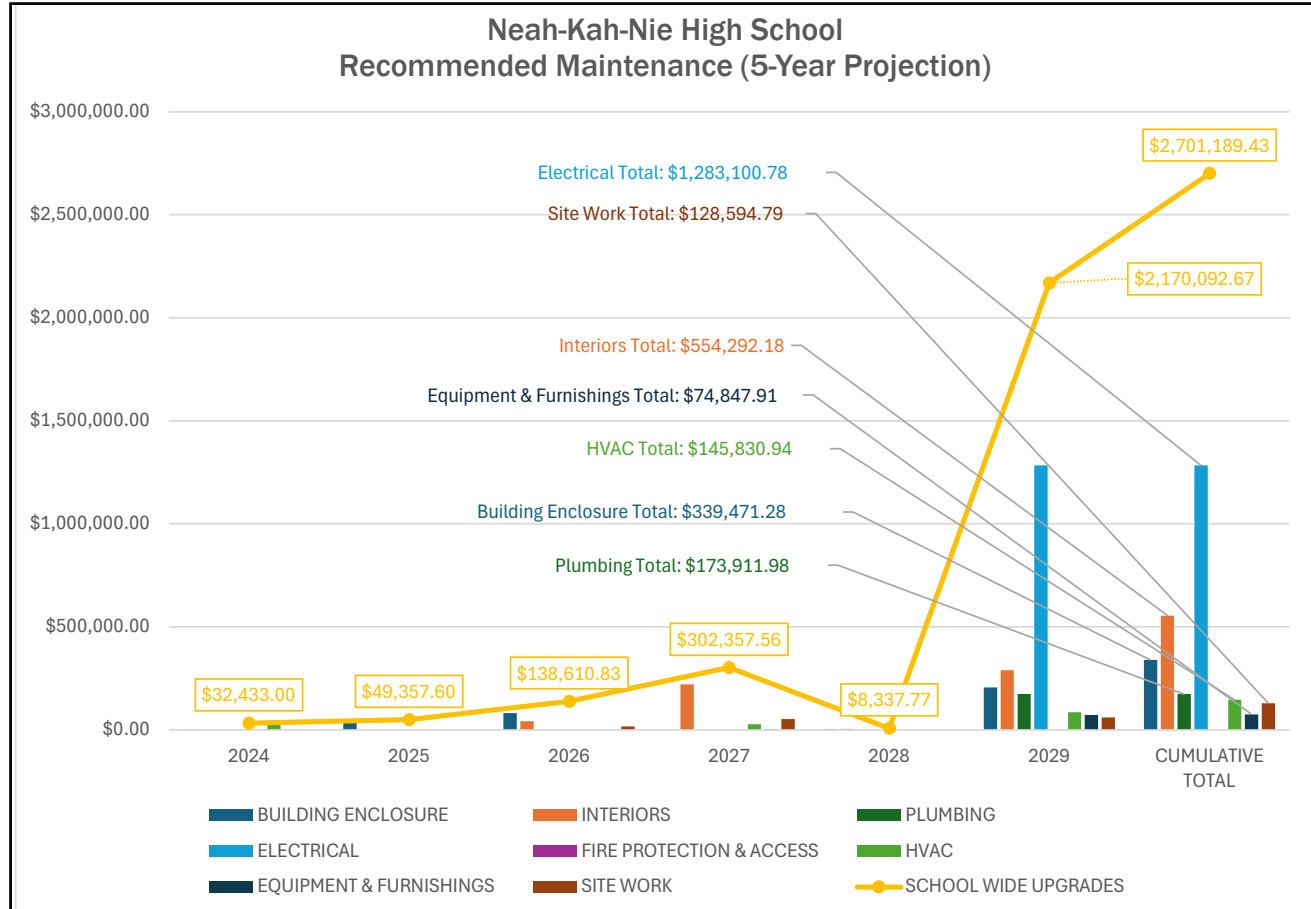
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- **Building Enclosure** = roofs, facade/exterior, insulation, glazing & windows, exterior doors & penetrations
- **Interiors** = ceilings, partitions & walls, flooring finishes & paint
- **Plumbing** = sinks & lavatories, toilets/urinals, water fountains, pipes & storage tanks, water heaters
- **HVAC** = heating systems, ventilation, air conditioning, ductwork, exhaust fans
- **Electrical** = school-wide system improvements, interior lighting, exterior fixtures, site lighting, transformers & generators
- **Fire Protection & Access** = fire suppression systems, sprinklers, PA systems, elevators, vertical lifts/stair climbing devices
- **Equipment & Furnishings** = laundry equipment, food service equipment, appliances, specialty shelving & casework
- **Sitework** = playgrounds & play areas, play surfaces & wood chips, pavement, walkways, site furniture, signage, athletic apparatuses

Neah-Kah-Nie High School - Physical Needs Overview

Recommended Maintenance Overview (2024-2029)

The following maintenance needs are distilled from Bureau Veritas' Facility Condition Assessment of Neah-Kah-Nie High School. The escalated totals reflected in graphs and table on this spread account for an annual 3.0% inflation rate.



Building Category Description

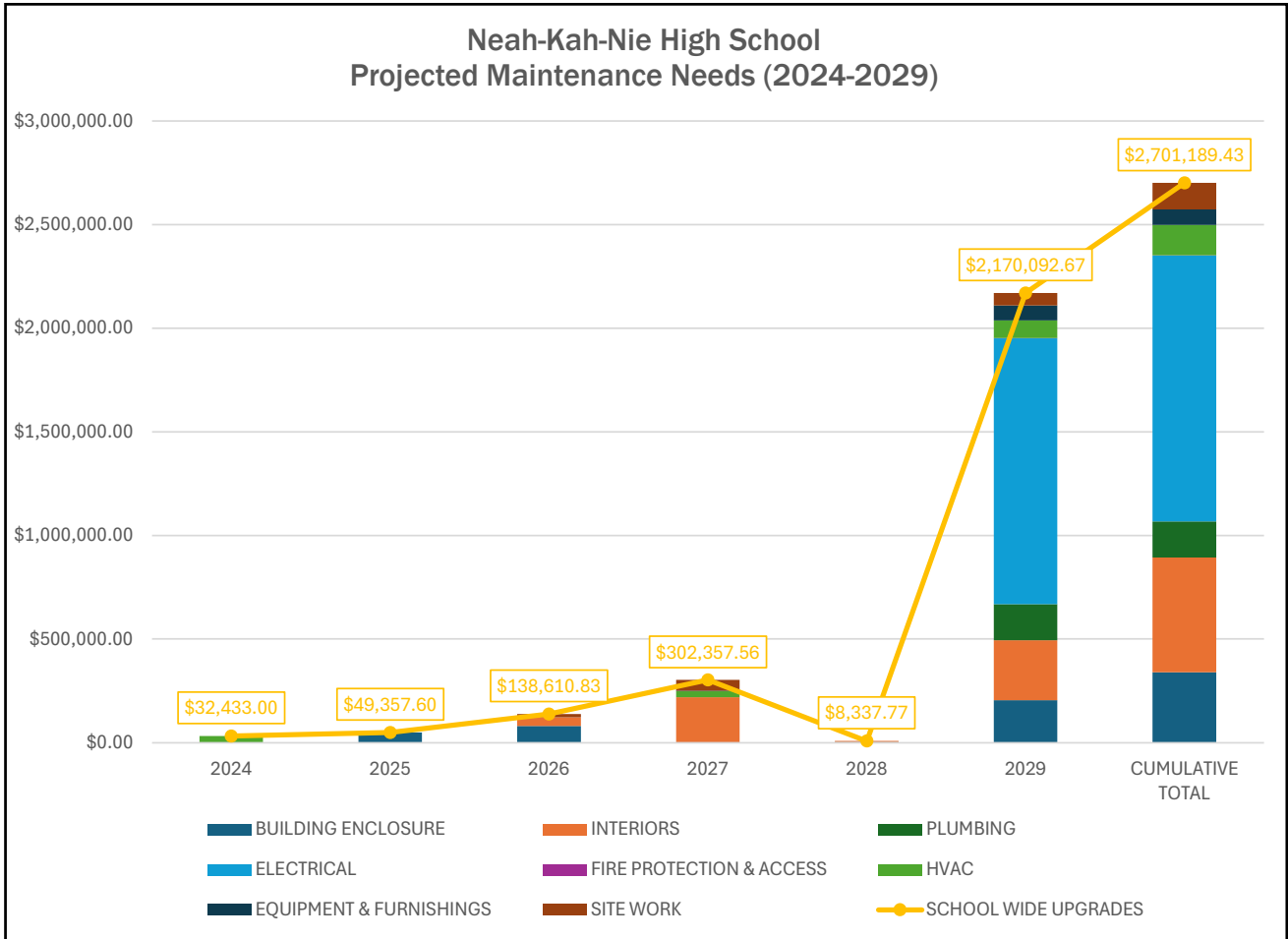
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- Building Enclosure** = roofs, facade/exterior, insulation, glazing & windows, exterior doors & penetrations
- Interiors** = ceilings, partitions & walls, flooring finishes & paint
- Plumbing** = sinks & lavatories, toilets/urinals, water fountains, pipes & storage tanks, water heaters
- HVAC** = heating systems, ventilation, air conditioning, ductwork, exhaust fans
- Electrical** = school-wide system improvements, interior lighting, exterior fixtures, site lighting, transformers & generators
- Fire Protection & Access** = fire suppression systems, sprinklers, PA systems, elevators, vertical lifts/stair climbing devices
- Equipment & Furnishings** = laundry equipment, food service equipment, appliances, specialty shelving & casework
- Sitework** = playgrounds & play areas, play surfaces & wood chips, pavement, walkways, site furniture, signage, athletic apparatuses

Neah-Kah-Nie High School Escalated Maintenance Needs (2024-2029 Projection)

| HIGH SCHOOL ESCALATED TOTALS BY BUILDING SYSTEM | | | | | | | |
|---|--------------------|--------------------|---------------------|---------------------|-------------------|-----------------------|-----------------------|
| | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | CUMULATIVE TOTAL |
| BUILDING ENCLOSURE | \$211.00 | \$49,357.60 | \$80,807.69 | \$0.00 | \$3,818.85 | \$205,276.14 | \$339,471.28 |
| INTERIORS | \$0.00 | \$0.00 | \$41,441.94 | \$219,727.73 | \$4,518.92 | \$288,603.60 | \$554,292.18 |
| PLUMBING | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$173,911.98 | \$173,911.98 |
| ELECTRICAL | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,283,100.78 | \$1,283,100.78 |
| FIRE PROTECTION & ACCESS | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,139.57 | \$1,139.57 |
| HVAC | \$32,222.00 | \$0.00 | \$0.00 | \$27,676.59 | \$0.00 | \$85,932.35 | \$145,830.94 |
| EQUIPMENT & FURNISHINGS | \$0.00 | \$0.00 | \$0.00 | \$3,074.93 | \$0.00 | \$71,772.98 | \$74,847.91 |
| SITE WORK | \$0.00 | \$0.00 | \$16,361.20 | \$51,878.31 | \$0.00 | \$60,355.29 | \$128,594.79 |
| SCHOOL WIDE UPGRADES | \$32,433.00 | \$49,357.60 | \$138,610.83 | \$302,357.56 | \$8,337.77 | \$2,170,092.67 | \$2,701,189.43 |

Neah-Kah-Nie High School Maintenance Needs (2024-2029 Projection)



Neah-Kah-Nie High School

Neah-Kah-Nie High School - Physical Needs Overview

NEAH-KAH-NIE HIGH SCHOOL - PHYSICAL NEEDS OVERVIEW

| BUILDING ENCLOSURE | Bldg Area | Uniformat Code | Location | AssetCalc ID | Maintenance Cost Description |
|---|-----------|----------------|---------------------|---|--|
| | 1 | B2010 | Building Exterior | 7803852 | Exterior Walls, Any Painted Surface, 1-2 Story Building, Pre |
| | 1 | B2050 | Building Exterior | 7803850 | Exterior Door, Steel, Standard, Replace |
| | 1 | B2050 | Building Exterior | 7803847 | Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replac |
| | 2 | B2010 | Building Exterior | 7803311 | Exterior Walls, Any Painted Surface, 1-2 Story Building, Pre |
| | 2 | B3010 | Roof | 7803321 | Roofing, Built-Up, Replace |
| | 2 | B3020 | Roof | 7803320 | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ |
| | 3 | B2010 | Building Exterior | 7805078 | Exterior Walls, Any Painted Surface, 1-2 Story Building, Pre |
| | 3 | B2050 | Throughout Building | 7805080 | Automatic Door Opener, Residential Garage Door, Belt Driv |
| | 3 | B3020 | Roof | 7805087 | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ |
| | 5 | B2010 | Building Exterior | 7801816 | Exterior Walls, Any Painted Surface, 1-2 Story Building, Pre |
| | 6 | B2011 | Building Exterior | 7815327 | Exterior Walls, Any Painted Surface, 1-2 Story Building Pre |
| | 7 | B2010 | Building Exterior | 7811547 | Exterior Walls, Any Painted Surface, 1-2 Story Building, Pre |
| | 9 | B3020 | Roof | 7812261 | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ |
| | 10 | B2010 | Building Exterior | 7815299 | Exterior Walls, Any Painted Surface, 1-2 Story Building, Pre |
| | 10 | B3010 | Roof | 7815296 | Roofing, Built-Up, Replace |
| | 10 | B3010 | Roof | 7815282 | Roofing, Modified Bitumen, Replace |
| 10 | B3020 | Roof | 7815278 | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ | |
| Totals, Unescalated | | | | | |
| Totals, Escalated (3.0% inflation, compounded anually) | | | | | |

Building Area Description

Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Areas of the School and campus:

- **1 = Neah-Kah-Nie High School Baseball Backstop Storage**
- **2 = Neah-Kah-Nie High School Metal Building**
- **3 = Neah-Kah-Nie High School Grandstand**
- **4 = Neah-Kah-Nie High School Track Storage**
- **5 = Neah-Kah-Nie Concessions & Restroom Building**
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- **7 = Neah-Kah-Nie High School Health Center Wing**
- **8 = Neah-Kah-Nie High School Main Building**
- **9 = Neah-Kah-Nie High School Library & Lounge**
- **10 = Neah-Kah-Nie High School Lower Gym**
- **11 = Neah-Kah-Nie High School West Classroom Wing**
- **12 = Neah-Kah-Nie High School Wood Shop**
- **13 = Neah-Kah-Nie High School Site**

| | Expected Useful Life (EUL) | Existing Age (EAge) | Remaining Useful Life (RUL) | Year Maintenance Due | Current Replacement Value (CRV) |
|---------------------|----------------------------|---------------------|-----------------------------|----------------------|---------------------------------|
| p & Paint | 10 | 5 | 5 | 2029 | \$3,470.00 |
| | 30 | 25 | 5 | 2029 | \$1,013.00 |
| e | 30 | 25 | 5 | 2029 | \$5,671.00 |
| p & Paint | 10 | 5 | 5 | 2029 | \$11,566.00 |
| | 25 | 20 | 5 | 2029 | \$26,138.00 |
| Fittings, Replace | 20 | 15 | 5 | 2029 | \$2,088.00 |
| p & Paint | 10 | 5 | 5 | 2029 | \$10,525.00 |
| e & 0.5 HP, Replace | 15 | 10 | 5 | 2029 | \$1,463.00 |
| Fittings, Replace | 20 | 15 | 5 | 2029 | \$44,745.00 |
| p & Paint | 10 | 6 | 4 | 2028 | \$3,393.00 |
| p & Paint | 10 | 5 | 5 | 2029 | \$12,337.00 |
| p & Paint | 10 | 5 | 5 | 2029 | \$16,193.00 |
| Fittings, Replace | 20 | 20 | 0 | 2024 | \$211.00 |
| p & Paint | 10 | 5 | 5 | 2029 | \$40,000.00 |
| | 25 | 24 | 1 | 2025 | \$47,920.00 |
| | 20 | 18 | 2 | 2026 | \$76,169.00 |
| Fittings, Replace | 20 | 15 | 5 | 2029 | \$1,864.00 |
| | | | | | \$304,766.00 |
| | | | | | \$339,471.28 |

Building Category Description

Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Building Categories:

- **Building Enclosure** = roofs, facade/exterior, insulation, glazing & windows, exterior doors & penetrations
- **Interiors** = ceilings, partitions & walls, flooring finishes & paint
- **Plumbing** = sinks & lavatories, toilets/urinals, water fountains, pipes & storage tanks, water heaters
- **HVAC** = heating systems, ventilation, air conditioning, ductwork, exhaust fans
- **Electrical** = school-wide system improvements, interior lighting, exterior fixtures, site lighting, transformers & generators
- **Fire Protection & Access** = fire suppression systems, sprinklers, PA systems, elevators, vertical lifts/stair climbing devices
- **Equipment & Furnishings** = laundry equipment, food service equipment, appliances, specialty shelving & casework
- **Sitework** = playgrounds & play areas, play surfaces & wood chips, pavement, walkways, site furniture, signage, athletic apparatuses

Neah-Kah-Nie High School - Physical Needs Overview

NEAH-KAH-NIE HIGH SCHOOL - PHYSICAL NEEDS OVERVIEW

| Bldg Area | Uniformat Code | Location | AssetCalc ID | Maintenance Cost Description |
|--|----------------|---------------------|--------------|---|
| 1 | C2010 | Throughout Building | 7803843 | Wall Finishes, Any Surface, Prep & Paint |
| 1 | C2030 | Throughout Building | 7803848 | Flooring, Any Surface, w/ Paint or Sealant, Prep & Paint |
| 1 | C2050 | Throughout Building | 7803846 | Ceiling Finishes, Any Flat Surface, Prep & Paint |
| 2 | C2010 | Throughout Building | 7803318 | Wall Finishes, Any Surface, Prep & Paint |
| 2 | C2030 | Throughout Building | 7803314 | Flooring, Any Surface, w/ Paint or Sealant, Prep & Paint |
| 2 | C2050 | Throughout Building | 7803317 | Ceiling Finishes, Any Flat Surface, Prep & Paint |
| 3 | C2010 | Throughout Building | 7805088 | Wall Finishes, Any Surface, Prep & Paint |
| 3 | C2030 | Throughout Building | 7805076 | Flooring, Any Surface, w/ Paint or Sealant, Prep & Paint |
| 3 | C2050 | Throughout Building | 7805083 | Ceiling Finishes, Any Flat Surface, Prep & Paint |
| 4 | C2030 | Throughout Building | 7789742 | Flooring, Any Surface, w/ Paint or Sealant, Prep & Paint |
| 4 | B2050 | Throughout Building | 7789738 | Ceiling Finishes, Any Flat Surface, Prep & Paint |
| 5 | C2010 | Throughout Building | 7801812 | Wall Finishes, Any Surface, Prep & Paint |
| 5 | C2030 | Throughout Building | 7801824 | Flooring, Any Surface, w/ Paint or Sealant, Prep & Paint |
| 5 | C2050 | Throughout Building | 7801826 | Ceiling Finishes, Any Flat Surface, Prep & Paint |
| 6 | C2010 | Throughout Building | 7815336 | Wall Finishes, Any Surface, Prep & Paint |
| 7 | C2030 | Classrooms Music | 7811507 | Flooring, Carpet, Commercial Standard, Replace |
| 8 | C2010 | Throughout Building | 7815407 | Wall Finishes, Any Surface, Prep & Paint |
| 9 | C2010 | Throughout Building | 7812263 | Wall Finishes, Any Surface, Prep & Paint |
| 9 | C2030 | Throughout Building | 7812277 | Flooring, Carpet, Commercial Standard, Replace |
| 9 | C2050 | Throughout Building | 7812279 | Ceiling Finishes, Any Flat Surface, Prep & Paint |
| 10 | C1090 | Restrooms | 7815310 | Toilet Partitions, Plastic/Laminate, Replace |
| 10 | C1090 | Locker Rooms | 7815287 | Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace |
| 10 | C2010 | Throughout Building | 7815294 | Wall Finishes, Any Surface, Prep & Paint |
| 10 | C2030 | Throughout Building | 7815276 | Flooring, Any Surface, w/ Paint or Sealant, Prep & Paint |
| 10 | C2030 | Locker Rooms | 7815301 | Flooring, Ceramic Tile, Replace |
| 11 | C2030 | Classrooms General | 7815350 | Flooring, Carpet, Commercial Standard, Replace |
| 12 | C2030 | Throughout Building | 7812094 | Wall Finishes, Any Surface, Prep & Paint |
| 12 | C2030 | Throughout Building | 7812092 | Flooring, Any Surface, w/ Paint or Sealant, Prep & Paint |
| Totals, Unescalated | | | | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | |

INTERIORS

Neah-Kah-Nie High School

Building Area Description

- **1 = Neah-Kah-Nie High School Baseball Backstop Storage**
- **2 = Neah-Kah-Nie High School Metal Building**
- **3 = Neah-Kah-Nie High School Grandstand**
- **4 = Neah-Kah-Nie High School Track Storage**
- **5 = Neah-Kah-Nie Concessions & Restroom Building**
- **6 = Neah-Kah-Nie High School East Classroom Wing**
- **7 = Neah-Kah-Nie High School Health Center Wing**
- **8 = Neah-Kah-Nie High School Main Building**

| | Expected Useful Life (EUL) | Existing Age (EAge) | Remaining Useful Life (RUL) | Year Maintenance Due | Current Replacement Value (CRV) |
|-----|----------------------------|---------------------|-----------------------------|----------------------|---------------------------------|
| | 10 | 5 | 5 | 2029 | \$1,232.00 |
| | 10 | 5 | 5 | 2029 | \$463.00 |
| | 10 | 5 | 5 | 2029 | \$770.00 |
| | 10 | 5 | 5 | 2029 | \$9,793.00 |
| | 10 | 5 | 5 | 2029 | \$7,669.00 |
| | 10 | 5 | 5 | 2029 | \$6,396.00 |
| | 10 | 5 | 5 | 2029 | \$12,405.00 |
| | 10 | 5 | 5 | 2029 | \$4,663.00 |
| | 10 | 5 | 5 | 2029 | \$7,753.00 |
| | 10 | 5 | 5 | 2029 | \$543.00 |
| | 10 | 5 | 5 | 2029 | \$903.00 |
| | 10 | 6 | 4 | 2028 | \$2,550.00 |
| | 10 | 6 | 4 | 2028 | \$550.00 |
| | 10 | 6 | 4 | 2028 | \$915.00 |
| | 10 | 5 | 5 | 2029 | \$40,806.00 |
| | 10 | 7 | 3 | 2027 | \$68,010.00 |
| | 10 | 7 | 3 | 2027 | \$87,732.00 |
| | 10 | 8 | 2 | 2026 | \$24,483.00 |
| | 10 | 7 | 3 | 2027 | \$34,005.00 |
| | 10 | 8 | 2 | 2026 | \$14,580.00 |
| | 20 | 15 | 5 | 2029 | \$8,443.00 |
| nce | 20 | 15 | 5 | 2029 | \$51,218.00 |
| | 10 | 5 | 5 | 2029 | \$53,047.00 |
| | 10 | 5 | 5 | 2029 | \$3,067.00 |
| | 40 | 35 | 5 | 2029 | \$11,679.00 |
| | 10 | 7 | 3 | 2027 | \$11,335.00 |
| | 10 | 5 | 5 | 2029 | \$20,403.00 |
| | 10 | 5 | 5 | 2029 | \$7,699.00 |
| | | | | | \$493,112.00 |
| | | | | | \$554,292.18 |

- **9 = Neah-Kah-Nie High School Library & Lounge**
- **10 = Neah-Kah-Nie High School Lower Gym**
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- **13 = Neah-Kah-Nie High School Site**

Building Category Description

Interiors = ceilings, partitions & walls, flooring finishes & paint

Neah-Kah-Nie High School - Physical Needs Overview

NEAH-KAH-NIE HIGH SCHOOL - PHYSICAL NEEDS OVERVIEW

| Bldg Area | Uniformat Code | Location | AssetCalc ID | Maintenance Cost Description | |
|--|----------------|----------|-----------------------------|------------------------------|---|
| ELECTRICAL | 1 | D5040 | Site Sports Fields & Courts | 7803844 | Interior Lighting System, Full Upgrade, Low Density & Stand |
| | 3 | D5040 | DNU Metal Building | 7805084 | Interior Lighting System, Full Upgrade, Low Density & Stand |
| | 7 | D5020 | Building Exterior | 7811538 | Primary Transformer, Dry, Property-Owned, 225 KVA, Repla |
| | 8 | D5020 | Utility Rooms/Areas | 7815421 | Secondary Transformer, Dry, Stepdown, 45 KVA, Replace |
| | 8 | D5020 | Throughout | 7818056 | Electrical System, Full System Renovation/Upgrade, Mediu |
| | 9 | G4050 | Building Exterior | 7812283 | Exterior Site Lighting, Wall Pack, 50 to 105 W, Replace |
| | 10 | D5040 | Throughout Building | 7815295 | Interior Lighting System, Full Upgrade, Medium Density & S |
| | 10 | G4050 | Building Exterior | 7815298 | Exterior Site Lighting, Wall Pack, 50 to 105 W, Replace |
| | 10 | D5020 | Throughout Building | 7815303 | Electrical System, Full System Renovation/Upgrade, Mediu |
| Totals, Unescalated | | | | | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | |

| | | | | | |
|--|----------------------------|-------|-------------------------|---------|--|
| PLUMBING | 6 | D2010 | Restrooms | 7815338 | Sink/Lavatory, Trough Style, Solid Surface, Replace |
| | 8 | D2010 | Utility Rooms/Areas | 7815414 | Storage Tank, Domestic Water, Replace |
| | 10 | D2010 | Locker Rooms | 7815300 | Communal Shower Column, Valves & Heads, Communal Co |
| | 10 | D2010 | Restrooms | 7815281 | Sink/Lavatory, Wall-Hung, Enameled Steel, Replace |
| | 10 | D2010 | Restrooms | 7815297 | Urinal, Standard, Replace |
| | 10 | D2010 | Restrooms | 7815311 | Toilet, Commercial Water Closet, Replace |
| | 10 | D2010 | Hallways & Common Areas | 7815280 | Drinking Fountain, Wall-Mounted, Single-Level, Replace |
| | Totals, Unescalated | | | | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | |

| | | | | | |
|--|----------------------------|-------|---------------------|---------|--|
| HVAC | 7 | D3020 | Utility Rooms/Areas | 7811541 | Boiler, Electric, HVAC, 151 to 200 KW, Replace |
| | 7 | D3030 | Utility Rooms/Areas | 7811545 | Evaporative cooler, 0.75 to 1 HP, 8000 CFM, Replace |
| | 7 | D3060 | Building Exterior | 7811535 | Exhaust Fan, Centrifugal, 16" Damper, Replace |
| | 8 | D3060 | Utility Rooms/Areas | 7815444 | Exhaust Fan, Centrifugal, 5 HP Motor, 20001 to 30000 CF |
| | 11 | D3030 | Building Exterior | 7815342 | Split System, Condensing Unit/Heat Pump, Replace |
| | 11 | D3050 | Utility Rooms/Areas | 7815366 | Air Handler, Interior AHU, Easy/Moderate Access, 401 to 8 |
| | 12 | D3060 | Utility Rooms/Areas | 7812098 | Exhaust Fan, Industrial Dust Collection 15 HP Motor, Repla |
| | Totals, Unescalated | | | | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | |

Building Area Description

- **1 = Neah-Kah-Nie High School Baseball Backstop Storage**
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- **8 = Neah-Kah-Nie High School Main Building**

| | Expected Useful Life (EUL) | Existing Age (EAge) | Remaining Useful Life (RUL) | Year Maintenance Due | Current Replacement Value (CRV) |
|-------------------------------|----------------------------|---------------------|-----------------------------|----------------------|---------------------------------|
| Standard Fixtures, Replace | 20 | 15 | 5 | 2029 | \$996.00 |
| Standard Fixtures, Replace | 20 | 15 | 5 | 2029 | \$10,694.00 |
| ace | 30 | 25 | 5 | 2029 | \$65,008.00 |
| | 30 | 25 | 5 | 2029 | \$10,694.00 |
| m Density/Complexity, Replace | 40 | 35 | 5 | 2029 | \$557,208.00 |
| | 20 | 15 | 5 | 2029 | \$4,517.00 |
| Standard Fixtures, Replace | 20 | 15 | 5 | 2029 | \$86,203.00 |
| | 20 | 15 | 5 | 2029 | \$7,528.00 |
| m Density/Complexity, Replace | 40 | 35 | 5 | 2029 | \$363,966.00 |
| | | | | | \$1,106,814.00 |
| | | | | | \$1,283,100.78 |

| | | | | | |
|-----------------------------|----|----|---|------|---------------------|
| | 30 | 25 | 5 | 2029 | \$7,035.00 |
| | 30 | 25 | 5 | 2029 | \$9,920.00 |
| olumn w/ 4-6 Heads, Replace | 20 | 15 | 5 | 2029 | \$107,220.00 |
| | 30 | 25 | 5 | 2029 | \$9,309.00 |
| | 30 | 25 | 5 | 2029 | \$4,348.00 |
| | 30 | 25 | 5 | 2029 | \$10,272.00 |
| | 15 | 10 | 5 | 2029 | \$1,914.00 |
| | | | | | \$150,018.00 |
| | | | | | \$173,911.98 |

| | | | | | |
|-----------------|----|----|---|------|---------------------|
| | 25 | 44 | 0 | 2024 | \$32,222.00 |
| | 15 | 10 | 5 | 2029 | \$5,431.00 |
| | 25 | 20 | 5 | 2029 | \$4,109.00 |
| M, Replace | 25 | 22 | 3 | 2027 | \$25,328.00 |
| | 15 | 10 | 5 | 2029 | \$32,082.00 |
| 00 CFM, Replace | 25 | 20 | 5 | 2029 | \$17,448.00 |
| ce | 25 | 20 | 5 | 2029 | \$15,056.00 |
| | | | | | \$131,676.00 |
| | | | | | \$145,830.94 |

- **9 = Neah-Kah-Nie High School Library & Lounge**
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- **12 = Neah-Kah-Nie High School Wood Shop**
- **13 = Neah-Kah-Nie High School Site**

Building Category Description

- **Plumbing** = sinks & lavatories, toilets/urinals, water fountains, pipes & storage tanks, water heaters
- **HVAC** = heating systems, ventilation, air conditioning, ductwork, exhaust fans
- **Electrical** = school-wide system improvements, interior lighting, exterior fixtures, site lighting, transformers & generators

Neah-Kah-Nie High School - Physical Needs Overview

NEAH-KAH-NIE HIGH SCHOOL - PHYSICAL NEEDS OVERVIEW

| | Bldg Area | Unifomat Code | Location | AssetCalc ID | Maintenance Cost Description |
|---|---------------------|---------------|---------------------|--------------|---|
| EQUIP. & FURN. | 7 | E1030 | Kitchen | 7811509 | Foodservice Equipment, Dishwasher Commercial, Replace |
| | 7 | E1030 | Kitchen | 7811546 | Foodservice Equipment, Convection Oven, Double, Replace |
| | 7 | E1060 | Utility Rooms/Areas | 7811523 | Appliances, Clothes Dryer, Replace |
| | 8 | E1030 | Utility Rooms/Areas | 7815440 | Laundry Equipment, Washer, Commercial, Replace |
| | Totals, Unescalated | | | | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | |

| | | | | | |
|---|---------------------|-------|-----------------------------|---------|--|
| SITWORK | 13 | G2020 | Site Parking Areas | 7805365 | Parking Lots, Pavement, Asphalt, Seal & Stripe |
| | 13 | G2050 | Site Sports Fields & Courts | 7805355 | Sports Apparatus, Baseball, Backstop Chain-Link, Replace |
| | 13 | G2050 | Site Sports Fields & Courts | 7805359 | Outdoor Spectator Seating, Bleachers, Aluminum Benches |
| | 13 | G4050 | Site General | 7805357 | Exterior Site Lighting, Wall Pack, 50 to 105 W, Replace |
| | Totals, Unescalated | | | | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | |

| | | | | | |
|---|---------------------|-------|---------------------|---------|--|
| FIRE & ACCESS | 11 | D7050 | Utility Rooms/Areas | 7815351 | Fire Alarm Devices, Duct Smoke Detector, Replace |
| | Totals, Unescalated | | | | |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | |

Building Area Description

Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Areas of the School and campus:

- **1 = Neah-Kah-Nie High School Baseball Backstop Storage**
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- **13 = Neah-Kah-Nie High School Site**

| | Expected Useful Life (EUL) | Existing Age (EAge) | Remaining Useful Life (RUL) | Year Maintenance Due | Current Replacement Value (CRV) |
|---------------------|----------------------------|---------------------|-----------------------------|----------------------|---------------------------------|
| | 10 | 5 | 5 | 2029 | \$17,448.00 |
| | 10 | 5 | 5 | 2029 | \$14,352.00 |
| | 15 | 12 | 3 | 2027 | \$2,814.00 |
| | 10 | 5 | 5 | 2029 | \$30,112.00 |
| | | | | | \$64,726.00 |
| | | | | | \$74,847.91 |
| | 5 | 2 | 3 | 2027 | \$47,476.00 |
| | 20 | 18 | 2 | 2026 | \$15,422.00 |
| (per Seat), Replace | 25 | 20 | 5 | 2029 | \$21,951.00 |
| | 20 | 15 | 5 | 2029 | \$30,112.00 |
| | | | | | \$114,961.00 |
| | | | | | \$128,594.79 |
| | 10 | 5 | 5 | 2029 | \$983.00 |
| | | | | | \$983.00 |
| | | | | | \$1,139.57 |

Building Category Description

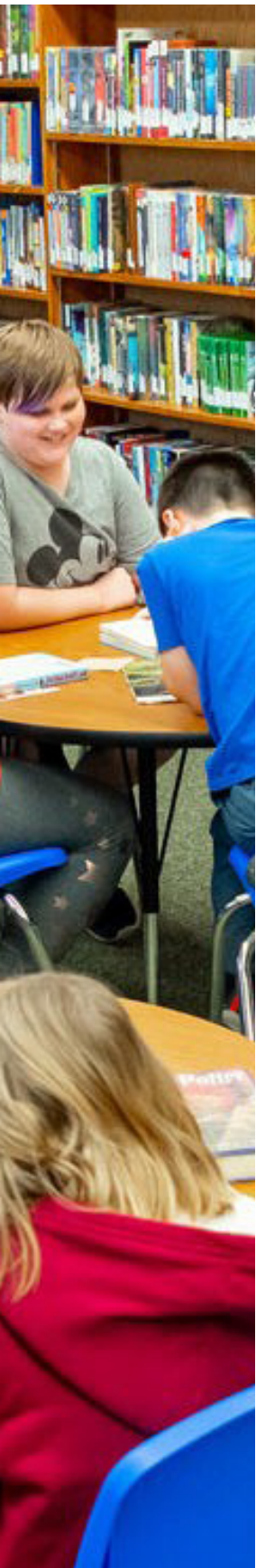
Bureau Veritas and DLR Group analyzed the following maintenance needs based on the following Building Categories:

- **Building Enclosure** = roofs, facade/exterior, insulation, glazing & windows, exterior doors & penetrations
- **Interiors** = ceilings, partitions & walls, flooring finishes & paint
- **Plumbing** = sinks & lavatories, toilets/urinals, water fountains, pipes & storage tanks, water heaters
- **HVAC** = heating systems, ventilation, air conditioning, ductwork, exhaust fans
- **Electrical** = school-wide system improvements, interior lighting, exterior fixtures, site lighting, transformers & generators
- **Fire Protection & Access** = fire suppression systems, sprinklers, PA systems, elevators, vertical lifts/stair climbing devices
- **Equipment & Furnishings** = laundry equipment, food service equipment, appliances, specialty shelving & casework
- **Sitework** = playgrounds & play areas, play surfaces & wood chips, pavement, walkways, site furniture, signage, athletic apparatuses

PART

2



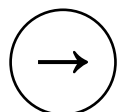


Educational Suitability

DLR Group was engaged because of the team's extensive experience of 30+ years, delivering more than 50 Facilities Master Plans in the Pacific Northwest and beyond. DLR Group's integrated team of architects, engineers, and educational consultants have decades of experience engaging school districts, staff, students, and the community, with a proven track record of successful bond passages.

Over the Spring of 2024, DLR Group Project Manager Tristan Govreau and DLR Group Principal-in-Charge Karen Montovino had the opportunity to tour the four schools, with the guidance of Facilities Manager Luke Nugent and District Superintendent Dr. Tyler Reed. During tours, DLR Group designers had the opportunity to see how the schools were being used during the academic year, interview principals about their desires for the school, and analyze the four facilities through a series of adequacy metrics. Educational Adequacy metrics were categorized as follows:

- Public & Support Space
- Instructional Space
- Educational Indoor & Environmental Quality (IEQ)
- Learning Modalities
- Security
- Site



Educational Suitability Findings

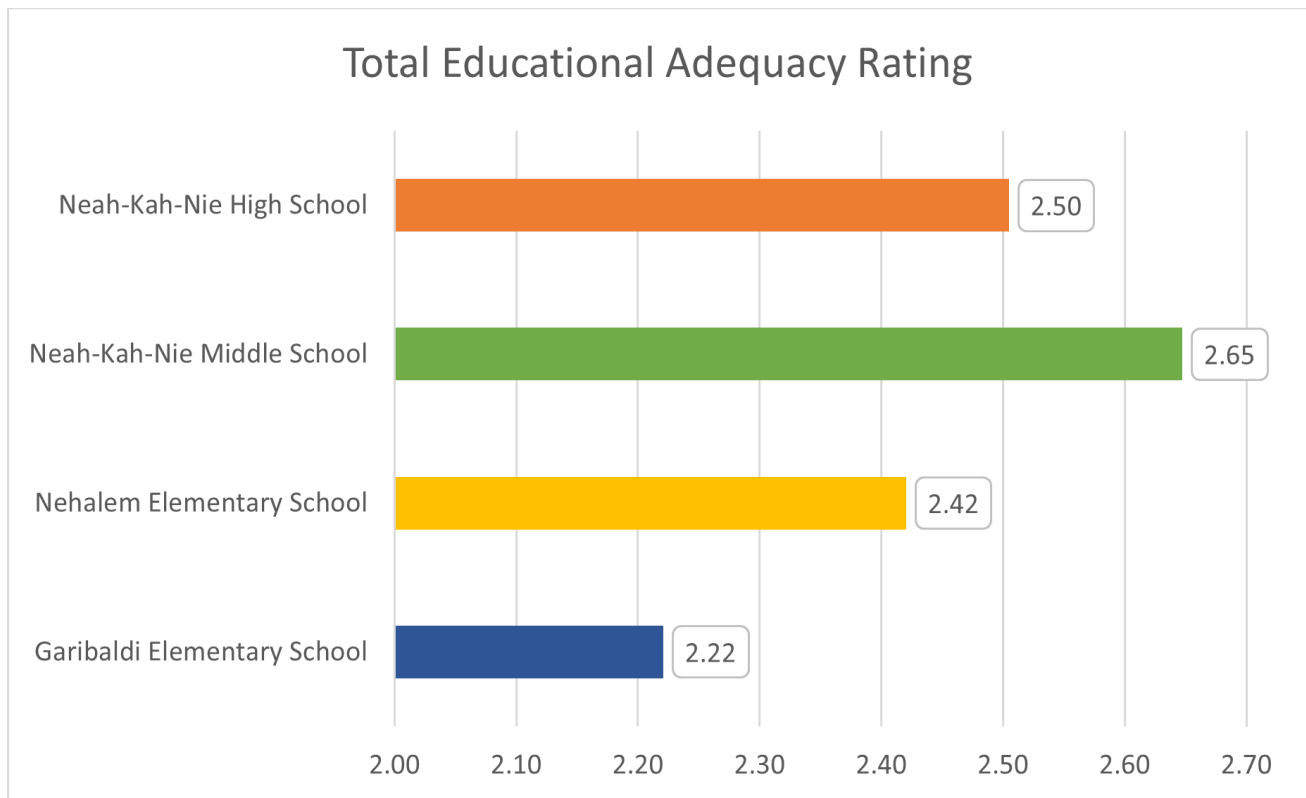
Educational Adequacy Quality (EAQ)

1. What are Educational Adequacy Quality (EAQ) ratings & how are they determined?
2. What is the purpose of EAQ ratings?

Educational Adequacy Quality (EAQ) ratings are subjective ratings, rendered by the professional opinions of DLR Group designers and engineers. EAQ ratings analyze several educational elements including Site, Security, Learning Modalities, Education Indoor Environmental Quality, Instructional Space, and Public & Support Spaces. EAQ ratings analyze individual area metrics on a scoring scale from 0 to 4, where:

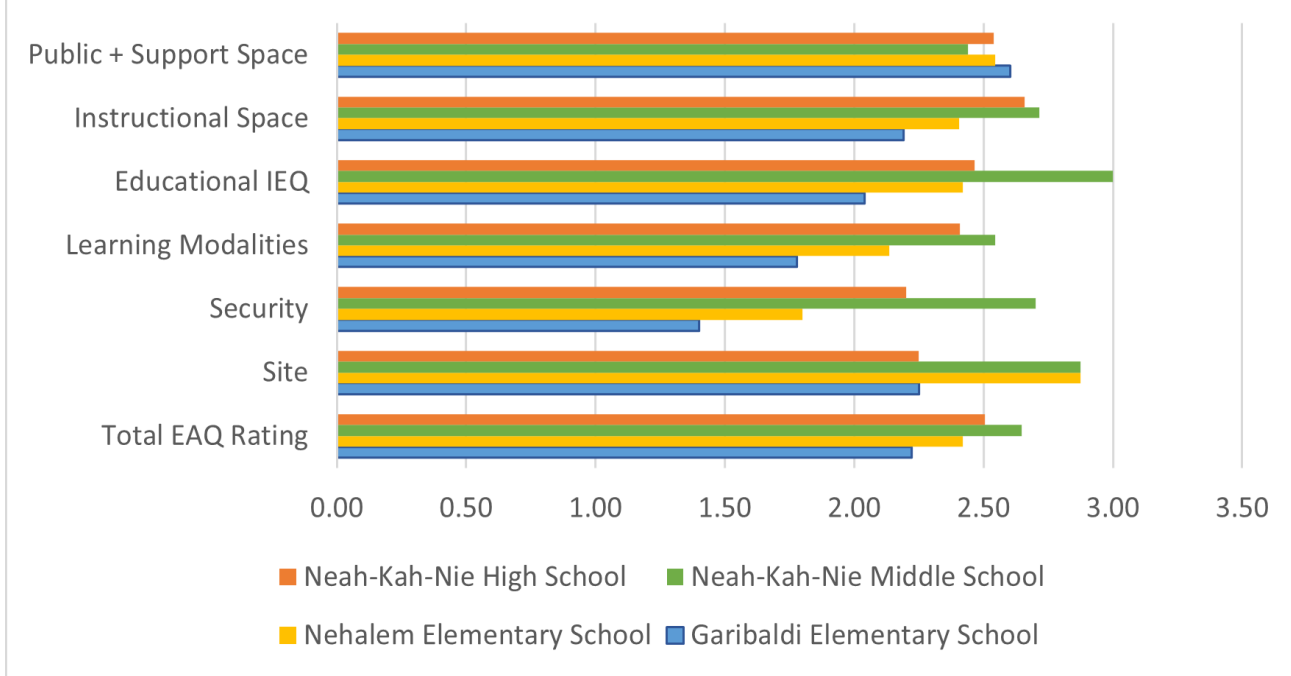
- **4 - Functions Excellently**
- **3 - Functions Well/Good Enough to Support Educational Needs**
- **2 - Exists; Baseline Functionality; Doesn't Support Educational Needs**
- **1 - Exists; Does Not Function/Needs to be Replaced**
- **0 - Does not Exist, but is Needed**
- **N/A - Not Applicable; Not Required**

Over the Spring of 2024, DLR Group conducted site visits and faculty interviews to determine EAQ scores for each facility. The findings are as follows:



Although these scores may appear low, they reflect an **average** of subjective ratings. Please refer to the complete provided EAQ Findings Package for building-specific metrics. This report highlights building overviews, DLR Group Key Findings, and high-level Principal Input only.

Educational Adequacy Breakdown - Neah-Kah-Nie School District at a Glimpse



Please refer to the complete provided EAQ Findings Package for building-specific metrics. This report highlights EAQ overviews, DLR Group Key Findings, and high-level Principal Input only. Educational Adequacy Overviews, DLR Group findings, and Principal desires are highlighted on the following pages.

Educational Suitability Findings

District Projections & Capacity Analysis

1. Do these schools have sufficient capacity to support future projections?
2. What do growth projections look like for the District in the next 5 years?

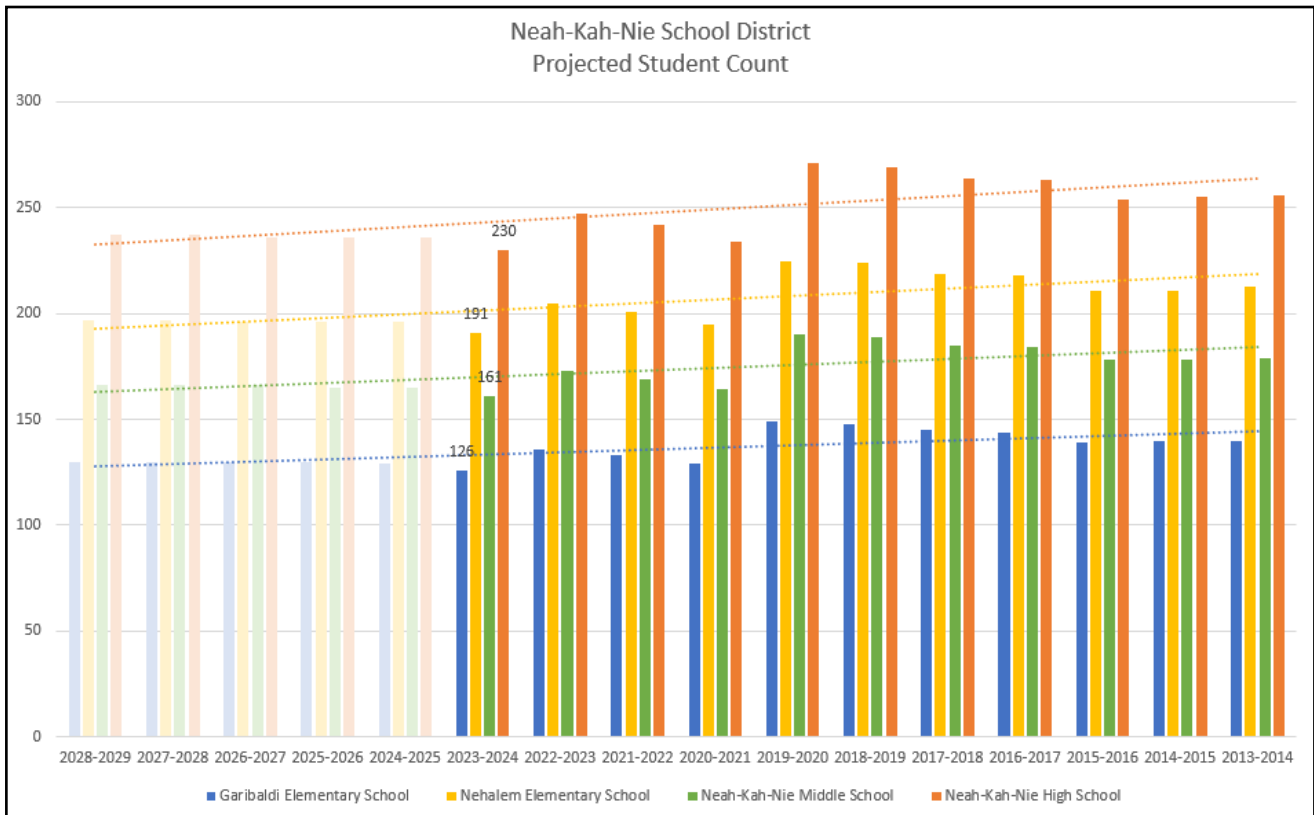
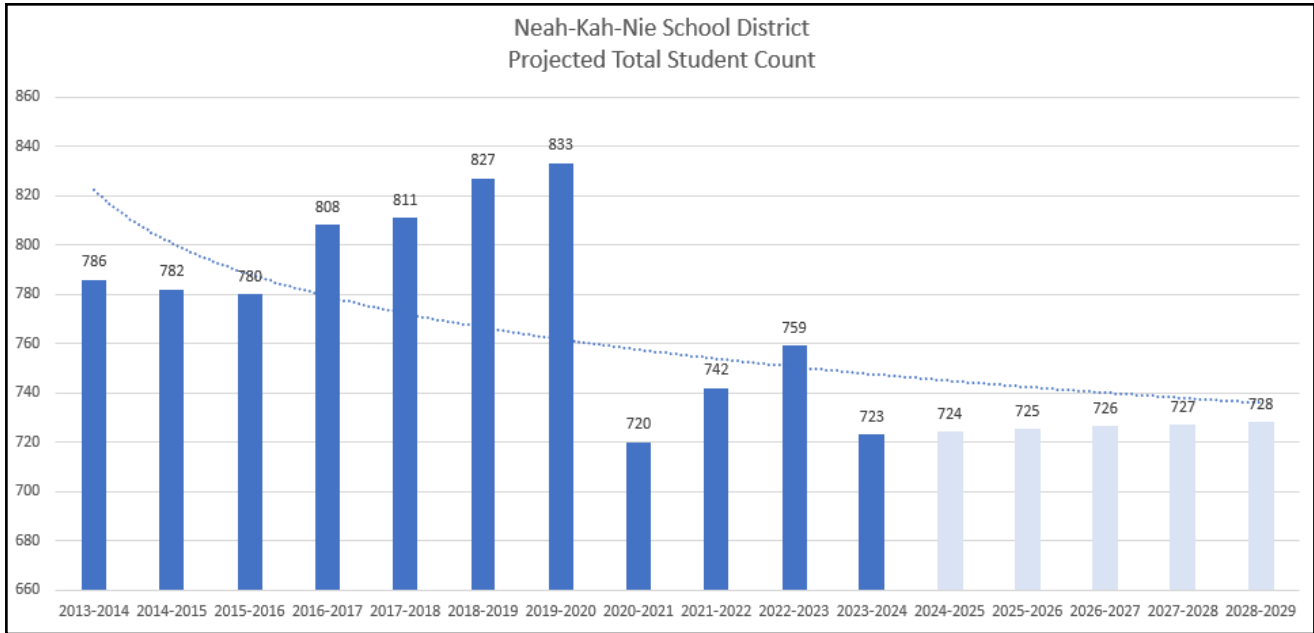
DLR Group designers found that all four schools have sufficient capacity to support future projections within the District. Although there has been a historical decrease in student population across all schools in the District, Neah-Kah-Nie can expect a constant growth of approximately 0.36 students per year over the next 5 years. Using this approximate rate of change, DLR Group modeled the projections in the tables and charts below.

In Workshop #2, DLR Group will be delving into Capacity Analysis and Space Utilization Plans with workshop participants. Preliminary findings suggest that all four schools can appropriately accommodate the insignificant projected growth of the District.

For Workshop #2, the following Utilization Rates will be assumed, unless noted otherwise:

- **Elementary Utilization Rate = 95-100%**
- **Middle School Utilization Rate = 85.71%**
- **High School Utilization Rate = 83.33%**

| | Garibaldi Elementary School | Nehalem Elementary School | Neah-Kah-Nie Middle School | Neah-Kah-Nie High School | TOTAL STUDENT POPULATION |
|--------------------------------|-----------------------------|---------------------------|----------------------------|--------------------------|--------------------------|
| 2028-2029 Academic Year | 130 | 197 | 166 | 237 | 730 |
| 2027-2028 Academic Year | 130 | 197 | 166 | 237 | 730 |
| 2026-2027 Academic Year | 130 | 196 | 166 | 236 | 728 |
| 2025-2026 Academic Year | 130 | 196 | 165 | 236 | 727 |
| 2024-2025 Academic Year | 129 | 196 | 165 | 236 | 726 |
| 2023-2024 Academic Year | 126 | 191 | 161 | 230 | 708 |
| 2022-2023 Academic Year | 136 | 205 | 173 | 247 | 761 |
| 2021-2022 Academic Year | 133 | 201 | 169 | 242 | 745 |
| 2020-2021 Academic Year | 129 | 195 | 164 | 234 | 722 |
| 2019-2020 Academic Year | 149 | 225 | 190 | 271 | 835 |
| 2018-2019 Academic Year | 148 | 224 | 189 | 269 | 830 |
| 2017-2018 Academic Year | 145 | 219 | 185 | 264 | 813 |
| 2016-2017 Academic Year | 144 | 218 | 184 | 263 | 809 |
| 2015-2016 Academic Year | 139 | 211 | 178 | 254 | 782 |
| 2014-2015 Academic Year | 140 | 211 | 178 | 255 | 784 |
| 2013-2014 Academic Year | 140 | 213 | 179 | 256 | 788 |



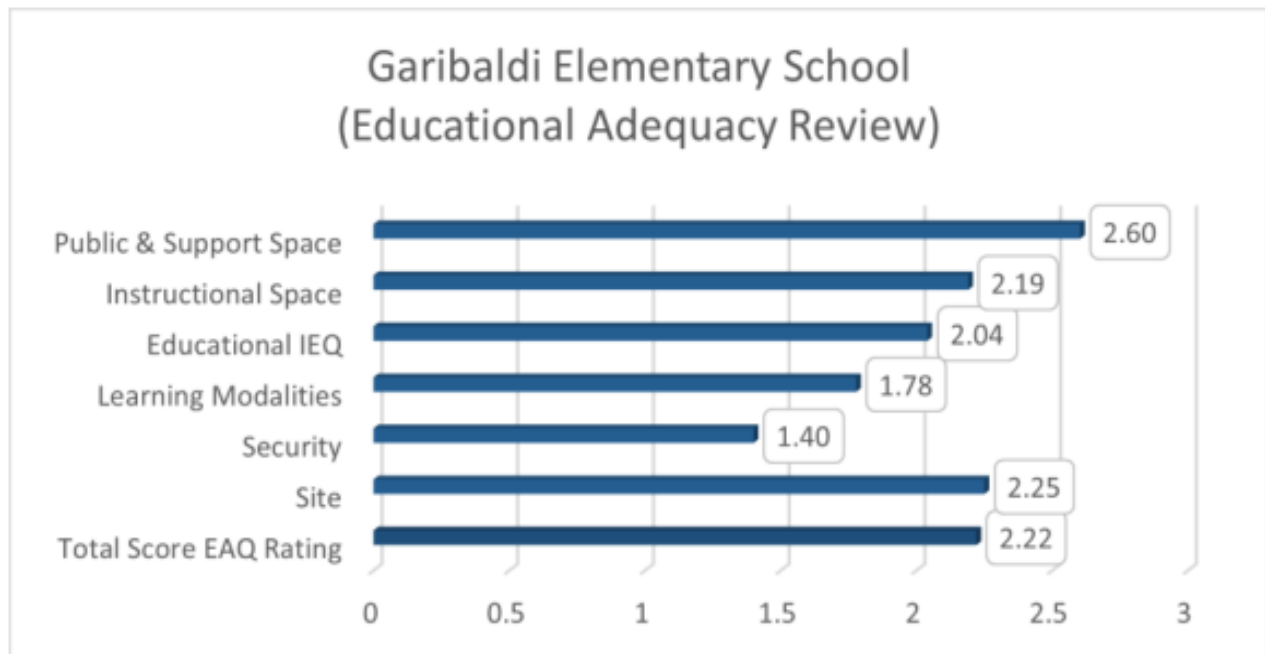
Educational Suitability Findings

Garibaldi Elementary DLR Group Findings

1. Not all primary functions of the school are accessible/visible/connected to the rest of school (Cafeteria, Art + Music "Wolf's Den" Classroom).
2. The existing Visual & Performing Arts (VAPA) program/"Wolf's Den" does not function well in current configuration/location.
3. The existing administrative suite is not at the entrance of the school, as seen from the exterior.
4. The site is too small to accommodate further expansion, with a maximized school footprint. Currently, there are no breakout spaces that exist in Garibaldi Grade School.
5. Multipurpose Gym and Covered Play are the only areas that can accommodate large instruction.
6. Multipurpose bleachers are outdated, not to code, and are not ADA accessible.

Garibaldi Elementary Principal Input

1. Accessing the cafeteria is the number one priority for the principal.
2. Schoolwide modernization is desired.
3. The configuration of the admin office has been the same for 21 years and poses security issues.
4. Desire for covered instructional areas for outdoor learning (gardening, farm-to-table, etc).
5. Desire for outdoor and indoor spaces to accommodate instructional learning in and out of the classroom.
6. Desire for more community-learning/breakout spaces (similar to the MS)
Desire for large instructional space to hold the entire school.



- **4 - Functions Excellently**
- **3 - Functions Well/Good Enough to Support Educational Needs**
- **2 - Exists; Baseline Functionality; Doesn't Support Educational Needs**
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Garibaldi Elementary School Supporting Images



DLR Group image of Garibaldi's "Wolf's Den" - currently serving dual functions as a music & arts classroom.



DLR Group image of Garibaldi's "Wolf's Den" - currently serving dual functions as a music & arts classroom.



DLR Group image of Garibaldi's cafeteria, located on the lower level of the school.



DLR Group image of Garibaldi's cafeteria, located on the lower level of the school.



DLR Group image of Garibaldi's administrative offices.



DLR Group image of Garibaldi's welcome desk and administrative offices.

Educational Suitability Findings

Garibaldi Elementary School Supporting Images



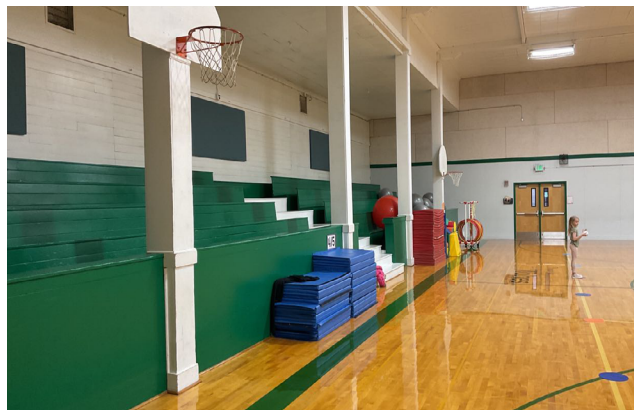
DLR Group image of Garibaldi's site access ramps and unused woodchipped area.



DLR Group image of Garibaldi's site access ramps and unused woodchipped area.



DLR Group image of Garibaldi's Multipurpose Gym/Stage - one of two places to accommodate large instruction.



DLR Group image of Garibaldi's Multipurpose Gymnasium bleachers - which are not to code and are not accessible.



DLR Group image of one of Garibaldi's breakout spaces for individual student instruction.



DLR Group image showing student view from one of Garibaldi's breakout work areas.

Garibaldi Elementary School Supporting Images



DLR Group image of Garibaldi's covered play area - one of two places to accommodate [covered] large instruction.



DLR Group image of Garibaldi's covered play area - one of two places to accommodate [covered] large instruction.



Bureau Veritas image of Garibaldi's upper playground structure.



Bureau Veritas image of Garibaldi's upper playfield & baseball backstop.



Bureau Veritas image of Garibaldi's centralized stair-climbing lift system, connecting to upper level classrooms.



Bureau Veritas image depicting the typical classroom configuration.

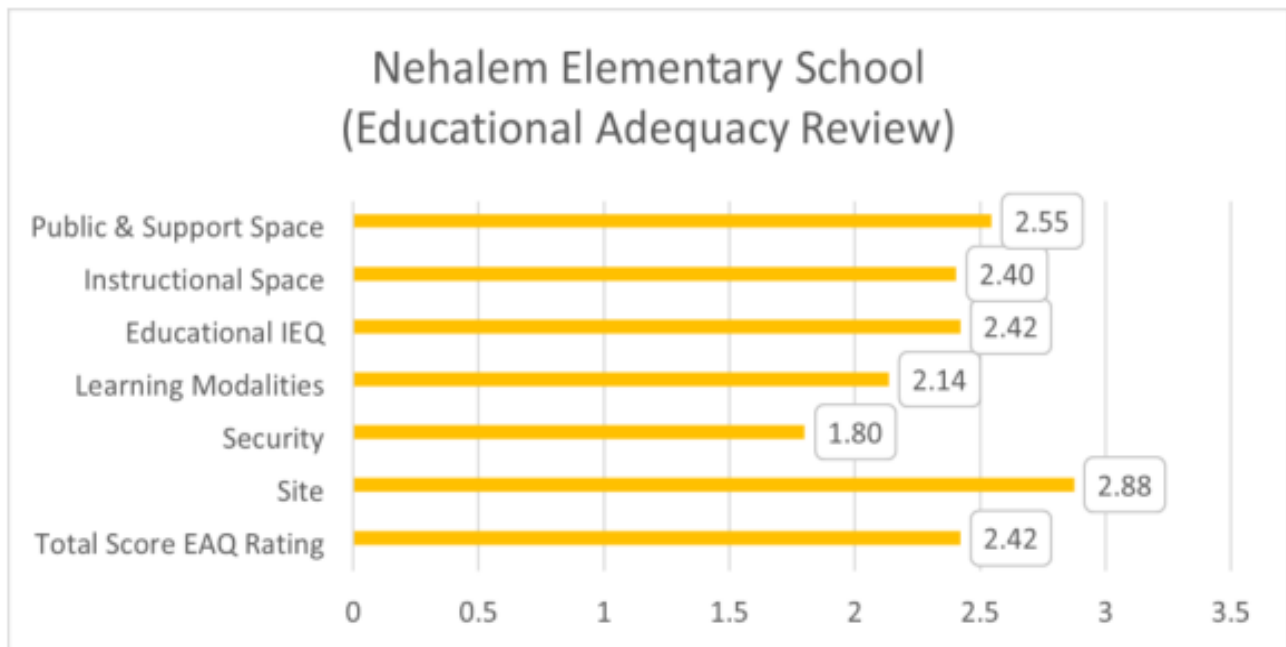
Educational Suitability Findings

Nehalem Elementary DLR Group Findings

1. The former Union High School building has many outdated, smaller support areas that are no longer being used as originally designed.
2. The school lacks spaces for small group meetings and conferencing.
3. The current cafeteria's size and location limits instructional function of the school.
4. Special Education (SPED) learners do not have their own restroom in the self-contained SPED suite.
5. No areas for student self-elected calming exists at Nehalem (like it does at Garibaldi).
6. Portions of the building are segmented, and feel physically disconnected from the rest of the school.

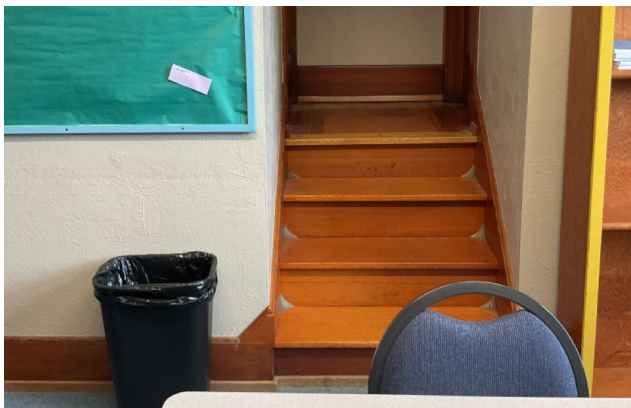
Nehalem Elementary Principal Input

1. Principal desire to modernize aesthetics, function, and maintenance needs.
2. Principal desire to eliminate the non-functioning "hidey holes" and underserved spaces.
3. Desire for more multipurpose flex spaces w/ Viewsonic technology displays for remote/digital demos.
4. Desire for more conferencing and smaller break out spaces.
5. Desire for a new/reconfigured cafeteria (Principal referenced Garibaldi's updated materials).



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Nehalem Elementary School Supporting Images



DLR Group image depicting one of Nehalem's underserved flex spaces, with a restroom out of staff line-of-sight.



DLR Group image of Nehalem's second-story conferencing/meeting space.



DLR Group image of Nehalem's cafeteria, located on the lower level of the school.



DLR Group image of Nehalem's cafeteria, located on the lower level of the school.



DLR Group image of Nehalem's Viewsonic technology, outfitted with cameras for remote and digital instruction.



DLR Group image of Nehalem's Specialized Education (SPED) classroom - which has its own sink, but no SPED restroom(s).

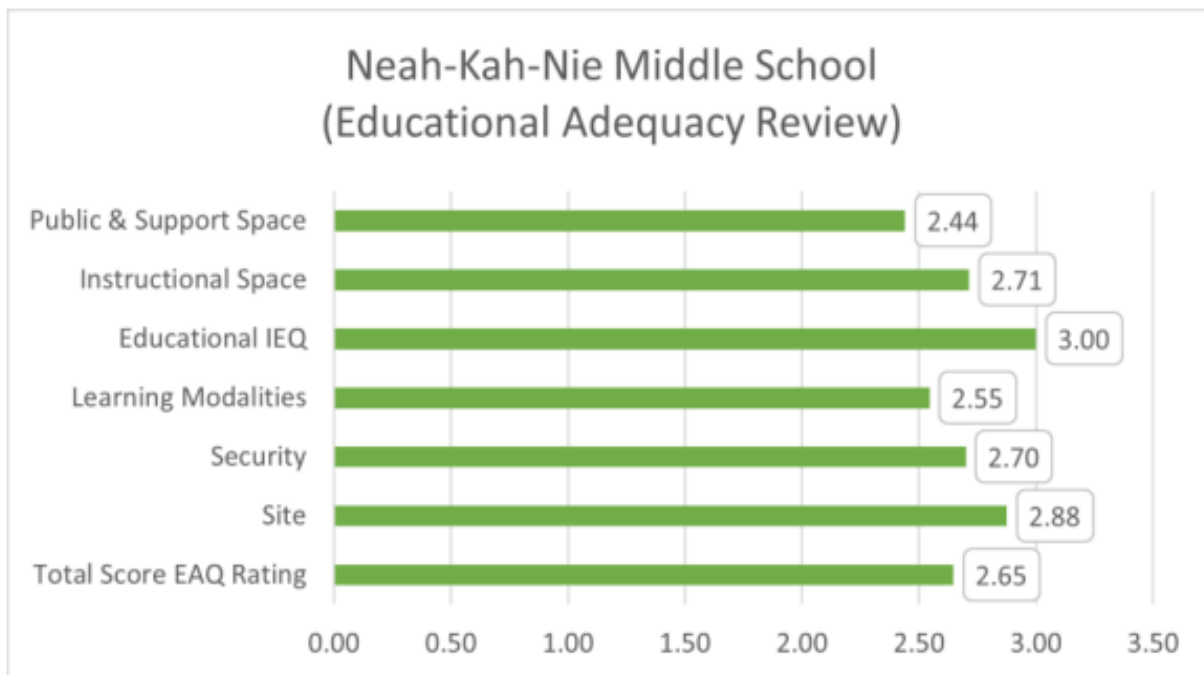
Educational Suitability Findings

Neah-Kah-Nie Middle School Findings

- Existing covered play area is underutilized due to 30+ MPH coastal winds. Play structure is not enclosed.
- Lack of spaces for staff wellness (lactation/health/Mother's Room), conferencing, and staff support spaces.
- Neah-Kah-Nie Middle School and Neah-Kah-Nie High School share a gym, cafeteria, and music room, but are on different period schedules.
- The shared field is a hot commodity on sunny days and is often inaccessible to students due to field maintenance and conflicting schedules.
- Unsprinklered mechanical room presents a fire hazard. Without overhead sprinklers, this area cannot exist as storage - per code.

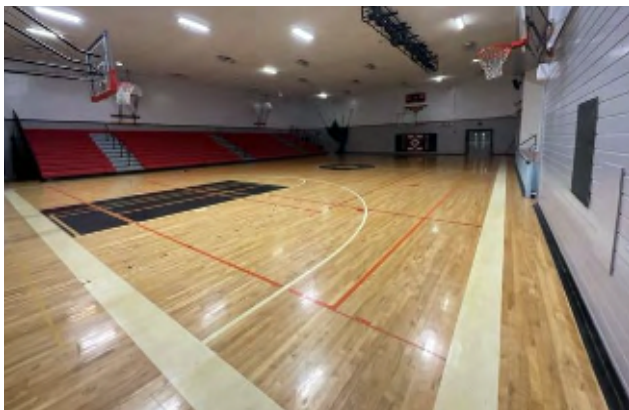
Neah-Kah-Nie MS Principal Input

- Principal desire for an accessible, enclosed covered play area.
- Principal desire for more staff wellness spaces, conference rooms, and teacher support spaces.
- Principal desire for school to have its own gym, cafeteria, and music room. (Priority for gym first).
- Principal and HS Assistant Principal desire for a turf field to mitigate conflicting times to visit the field.



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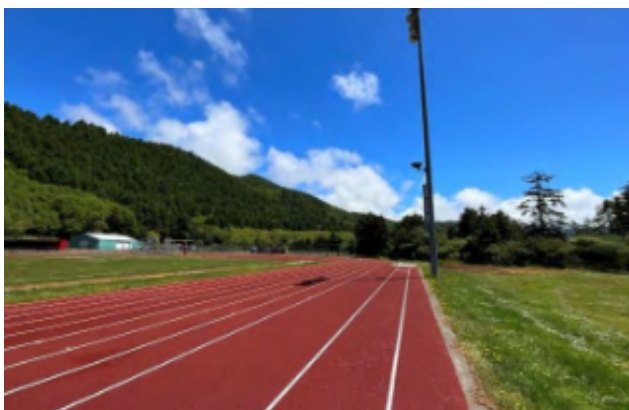
Neah-Kah-Nie Middle School Supporting Images



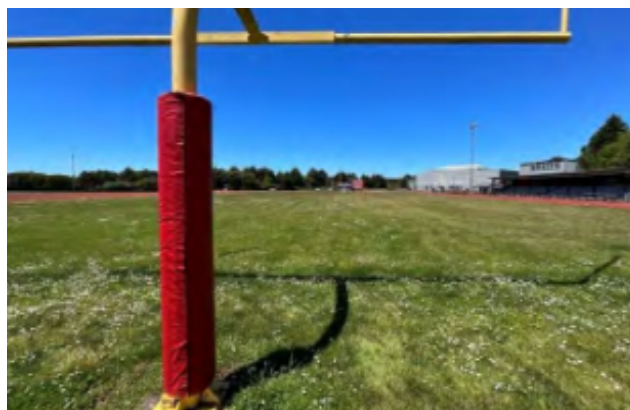
Bureau Veritas image of NKN Middle School's athletic gymnasium (lower gymnasium of the High School).



Bureau Veritas image of NKN Middle School's multipurpose gymnasium, which cannot support athletic teams/bleachers.



Bureau Veritas image of NKN Middle School's shared track and athletic fields (located adjacent to the high school).



Bureau Veritas image of NKN Middle School's shared track and athletic fields (located adjacent to the high school).



DLR Group image of NKN Middle School's staff lounge area - one of few areas for staff wellness at the school.



DLR Group image of NKN Middle School's staff lounge area - one of few areas for staff wellness at the school.

Educational Suitability Findings

Neah-Kah-Nie Middle School Supporting Images



DLR Group image of NKN Middle School's upstairs staff storage area.



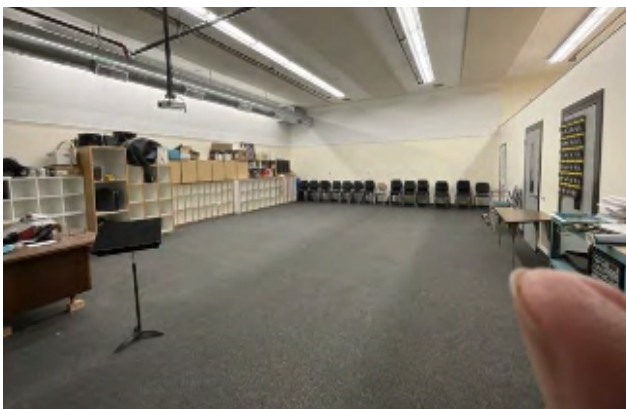
DLR Group image of NKN Middle School's upstairs staff storage area.



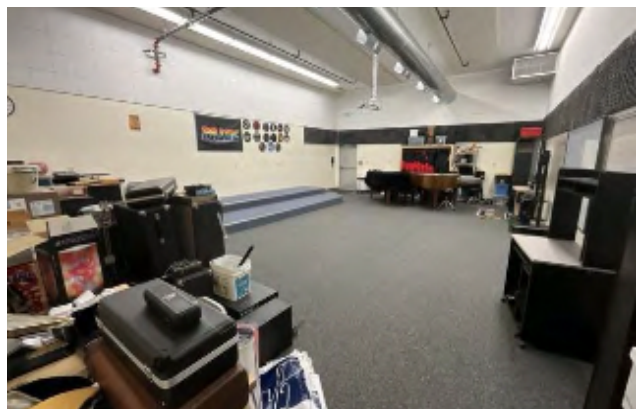
Bureau Veritas image of NKN Middle School's shared cafeteria (located at the High School).



Bureau Veritas image of NKN Middle School's shared cafeteria (located at the High School).



Bureau Veritas image of NKN Middle School's shared music room (NKN High School band room).



Bureau Veritas image of NKN Middle School's choir room (located at NKN High School).

Neah-Kah-Nie Middle School

Neah-Kah-Nie Middle School Supporting Images



Bureau Veritas image of NKN Middle School's covered play & courts area.



Bureau Veritas image of NKN Middle School's covered play area which is not fully enclosed/protected from elements.



DLR Group image of NKN Middle School's unsprinklered mechanical room - which cannot exist as storage by code.



DLR Group image of NKN Middle School's unsprinklered mechanical room - which cannot exist as storage by code.



DLR Group image of NKN Middle School's unsprinklered mechanical room - which cannot exist as storage by code.



DLR Group image of NKN Middle School's unsprinklered mechanical room - which cannot exist as storage by code.

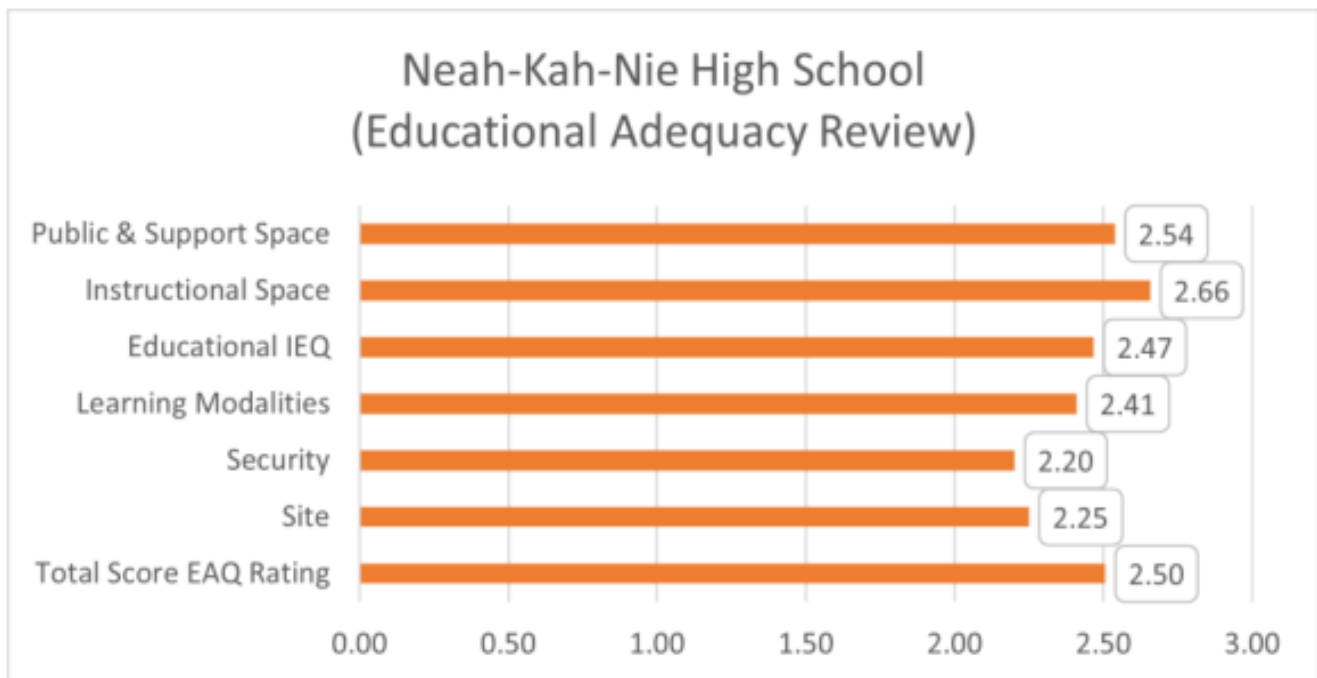
Educational Suitability Findings

Neah-Kah-Nie High School Findings

1. School is currently at capacity for tech upgrades with current system.
2. Entry sequence is not intuitive, and the administration office does not have direct line of sight to the main entrance of the school.
3. The HS essentially functions as a "one-story building on the second floor" - with the exception of athletic amenities and the commons/kitchen area.
4. Dark lighting spots exist near the pole barn, east parking area, and the edges of the baseball field.
5. There are no means to irrigate or run power outside. The ballfield cannot be watered, and the site is in need of improved utilities to function as intended.
6. Shared amenities limits functionality of both schools.
7. Need for equipment storage and additional storage for programs (including FNRL and Forestry).

Neah-Kah-Nie HS Asst. Principal Input

1. Asst. Principal desire for technological systems upgrade to school and campus.
2. Desire for an activated building entry/entrance sequence.
3. Desire for additional site lighting to mitigate dark spots. Desire to modernize site utilities & equipment throughout campus (water lines, lighting poles with electrical outlets, improved chain-link fence etc.)
4. Improved external facilities + equipment/site storage is desired.



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- **N/A - Not Applicable; Not Required**

Neah-Kah-Nie High School Supporting Images



Bureau Veritas photo of NKN High School utilities - which have largely been piece-mealed from outdated systems.



Bureau Veritas photo of "dark spot" caused by a lack of site lighting (also see pole barn, baseball fields, & back lot).



Bureau Veritas photo of Concessions & Restroom Building.



Bureau Veritas photo of Concessions & Restroom Building.



DLR Group image of NKN High School external storage shed, located near the art room.



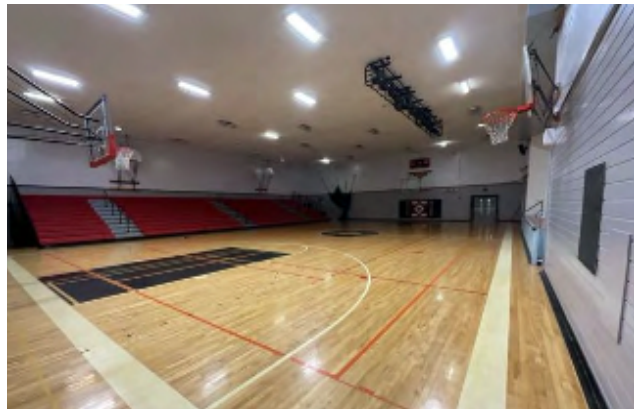
DLR Group image of NKN High School external storage shed, located near the art room.

Educational Suitability Findings

Neah-Kah-Nie High School Supporting Images



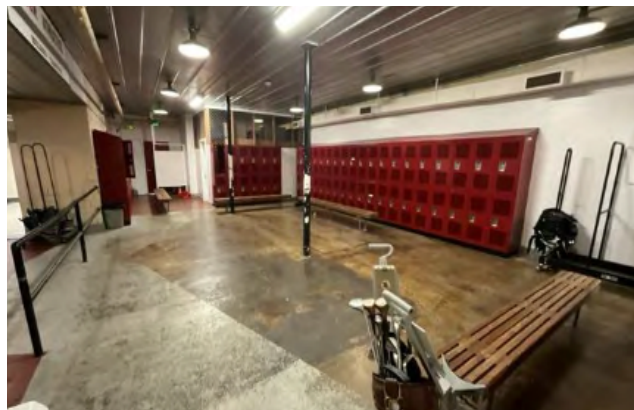
Bureau Veritas photo of NKN High School proscenium-style stage (back of the lower gymnasium).



Bureau Veritas photo of NKN High School lower gymnasium (used for Middle School athletics and JV practice).



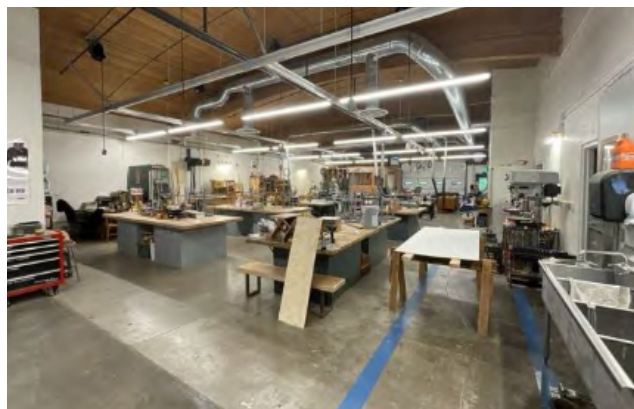
Bureau Veritas photo of lower commons area - one of the first things visitors see when entering the building.



Bureau Veritas photo of lower level locker room.



Bureau Veritas image of upper level outdoor courtyard - currently underserved in its current use.



Bureau Veritas image of Neah-Kah-Nie High School's successful woodworking/vocational shop.

Neah-Kah-Nie High School Supporting Images



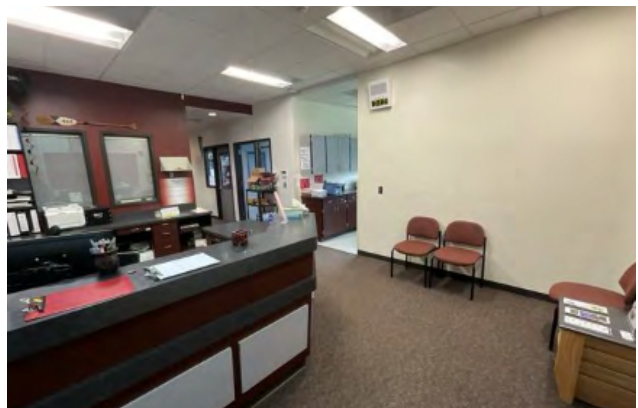
Bureau Veritas photo of NKN High School building entry from lower parking area.



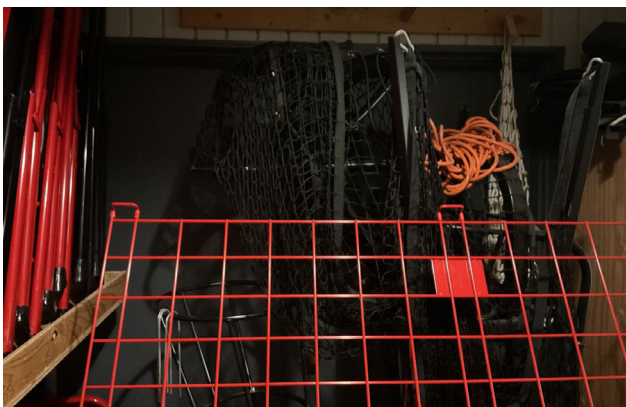
Bureau Veritas photo of NKN High School building entry from lower parking area.



Bureau Veritas photo of NKN High School upstairs administration area - no line-of-sight to entry parking area.



Bureau Veritas photo of NKN High School upstairs administration area - no line-of-sight to entry parking area.



DLR Group image of limited facilities storage for athletic and PE equipment.



DLR Group image of limited facilities storage for athletic and PE equipment.

EDUCATION

EQUITY

We will ensure fair and impartial opportunities for each student, while recognizing and valuing diverse backgrounds, identities, and circumstances.

RELATIONSHIPS

We will foster and invest in productive relationships between students, teachers, staff, buildings, families, community organizations, and business.

NEAH-KAH-NIE

- GOOD PEOPLE •
- CRITICAL THINKERS •
- PERSEVERANT • FUTURE FOCUSED • ACADEMICALLY PREPARED • CULTURALLY COMPETENT • EFFECTIVE COMMUNICATORS

GRADUATES ARE

STAFF DEVELOPMENT

We will advance professional growth and well-being of all school district employees in order to create a supportive and empowering environment that encourages continuous learning, skill enhancement, and career advancement.

ACADEMIC ACHIEVEMENT

We will drive high-quality instruction in a collaborative learning environment where every student will achieve the highest academic potential.

EQUITY

SHIPS

vest in
relationships
students,
buildings,
community
s, and
processes.

MIC
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quality
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RESPONSIBILITY

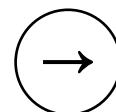
District Vision

The Neah-Kah-Nie School District is developing its next strategic plan.

A strategic plan outlines the district's goals and objectives, along with the strategies and actions required to achieve them. It serves as a roadmap for decision-making and ensures alignment with the vision and values of the district.

The primary goal for community engagement was for the district to receive input from a wide range of Neah-Kah-Nie community members including staff, students, families, business owners, board members, and community partners. Through a robust community engagement process the district was looking to identify key strengths, challenges, and opportunities for the district over the next three to five years. Additionally, feedback on hopes, dreams, and aspirations for a Neah-Kah-Nie graduate was collected to support the development of a vision of a graduate.

This summary provides an overview of the strategic planning process and timeline, who the district heard from during the community engagement period as well as key themes heard throughout engagement.



Neah-Kah-Nie Vision & Strategic Planning 2024

Strategic Planning 2024 Process

Over the course of the past year, Neah-Kah-Nie School District and Community Engagement consultants from Point North have made connections with nearly 500 community members (students, staff, parents, family members, business and community members, and district partners) through interviews, community listening sessions, community meetings and presentations, and a community-wide online survey.

The engagement has helped the District identify key components for a vision of a Neah-Kah-Nie graduate as well as the District's strengths, challenges, and opportunities - which will be used to continue to improve academic outcomes and experiences for each student.

- Superintendent Dr. Tyler Reed to give introduction to the Strategic Planning 2024-2028 effort and share where the District currently is in the process.



Photo from Strategic Planning 2024 Community Engagement Summary.

Neah-Kah-Nie District Mission

"Neah-Kah-Nie School District prepares students to become productive and responsible citizens for an everchanging world through diverse educational opportunities in partnership with the community."

- 2020 NKNSD Long Range Visionary Goals

Neah-Kah-Nie District Values

- **Excellence** - we prepare students for their future
- **Learning** - we are all learning, every day
- **Rigor** - we individualize our teaching and learning
- **Community** - we build partnerships
- **Respect** - we treat each other with respect and dignity
- **Diversity** - we seek to understand and celebrate our differences
- **Collaboration** - we work together and communicate effectively
- **Responsibility** - we take responsibility for our work
- **Relevance** - we are aware and responsive to those around us
- Site Plan/Floors Plans (for all buildings at each site)



Photo from Strategic Planning 2024 Community Engagement Summary.

Neah-Kah-Nie Community Values

- **Community** - foster a strong sense of belonging and involvement
- **Respect** - appreciate the feelings, wishes, and traditions of others
- **Responsibility** - being accountable and contributing positively to society
- **Compassion** - demonstrate empathy, kindness, and understanding towards others
- **Education** - value lifelong learning while providing effective and meaningful learning opportunities for each student
- **Integrity** - act with honesty while upholding ethical principles
- **Equity** - ensuring opportunities for each student, with consideration of one's background, circumstances, and lived experiences effectively
- **Collaboration** - work together to build community partnerships
- **Work Ethic** - develop perseverance and dedication
- **Service** - give back to the community, volunteer, and support others



Photo from Strategic Planning 2024 Community Engagement Summary.

Engagement Themes - Desired Student Experiences

- **Hands-On Experience & Career Exploration:** Opportunities for hands-on learning in fields of interest including job shadowing, internships, and exposure to diverse career paths.
- **Extracurricular Activities & Community Engagement:** Participation in sports, clubs, volunteerism, community service, the arts, and involvement in after-school activities to develop teamwork, leadership, and social skills.
- **Travel & Cultural Experiences:** Exposure to different cultures, travel opportunities, field trips, and experiences outside the local community to broaden perspectives & understanding.
- **Personal Growth & Success:** Encouragement of resilience, perseverance, and the ability to overcome challenges, as well as celebrating successes, completing projects, and setting and achieving goals.
- **Academic Preparation & Real-World Skills:** Preparation for college, career, and technical education through rigorous coursework, access to college coursework, internship opportunities, career & technical education, and developing real-life skills.
- **Supportive & Safe Environment:** Providing a supportive & structured environment, where students feel accepted, valued, and cared for by teachers & peers, as well as ensuring safety & well-being at school.
- **Teamwork & Collaboration:** Learning to work collaboratively in teams and experiencing teamwork in academic and extracurricular settings.
- **Diversity & Inclusion:** Exposure to diverse perspectives, backgrounds, and experiences; fostering empathy, understanding, and acceptance of others; and promoting diversity, equity, and inclusion.
- **Life Skills & Autonomy:** Teaching practical life skills (budgeting, interview skills, resume writing, time management, and decision-making), as well as providing autonomy and opportunities for self-advocacy.
- **Personal Connection & Mentorship:** Building positive relationships with peers & adults, having mentors or role models, feeling heard and valued, and receiving support for personal growth and development.

Neah-Kah-Nie Vision & Strategic Planning 2024

Neah-Kah-Nie Vision of a Graduate - Knowledge & Skills

Neah-Kah-Nie Graduates are...

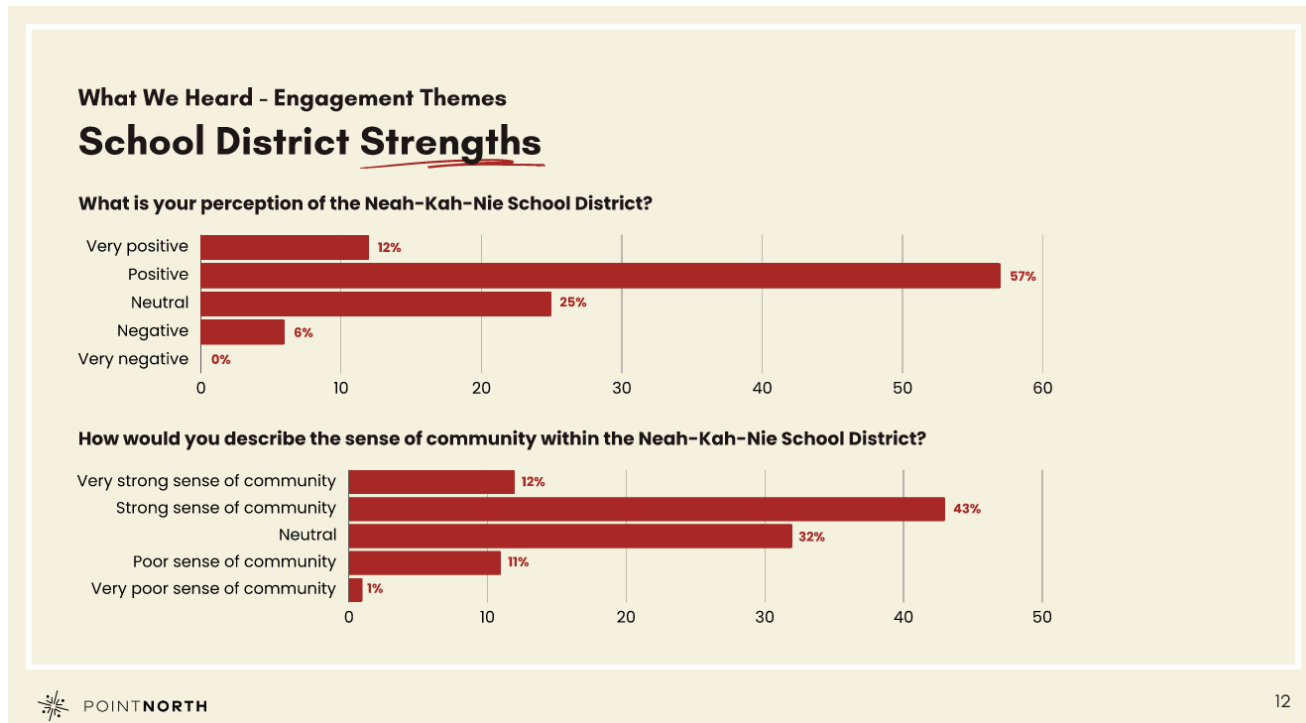
- **Academically Prepared:** Proficient in math, reading, writing, science, health, and the social sciences.
- **Effective Communicators:** Effective oral and written communicators with proficiency in digital literacy and internet safety.
- **Critical Thinkers and Problem Solvers:** Think critically, logically, and analytically. Graduates possess problem-solving skills that apply to various social, academic, and real-world contexts.
- **Prepared for Future Endeavors:** Prepared for their future paths, whether it be higher education, vocational training, or entering the workforce.
- **Independent and Self-Sufficient:** Resilient and practice self-care and self-advocacy.
- **Globally Aware and Culturally Competent:** Exposed to different cultures, religions, and perspectives, as well as an understanding of global issues and their roles as global residents. Graduates are empathetic and respect diversity.
- **Life-long Learners:** Continue to seek new learning opportunities and possess the ability to adapt to change and navigate an evolving world.
- **Equipped with Life Skills:** Proficient in financial literacy, time management, organization, stress management, and nutrition.
- **Equipped with Social and Emotional Skills:** Skilled in social interaction, emotional regulation, empathy, conflict resolution, and self-awareness.

Neah-Kah-Nie Vision of a Graduate - Personal Qualities and Characteristics

Neah-Kah-Nie Graduates are...

- **Driven and Passionate:** Demonstrate determination, a willingness to learn, perseverance, and a commitment to complete tasks.
- **Effective Communicators:** Skilled listeners and can effectively convey their ideas and thoughts.
- **Responsible:** Accountable, self-aware, self-confident, self-disciplined, and will seek help when needed.
- **Resilient:** Demonstrate perseverance in the face of challenges and adapt to changes.
- **Honest:** Maintain integrity and ethical behavior in their actions.
- **Critical Thinkers:** Curious, open-minded, and creative problem solvers.
- **Empathetic and Compassionate:** Understand others' perspectives by demonstrating kindness, respect, and care for others.
- **Confident:** Strong sense of self-worth and self-advocacy.
- **Adaptable:** Flexible mindset and are open to new experiences and learning opportunities.
- **Community and Service-Minded:** Engaged community members who contribute positively to society.
- **Optimistic and Positive:** Cultivate optimism, happiness, joy, fulfillment, gratitude, and a positive outlook on life.
- **Independent and Resourceful:** Promote independence, self-sufficiency, adaptability, and the ability to solve problems, make decisions, and navigate challenges autonomously.
- **Leaders with Initiative:** Demonstrate leadership skills, initiative; are proactive and assertive, while advocating for themselves and others.
- **Character and Values:** Cultivate kindness, compassion, honesty, integrity, responsibility, resilience, empathy, and respect for oneself and others.

District Strengths - Community Engagement Results



- Supportive Environment:** Supportive and welcoming environment for students, staff, and families, with a focus on relationships, community engagement, and caring for individuals' well-being.
- Academic Excellence:** Rigorous academic programs, personalized learning, curriculum alignment, and opportunities for academic growth and achievement.
- Extracurricular Opportunities:** Providing a wide range of extracurricular activities, including sports, clubs, arts programs, and community partnerships to enrich students' experiences and interests.
- Teacher Quality and Support:** Recognizing and supporting educators who are dedicated, passionate, and invested in student success, along with efforts to hire and retain excellent staff members.
- Community Partnerships:** Collaborating with community organizations, businesses, and community members to enhance educational opportunities, provide resources, and support students' holistic development.
- Preparation for the Future:** Providing pathways to success beyond high school, including college preparation, career readiness, vocational training, and real-world experiences.
- Communication and Engagement:** Prioritizing communication with parents, staff, students, and the community, fostering partnerships, and involving stakeholders in decision-making processes.
- Safety and Well-being:** Ensuring a safe and nurturing environment for students, addressing mental health needs, providing meals and resources, and promoting physical and emotional health.
- Inclusivity and Equity:** Promoting equity and inclusion by addressing diverse needs, supporting all students, and providing opportunities for each individual to succeed.
- Student Support Services:** Offering resources and services such as counseling, health centers, special education accommodations, and social-emotional learning to meet the diverse needs of students.

Neah-Kah-Nie Vision & Strategic Planning 2024

Neah-Kah-Nie Barriers to Consider Addressing

- Equity and Access:** Unequal access to resources and opportunities, whether it's related to socioeconomic status, language barriers, or disparities between schools within the district. This includes concerns about access to technology, extracurricular activities, and support for struggling students.
- Educational Approach and Curriculum:** Consider the educational approach, including more personalized learning, diverse curriculum content, and updated teaching methods. Additionally, there's a push for more emphasis on arts education, music, and hands-on learning experiences.
- Student Well-Being:** Concerns about student well-being encompass a wide range of issues, including mental health support, bullying prevention, addressing social determinants of health like food and housing insecurity, and minimizing distractions such as social media and cell phone use during school hours.
- Parental and Community Engagement:** Importance of parental involvement in education and the need for better communication between schools and families. There are also calls for community partnerships to enhance educational opportunities and support systems.
- Staffing and Support:** Need for adequate staffing levels, including instructional assistants, special education support, and counseling services, is emphasized. This extends to providing professional development opportunities for staff to better support diverse student needs.
- Challenges with Standardized Testing & Educational Policy:** Criticisms of standardized testing, concerns about the curriculum being too focused on test preparation, and calls to prioritize student well-being over test scores are prevalent. Additionally, there are mentions of political influences on educational policies and the need to keep education free from political agendas.
- Barriers Related to Basic Needs:** Various external factors such as poverty, housing instability, and transportation challenges are identified as significant barriers to education. Addressing these social determinants of learning is seen as crucial for improving educational outcomes.
- Inclusivity and Diversity:** There's a push for more inclusive and diverse educational environments, including efforts to address racism, homophobia, sexism, and classism within schools. This includes advocating for diverse representation among staff and inclusive curriculum content.

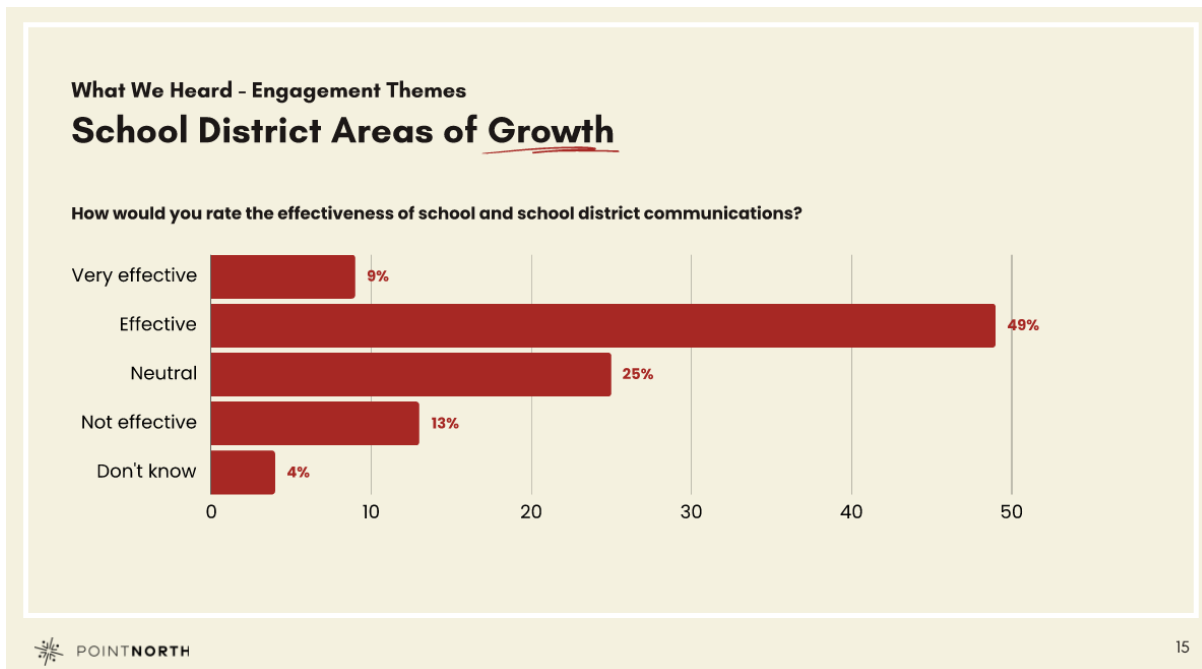


Photo from Strategic Planning 2024 Community Engagement Summary.



Photo from Strategic Planning 2024 Community Engagement Summary.

District Areas of Growth - Community Engagement Results



- **Continuity and Alignment:** Ensuring continuity and alignment of curriculum, programs, and communication across all levels of education, from preschool to high school.
- **Academic Program & Opportunities:** Emphasizing academic excellence through Advanced Placement (AP) programs, Career and Technical Education (CTE), dual credit opportunities, and providing diverse learning experiences.
- **Extracurricular & Enrichment Activities:** Offering a wide range of extracurricular and enrichment activities, including after-school programs, summer activities, and opportunities for students to participate in sports, clubs, and arts programs.
- **Support Services & Staffing:** Providing adequate support services such as instructional aides, training for staff, and addressing staffing needs to meet the diverse needs of students and maintain a safe and supportive environment.
- **Communication and Engagement:** Prioritizing effective communication and engagement with parents, students, staff, and the community, including clear communication channels between classroom and home, as well as collaboration and engagement with community partners, particularly providing the opportunity for input and feedback.
- **Inclusivity and Equity:** Promoting inclusivity and equity by addressing the needs of diverse student populations, providing access to opportunities for each student, and fostering relationships and trust within the community.
- **Facilities and Resources:** Addressing facility needs, including heating and cooling systems, capacity for sports events, and equitable distribution of resources to support learning and extracurricular activities.
- **Student Well-being and Management:** Ensuring the safety, well-being, and management of students, including addressing issues such as cell phone use, discipline policies, and providing support for students who are struggling.
- **Community Partnerships and Engagement:** Collaborating with cities and other partners to enhance educational opportunities, provide resources, and support students' holistic development beyond the classroom.
- **Advocating for Student Needs:** Advocating for student needs such as more science education, exploratory classes, theater programs, and addressing disparities in resources and opportunities to ensure all students have access to a high-quality education.
- **Life Skills Education:** Teaching basic life skills such as financial literacy, cooking, taxes, and driver's education to prepare students for adulthood.
- **Career and College Readiness:** Equipping students with the necessary skills and knowledge to succeed in their chosen career paths, whether through college, vocational training, or other post-high school opportunities. Providing opportunities for students to engage in real-world experiences which might include internships or job shadowing.
- **Personalized Learning:** Recognizing that not all students have the same needs and interests, and tailoring education to meet individual strengths, interests, and goals.