Morrow County School District
Facilities Assessment

May 9, 2024

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Morrow County School District
Facilities Assessment Report

Table of Contents

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Matt Combe, Superintendent
Morrow County School District
PO Box 100
Heppner, OR 97836

RE: Morrow County School District – Facilities Assessment

Superintendent Combe,

Wenaha Group is pleased to provide the report for MCSD's Oregon Department of Education (ODE) Facilities Assessment. The Facility Assessment is the first step in the application process for the Oregon School Capital Improvement Matching (OSCIM) Program, which provides grant funding to school districts for capital construction projects.

Wenaha Group partnered with the following firms in compiling this assessment:

- BBT Architects (architectural)
- Morrison Maierle (mechanical, electrical, and plumbing)
- Walker Structural Engineers (structural)

The evaluation team thanks the District staff for their hospitality, time, and support during the evaluation process. It's evident that the District maintenance team and staff put much work into the buildings to create a positive environment for students. Though this Facilities Assessment indicates areas for improvement, we recognize and applaud the care and effort that staff invest into their school buildings, where often they are working with limited resources.

We look forward to continuing this process with the District as we move into the Long Range Facilities Planning (LRFP) phase, where this data forms a shared knowledge base to develop the District's priorities for the future of their facilities.

Sincerely,

Cassie Hibbert
Senior Project Manager

Executive Summary

The facility assessment team visited the district's buildings on February 9, March 7, and March 8, 2024 to gather information for this assessment. The team consisted of Jose Aparicio, Scott Rogers, Cassie Hibbert, Wenaha Group; Renee Alexander, BBT Architects; Eric Webber and Nate Boland, Morrison Maierle; Jonny Walker and Craig Davis; Walker Structural Engineering. ODE certified assessors on the team include Cassie and Scott.

The team met with administrative and/or custodial staff of each school and were accompanied by Brandi Sweeney, Maintenance Coordinator, and Gabriel Hansen, Business Manager.

The following buildings were assessed:

- A.C. Houghton Elementary School
- Heppner Elementary School
- Heppner Junior/Senior High School
- Irrigon Elementary School
- Irrigon Junior/Senior High School
- Riverside Junior/Senior High School
- Sam Boardman Elementary School
- Windy River Elementary School

			ODE FCA Metrics		
Building Name	**Construction Date**	**Square Footage (SF)**	**Replacement Budget per FCA (2027)**	**Physical Condition Budget Total (2027)**	**Facility Condition Index (FCI)**
A.C. Houghton Elementary School	1953 w/ additions in 1970, 1995, 2017	46,861	$39,910,965 ($852/SF)	$16,801,527	**42.1%**
Heppner Elementary School (excludes Gym/Cafeteria)	1954 w/ addition in 1997	27,111	$23,090,121 ($852/SF)	$8,749,409	**37.9%**
Heppner Junior/Senior High School (excludes CTE building)	1962 w/ additions in 2001, 2017	59,292	$60,597,963 ($1,022/SF)	$27,743,434	**45.8%**
Irrigon Elementary School	2003	37,594	$32,018,370 ($851/SF)	$4,148,381	**13.0%**
Irrigon Junior/Senior High School (excludes PTE Building)	1978 w/ additions in 1994, 2006, 2011	64,196	$65,609,978 ($1,022/SF)	$30,580,316	**46.6%**
Riverside Junior/Senior High School (excludes CTE building, concessions, maintenance shop)	1968 w/ additions in 1976, 1979, 1980, 1997, 2018	88,760	$90,715,024 ($1,022/SF)	$25,271,679	**27.9%**
Sam Boardman Elementary	1980 w/ additions in 1991, 2017	53,125	$45,245,941 ($852/SF)	$17,387,434	**38.4%**
Windy River Elementary	2003 w/ additions in 2006, 2018	44,130	$37,585,005 ($852/SF)	$4,536,370	**12.1%**

This Facilities Assessment (or Facilities Condition Assessment / FCA) provides a snapshot of current building condition only. The assessment does not include information regarding enrollment/facility capacity or curriculum/program expansion. Those items will be reviewed during an upcoming Long Range Facilities Planning phase.

Replacement Budget per FCA

The Replacement Budget as shown is the cost to replace the current square footage of the existing building with new construction of the same square footage and building type (elementary, high school, etc.). These replacement costs per SF are escalated to mid-2027 costs. The replacement budget includes a state-assigned soft development factor of 1.38 (38%) to cover architect and engineering, permits, survey, bond issuance, management, furnishings, and 15% owner's contingency. It excludes site work and demolition of any existing buildings.

Elementary School replacement cost (escalated to mid-2027)	$852/SF
High School replacement cost (escalated to mid-2027)	$1,022/SF

Physical Condition Budget Total

The Physical Condition Budget Total is cost to bring existing building up to original condition based on a line item evaluation. This cost is not equivalent to a "gut remodel" of a building. Costs as shown do not include costs to introduce new systems such as ventilation, safety/security upgrades, change the use of building space, add square footage, nor to improve ADA or provide seismic retrofit.

Costs within the FCA have been escalated to mid-2027. Cost information in this assessment report is for general information only and should not be used for budgeting purposes.

The physical condition budget includes a state-assigned soft development factor of 1.38 (38%) to cover architect and engineering, permits, survey, bond issuance, management, furnishings, and 15% owner's contingency.

Wenaha Group strongly recommends that costs for potential projects are verified with a contractor or independent cost estimator specifically for the location and market conditions in Morrow County. Cost should also be evaluated holistically with proposed projects; an example is a FCA line item showing an air handler replacement in an attic. The line item indicates the replacement of the equipment, but a access hatch may need to be cut in the ceiling or roof for the equipment, with finish patch and repair.

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is a metric that compares the total cost of existing deficiencies divided by the Replacement Value per the FCA.

FCI at or greater than 31% is the threshold for if a District should consider a replacement as part of their planning process. The FCI does not take into account historic preservation considerations, nor are some communities able to bond the amount of a full building replacement.

Facilities Assessment Requirements

The following text is from the Oregon Administrative Rules (OAR) at https://secure.sos.state.or.us.
OAR 581-027-0035 is the governing rule regarding the content of the Facility Assessment.

Each Facility Assessment shall contain:

(1) Name of Building.
(2) Building ID Number.
(3) Physical Address.
(4) Gross Square Footage.
(5) Original Construction Date.
(6) Original Construction Type.
(7) Additions:
  (a) Construction Date;
  (b) Construction Type;
  (c) Construction Square footage; and
  (d) Addition Construction Usage.
(8) Renovations:
  (a) Construction Date;
  (b) Construction Type;
  (c) Construction Square Footage; and
  (d) Renovation Construction Usage.
(9) UNIFORMAT II Infrastructure Assessment: An assessment of each applicable building element as listed in the American Society for Testing and Materials (ASTM) UNIFORMAT II Classification (October 1999) of Building Elements Level 3 that provides the following:
  (a) ASTM Number;
  (b) System Name;
  (c) Description of System;
  (d) Number of systems or square footage of system in need of repair or want of replacement;
  (e) Level of repair/replacement needed. The percent of the building affected should be noted to assist in cost estimating; and
  (f) Notes as to what specifically needs to be done to repair or replace the system.
(10) Additional items:
  (a) A safety and security analysis of the facility that determines if the facility meets current best practices for providing a safe and secure environment;
  (b) An ADA assessment and listing of deficiencies;
  (c) Assessment of technology infrastructure in the facility including bandwidth, type of internet connection, presence of wireless networks, and other means of providing access to information technology;
  (d) Assessment of indoor air quality; and
  (e) Presence of harmful substances such as lead or asbestos in the facility based on District reports.
(11) Value Assessment:
  (a) The current replacement value of the building using cost per square foot standards as determined by the Department and updated annually; and
  (b) The Facilities Condition Index of the building as calculated by dividing the total estimated construction costs to completely repair the building by the current replacement value of the building.
(12) All information submitted electronically to the Department on a Department-established template which shall be used by Districts and Certified Assessors.

Information Provided to Evaluation Team

The evaluation team was provided with the following information from the District:

- 2019 Facilities Assessment
- 2020 Long Range Facilities Planning (LRFP) Report
- Existing drawings and as-built documents for all schools

Summary of District Buildings

Morrow County SD owns the following buildings as listed in the Building Collection file. The following information was obtained on March 12, 2024 via the ODE Building Collection database.

ODE Bldg ID	Building Name	Address	City	Evaluated during 2024 Facilities Assessment?
21470100	A.C. Houghton Elementary	1105 North Main Avenue	Irrigon	Yes
21470300	Heppner Elementary	235 East Stansbury Street	Heppner	Yes
21470301	HES Gym/Cafeteria	235 East Stansbury Street	Heppner	No
21470500	Heppner High School	710 NW Morgan Street	Heppner	Yes
21470501	Heppner High Vo-Ag/Shop Building	710 NW Morgan Street	Heppner	No
21470502	Heppner High Track Shed	710 NW Morgan Street	Heppner	No
21470800	Irrigon Elementary	490 SE Wyoming	Irrigon	Yes
21470801	Irrigon Elementary Modular	490 SE Wyoming	Irrigon	No
21470400	Irrigon High School	315 East Wyoming Avenue	Irrigon	Yes
21470401	Irrigon High School/PTE Building	315 East Wyoming Avenue	Irrigon	No
21470402	Irrigon HS Concession	315 East Wyoming Avenue	Irrigon	No
21470403	Irrigon High School Maintenance Shop	315 East Wyoming Avenue	Irrigon	No
21470900	Morrow Education Center	240 Columbia Lane	Irrigon	No
21470600	Riverside High School	210 Boardman Avenue	Boardman	Yes
21470601	Riverside HS Shop Ag Building	210 Boardman Avenue	Boardman	No
21470602	Riverside Multi Purpose Building	210 Boardman Avenue	Boardman	No
21470603	Riverside HS Bus Shop	230 Boardman Avenue	Boardman	No
21470604	Riverside HS Concession	210 Boardman Avenue	Boardman	No
21470605	Riverside HS Track Shed	210 Boardman Avenue	Boardman	No
21470606	Riverside Announcers Booth	210 Boardman Avenue	Boardman	No
21470200	Sam Boardman Elementary	301 Wilson Lane	Boardman	Yes
21470201	Sam Boardman Elem Storage Building	301 Wilson Lane	Boardman	No
21470700	Windy River Elementary	500 Tatone Street	Boardman	Yes
21470000	District Office North Modular Building	240 Columbia Lane	Irrigon	No

General Observations

The following are general observations made by the assessment team. These items are not intended to be all-inclusive. Please refer to the appendices for further information on each school. These general observations are suggested as potential projects for the District to consider as they move into the Long Range Facilities Planning phase.

A.C. Houghton Elementary School

10-year average enrollment: 248
Staff members (approximate): 41

- In general, this facility is at the end of its life cycle. It has had a few remodels and additions, but little upgrades have been completed to meet current codes and security concerns. Overall, the school is well maintained, however general wear and tear is reflected exterior and interior.
- At this site the parking, driveways, sidewalks, and curbs need repairs, repaving and restriping. Limited ADA access. Lack of security fencing.
- On the exterior the siding needs repair and repaint; soffits and fascias have damage from either water and/or bird nesting.
- On the interior most of the flooring and rubber base needs replaced; Most of the acoustical ceiling tile needs replaced; Most doors, door hardware and thresholds do not meet ADA; No secure vestibule or secure campus; Many ADA issues especially around the toilets; most cabinets need to be replaced.
- Any significant upgrade to building will trigger energy code upgrades (building envelope insulation) and ADA upgrades (up to 25% of construction budget). In addition, asbestos abatement may be required with any remodel or upgrade to portions of the facility.
- No major structural concerns were observed.
- One boiler appears to have been replaced in recent years and still has some years of operable life left with proper maintenance. The chillers appear to be at the end of their useful life.
- The classrooms are heated and cooled with a wall mounted unit ventilators consisting of hot water and chilled water coils, a fan, and a thermostat for control. The unit ventilators were installed in 2010 and have a 15 year median life.
- The cafeteria and kitchen had new air handling equipment installed in recent years.
- The existing controls in the building appear to be outdated and, in some spaces, not communicating with the central control system.

Front entry

- There is no fire protection system within the building.
- It was discussed on site that the existing domestic water piping and sanitary piping are original to the building. The existing domestic water piping appears to be galvanized piping and in poor condition.
- There are several newer domestic hot water heaters within the building mostly located in janitor rooms.
- Many of the plumbing fixtures appear to be original to the building or extended past their usable life. It appears most plumbing fixtures do not meet ADA requirements.
- The main electrical distribution equipment is a Circle Products fused switchboard and is original to the building at the end of its usable life. Branch panelboards appear to be of the same age as the main distribution equipment and at the end of its usable life. The electrical distribution equipment throughout the facility generally appeared to be full, with minimal spare capacity for additional circuits.

			ODE FCA Metrics		
Building Name	**Construction Date**	**Square Footage (SF)**	**Replacement Budget per FCA (2027)**	**Physical Condition Budget Total (2027)**	**Facility Condition Index (FCI)**
A.C. Houghton Elementary School	1953 w/ additions in 1970, 1995, 2017	46,861	$39,910,965 ($852/SF)	$16,801,527	**42.1%**

- There is an existing generator at the facility which is assumed to have been installed under the Chemical Stockpile Emergency Preparedness Program (CSEPP), related to the Umatilla Chemical Depot. The generator did not appear to have been maintained or functional.
- The existing receptacle quantities and locations throughout the building, specifically in classrooms, were minimal and appeared to be inadequate for the current program needs.
- Lighting throughout the building generally consisted of fluorescent light source type fixtures in fair to poor condition.
- Exterior parking lot and building mount site lighting is minimal, in fair to poor condition and likely does not provide adequate illumination. Lighting controls observed consists of manual on/off toggle switches. No automatic lighting controls or dimming was observed.
- The existing Simplex 4010 horn/strobe fire alarm control panel appeared to be in good working condition. Existing notification/detection coverage appeared to meet minimum code requirements.
- The main distribution frame was observed during the facility tour which consisted of (1) two post rack to support structured cabling and network hardware. This equipment was in good condition and had spare physical capacity for expansion.
- Voice/data infrastructure throughout the building is minimal. Classrooms typically consisted of (1) 2-port data outlet to serve a wireless access point and IP phone. Wireless access points have been installed throughout the building and it was noted that network connectivity is adequate. Structured cabling observed consisted of a mix of Category 5e and 6 grade.
- The existing paging system was not tested during the tour; however, it was noted by facilities that the existing head-end is operational but does not integrate with the phone system and is obsolete without spare parts or maintenance technicians available. Lapses in paging coverage throughout the building were also noted. The building centralized clock system has continual maintenance and synchronization issues.
- A video surveillance system consisting of Axis cameras has been installed throughout the building within the last couple of years and appeared to be in good working condition.
- No centralized access control system is installed. An existing AI phone intercom-master station controls access at the main entrance. The main entrance does not have a secure vestibule.
- No intrusion detection system was observed.

Heppner Elementary School

10-year average enrollment: 178
Staff members (approximate): 28

- In general, the original facility is nearing the end of its life cycle. It has had a few remodels and additions, but little upgrades have been completed to meet current codes and security concerns. Overall, the school is well maintained, however general wear and tear is reflected in both the exterior and interior. The newer Gym facility is in fair condition and has been well maintained.
- At this site the parking, driveways, sidewalks, and curbs need repairs, repaving, and restriping. Limited ADA access. Lack of security fencing. City Street separates the original building and the gym building, which adds to the security concerns.
- The exterior of the main building, the siding needs repair and repaint; soffits and fascias have damage from either water and/or bird nesting.
- On the exterior of the gym building the soffits and fascias have damage from bird nesting.
- The interior of the main building needs most of the flooring and rubber base needs replaced; most of the acoustical ceiling tile needs replaced; most doors, door hardware and thresholds do not meet ADA; no secure vestibule or secure campus; many ADA issues especially around the toilets; most cabinets need to be replaced.
- The interior of the gym building is in general, in good condition with minor upgrades and repairs needed.
- Any significant upgrade to original building will trigger energy code upgrades (building envelope insulation) and ADA upgrades (up to 25% of construction budget) In addition, asbestos abatement may be required with any remodel or upgrade to portions of the facility.
- In general, the overall condition of the school is good. No major structural concerns were observed.
- Multiple large pipes extend down the hallway with no diagonal seismic bracing.
- A downspout adjacent to the main entry on the Southwest side of the structure discharges into the planter area and is not properly piped away from the structure with storm drainage. Prolonged infiltration of water next to building foundations can eventually result in settlement issues.
- A larger crack exists above the door to the Boiler Room in the downstairs hallway.
- Mortar has deteriorated in the brick on the West face of the building below the large glass block area.

Front entry

- Minor cracking exists in the sheetrock at both levels but does not appear to be settlement cracks. In general, gapping around doors appears consistent.
- The existing main heating and cooling equipment is made up of multiple boilers and air-cooled chillers. It appears the boilers are well beyond their serviceable life. The boilers utilize fuel oil (diesel) as a fuel source.
- There is a single air-cooled chiller that provide chilled water for the building, which appears to be original to the building is located on grade and is at the end of operable life.
- Hot and chilled-water distribution piping appears to be in decent condition with some damage to insulation and has been repaired or replaced in recent years.
- The existing controls in the building appear to be outdated and, in some spaces, not communicating with the central control system.
- There is no fire protection system within the building.
- It was discussed on site that the existing domestic water piping and sanitary piping are original to the building. There appears to be some damaged piping that has been repaired over the years. There are several domestic hot water heaters within the building, mostly located in janitor rooms. Some existing domestic hot water heaters have been replaced.

			ODE FCA Metrics		
Building Name	**Construction Date**	**Square Footage (SF)**	**Replacement Budget per FCA (2027)**	**Physical Condition Budget Total (2027)**	**Facility Condition Index (FCI)**
Heppner Elementary School (excludes Gym/Cafeteria)	1954 w/ addition in 1997	27,111	$23,090,121 ($852/SF)	$8,749,409	**37.9%**

- Many of the plumbing fixtures appear to be original to the building or extended past their usable life. It appears most plumbing fixtures do not meet ADA requirements.
- The main distribution equipment with the incoming electrical service feeder was installed in the 1995 addition and used to back feed the original distribution equipment. The 1995 equipment is a Siemens type S5 distribution board and is in good working condition with plenty of usable life remaining at 27 years old. The associated branch panelboards installed in the 1995 addition appeared to be in good working condition with spare capacity.
- The distribution equipment original to the building and back fed from the 1995 equipment is a Square D fused switchboard and at the end of its usable life at 69 years old. The associated branch panelboards fed from this equipment are of the same age and have little to no spare capacity for additional circuits. The facility personnel noted power capacity issues within the original building.
- The distribution equipment within the stand-alone gym building consists of Siemens type P1 panelboards and is in good working condition with plenty of usable life remaining at 22 years old. The associated branch panelboards and step-down transformers installed in the gym building appeared to be in good working condition with spare capacity.
- The existing receptacle quantities and locations throughout the original building, specifically in classrooms, were minimal and appeared to be inadequate for the current program needs.
- The existing receptacle quantities and locations throughout the 1995 addition and gym building appeared to be adequate for the current program needs.
- Within the original building, lighting generally consisted of fluorescent and HID light source type fixtures in fair to poor condition. Exterior parking lot and building mount site lighting is minimal, in fair to poor condition and likely does not provide adequate illumination. Minimal emergency lighting was observed; based on the observed spacing, it is questionable whether the current spacing meets code minimum illumination requirements. No automatic lighting controls or dimming was observed in the original building.
- Within the 1995 addition and gym building, lighting generally consisted of fluorescent and HID light source type fixtures in good condition. Exterior parking lot lighting South of the gym building utilized metal halide bulbs and appeared to be in good condition. Some automatic lighting controls were observed in the 1995 addition. No dimming was observed.
- Within the original building, the existing Edwards LSS4 fire alarm control panel is at the end of its usable life. The existing notification/detection devices throughout the original building are of the same age.
- The 1995 addition utilizes a Silent Knight zone communicator interfaced with the original building fire alarm control panel. The gym building has a Silent Knight 5808 fire alarm control panel installed and appeared to be in good working condition.
- The main distribution frame and intermediate distribution frames were observed during the tour. This included two post and wall mount racks within the original building, 1995 addition and gym building. This equipment was in good condition and had spare physical capacity for expansion.
- The existing data outlet quantities and locations throughout the building, specifically in classrooms, varied by location. Spaces within the 1995 addition and gym building appeared to have adequate data infrastructure to support wireless

access points, IP phones and other space needs. Spaces within the original building had minimal infrastructure and appeared to be inadequate to support space needs. Structured cabling observed consisted of a mix of Category 5e and 6 grade. Within the original building, structured cabling did not appear to be supported and/or protected properly.
- The existing paging system was not tested during the tour; however, the existing head-end within the original building is aged and it was noted by facility personnel that there are lapses in coverage throughout the building. The clock system is obsolete and non-functional.
- A video surveillance system consisting of Axis cameras has been installed throughout the building within the last couple of years and appears to be in good working condition.
- No centralized access control system is installed. An existing AI phone intercom-master station controls access at the main entrance. The main entrance does not have a secure vestibule.
- No intrusion detection system was observed.

Heppner Junior/Senior High School

10-year average enrollment: 160
Staff members (approximate): 27

- In general, this facility is nearing the end of its life cycle. It has had a few remodels and additions, but little upgrades have been completed to meet current codes and security concerns. Overall, the school is well maintained, however general wear and tear is reflected in both the exterior and interior.
- At this site the parking, driveways, sidewalks, and curbs need repairs, repaving, and restriping. Limited ADA access. Lack of security fencing.
- At the exterior of the main building the siding needs repair and repaint; soffits and fascia's have damage from either water and/or bird nesting.
- At the CTE building the siding needs repair and repaint; soffits and fascia's have damage from either water and/or bird nesting.
- The interior of the main building most of the flooring and rubber base needs replaced; most of the acoustical ceiling tile needs replaced; most doors, door hardware and thresholds do not meet ADA; no secure vestibule or secure campus; many ADA issues especially around the toilets; most cabinets need to be replaced.
- The interior of the CTE building the Entire building lacks ADA upgrades including access from main building; Fire code/exiting concerns especially in the larger labs; non-working dust collection system and general safety concerns in both labs.
- Any significant upgrade to building will trigger energy code upgrades (building envelope insulation) and ADA upgrades (up to 25% of construction budget) In addition, asbestos abatement may be required with any remodel or upgrade to portions of the facility.

Front entry

- Several concrete pilasters in large crawl space have damage at the corners and rusted reinforcing. Additionally, storm drainage is currently flowing through this crawl space and adjacent to these pilasters and footings below.
- Glulam floor beams for classrooms above were installed upside down with "Top" being visible from the bottom of the beam.
- Significant damage has occurred where the guard rail at the exterior ramp attached to the concrete wall on the South end of the Gymnasium.
- There are signs of roof leaks due to visible stained ceiling tiles in the small wrestling room & band room.
- Upstairs classrooms and hallways look good with minimal cracks in sheet rock and proper gapping at doors.
- Shop building structure appears in good condition

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Heppner Junior/Senior High School	1962 w/ additions in 2001, 2017	59,292	$60,597,963 ($1,022/SF)	$27,743,434	**45.8%**

with limited cracking in the exterior CMU and Concrete walls.

- Upper mezzanine framing at the Gymnasium where current weight room exists is unknown as the ceiling is sheathed with OSB and existing drawings are unavailable. Problems have occurred at other High Schools with weight rooms on the second level due to impact loading from heavy barbells being dropped.
- The existing main heating and cooling equipment is made up of multiple boilers and air-cooled chillers. It appears some boilers have been replaced. The boilers utilize propane as a fuel source, and it has been reported that the propane is causing fouling within the boilers.
- There is a single air-cooled chillers that provide chilled water for the building, which appears to be original to the building is located on grade and is at the end of operable life.
- Hot and chilled-water distribution piping appears to be in decent condition with some damage to insulation and has been repaired or replaced in recent years.
- The existing controls in the building appear to be outdated and, in some spaces, not communicating with the central control system.
- There is no fire protection system within the building.
- It was discussed on site that the existing domestic water piping and sanitary piping are original to the building. There appears to be some damaged piping that has been repaired over the years. There are several domestic hot water heaters within the building, mostly located in janitor rooms. Some existing domestic hot water heaters have been replaced.
- Many of the plumbing fixtures appear to be original to the building or extended past their usable life. It appears most plumbing fixtures do not meet ADA requirements.
- The existing main distribution equipment is a Coast Electric fused switchboard original to the building and at the end of its usable life at 62 years old. This equipment is located within the existing crawlspace exposed to non-ideal environmental conditions. Distribution boards and branch panelboards are generally of the same age, with some newer equipment that has been added over time to support new loads. The electrical distribution throughout the main building appeared to be full, with minimal spare capacity for additional circuits. There are (3) single phase utility step-down transformers that provide 3-phase service to the building.
- The existing distribution equipment in the Shop Building is fed from the main building's electrical service. This equipment is a Circle Products fused switchboard, original to the building and nearing the end of its usable life at 48 years old. The Shop Building distribution equipment appeared to be full, with minimal spare capacity for additional circuits.
- No existing generator was observed.
- The existing receptacle quantities and locations throughout the main building, specifically in classrooms, were minimal and appeared to be inadequate for the current program needs.
- Lighting throughout the building generally consisted of fluorescent and HID light source type fixtures in fair to poor condition. Several instances of yellowing fixtures were observed, due to degradation over time. Exterior parking lot and building mount site lighting is minimal, in poor condition and does not provide adequate illumination. The emergency lighting source throughout the building was not observed — no bug-eye, centralized inverter, or light fixtures with indicator lights were observed; it is unknown whether the current emergency lighting configuration throughout the building meets code minimum illumination requirements. Lighting controls observed consists of manual on/off toggle switches. No automatic lighting controls or dimming was observed.
- The existing Edwards 2400 series fire alarm control panel is at the end of its usable life;

facility personnel noted recurring false alarms and maintenance issues. No notification or detection was observed in classrooms. Notification and detection devices were observed in corridors; however, it is possible that the current spacing and layout may not meet modern building code based on the observed locations.
- The main distribution frame and intermediate distribution frames were observed during the facility tour which consisted of (2) two post racks and multiple wall mount racks to support structured cabling and network hardware. This equipment was in good condition and had spare physical capacity for expansion.
- Voice/data infrastructure throughout the building is minimal. Classrooms typically consisted of (1) 2-port data outlet to serve a wireless access point and IP phone. Wireless access points have been installed throughout the building and it was noted that network connectivity is adequate. Structured cabling observed consisted of a mix of Category 5e and 6 grade. In general, structured cabling did not appear to be supported and/or protected properly.
- The existing paging system was not tested during the tour; however, the existing head-end is aged, and it was noted by facility personnel that there are lapses in coverage and some maintenance issues with speakers throughout the building. The existing clock system is not functional.
- The existing video surveillance system is an analog system that is at the end of its usable life.
- No centralized access control system is installed. An existing AI phone intercom-master station controls access at the main entrance. The main entrance does not have a secure vestibule.
- No intrusion detection system was observed.

Irrigon Elementary School

10-year average enrollment: 193
Staff members (approximate): 29

- This is a newer building for the district and overall, the school is well maintained. However, minor wear and tear is reflected in both the exterior and interior.
- The site currently lacks security fencing.
- At the building exterior, the soffits and fascias have damage from either water and/or bird nesting.
- The main building entrance does not have a secure vestibule.
- No major structural concerns were observed.
- On the East side of the gymnasium at the restroom walls, there was some cracking occurring in the CMU walls that appears to be due to settlement.
- The boilers appear to be original and installed in 2002 and may still have some years of operable life left with proper maintenance.
- There is one air cooled chillers that provides chilled water for the building. The first chiller, which appears to be original to the building is located on grade and is nearing the end of its operable life. Hot and chilled-water distribution piping appears to be in decent condition with the exception that the existing Victaulic fittings leak when the hot water system is turned off during the summer.
- The existing air handling units, ductwork, and VAV

Front entry

boxes appear to be in good working order.
- It appears that an existing DDC control system has been installed within the building but may not be working well.
- There is fire sprinkler piping installed within the building and appears to be in good working order and up to current code.
- Plumbing piping appears to be in good condition.
- Plumbing fixtures appear to be in good working order. Existing showers do not appear to be used

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Building Name	**Construction Date**	**Square Footage (SF)**	**Replacement Budget per FCA (2027)**	**Physical Condition Budget Total (2027)**	**Facility Condition Index (FCI)**
Irrigon Elementary School	2003	37,594	$32,018,370 ($851/SF)	$4,148,381	**13.0%**

and non-operable. Some ADA fixtures installed.

- The existing main distribution equipment is in good condition with plenty of usable life remaining at approximately 22 years old. The existing branch panelboards are of similar age as the main distribution equipment. Both the main distribution equipment and branch panelboards appeared to have physical capacity to accommodate future circuits.
- There is an existing generator at the facility which is assumed to have been installed under the CSEPP program. The generator did not appear to have been maintained or functional.
- The existing receptacle quantities and locations throughout the building appeared to be adequate in supporting the current space needs.
- Lighting throughout the building generally consisted of fluorescent and HID light source type fixtures in good condition.
- Exterior parking lot and building mount site lighting appeared to be adequate, in good condition and likely provides adequate illumination.
- Lighting controls observed consists of manual on/off toggle switches. No automatic lighting controls or dimming was observed.
- The existing Simplex 4010 horn/strobe fire alarm control panel appeared to be in good working condition. Existing notification/detection coverage appeared to meet minimum code requirements.
- The main distribution frame was observed during the facility tour which consisted of (2) two post racks to support structured cabling and network hardware. This equipment was in good condition and had spare physical capacity for expansion.
- The existing receptacle quantities and locations throughout the building appeared to be adequate in supporting the current space needs.
- The existing paging system was not tested during the tour; however, no deficiencies were noted by the facility personnel. The system is assumed to be in good working order. The existing clock system appeared to be functional and in good working order.
- A video surveillance system consisting of Axis cameras has been installed throughout the building within the last couple of years and appeared to be in good working condition.
- No centralized access control system was observed. An existing AI phone intercom-master station controls access at the main entrance. The main entrance does not have a secure vestibule.
- No intrusion detection system was observed.

Irrigon Junior/Senior High School

10-year average enrollment: 378
Staff members (approximate): 45

- In general, this facility is at the end of its life cycle. It has had a few remodels and additions, but little upgrades have been completed to meet current codes and security concerns. Overall, the school is well maintained, however general wear and tear is reflected exterior and interior.
- In portions of the main building problems with the precast concrete walls, beams and double tee roof members were observed. This includes major cracking in support beams, spallling and breakout of parts of the precast walls at tops of wall, and cracks at bearing ends of the double tee roof members.
- On this site the parking, driveways, sidewalks, and curbs need repairs, repaving and restriping. Limited ADA access. Lack of security fencing.
- The main building exterior lacks windows; siding needs repair and repaint; soffits and fascias have damage from either water and/or bird nesting.
- The annex lacks Windows; siding needs repair and repaint; soffits and fascias have damage from either water and/or bird nesting.
- In the interior of the building most of the flooring and rubber base needs replaced; most of the acoustical ceiling tile needs replaced; most doors, door hardware and thresholds do not meet ADA; no secure vestibule or secure campus; many ADA issues especially around the toilets; most cabinets need to be replaced.
- Any significant upgrade to building will trigger energy code upgrades (building envelope insulation) and ADA upgrades (up to 25% of construction budget) In addition, asbestos abatement may be required with any remodel or upgrade to portions of the facility.
- The newer Agricultural building and the West side wood framed addition to the main building are in great condition.
- At the mechanical mezzanine above the locker rooms, there is water damage to the floor sheathing underneath (2) water heaters. This appears to have been leaking some water in the past. It is unknown if the leak in this area is still a problem.
- There is a roof top mechanical unit above the gymnasium/mechanical mezzanine that sits on a steel frame supported atop the parapet. This does not appear to be adequately supported and

Front entry

it is generally advised not to support equipment on parapets. In a seismic event, the parapet may not be adequate to support the unit causing it to collapse on the upper or lower sloped roof.
- The boilers appear to have been replaced in 2002 and still have some years of operable life left with proper maintenance.
- There are two air cooled chillers that provide chilled water for the building. The first chiller, which appears to be original to the building is located on grade and is at the end of operable life. The second chiller is located on the roof, adjacent to the newest addition. This chiller appears to be in newer condition and still may have additional years of operational life. Hot and chilled-water distribution piping appears to be in decent condition with some damage to insulation.
- The existing controls in the building appear to be outdated and, in some spaces, not communicating with the central control system.
- There is no fire protection system within the building.
- It was discussed on site that the existing domestic water piping and sanitary piping are original to the building. It was noted that the sanitary piping often struggles to drain and may be damaged in some areas.
- Many of the plumbing fixtures appear to be original to the building or extended past their usable life. It appears most plumbing fixtures do not meet ADA requirements.
- The existing main electrical distribution equipment

			ODE FCA Metrics		
Building Name	**Construction Date**	**Square Footage (SF)**	**Replacement Budget per FCA (2027)**	**Physical Condition Budget Total (2027)**	**Facility Condition Index (FCI)**
Irrigon Junior/Senior High School (excludes PTE Building)	1978 w/ additions in 1994, 2006, 2011	64,196	$65,609,978 ($1,022/SF)	$30,580,316	**46.6%**

is original to the building nearing the end of its usable life at 45 years old. The electrical room hosting the distribution gear is suffering from structural damage which impacts overall safety around the equipment. Distribution boards, step-down transformers and branch panelboards appear to be of the same age as the main distribution equipment. The electrical distribution equipment throughout the facility generally appeared to be full, with minimal spare capacity for additional circuits.

- There is an existing generator at the facility which is assumed to have been installed under the CSEPP program. The generator did not appear to have been maintained or functional.
- The existing receptacle quantities and locations throughout the building, specifically in classrooms, were minimal and appeared to be inadequate for the current program needs.
- Lighting throughout the building generally consisted of fluorescent light source type fixtures in fair to poor condition.
- Exterior parking lot and building mount site lighting is minimal, in fair to poor condition and likely does not provide adequate illumination.
- Lighting controls observed consists of manual on/off toggle switches. No automatic lighting controls or dimming was observed.
- The fire alarm control panel had been upgraded to a modern Simplex 4100ES system; however, it did not appear that the upgrades were extended to notification/detection devices throughout the building. The existing notification/detection devices appeared to be at the end of their usable life. Lapses in detection and notification coverage were observed in some of the toured spaces. The building has experienced nuisance alarms and maintenance challenges with the proprietary fire alarm system.
- Multiple network distribution frames were observed during the facility tour. These consisted of a mix of two post and wall mounted racks to support structured cabling and network hardware. In general, these appeared to be in good working condition, but had limited physical capacity for expansion.
- Voice/data infrastructure throughout the building is minimal. Classrooms typically consisted of (1) 2-port data outlet to serve a wireless access point and IP phone. Wireless access points have been installed throughout the building and it was noted that network connectivity is adequate. Structured cabling observed consisted of a mix of Category 5e and 6 grade.
- The existing paging system was not tested during the tour; however, it was noted by facilities that the existing head-end is operational but is increasingly unreliable and there are lapses in coverage throughout the building. No building centralized clock system is installed.
- A video surveillance system consisting of Axis cameras has been installed throughout the building within the last couple of years and appeared to be in good working condition.
- No centralized access control system is installed. An existing AI phone intercom-master station controls access at the main entrance. The main entrance does not have a secure vestibule.
- There is an existing intrusion detection system which covers the main office and library only. Facility personnel noted false tripping and functionality issues with the existing system.

Riverside Junior/Senior High School

10-year average enrollment: 444
Staff members (approximate): 54

- In general, this facility is nearing the end of its life cycle. It has had a few remodels and additions, but little upgrades have been completed to meet current codes and security concerns. Overall, the school is well maintained, however general wear and tear is reflected exterior and interior.
- At this site the parking, driveways, sidewalks, and curbs need repairs, repaving and restriping. Limited ADA access. Lack of security fencing.
- The exterior of the main building the siding needs repair and repaint; soffits and fascias have damage from either water and/or bird nesting. Roof has drainage concerns and kalwall skylights in commons area appear to be failing.
- The exterior of the CTE building the siding needs repair and repaint; soffits and fascias have damage from either water and/or bird nesting.
- The exterior of the wrestling barn is a newer metal building in fair/good shape.
- The interior of the main building most of the flooring and rubber base needs replaced; Most of the acoustical ceiling tile needs replaced; Most doors, door hardware and thresholds do not meet ADA; No secure vestibule or secure campus; Many ADA issues especially around the toilets; most cabinets need to be replaced. In the Science area there are major concerns around fire code/exiting out of internal classrooms.
- The interior of the CTE building the entire building lacks ADA upgrades (including access from main building); Fire code/exiting concerns especially in the larger labs; non-working dust collection system and general safety concerns in both labs.
- The interior of the wrestling barn is in good condition; minor repairs may be needed.
- Any significant upgrade to building will trigger energy code upgrades (building envelope insulation) and ADA upgrades (up to 25% of construction budget) In addition, asbestos abatement may be required with any remodel or upgrade to portions of the facility.
- No major structural concerns were observed.
- There are multiple areas where roof downspouts discharge at the base of the walls and do not pipe away from the building. In addition, the grading of the landscape generally slopes toward the building at these areas. Prolonged infiltration of water next to building foundations can eventually result in settlement issues.
- Outside the North side of the gym doors, there is a wall spigot that is dripping and has been dripping for quite some time. This is up against the foundation and part of the adjacent short retaining wall. Prolonged infiltration of water next to building foundations can eventually result in settlement issues.
- There are multiple lath and plaster type walls in the Boys and Girls locker rooms that are deteriorating due to moisture around the shower areas. These walls are non-structural, however they are still a concern as they are separation walls in the locker rooms.
- The existing main heating and cooling equipment is made up of multiple boilers and air-cooled chillers. It appears some boilers have been replaced while others are either original to the building or long past their usable life.
- There are two air cooled chillers that provide chilled water for the building. The first chiller, which appears to be original to the building is located on grade and is at the end of operable life. The second chiller is also located on grade, adjacent to the newest addition. This chiller appears to be in newer condition and still may have additional years of operational life.
- Hot and chilled-water distribution piping appears to be in decent condition with some damage to insulation and has been repair or replaced in recent years.
- The classrooms are served by large centralized air

Student commons / front lobby

			ODE FCA Metrics		
Building Name	**Construction Date**	**Square Footage (SF)**	**Replacement Budget per FCA (2027)**	**Physical Condition Budget Total (2027)**	**Facility Condition Index (FCI)**
Riverside Junior/Senior High School (excludes CTE building, concessions, maintenance shop)	1968 w/ additions in 1976, 1979, 1980, 1997, 2018	88,760	$90,715,024 ($1,022/SF)	$25,271,679	**27.9%**

handling equipment ducted to each classroom. Some of the air handling units appear to be newer and in good working order.
- Wrestling barn is served by a single zone ground mounted air handling unit with exterior ductwork.
- Welding shop appears to have a new exhaust system installed. Wood shop has an existing exhaust system but the duct collection system appears to be old and not up to current codes.
- The cafeteria and offices in the central portion of the school have a new air handling unit and VRF system.
- The existing controls in the building appear to be outdated and, in some spaces, not communicating with the central control system.
- There is no fire protection system within the building.
- Plumbing piping appears to be original to the building. It was reported that the existing plumbing piping has many leaks and is in poor condition. There are many existing domestic hot water heaters through the buildings. Some have been replaced and appear new, others are very old and at the end of their serviceable life.
- Many of the plumbing fixtures appear to be original to the building or extended past their usable life. It appears most plumbing fixtures do not meet ADA requirements.
- The existing main electrical distribution equipment is a Westinghouse switchboard board and is original to the building at the end of its usable life at 56 years old. The electrical distribution equipment throughout the facility generally appeared to be full, with minimal spare capacity for additional circuits. A second utility meter and CT cabinet were observed; this equipment appeared to serve a single mechanical unit on the Northeast side of the property.
- A third utility meter was observed on site to serve the AG shop building. The distribution equipment serving this building is a GE fused switchboard and appeared to be approaching the end of its usable life. The electrical distribution equipment throughout the AG shop building generally appeared to be full, with minimal spare capacity for additional circuits.
- The existing receptacle quantities and locations throughout the main building, specifically in classrooms, were minimal and appeared to be inadequate for the current program needs. Faculty noted that the branch power devices in the AG shop building were inadequate for current program needs.
- Lighting throughout the building generally consisted of fluorescent and HID light source type fixtures in fair to poor condition. Several instances of yellowing fixtures were observed, due to degradation over time.
- Exterior parking lot and building mount site lighting is minimal, in fair to poor condition and likely does not provide adequate illumination. Bug-eye type fixtures provide emergency lighting throughout the building; based on the observed spacing, it is questionable whether the current spacing meets code minimum illumination requirements.
- Lighting controls observed consists of manual on/off toggle switches. No automatic lighting controls or dimming was observed.
- The existing Unimode 9600UDLS horn/strobe fire alarm control panel appeared to be in good working condition. Existing notification/detection coverage appeared to meet minimum code requirements in the spaces toured.
- Multiple network distribution frames were observed during the facility tour. In general, these appeared to be in good working condition and had some physical capacity for expansion. One wall mounted network rack observed was located within a mechanical space and exposed to poor environmental conditions.

- Voice/data infrastructure throughout the building is minimal. Classrooms typically consisted of (1) 2-port data outlet to serve a wireless access point and IP phone. Wireless access points have been installed throughout the building. Structured cabling observed consisted of a mix of Category 5e and 6 grade. In general, structured cabling did not appear to be supported and/or protected properly.
- The existing paging system was not tested during the tour; however, the facility personnel noted that the head-end is in good working order. Minor deficiencies such as general speaker maintenance and lapse of coverage in select locations were noted. The existing American Time & Signal clocks observed were in good working condition.
- A video surveillance system consisting of Axis cameras has been installed throughout the building within the last couple of years and appeared to be in good working condition.
- No centralized access control system was observed. An existing AI phone intercom-master station controls access at the main entrance. The main entrance does not have a secure vestibule.
- No intrusion detection system was observed.

Sam Boardman Elementary School

10-year average enrollment: 339
Staff members (approximate): 57

- In general, this facility is nearing the end of its life cycle. It has had a few remodels and additions, and some upgrades have been completed to update finishes and update general cosmetic conditions. Overall, the school is well maintained, however general wear and tear is reflected exterior and interior.
- At this site the parking, driveways, sidewalks, and curbs need repairs, repaving, and restriping. Limited ADA access. Lack of security fencing.
- On the exterior the masonry is in generally good condition; soffits and fascias have damage from either water and/or bird nesting. Most of the windows need replacement.
- On the interior most of the flooring and rubber base needs replaced; Most of the acoustical ceiling tile needs replaced; Most doors, door hardware and thresholds do not meet ADA; No secure vestibule or secure campus; Many ADA issues especially around the toilets; most cabinets need to be replaced.
- Any significant upgrade to building will trigger energy code upgrades (building envelope insulation) and ADA upgrades (up to 25% of construction budget). In addition, asbestos abatement may be required with any remodel or upgrade to portions of the facility.
- No major structural concerns were observed.
- Although some of the roof framing of the school is similar (utilizing precast TT sections) to Irrigon JR/SR High School, there are no signs of damage or cracking. A few areas above the ceiling in the original classrooms where the precast TT roof is located were inspected and appeared in great shape.

Front entry

- On each side of the stage opening, there is some minor cracking where the Precast beam spans the opening and attaches to the CMU pilaster each end. This appears to be due to the beam embed being welded to the pilaster embed. As some minor expansion/contraction and movement in the building occurs, this will produce these small cracks since the welding does not allow one end of the beam to slip.
- The roof access ladder from the main roof to the mid-roof is broken at the attachment to the wall and the anchors are loose or pulling out
- The boilers appear to have been installed in 1996 and appear to have reached near end of their operable life.

			ODE FCA Metrics		
Building Name	**Construction Date**	**Square Footage (SF)**	**Replacement Budget per FCA (2027)**	**Physical Condition Budget Total (2027)**	**Facility Condition Index (FCI)**
Sam Boardman Elementary	1980 w/ additions in 1991, 2017	53,125	$45,245,941 ($852/SF)	$17,387,434	**38.4%**

- There is one air cooled chiller installed in 1996 that provides chilled water for the building and is at the end of operable life.
- Hot and chilled-water distribution piping appears to be in decent condition with some damage to insulation.
- The ceiling mounted fan coils in the classrooms should be replaced with a similar style unit as they are at the end of their operable life. The new fan coils should be design with low noise emittance and include the ability to provide fresh ventilation to the classrooms with high air filtration to promote high indoor air quality.
- The existing VRF and Gym air handling unit can remain as they are in newer condition.
- The existing controls in the building appear to be outdated and, in some spaces, not communicating with the central control system.
- There is no fire protection system within the building.
- It was discussed on site that the existing domestic water piping and sanitary piping are original to the building. There appear to be some damaged piping that has been repaired over the years. There are several domestic hot water heaters within the building mostly located in janitor rooms. Some existing domestic hot water heaters have been replaced.
- Many of the plumbing fixtures appear to be original to the building or extended past their usable life. It appears most plumbing fixtures do not meet ADA requirements.
- The existing main electrical distribution equipment is a GE type AV- Line fused switchboard and is original to the building nearing the end of its usable life at 45 years old. The main distribution equipment is located within a mechanical platform space with adequate physical space for expansion. Distribution boards, step down transformers and branch panelboards appear to be of the same age as the main distribution equipment except for those which have been added to support additions and renovations. The electrical distribution equipment serving corridors, classrooms and support spaces throughout the facility generally appeared to be full, with minimal spare capacity for additional circuits. Panelboards primarily serving mechanical equipment appeared to have physical capacity for additional circuits.
- The existing receptacle quantities and locations throughout the building, specifically in classrooms, varied by location. Some of the observed classrooms had receptacles retrofitted in and appeared to be adequate for program needs. Some observed classrooms had minimal receptacles and were inadequate for program needs.
- Lighting throughout the building generally consisted of fluorescent and HID light source type fixtures in fair to poor condition. It was noted by facility personnel that a failed lighting ballast was the cause of a past fire within the building.
- Exterior parking lot and building mount site lighting is minimal, in fair to poor condition and likely does not provide adequate illumination. Bug-eye type fixtures provide emergency lighting throughout the building; based on the observed spacing, it is questionable whether the current spacing meets code minimum illumination requirements.
- Lighting controls observed consists of manual on/off toggle switches. No automatic lighting controls or dimming was observed.
- The existing Simplex 4010 horn/strobe fire alarm control panel appeared to be in good working condition. Existing notification/detection coverage appeared to meet minimum code requirements. However, the existing Simplex 4010 fire alarm control panel is a discontinued product line, and it is recommended that it be upgraded to a modern panel. It is likely that the existing notification/detection devices could remain and integrate with the new head-end and would not require a wholesale replacement. Additionally, modern building code would require a fire alarm system utilizing voice evacuation for an occupancy of

this type; however, since the current horn/strobe system met code at the time of installation, it is grandfathered in. Typically, an upgrade to voice evacuation would only be required under significant renovations. An elective upgrade would be to replace the fire alarm system with a new voice evacuation system to meet current code and enhance building safety.
- The main distribution frame and intermediate distribution frames were observed during the facility tour which consisted of (2) two post racks and multiple wall mount racks to support structured cabling and network hardware. This equipment was in good condition and had spare physical capacity for expansion.
- The existing data outlet quantities and locations throughout the building, specifically in classrooms, varied by location. Some of the observed classrooms had adequate data infrastructure to support wireless access points, IP phones and other space needs. Other classrooms had minimal infrastructure and appeared to be inadequate to support space needs. Structured cabling observed consisted of a mix of Category 5e and 6 grade. In general, structured cabling did not appear to be supported and/or protected properly.
- The existing paging system was not tested during the tour; however, the existing head-end is aged and it was noted by facility personnel that there are lapses in coverage throughout the building. No building centralized clock system was observed.
- A video surveillance system consisting of Axis cameras has been installed throughout the building within the last couple of years and appeared to be in good working condition.
- No centralized access control system is installed. An existing AI phone intercom-master station controls access at the main entrance. The main entrance does not have a secure vestibule.
- There is an existing ADT intrusion detection system. The extent of this system coverage was not identified during the tour.

Windy River Elementary School

10-year average enrollment: 272
Staff members (approximate): 37

- In general, this facility is in good condition. Overall, the school is well maintained, however minor wear and tear is reflected in both the exterior and interior.
- At this site there is a lack of security fencing.
- On the exterior the soffits and fascias have damage from either water and/or bird nesting.
- On the interior there is no secure vestibule or secure campus.
- No major structural concerns were observed.
- On the South side of the gymnasium at the restroom walls, there was some cracking occurring in the CMU walls that appears to be due to settlement. It was noticed at the exterior of the building that roof downspouts discharge at the base of the walls and does not pipe away from the building. In addition, the grading of the landscape generally slopes toward the building. Prolonged infiltration of water next to building foundations can eventually result in settlement issues.
- At the main East entry and South entry into the gymnasium, the steel beams and joists are showing signs of rust and weathering. If not maintained, over time the rust will continue to degrade and may start to drip down onto the CMU block and be unsightly. Over long periods of time the rust may degrade the steel and become a structural concern.
- The boilers appear to be original and installed in 2005 and may still have some years of operable life left with proper maintenance.
- There is one air cooled chiller that provides chilled

Front entry

			ODE FCA Metrics		
Building Name	**Construction Date**	**Square Footage (SF)**	**Replacement Budget per FCA (2027)**	**Physical Condition Budget Total (2027)**	**Facility Condition Index (FCI)**
Windy River Elementary	2003 w/ additions in 2006, 2018	44,130	$37,585,005 ($852/SF)	$4,536,370	**12.1%**

water for the building. The chiller, which appears to be original to the building, is located on grade and is nearing the end of its operable life.
- Hot and chilled-water distribution piping appears to be in decent condition with the exception that the existing Victaulic fittings leak when the hot water system is turned off during the summer.
- The classrooms are heated and cooled centralized air handling units located in equipment mezzanines.
- The gymnasium has a single zone air handler with heating water coil only, no cooling.
- The existing air handling units, ductwork, and VAV boxes appear to be in good working order.
- It appears that an existing DDC control system has been installed within the building but may not be working well.
- There is fire sprinkler piping installed within the building and appears to be in good working order and up to current code.
- Plumbing piping appears to be in good condition. Some floor sinks in the kitchen are installed in locations that make it very difficult to maintain.
- The existing main distribution equipment is in good condition with plenty of usable life remaining at approximately 22 years old. The existing branch panelboards are of similar manufacturer and age as the main distribution equipment. Both the main distribution equipment and branch panelboards appeared to have physical capacity to accommodate future circuits.
- There is an existing 20kW natural gas generator at the facility which appears to be in good condition.
- The existing receptacle quantities and locations throughout the building appeared to be adequate in supporting the current space needs.
- Lighting throughout the building generally consisted of fluorescent and HID light source type fixtures in good condition.
- Exterior parking lot and building mount site lighting appeared to be adequate, in good condition and likely provides adequate illumination.
- Emergency lighting is achieved via integral emergency battery backup; Based on the observed spacing, the current layouts seem to meet code minimum emergency illumination requirements.
- Lighting controls observed consists of manual on/off toggle switches. No automatic lighting controls or dimming was observed.
- The existing horn/strobe fire alarm control panel appeared to be in good working condition. Existing notification/detection coverage appeared to meet minimum code requirements.
- The main distribution frame was observed during the facility tour which consisted of (2) two post racks to support structured cabling and network hardware. This equipment was in good condition and had spare physical capacity for expansion.
- The existing data outlet quantities and locations throughout the building appeared to be adequate in supporting the current space needs.
- The existing paging system was not tested during the tour; however, no deficiencies were noted by the facility personnel. The system is assumed to be in good working order. The existing clock system appeared to be functional and in good working order.
- A video surveillance system consisting of Axis cameras has been installed throughout the building within the last couple of years and appears to be in good working condition.
- No centralized access control system was observed. An existing AI phone intercom-master station controls access at the main entrance. The main entrance does not have a secure vestibule.
- No intrusion detection system was observed.

Photos A.C. Houghton Elementary School

Boiler room

Playground

Cafeteria

Gym

Classroom

Exterior

Unoccupied historic Building adjacent to school

Unit ventilator

Mechanical room

Exterior soffit

Classroom

Restroom

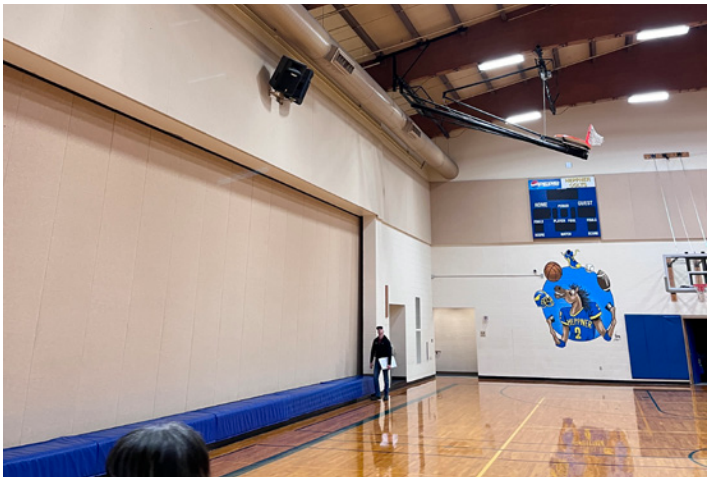
Photos Heppner Elementary School

Hallway

Mortar

Exterior and playground

Library



Gym

Roof and rooftop unit

Photos Heppner Junior/Senior High School

CTE Building

Stage/wrestling room

Crawl space

Parking lot

Exterior

Restroom

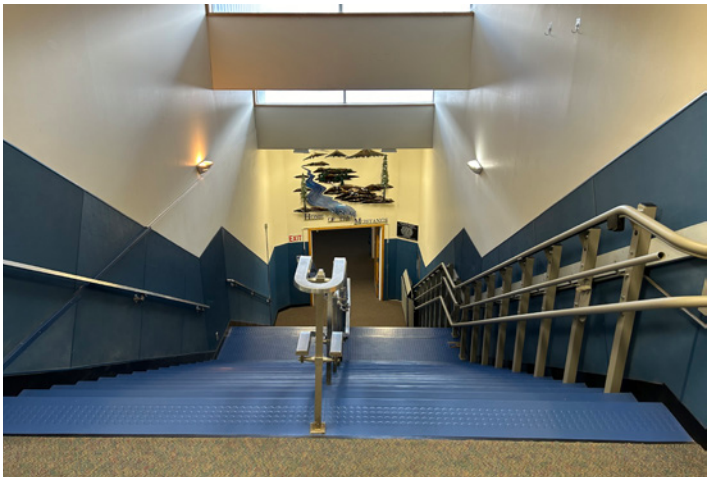
Gym

Library

Classroom

Window

Locker room



Stairs

Photos Irrigon Elementary School

Gym

Front desk

Restroom

Kitchen

Cafeteria

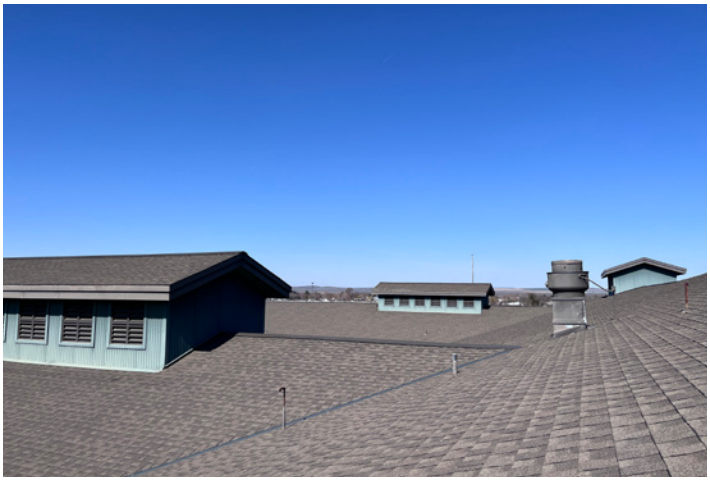
Music room

Courtyard

Mechanical room

Exterior masonry

Water heaters



Roof

Downspout

Photos Irrigon Junior Senior High School

Hallway

Science classroom

Soffit

Library

Cafeteria

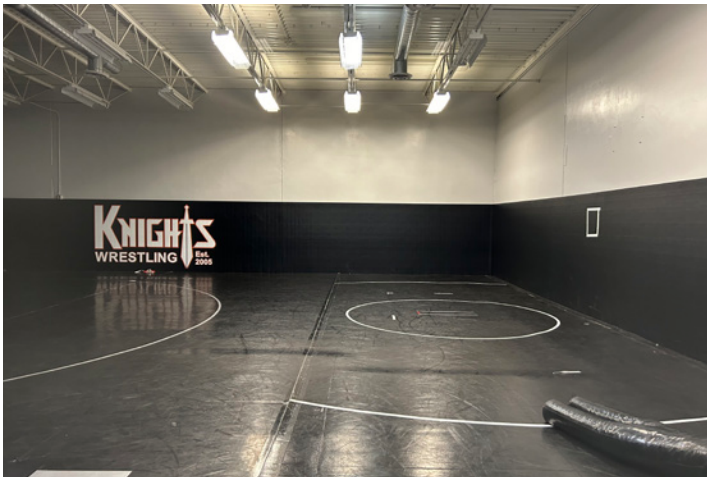
Gym

Wheelchair lift

Kitchen

Locker room

Exterior and stairs



Multipurpose building / wrestling area

CTE classroom

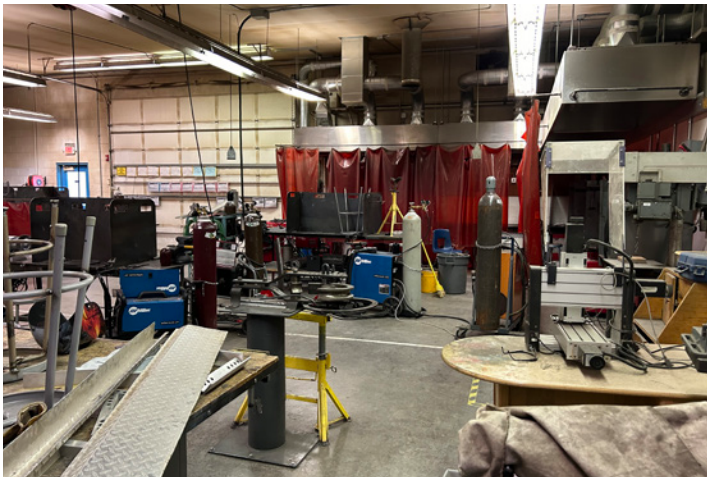
Photos Riverside Junior Senior High School

Classroom

Hallway

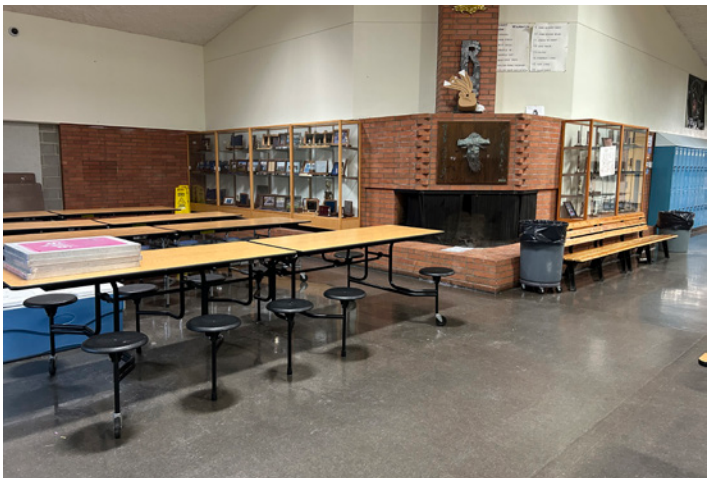
Exterior courtyard

Stairs to CTE building



CTE Building

Library



Commons and inactive fireplace

Auditorium

Science room

Gym

Front desk

Temporary testing area in multi-purpose building

Photos Sam Boardman Elementary School

Front entry

Cafeteria

Gym

Kitchen

Cafeteria

Library

Classroom

Courtyard playground

Restroom

Exterior

Roof

Unit ventilator and windows

Photos Windy River Elementary School

Front entry

Front entry column

Parking

Gym

Roof and masonry

Front entry soffit

BBT ARCHITECTS

AC Houghton Elementary School
Architectural Observations

In general, this facility is at the end of its life cycle. It has had a few remodels and additions, but little upgrades have been completed to meet current codes and security concerns. Overall, the school is well maintained, however general wear and tear is reflected exterior and interior.

Site:

Parking, driveways, sidewalks, and curbs need repairs, repaving and restriping. Limited ADA access. Lack of security fencing.

Exterior:

Main Building: Siding needs repair and repaint; soffits and fascia's have damage from either water and/or bird nesting.

Interior:

Most of the flooring and rubber base needs replaced; Most of the acoustical ceiling tile needs replaced; Most doors, door hardware and thresholds do not meet ADA; No secure vestibule or secure campus; Many ADA issues especially around the toilets; most cabinets need to be replaced.

Note: Any significant upgrade to building will trigger energy code upgrades (building envelope insulation) and ADA upgrades (up to 25% of construction budget). In addition, asbestos abatement may be required with any remodel or upgrade to portions of the facility.

BBT ARCHITECTS

Heppner Elementary School
Architectural Observations

In general, the original facility is nearing the end of its life cycle. It has had a few remodels and additions, but little upgrades have been completed to meet current codes and security concerns. Overall, the school is well maintained, however general wear and tear is reflected exterior and interior. The newer Gym facility is in fair condition and has been well maintained.

Site:

Parking, driveways, sidewalks, and curbs need repairs, repaving and restriping. Limited ADA access. Lack of security fencing. City Street separates the original building and the gym building which adds to the security concerns.

Exterior:

Main Building: Siding needs repair and repaint; soffits and fascia's have damage from either water and/or bird nesting.

Gym Building: Soffits and fascia's have damage from bird nesting.

Interior:

Main Building: Most of the flooring and rubber base needs replaced; Most of the acoustical ceiling tile needs replaced; Most doors, door hardware and thresholds do not meet ADA; No secure vestibule or secure campus; Many ADA issues especially around the toilets; most cabinets need to be replaced.

Gym Building: In general, good condition with minor upgrades and repairs needed.

Note: Any significant upgrade to original building will trigger energy code upgrades (building envelope insulation) and ADA upgrades (up to 25% of construction budget)
In addition, asbestos abatement may be required with any remodel or upgrade to portions of the facility.

BBT ARCHITECTS

Heppner Junior/Senior High School
Architectural Observations

In general, this facility is nearing the end of its life cycle. It has had a few remodels and additions, but little upgrades have been completed to meet current codes and security concerns. Overall, the school is well maintained, however general wear and tear is reflected exterior and interior.

Site:

Parking, driveways, sidewalks, and curbs need repairs, repaving and restriping. Limited ADA access. Lack of security fencing.

Exterior:

Main Building: Siding needs repair and repaint; soffits and fascia's have damage from either water and/or bird nesting.

CTE Building: Siding needs repair and repaint; soffits and fascia's have damage from either water and/or bird nesting.

Interior:

Main Building: Most of the flooring and rubber base needs replaced; Most of the acoustical ceiling tile needs replaced; Most doors, door hardware and thresholds do not meet ADA; No secure vestibule or secure campus; Many ADA issues especially around the toilets; most cabinets need to be replaced.

CTE Building: Entire building lacks ADA upgrades (including access from main building); Fire code/exiting concerns especially in the larger labs; non-working dust collection system and general safety concerns in both labs;

Note: Any significant upgrade to building will trigger energy code upgrades (building envelope insulation) and ADA upgrades (up to 25% of construction budget)
In addition, asbestos abatement may be required with any remodel or upgrade to portions of the facility.

BBT ARCHITECTS

Irrigon Elementary School
Architectural Observations

In general, this facility is in good condition. Overall, the school is well maintained, however minor wear and tear is reflected exterior and interior.

Site:

Lack of security fencing.

Exterior:

Main Building: Soffits and fascia's have damage from either water and/or bird nesting.

Modular: in good condition

Interior:

No secure vestibule or secure campus.

BBT ARCHITECTS

Irrigon Junior/Senior High School
Architectural Observations

In general, this facility is at the end of its life cycle. It has had a few remodels and additions, but little upgrades have been completed to meet current codes and security concerns. Overall, the school is well maintained, however general wear and tear is reflected exterior and interior.

Site:

Parking, driveways, sidewalks, and curbs need repairs, repaving and restriping. Limited ADA access. Lack of security fencing.

Exterior:

Main Building: Lacks Windows; siding needs repair and repaint; soffits and fascia's have damage from either water and/or bird nesting.

Annex: Lacks Windows; siding needs repair and repaint; soffits and fascia's have damage from either water and/or bird nesting.

Interior:

Most of the flooring and rubber base needs replaced; Most of the acoustical ceiling tile needs replaced; Most doors, door hardware and thresholds do not meet ADA; No secure vestibule or secure campus; Many ADA issues especially around the toilets; most cabinets need to be replaced.

Note: Any significant upgrade to building will trigger energy code upgrades (building envelope insulation) and ADA upgrades (up to 25% of construction budget)
In addition, asbestos abatement may be required with any remodel or upgrade to portions of the facility.

BBT ARCHITECTS

Riverside Junior/Senior High School
Architectural Observations

In general, this facility is nearing the end of its life cycle. It has had a few remodels and additions, but little upgrades have been completed to meet current codes and security concerns. Overall, the school is well maintained, however general wear and tear is reflected exterior and interior.

Site:

Parking, driveways, sidewalks, and curbs need repairs, repaving and restriping. Limited ADA access. Lack of security fencing.

Exterior:

Main Building: Siding needs repair and repaint; soffits and fascia's have damage from either water and/or bird nesting. Roof has drainage concerns and kalwall skylights in commons appear to be failing.

CTE Building: Siding needs repair and repaint; soffits and fascia's have damage from either water and/or bird nesting.

Wrestling Barn: Newer metal building in fair/good shape.

Interior:

Main Building: Most of the flooring and rubber base needs replaced; Most of the acoustical ceiling tile needs replaced; Most doors, door hardware and thresholds do not meet ADA; No secure vestibule or secure campus; Many ADA issues especially around the toilets; most cabinets need to be replaced. In the Science area there are major concerns around fire code/exiting out of internal classrooms.

CTE Building: Entire building lacks ADA upgrades (including access from main building); Fire code/exiting concerns especially in the larger labs; non-working dust collection system and general safety concerns in both labs;

Wrestling Barn: In good condition; minor repairs may be needed.

Note: Any significant upgrade to building will trigger energy code upgrades (building envelope insulation) and ADA upgrades (up to 25% of construction budget)
In addition, asbestos abatement may be required with any remodel or upgrade to portions of the facility.

BBT ARCHITECTS

Sam Boardman Elementary School
Architectural Observations

In general, this facility is nearing the end of its life cycle. It has had a few remodels and additions, and some upgrades have been completed to update finishes and update general cosmetic conditions. Overall, the school is well maintained, however general wear and tear is reflected exterior and interior.

Site:

Parking, driveways, sidewalks, and curbs need repairs, repaving and restriping. Limited ADA access. Lack of security fencing.

Exterior:

Main Building: Masonry is in generally good condition; soffits and fascia's have damage from either water and/or bird nesting. Most of the windows need replacement.

Interior:

Most of the flooring and rubber base needs replaced; Most of the acoustical ceiling tile needs replaced; Most doors, door hardware and thresholds do not meet ADA; No secure vestibule or secure campus; Many ADA issues especially around the toilets; most cabinets need to be replaced.

Note: Any significant upgrade to building will trigger energy code upgrades (building envelope insulation) and ADA upgrades (up to 25% of construction budget). In addition, asbestos abatement may be required with any remodel or upgrade to portions of the facility.

BBT ARCHITECTS

Windy River Elementary School
Architectural Observations

In general, this facility is in good condition. Overall, the school is well maintained, however minor wear and tear is reflected exterior and interior.

Site:

Lack of security fencing.

Exterior:

Main Building: Soffits and fascia's have damage from either water and/or bird nesting.

Interior:

No secure vestibule or secure campus.

WALKER
STRUCTURAL ENGINEERING P.C.

STRUCTURAL FIELD OBSERVATION

Date: March 13, 2024

School: A.C. Houghton Elementary School – 1105 N Main Ave NE, Irrigon, OR 97844

Scope Overview

The Morrow County School District is in the process of updating facility assessment reports for schools within the district and part of that process is providing a general overall structural assessment of the buildings. Walker Structural Engineering performed a walk-thru of A.C. Houghton Elementary School on March 7, 2024 along with other consultants and representatives from the school district and Wenaha Group. Our observations and recommendations are noted below.

Observations

1) In general, the overall condition of the school is good. No major structural concerns were observed.
2) At the South side main entrance, there is a raised planter bed up against the exterior wall. The bed is partially up against stucco in some locations and brick veneer at others. There was no signs of water seeping through to the inside of the wall, however whenever soil is retained there is a chance this may occur depending on any water proofing the wall may have applied. Due to the presence of efflorescence (white discoloration) on the veneer, it has been getting sprayed by the planter bed sprinklers for some time. With a planter bed free draining to the soil below this may result in prolonged infiltration of water next to building foundations and can eventually result in settlement issues. (See attached photos)

Recommendations

1) It is recommended to ensure at the planter beds that the proper water proofing is applied to the exterior wall to not allow water infiltration into the building and/or degradation of the exterior finishes due to prolonged soil contact. Drip irrigation is recommended to reduce the amount of water infiltrating below the bed against the foundation. Weep holes in the planter brick face is also recommended to allow excess water to drain out the front of the planter. A landscape engineer should be consulted to provide any additional insight on the proper techniques of planter beds against structures.
2) A general maintenance recommendation is to ensure all landscaping sprinklers are adjusted accordingly to not spray the exterior of the building during watering.

Observations contained in this report are based on a broad visual observation only. Concealed problems with the construction of the structure or general structural deficiencies may exist and cannot be revealed through our visible observation. Walker Structural Engineering P.C. can in no way warrant or guarantee the condition of the existing construction of the structure.

Please feel free to contact our office if you have any questions.

Sincerely,

Craig Davis, P.E., LEED Green Associate
Principal

Attachments: Project Photos

(Above/Below: Planter bed next to building)

(Above: Planter bed next to building)

WALKER
STRUCTURAL ENGINEERING P.C.

STRUCTURAL FIELD OBSERVATION

Date: April 1, 2024

School: Heppner Elementary School – 235 Stansbury Street, Heppner, OR 97818

Scope Overview

The Morrow County School District is in the process of updating facility assessment reports for schools within the district and part of that process is providing a general overall structural assessment of the buildings. Walker Structural Engineering performed a walk-thru of Heppner Elementary School on February 9, 2024 along with other consultants and representatives from the school district and Wenaha Group. Our observations and recommendations are noted below.

Observations

1) In general, the overall condition of the school is good. No major structural concerns were observed.
2) Multiple large pipes extend down the hallway with no diagonal seismic bracing. (see attached photos)
3) A downspout adjacent to the main entry on the Southwest side of the structure discharges into the planter area and is not properly piped away from the structure with storm drainage. Prolonged infiltration of water next to building foundations can eventually result in settlement issues. (See attached photo)
4) A larger crack exists above the door to the Boiler Room in the downstairs hallway. (See attached photo)
5) Mortar has deteriorated in the brick on the West face of the building below the large glassblock area. (See attached photo)
6) Minor cracking exists in the sheetrock at both levels but do not appear to be settlement cracks. In general, gapping around doors appears consistent.

Recommendations

1) Install diagonal Unistrut bracing at each trapeze to prevent excessive lateral movement and potential fracture in a seismic event.
2) It is recommended that all roof downspouts be piped away from the structure and discharged in such a way to naturally drain away from the structure. Re-grading and sloping the grade away from the structure will also help any natural water runoff not from downspouts to drain away from the structure. It is recommended to consult a civil engineer to properly design a drainage system that meets all code requirements for the area.
3) The crack should be repaired and monitored to see if it returns.
4) Where mortar has deteriorated it should be scraped out a minimum of 1 ½" and reinstalled. Would highly recommend a water sealant be placed after completion to avoid future deterioration.
5) Monitor all wall cracks and door thresholds, if cracks grow diagonally and doors need adjustment an engineer should be consulted to further assess the problem.

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Please feel free to contact our office if you have any questions.

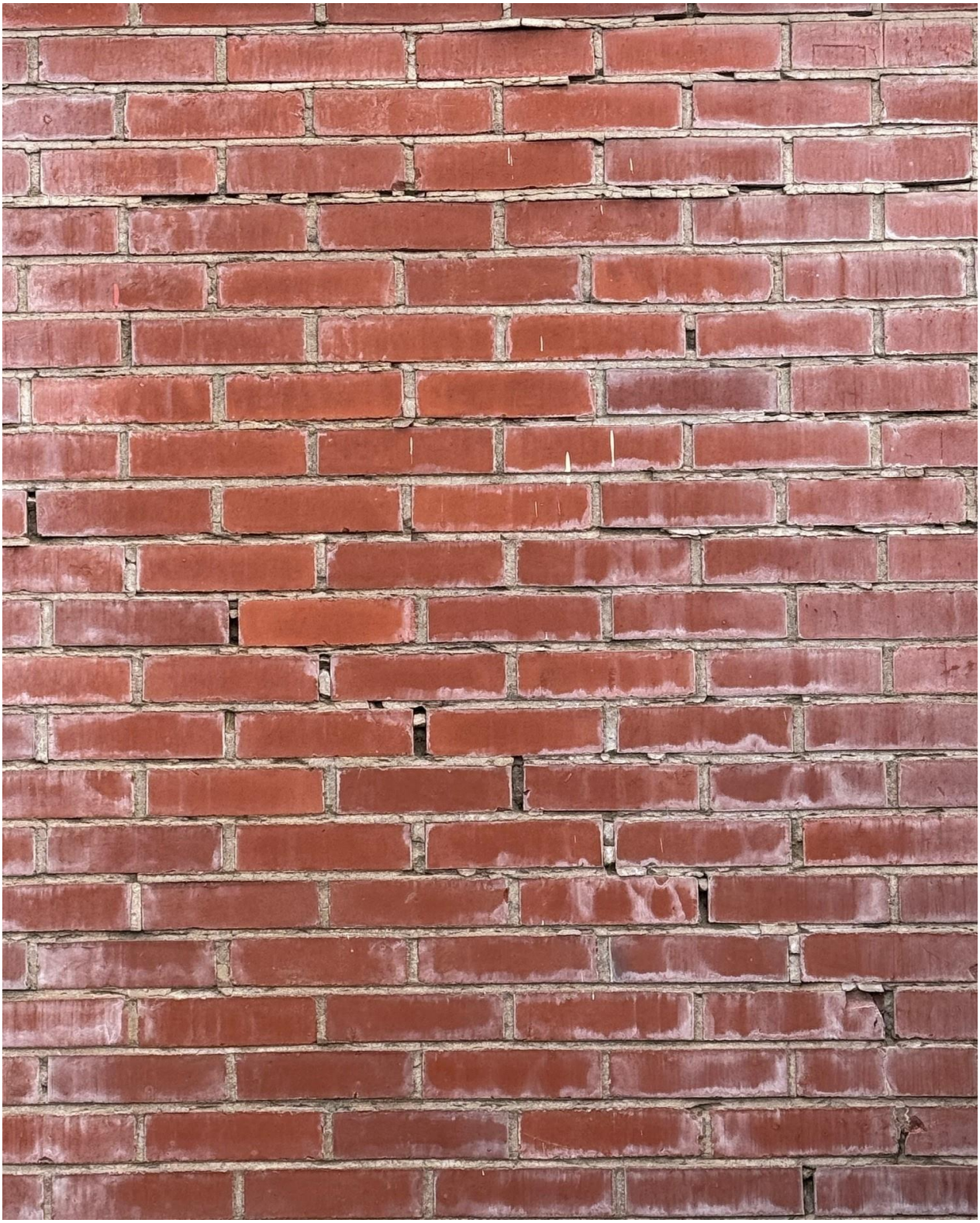
Sincerely,

Jon L. Walker, P.E., S.E.
Principal

Attachments: Project Photos

(Above: no lateral bracing of pipe trapeze's in hallway)

(Above: improper roof drainage at entrance Below: Boiler Room wall crack)



(Above: mortar damage at existing brick wall on West side)

WALKER
STRUCTURAL ENGINEERING P.C.

STRUCTURAL FIELD OBSERVATION

Date: April 2, 2024

School: Heppner JR-SR High School – 710 Morgan Street, Heppner, OR 97836

Scope Overview

The Morrow County School District is in the process of updating facility assessment reports for schools within the district and part of that process is providing a general overall structural assessment of the buildings. Walker Structural Engineering performed a walk-thru of Heppner JR-SR High School on February 9, 2024, along with other consultants and representatives from the school district and Wenaha Group. Our observations and recommendations are noted below.

Observations

1) In general, the overall condition of the school is good. However, a few structural concerns are noted below.
2) Several concrete pilasters in large crawl space have damage at the corners and rusted reinforcing. (see attached photo) Additionally, storm drainage is currently flowing through this crawl space and adjacent to these pilasters and footings below.
3) Glulam floor beams for classrooms above were installed upside down with “Top” being visible from the bottom of the beam.
4) Significant damage has occurred where the guard rail at the exterior ramp attached to the concrete wall on the South end of the Gymnasium. (See attached photo)
5) There are signs of roof leaks in the small wrestling room & band room (stained ceiling tiles).
6) Upstairs classrooms and hallways look good with minimal cracks in sheet rock and proper gapping at doors.
7) Shop building structure appears in good condition with limited cracking in the exterior CMU and Concrete walls.
8) Upper mezzanine framing at the Gymnasium where current weight room exists is unknown as the ceiling is sheathed with OSB and existing drawings are unavailable. (See attached photo) Problems have occurred at other High Schools with weight rooms on the second level due to impact loading from heavy barbells for power lifting being dropped.

Recommendations

1) Installation of a proper storm drainage system at the building’s perimeter per a Civil Engineer should be installed to prevent further erosion and potential settlement of footings in the crawl space. Damaged concrete pilasters should be monitored and if deterioration continues, we would recommend replacement.
2) Beams installed upside down are adequate in bending/shear and appear to be sized based on deflection.

3) We recommend removing railing at wall interface so new, larger plates can be installed that anchor into solid concrete. Would recommend the new anchorage is installed a minimum of 3" beyond the edge of the damaged concrete for proper load development.
4) If roof is still leaking above the wrestling room & band room we recommend repair to prevent further damage to structural members.
5) We recommend exposing an area of the existing mezzanine framing below the squat racks to assess the integrity of the existing framing system as this would be the most likely place for damage.

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Please feel free to contact our office if you have any questions.

Sincerely,

Jon L. Walker, P.E., S.E.
Principal

Attachments: Project Photos

(Above: damaged pilaster in crawl space)

(Above: crawl space framing)

(Above: damaged guard rail connection)

(Above: sheathing below framing for mezzanine w/ weight room above)

WALKER
STRUCTURAL ENGINEERING P.C.

STRUCTURAL FIELD OBSERVATION

Date: March 13, 2024

School: Irrigon Elementary School – 490 SE Wyoming Ave, Irrigon, OR 97844

Scope Overview

The Morrow County School District is in the process of updating facility assessment reports for schools within the district and part of that process is providing a general overall structural assessment of the buildings. Walker Structural Engineering performed a walk-thru of Irrigon Elementary School on March 7, 2024 along with other consultants and representatives from the school district and Wenaha Group. Our observations and recommendations are noted below.

Observations

1) In general, the overall condition of the school is great. No major structural concerns were observed.
2) On the East side of the gymnasium at the restroom walls, there was some cracking occurring in the CMU walls that appears to be due to settlement. Upon further review of the exterior of the building, it was noticed that roof downspouts discharge at the base of the walls and does not pipe away from the building. In addition, the grading of the landscape generally slopes toward the building. This is very noticeable at the East and North walls of the gymnasium. Prolonged infiltration of water next to building foundations can eventually result in settlement issues. (See attached photos)

Recommendations

1) It is recommended that all roof downspouts be piped away from the structure and discharged in such a way to naturally drain away from the structure. Re-grading and sloping the grade away from the structure will also help any natural water runoff not from downspouts to drain away from the structure. It is recommended to consult a civil engineer to properly design a drainage system that meets all code requirements for the area.
2) A general maintenance recommendation is to ensure all landscaping sprinklers are adjusted accordingly to not spray the exterior of the building during watering. This will help alleviate water running down the exterior of the building and ponding at the base of the wall.

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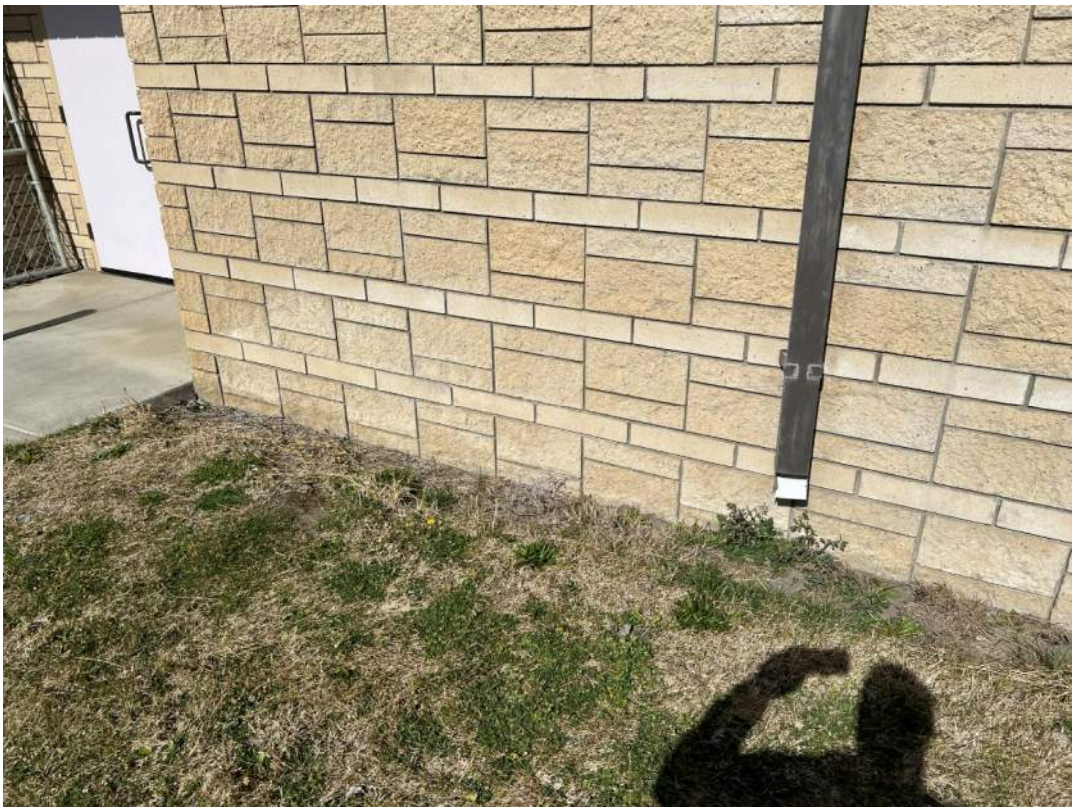
Please feel free to contact our office if you have any questions.

Sincerely,

Craig Davis, P.E., LEED Green Associate
Principal

Attachments: Project Photos

(Above: Cracks in wall of restrooms)



(Above: Downspout draining next to wall Below: Grade sloping toward building)

(Above: Downspout draining next to foundation and grade sloping toward building)

WALKER
STRUCTURAL ENGINEERING P.C.

STRUCTURAL FIELD OBSERVATION

Date: March 13, 2024

School: Irrigon Jr/Sr High School – 1105 N Main Ave NE, Irrigon, OR 97844

Scope Overview

The Morrow County School District is in the process of updating facility assessment reports for schools within the district and part of that process is providing a general overall structural assessment of the buildings. Walker Structural Engineering performed a walk-thru of Irrigon Jr/Sr High School on March 7, 2024 along with other consultants and representatives from the school district and Wenaha Group. Our observations and recommendations are noted below.

Observations

1) In general, the overall condition of the school is fair. The newer Agricultural building and the West side wood framed addition to the main building are in great condition.
2) In portions of the main building problems with the precast concrete walls, beams and double tee roof members were observed. This includes major cracking in support beams, spalling and breakout of parts of the precast walls at tops of wall, and cracks at bearing ends of the double tee roof members. Additional information on the severity of these conditions was outlined in a memorandum prepared by Pillar Consulting Group dated 9/27/2023. In addition to the memorandum, a temporary shoring plan was created by Pillar Consulting and that work took place over winter break 2023. (See attached photos)
3) At the mechanical mezzanine above the locker rooms, there is water damage to the floor sheathing underneath (2) water heaters. This appears to have been leaking some water in the past. It is unknown if the leak in this area is still a problem. (See attached photos)
4) There is a roof top mechanical unit above the gymnasium/mechanical mezzanine that sits on a steel frame supported atop the parapet. This does not appear to be adequately supported and it is generally advised not to support equipment on parapets. In a seismic event, the parapet may not be adequate to support the unit causing it to collapse on the upper or lower sloped roof. (See attached photos)

Recommendations

1) It is recommended that a comprehensive examination of the entire roof framing (to include all supporting walls) be conducted. With the severity of the known damaged areas, it would be prudent to verify if others areas have issues as well. This will require opening the ceilings in all areas and visually inspecting all roof framing. Depending on what is uncovered in the comprehensive review, if a full school wide repair needs to occur it may be very invasive, time consuming and costly.

2) A licensed plumber should be consulted to evaluate the area around the water heaters in the mechanical mezzanine to make sure leaks are no longer a problem. Then we recommend replacing any floor sheathing that may be damaged and from the past leaks.
3) If possible, we recommend moving the roof top unit that sits on the parapet to above the roof and supporting it properly. If the location cannot be moved we recommend seeing about supporting it from the roof by a steel frame and not directly supported by the parapet.
4) A general maintenance recommendation is to ensure all roof drains are clear and free of debris and contain the proper cover. Many drains do not have a cover and the pipe is open and exposed to debris getting into the drain. Other drains just have flat mesh grating as a cover and are prone to debris like leaves clogging them. The risk of clogged drains include rain water ponding on the roof and overstressing the roof framing which could lead to further structural concerns. (See attached photos)

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Please feel free to contact our office if you have any questions.

Sincerely,

Craig Davis, P.E., LEED Green Associate
Principal

Attachments: Project Photos

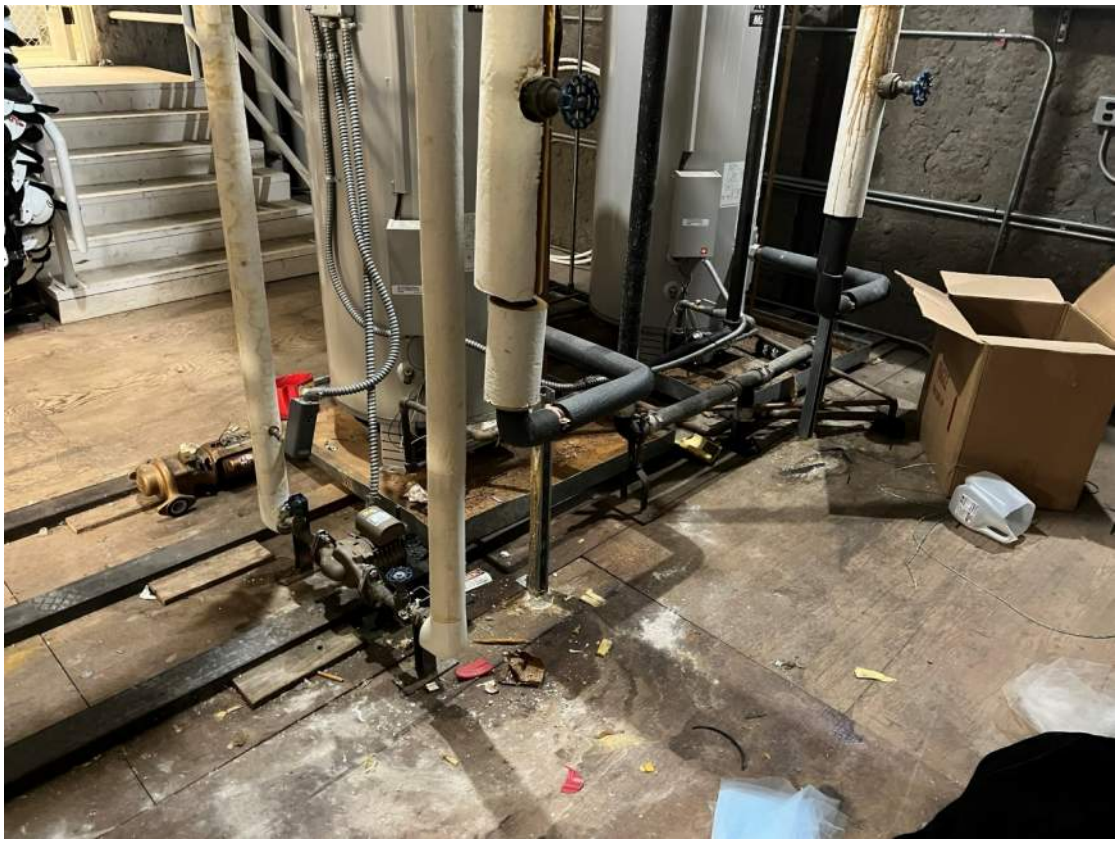
(Above: Wall Spalling Below: Cracking @ Double Tee Bearing End)

(Above/Below: Cracks in roof support beam)

(Above: Crack/Spalling at roof support beam Below: Temporary Shoring in place)

(Above: Roof drain not covered Below: Mesh roof drain cover)

(Above/Below: Rooftop mechanical unit supported by parapet)



(Above: Flooring below water heaters @ mechanical mezzanine)

WALKER
STRUCTURAL ENGINEERING P.C.

STRUCTURAL FIELD OBSERVATION

Date: March 21, 2024

School: Riverside JR./SR. High School – 210 Boardman Ave NE, Boardman, OR 97818

Scope Overview

The Morrow County School District is in the process of updating facility assessment reports for schools within the district and part of that process is providing a general overall structural assessment of the buildings. Walker Structural Engineering performed a walk-thru of Riverside JR./SR. High School on March 8, 2024 along with other consultants and representatives from the school district and Wenaha Group. Our observations and recommendations are noted below.

Observations

1) In general, the overall condition of the school is good. No major structural concerns were observed.
2) There are multiple areas where roof downspouts discharge at the base of the walls and do not pipe away from the building. In addition, the grading of the landscape generally slopes toward the building at these areas. Prolonged infiltration of water next to building foundations can eventually result in settlement issues. (See attached photos)
3) Outside the North side of the gym doors, there is a wall spicket that is dripping and has been dripping for quite some time. This is up against the foundation and part of the adjacent short retaining wall. Prolonged infiltration of water next to building foundations can eventually result in settlement issues. (See attached photos)
4) There are multiple lath and plaster type walls in the Boys and Girls locker rooms that are deteriorating due to moisture around the shower areas. These walls are non-structural, however they are still a concern as they are separation walls in the locker rooms.

Recommendations

1) It is recommended that all roof downspouts be piped away from the structure and discharged in such a way to naturally drain away from the structure. Re-grading and sloping the grade away from the structure will also help any natural water runoff not from downspouts to drain away from the structure. It is recommended to consult a civil engineer to properly design a drainage system that meets all code requirements for the area.
2) The spicket outside the North gym doors should be replaced so it no longer drips and continually soaks the foundation area. Recommended to consult a licensed plumber to replace.
3) A general maintenance recommendation is to ensure all landscaping sprinklers are adjusted accordingly to not spray the exterior of the building during watering. This will help alleviate water running down the exterior of the building and ponding at the base of the wall.

4) Recommended to replace the walls in the locker room with walls other than a lath and plaster type. With the moisture and heavy use the walls see in a locker room, this will be beneficial. We recommend consulting an Architect for the proper specification of these walls so they comply with all applicable code requirements.

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Please feel free to contact our office if you have any questions.

Sincerely,

Craig Davis, P.E., LEED Green Associate
Principal

Attachments: Project Photos

(Above: Water dripping from spicket outside North side of gymnasium door)

(Above: Deteriorating walls at locker rooms Below: Irrigation spraying walls)

(Above: Downspout draining next to building Below: Irrigation spraying walls)

WALKER
STRUCTURAL ENGINEERING P.C.

STRUCTURAL FIELD OBSERVATION

Date: March 21, 2024

School: Sam Boardman Elementary School – 301 Wilson Rd SW, Boardman, OR 97818

Scope Overview

The Morrow County School District is in the process of updating facility assessment reports for schools within the district and part of that process is providing a general overall structural assessment of the buildings. Walker Structural Engineering performed a walk-thru of Sam Boardman Elementary School on March 8, 2024 along with other consultants and representatives from the school district and Wenaha Group. Our observations and recommendations are noted below.

Observations

1) In general, the overall condition of the school is great. No major structural concerns were observed.
2) Although some of the roof framing of the school is similar (utilizing precast TT sections) to Irrigon JR/SR High School, there are no signs of damage or cracking. A few areas above the ceiling in the original classrooms where the precast TT roof is located were inspected and appeared in great shape.
3) On each side of the stage opening, there is some minor cracking where the Precast beam spans the opening and attaches to the CMU pilaster each end. This appears to be due to the beam embed being welded to the pilaster embed. As some minor expansion/contraction and movement in the building occurs, this will produce these small cracks since the welding does not allow one end of the beam to slip. (See attached photos)
4) The roof access ladder from the main roof to the mid-roof is broken at the attachment to the wall and the anchors are loose or pulling out.

Recommendations

1) It is recommended that the roof access ladder be replaced with a new ladder and anchored properly to the wall. We recommend a structural engineer be consulted to provide the proper anchors for the ladder.
2) A general maintenance recommendation is to ensure all roof drains are clear of debris and free draining. There were multiple areas that had overgrown grass and other debris around the drains and roof edges. (See attached photos)

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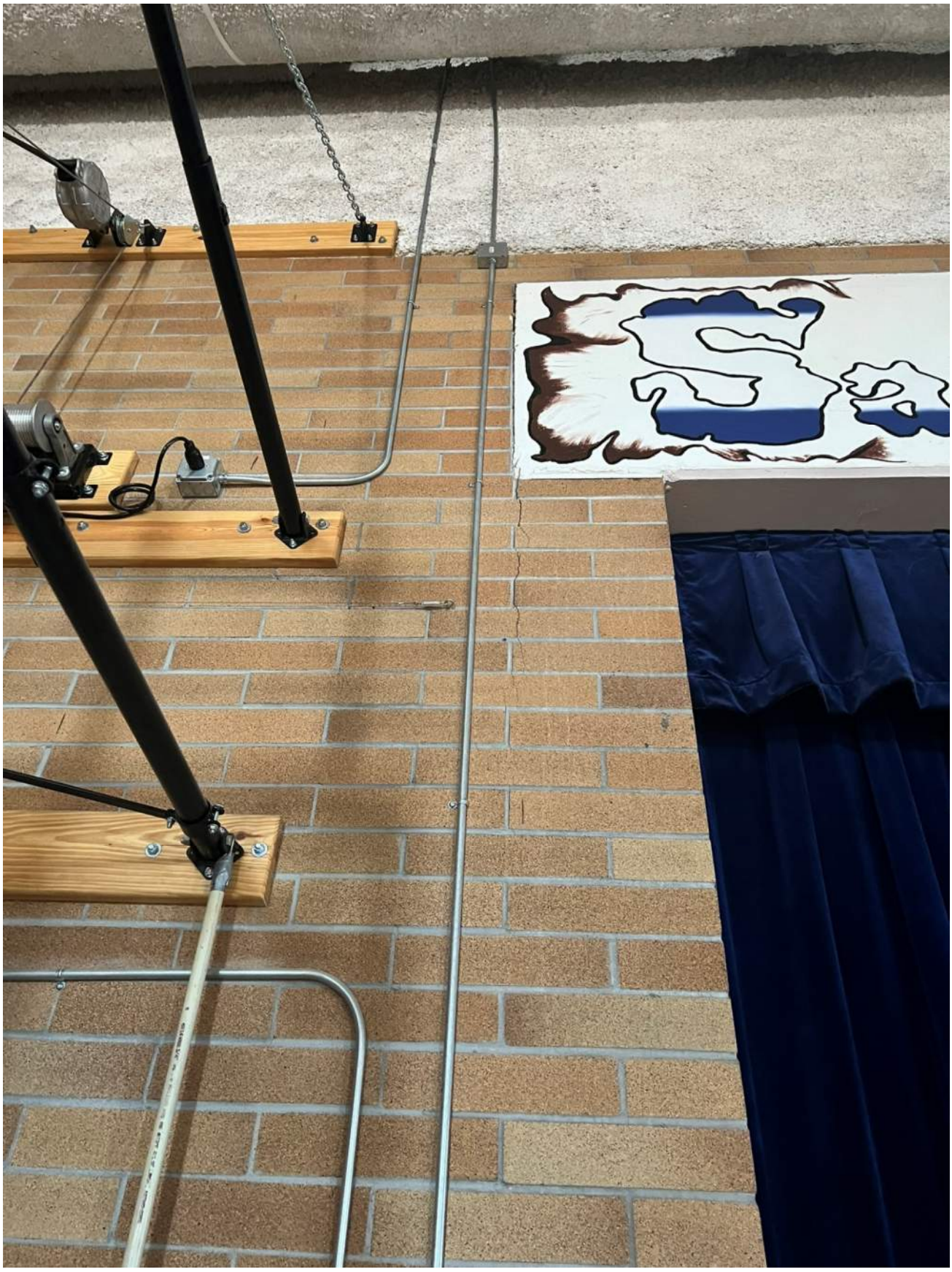
Please feel free to contact our office if you have any questions.

Sincerely,

Craig Davis, P.E., LEED Green Associate
Principal

Attachments: Project Photos



(Above: Minor cracks in pilaster adjacent to stage opening)

(Above: Roof debris and grass clogging drain)

(Above: Roof debris Below: Roof debris and grass clogging drain)

WALKER
STRUCTURAL ENGINEERING P.C.

STRUCTURAL FIELD OBSERVATION

Date: March 21, 2024

School: Windy River Elementary School – 500 Tatone St. SW, Boardman, OR 97818

Scope Overview

The Morrow County School District is in the process of updating facility assessment reports for schools within the district and part of that process is providing a general overall structural assessment of the buildings. Walker Structural Engineering performed a walk-thru of Windy River Elementary School on March 8, 2024 along with other consultants and representatives from the school district and Wenaha Group. Our observations and recommendations are noted below.

Observations

1) In general, the overall condition of the school is great. No major structural concerns were observed.
2) On the South side of the gymnasium at the restroom walls, there was some cracking occurring in the CMU walls that appears to be due to settlement. Upon further review of the exterior of the building, it was noticed that roof downspouts discharge at the base of the walls and does not pipe away from the building. In addition, the grading of the landscape generally slopes toward the building. Prolonged infiltration of water next to building foundations can eventually result in settlement issues. (See attached photos)
3) At the main East entry and South entry into the gymnasium, the steel beams and joists are showing signs of rust and weathering. If not maintained, over time the rust will continue to degrade and may start to drip down onto the CMU block and be unsightly. Over long periods of time the rust may degrade the steel and become a structural concern. (See attached photos)

Recommendations

1) It is recommended that all roof downspouts be piped away from the structure and discharged in such a way to naturally drain away from the structure. Re-grading and sloping the grade away from the structure will also help any natural water runoff not from downspouts to drain away from the structure. It is recommended to consult a civil engineer to properly design a drainage system that meets all code requirements for the area.
2) A general maintenance recommendation is to ensure all landscaping sprinklers are adjusted accordingly to not spray the exterior of the building during watering. This will help alleviate water running down the exterior of the building and ponding at the base of the wall.
3) It is recommended that all the exposed steel at the main entry and gymnasium entry be properly cleaned of rust, primed, and then painted to protect the steel from the elements. This should be inspected and maintained on a schedule.

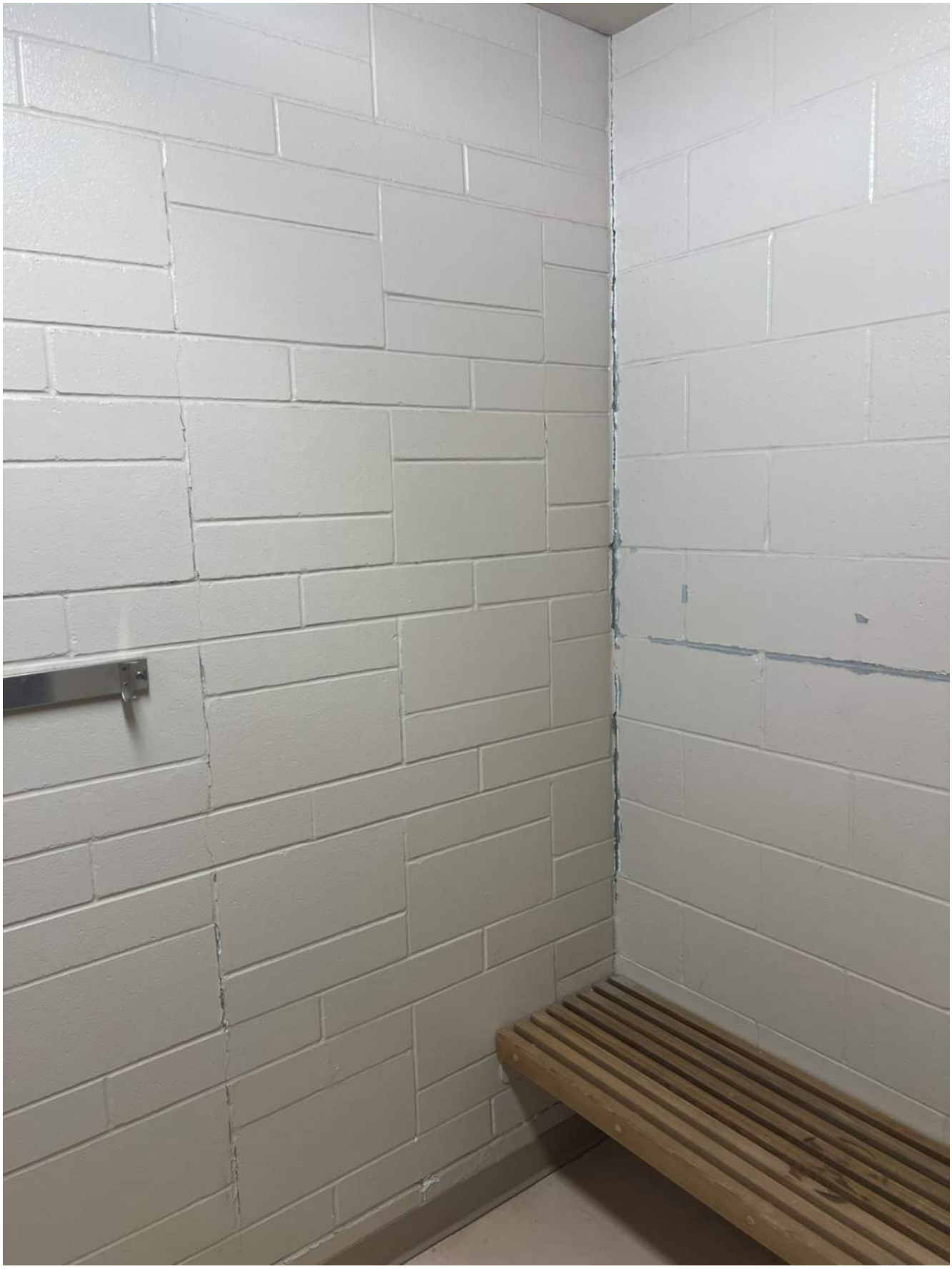
Observations contained in this report are based on a broad visual observation only. Concealed problems with the construction of the structure or general structural deficiencies may exist and cannot be revealed through our visible observation. Walker Structural Engineering P.C. can in no way warrant or guarantee the condition of the existing construction of the structure.

Please feel free to contact our office if you have any questions.

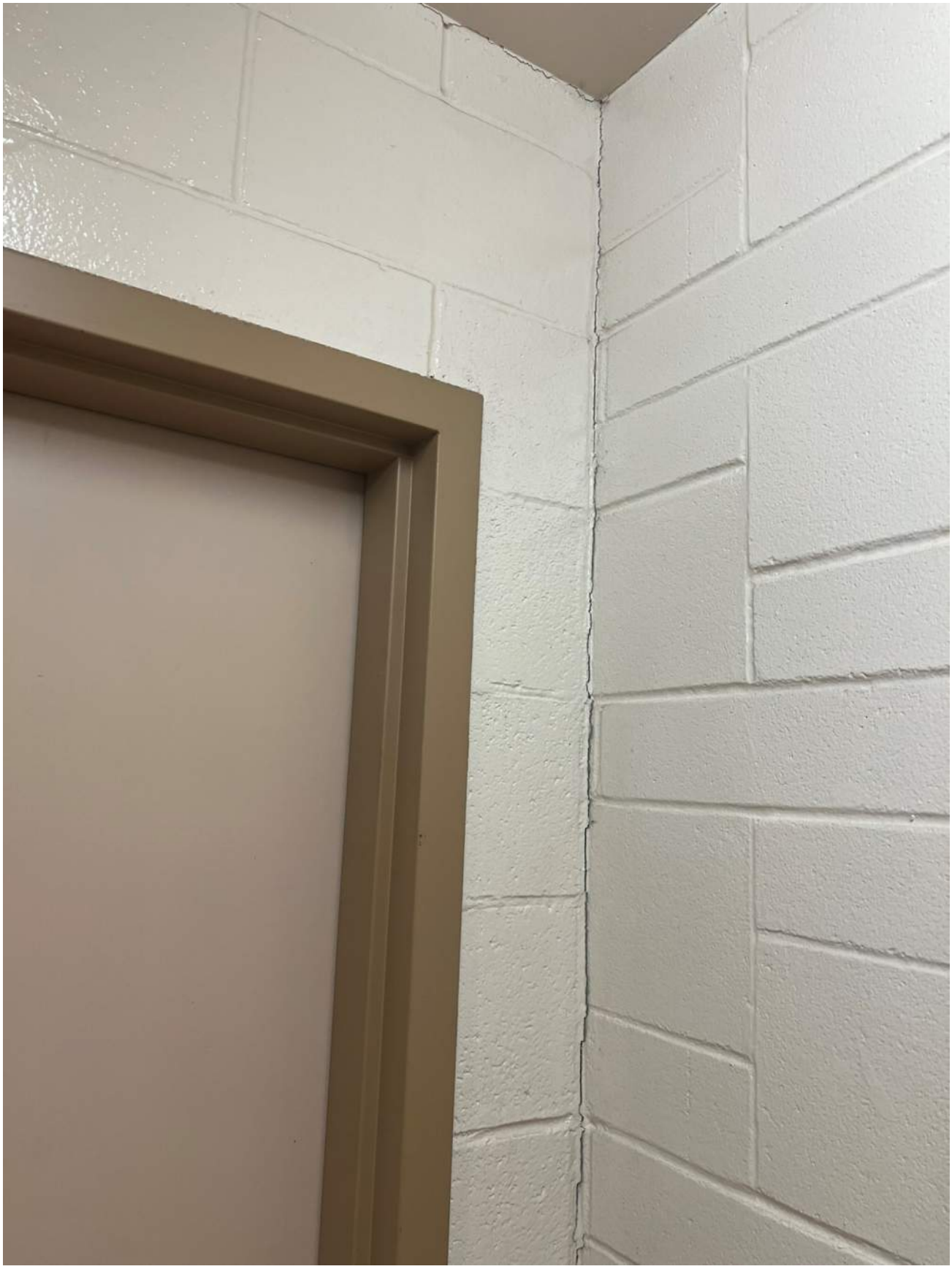
Sincerely,

Craig Davis, P.E., LEED Green Associate
Principal

Attachments: Project Photos



(Above: Cracks in wall of restrooms)



(Above: Cracks in wall of restrooms)

(Above: Downspout draining next to wall Below: Weathered steel @ entries)

Morrison Maierle

engineers ▪ surveyors ▪ planners ▪ scientists

Morrow County SD

Facility Assessments

Riverside JR/SR High, Windy River Elementary & Sam Boardman Elementary

Prepared by:

Morrison-Maierle

3/22/2024

Bend Office
1001 SW Disk Drive
Suite #110
Bend, OR 97702

Table of Contents

PROJECT DESCRIPTION

The Morrow County School District facility assessments consisted of site visits to Riverside Jr/Sr High, Windy River Elementary and Sam Boardman Elementary located in Boardman, OR. The purpose of these assessments was to inspect and gather information on the condition of existing mechanical, electrical, plumbing and information and communications technology within each building. The information gathered was used to update the facility assessment spreadsheets to assist in bond efforts.

This narrative provides a high-level overview of the condition of major MEPICT systems at each facility based on visual inspection and existing documentation. Recommendations for improvement, based on industry standard design practices, have been provided for consideration.

RIVERSIDE JR/SR HIGH SCHOOL

MECHANICAL SYSTEMS

Central Heating and Cooling Plant

Observations

The existing main heating and cooling equipment is made up of multiple boilers and air-cooled chillers. It appears some boilers have been replaced while others are either original to the building or long past their usable life. There are two air cooled chillers that provide chilled water for the building. The first chiller, which appears to be original to the building is located on grade and is at the end of operable life. The second chiller is also located on grade, adjacent to the newest addition. This chiller appears to be in newer condition and still may have additional years of operational life. Hot and chilled-water distribution piping appears to be in decent condition with some damage to insulation and has been repair or replaced in recent years.

Recommendations

Boilers should be maintained annually and kept in good working order. Older boilers should be replaced if they are past their serviceable life. The older ground mounted air-cooled chiller should be replaced with new air-cooled chiller. Piping insulation should be replaced where damaged. Sections of hot and chilled water piping that have been leaking should be replaced with new.

Individual Air Handling Equipment

Observations

The classrooms are served by large centralized air handling equipment ducted to each classroom. The air handling equipment utilized a hot and cold deck type system that allows each classroom to receive either hot or cool air depending on the mode of the classroom. The hot or cool air is controlled with a damper from a thermostat in the room. A cooling coil and heating

coil of each AHU provides the heating and cooling capacity for the dual deck air handling system. Large, centralized exhaust fans relieve air for the classrooms ventilation. Some of the air handling units appear to be newer and in good working order. Wrestling barn is served by a single zone ground mounted air handling unit with exterior ductwork. Welding shop appears to have a new exhaust system installed. Wood shop has an existing exhaust system but the duct collection system appears to be old and not up to current codes. The cafeteria and offices in the central portion of the school have a new air handling unit and VRF system.

Recommendations

Replace existing volume dampers with variable air volume damper in hot deck/cold deck systems to allow for better modulation and control of spaces. Maintain existing air handling units and coils to prevent downtime. Replace existing classroom grilles, registers and diffusers for better airflow and sound. Add classroom carbon dioxide (CO2) sensors that modulate outside air ventilation to the space. Replace older air handlers as necessary. Replace existing ground mounted air-handling equipment and exterior duct insulation for wresting barn. Replace existing wood shop dust collection system.

HVAC Controls

Observations

The existing controls in the building appear to be outdated and, in some spaces, not communicating with the central control system.

Recommendations

Upgrade room controllers and HVAC equipment controls and connect to district wide DDC system.

Fire Protection

Observations

There is no fire protection system within the building.

Recommendations

Add fire sprinklers throughout the building.

PLUMBING SYSTEMS

Plumbing Piping

Observations

Plumbing piping appears to be original to the building. It was reported that the existing plumbing piping has many leaks and is in poor condition. There are many existing domestic hot water heaters through the buildings. Some have been replaced and appear new, others are very old and at the end of their serviceable life.

Recommendations

Replace original domestic water and sanitary piping withing building to prevent further leaks and down time. Replace domestic hot water heaters as necessary.

Plumbing Fixtures

Observations

Many of the plumbing fixtures appear to be original to the building or extended past their usable life. It appears most plumbing fixtures do not meet ADA requirements.

Recommendations

Replace plumbing fixtures with new, and upgrade fixtures to ADA compatible where necessary.

ELECTRICAL SYSTEMS

Electrical Service & Distribution

Observations

The existing electrical distribution equipment is a mix of old and new equipment, upgraded over time on an instance basis and to support new additions. The existing main electrical distribution equipment is a Westinghouse switchboard board and is original to the building at the end of its usable life at 56 years old. Distribution boards, step down transformers and branch panelboards appear to be of the same age as the main distribution equipment. The electrical distribution equipment throughout the facility generally appeared to be full, with minimal spare capacity for additional circuits. A second utility meter and CT cabinet were observed; this equipment appeared to serve a single mechanical unit on the Northeast side of the property.

A third utility meter was observed on site to serve the AG shop building. The distribution equipment serving this building is a GE fused switchboard and appeared to be approaching the end of its usable life. The associated distribution equipment and branch panelboards appeared to be of the same age as the main distribution equipment. The electrical distribution equipment throughout the AG shop building generally appeared to be full, with minimal spare capacity for additional circuits.

The existing receptacle quantities and locations throughout the main building, specifically in classrooms, were minimal and appeared to be inadequate for the current program needs. Faculty noted that the branch power devices in the AG shop building were inadequate for current program needs.

Recommendations

The existing electrical gear original to the building is recommended to be replaced and upgraded in size to support current and future building loads. It is recommended that the two electrical services at the main building be consolidated into one, and the single service be provided with spare capacity to accommodate future electrical loads. This would generally entail

a new service entrance, new main distribution gear and a 1 for 1 replacement and increased capacity of branch panelboards on a case-by-case basis throughout.

The existing electrical gear at the AG shop is recommended to be replaced and upgraded in size to support current and future building loads. This would generally entail a new service entrance, new main distribution gear and a 1 for 1 replacement and increased capacity of branch panelboards on a case-by-case basis throughout.

Additional receptacles should be installed throughout the main building, specifically in classrooms, office and other support spaces to meet modern power needs. Additional receptacles and other specialized equipment connections should be installed throughout the AG shop to meet current and future program needs.

Lighting

Observations

Lighting throughout the building generally consisted of fluorescent and HID light source type fixtures in fair to poor condition. Several instances of yellowing fixtures were observed, due to degradation over time. Exterior parking lot and building mount site lighting is minimal, in fair to poor condition and likely does not provide adequate illumination. Bug-eye type fixtures provide emergency lighting throughout the building; based on the observed spacing, it is questionable whether the current spacing meets code minimum illumination requirements. Lighting controls observed consists of manual on/off toggle switches. No automatic lighting controls or dimming was observed.

Recommendations

Replace the existing lighting throughout the building interior and exterior with new LED lights to increase building efficiency. Add lighting poles and building mount lights with LED light source to increase site illumination. Evaluate the existing emergency lighting coverage throughout the building and add fixtures where lighting is inadequate. Replace the existing lighting controls with dimmable switches and automatic occupancy/vacancy sensors to meet modern energy code and increase user comfort.

Fire Alarm

Observations

The existing Unimode 9600UDLS horn/strobe fire alarm control panel appeared to be in good working condition. Existing notification/detection coverage appeared to meet minimum code requirements in the spaces toured.

Recommendations

Modern building code would require a fire alarm system utilizing voice evacuation for an occupancy of this type; however, since the current horn/strobe system met code at the time of installation, it is grandfathered in. Typically, an upgrade to voice evacuation would only be

required under significant renovations. An elective upgrade would be to replace the fire alarm system with a new voice evacuation system to meet current code and enhance building safety. Besides this, no recommendations for improvement.

INFORMATION AND COMMUNICATIONS TECHNOLOGY (ICT) SYSTEMS

Structured Cabling

Observations

Multiple network distribution frames were observed during the facility tour. These consisted of a mix of two post and wall mounted racks to support structured cabling and network hardware. In general, these appeared to be in good working condition and had some physical capacity for expansion. One wall mounted network rack observed was located within a mechanical space and exposed to poor environmental conditions.

Voice/data infrastructure throughout the building is minimal. Classrooms typically consisted of (1) 2-port data outlet to serve a wireless access point and IP phone. Wireless access points have been installed throughout the building. Structured cabling observed consisted of a mix of Category 5e and 6 grade. In general, structured cabling did not appear to be supported and/or protected properly.

Recommendations

Evaluate the locations of existing network equipment and relocate to suitable environments to maintain functionality and longevity of equipment.

Add (1)-(2) data outlets in classrooms to support current and future classroom technology needs. Add network racks and associated hardware to support the new infrastructure.

Communications

Observations

The existing paging system was not tested during the tour; however, the facility personnel noted that the head-end is in good working order. Minor deficiencies such as general speaker maintenance and lapse of coverage in select locations were noted. The existing American Time & Signal clocks observed were in good working condition.

Recommendations

Identify and repair/replace non-operational paging speakers and clocks on an instance basis. Add speakers where there are lapses in coverage.

Security

Observations

A video surveillance system consisting of Axis cameras has been installed throughout the building within the last couple of years and appeared to be in good working condition.

No centralized access control system was observed. An existing AI phone intercom-master station controls access at the main entrance. The main entrance does not have a secure vestibule.

No intrusion detection system was observed.

Recommendations

Add additional video surveillance cameras at select locations and areas of concern.

Add centralized access control system at high use entrances/exits to create a secure building perimeter. Implement a secure vestibule at the main entrance.

Install a small-scale intrusion detection system integrated with the access control system to cover main entrance/exit areas and other select spaces.

WINDY RIVER ELEMENTARY SCHOOL

MECHANICAL SYSTEMS

Central Heating and Cooling Plant

Observations

The existing main heating and cooling equipment is made up of a single boiler and an air-cooled chiller. The boilers appear to be original and installed in 2005 and may still have some years of operable life left with proper maintenance. There is one air cooled chillers that provides chilled water for the building. The chiller, which appears to be original to the building is located on grade and is nearing the end of its operable life. Hot and chilled-water distribution piping appears to be in decent condition with the exception that the existing Victaulic fittings leak when the hot water system is turned off during the summer.

Recommendations

Boilers should be maintained annually and kept in good working order. An additional boiler may be considered to be added to provide redundancy in the event the existing boiler is not functional. Ground mounted air-cooled chiller should be replaced with new air-cooled chiller. Heating water and chilled water piping should be replaced to prevent leaking and degradation of system. Piping insulation should be replaced where damaged sections of hot and chilled water piping that have been leaking should be replaced with new.

Individual Air Handling Equipment

Observations

The classrooms are heated and cooled centralized air handling units located in equipment mezzanines. The air handling units have hot and chilled water coils to provide heating and cooling for the spaces. Ventilation air is directly connected to the air handling units and ducted to exterior louvers in penthouse tiers on the roof. Conditioned supply air is ducted to Variable air volume (VAV) boxes that vary the airflow to each zone. A hot water coil is also located within the VAV box to add additional heating as necessary. The VAV box is controlled by a wall mounted thermostat. The gymnasium has a single zone air handler with heating water coil only, no cooling. The existing air handling units, ductwork, and VAV boxes appear to be in good working order.

Recommendations

Maintain existing air handling units, ductwork and VAV boxes keep equipment in good working order. Add cooling coil to gymnasium air handling equipment to allow for cooling of the gym space.

HVAC Controls

Observations

It appears that an existing DDC control system has been installed within the building but may not be working well.

Recommendations
Upgrade DDC system for compatibility with district wide DD system. .

Fire Protection

Observations
There is fire sprinkler piping installed within the building and appears to be in good working order and up to current code..

Recommendations
Existing fire sprinkler to remain. Maintain system as necessary.

PLUMBING SYSTEMS

Plumbing Piping

Observations
Plumbing piping appears to be in good condition. Some floor sinks in the kitchen are installed in locations that make it very difficult to maintain.

Recommendations
Maintain existing piping as necessary. Relocate floor drains in kitchen to allow for easier access for maintenance.

Plumbing Fixtures

Observations
Plumbing fixtures appear to be in good working order. Existing showers do not appear to be used and non-operable. Some ADA fixtures installed.

Recommendations
Replace any dilapidated plumbing fixtures and upgrade fixtures to ADA where necessary.

ELECTRICAL SYSTEMS

Electrical Service & Distribution

Observations
The existing main distribution equipment is in good condition with plenty of useable life remaining at approximately 22 years old. The existing branch panelboards are of similar

manufacturer and age as the main distribution equipment. Both the main distribution equipment and branch panelboards appeared to have physical capacity to accommodate future circuits.

There is an existing 20kW natural gas generator at the facility which appears to be in good condition.

The existing receptacle quantities and locations throughout the building appeared to be adequate in supporting the current space needs.

Recommendations
Regular preventative maintenance is recommended to maintain the integrity of the equipment. No other recommendations for improvement.

Lighting

Observations
Lighting throughout the building generally consisted of fluorescent and HID light source type fixtures in good condition. Exterior parking lot and building mount site lighting appeared to be adequate, in good condition and likely provides adequate illumination. Emergency lighting is achieved via integral emergency battery backup; Based on the observed spacing, the current layouts seem to meet code minimum emergency illumination requirements. Lighting controls observed consists of manual on/off toggle switches. No automatic lighting controls or dimming was observed.

Recommendations
Although the existing interior and exterior lighting is in good working condition, it is still recommended that the existing lighting be upgraded to LED to increase building efficiency. Similarly, it is recommended that the existing lighting controls be replaced with dimmable switches and automatic occupancy/vacancy sensors to meet modern energy code and increase user comfort.

Fire Alarm

Observations
The existing horn/strobe fire alarm control panel appeared to be in good working condition. Existing notification/detection coverage appeared to meet minimum code requirements.

Recommendations
Modern building code would require a fire alarm system utilizing voice evacuation for an occupancy of this type; however, since the current horn/strobe system met code at the time of installation, it is grandfathered in. Typically, an upgrade to voice evacuation would only be required under significant renovations. An elective upgrade would be to replace the fire alarm system with a new voice evacuation system to meet current code and enhance building safety. Besides this, no recommendations for improvement.

INFORMATION AND COMMUNICATIONS TECHNOLOGY (ICT) SYSTEMS

Structured Cabling

Observations

The main distribution frame was observed during the facility tour which consisted of (2) two post racks to support structured cabling and network hardware. This equipment was in good condition and had spare physical capacity for expansion.

The existing data outlet quantities and locations throughout the building appeared to be adequate in supporting the current space needs.

Recommendations

No recommendations for improvement.

Communications

Observations

The existing paging system was not tested during the tour; however, no deficiencies were noted by the facility personnel. The system is assumed to be in good working order. The existing clock system appeared to be functional and in good working order.

Recommendations

No recommendations for improvement.

Security

Observations

A video surveillance system consisting of Axis cameras has been installed throughout the building within the last couple of years and appeared to be in good working condition.

No centralized access control system was observed. An existing AI phone intercom-master station controls access at the main entrance. The main entrance does not have a secure vestibule.

No intrusion detection system was observed.

Recommendations

Add additional video surveillance cameras at select locations and areas of concern.

Add centralized access control system at high use entrances/exits to create a secure building perimeter. Implement a secure vestibule at the main entrance.

Install a small-scale intrusion detection system integrated with the access control system to cover main entrance/exit areas and other select spaces.

SAM BOARDMAN ELEMENTARY SCHOOL

MECHANICAL SYSTEMS

Central Heating and Cooling Plant

Observations

The existing main heating and cooling equipment is made up of multiple boilers and air-cooled chillers. The boilers appear to have been installed in 1996 and appear to have reached near end of their operable life. There is one air cooled chiller installed in 1996 that provides chilled water for the building and is at the end of operable life. Hot and chilled-water distribution piping appears to be in decent condition with some damage to insulation.

Recommendations

Hot water boilers should be replaced with high efficiency condensing boilers to extend the life of the heating system. The air-cooled chiller should also be replaced with a similar style chiller. Piping should be repaired where leaks and damage has occurred as necessary.

Individual Air Handling Equipment

Observations

The classrooms are heated and cooled with a ceiling mounted fancoil consisting of hot water and chilled water coils, a fan, and a thermostat for control. The air is ducted to ceiling mounted diffusers. When operating, the fancoils have a high noise level within the classroom space. Ventilation air may be provided directly to ceiling mounted fancoils as there is a relief duct in the classroom up to the roof to relieve incoming ventilation air. Some classroom fancoils are installed below the ceiling level. The front office area is served by a new Variable Refrigerant Flow (VRF) system to provide heating and cooling with an energy recovery ventilator (ERV) to provide ventilation. A new large air handling unit serves the gym and connects to existing ductwork . The gym air handling unit utilizes an electric heating coil to heat the space.

Recommendations

The ceiling mounted fancoils in the classrooms should be replaced with a similar style unit as they are at the end of their operable life. The new fancoils should be design with low noise emittance and include the ability to provide fresh ventilation to the classrooms with high air filtration to promote high indoor air quality. The existing VRF and Gym air handling unit can remain as they are in newer condition.

HVAC Controls

Observations

The existing controls in the building appear to be outdated and, in some spaces, not communicating with the central control system.

Recommendations
Upgrade room controllers and HVAC equipment controls and connect to district wide DDC system.

Fire Protection

Observations
There is no fire protection system within the building.

Recommendations
Add fire sprinklers throughout the building.

PLUMBING SYSTEMS

Plumbing Piping

Observations
It was discussed on site that the existing domestic water piping and sanitary piping are original to the building. There appear to be some damaged piping that has been repaired over the years. There are several domestic hot water heaters within the building mostly located in janitor rooms. Some existing domestic hot water heaters have been replaced.

Recommendations
Replace original domestic water piping as necessary to prevent further damage to piping system. Add sectional valves to piping to allow isolation of plumbing fixture groups for easier repair in the future. Scope the existing sanitary drain piping with a camera to determine condition of sanitary system.

Plumbing Fixtures

Observations
Many of the plumbing fixtures appear to be original to the building or extended past their usable life. It appears most plumbing fixtures do not meet ADA requirements.

Recommendations
Replace plumbing fixtures with new, and upgrade fixtures to ADA compatible where necessary.

ELECTRICAL SYSTEMS

Electrical Service & Distribution

Observations
The existing electrical distribution equipment is a mix of old and new equipment, upgraded over time on an instance basis. The existing main electrical distribution equipment is a GE type AV-

Line fused switchboard and is original to the building nearing the end of its usable life at 45 years old. The main distribution equipment is located within a mechanical platform space with adequate physical space for expansion. Distribution boards, step down transformers and branch panelboards appear to be of the same age as the main distribution equipment except for those which have been added to support additions and renovations. The electrical distribution equipment serving corridors, classrooms and support spaces throughout the facility generally appeared to be full, with minimal spare capacity for additional circuits. Panelboards primarily serving mechanical equipment appeared to have physical capacity for additional circuits.

The existing receptacle quantities and locations throughout the building, specifically in classrooms, varied by location. Some of the observed classrooms had receptacles retrofitted in and appeared to be adequate for program needs. Some observed classrooms had minimal receptacles and were inadequate for program needs.

Recommendations

The existing electrical gear original to the building is recommended to be replaced and upgraded to support current and future building electrical needs. This would generally entail a new service entrance, new main distribution gear and a 1 for 1 replacement and increased capacity of branch panelboards on a case-by-case basis throughout.

Current receptacle infrastructure within spaces should be evaluated on a case-by-case basis and added where inadequate. This likely involves adding receptacles and circuits to most classrooms to suit modern power needs.

Lighting

Observations

Lighting throughout the building generally consisted of fluorescent and HID light source type fixtures in fair to poor condition. It was noted by facility personnel that a failed lighting ballast was the cause of a past fire within the building. Exterior parking lot and building mount site lighting is minimal, in fair to poor condition and likely does not provide adequate illumination. Bug-eye type fixtures provide emergency lighting throughout the building; based on the observed spacing, it is questionable whether the current spacing meets code minimum illumination requirements. Lighting controls observed consists of manual on/off toggle switches. No automatic lighting controls or dimming was observed.

Recommendations

Replace the existing lighting throughout the building interior and exterior with new LED lights to increase building efficiency. Add lighting poles and building mount lights with LED light source to increase site illumination. Evaluate the existing emergency lighting coverage throughout the building and add fixtures where lighting is inadequate. Replace the existing lighting controls with dimmable switches and automatic occupancy/vacancy sensors to meet modern energy code and increase user comfort.

Fire Alarm

Observations
The existing Simplex 4010 horn/strobe fire alarm control panel appeared to be in good working condition. Existing notification/detection coverage appeared to meet minimum code requirements.

Recommendations
The existing Simplex 4010 fire alarm control panel is a discontinued product line, and it is recommended that it be upgraded to a modern panel. It is likely that the existing notification/detection devices could remain and integrate with the new head-end and would not require a wholesale replacement. Additionally, modern building code would require a fire alarm system utilizing voice evacuation for an occupancy of this type; however, since the current horn/strobe system met code at the time of installation, it is grandfathered in. Typically, an upgrade to voice evacuation would only be required under significant renovations. An elective upgrade would be to replace the fire alarm system with a new voice evacuation system to meet current code and enhance building safety.

INFORMATION AND COMMUNICATIONS TECHNOLOGY (ICT) SYSTEMS

Structured Cabling

Observations
The main distribution frame and intermediate distribution frames were observed during the facility tour which consisted of (2) two post racks and multiple wall mount racks to support structured cabling and network hardware. This equipment was in good condition and had spare physical capacity for expansion.

The existing data outlet quantities and locations throughout the building, specifically in classrooms, varied by location. Some of the observed classrooms had adequate data infrastructure to support wireless access points, IP phones and other space needs. Other classrooms had minimal infrastructure and appeared to be inadequate to support space needs. Structured cabling observed consisted of a mix of Category 5e and 6 grade. In general, structured cabling did not appear to be supported and/or protected properly.

Recommendations
Evaluate data infrastructure within spaces on a case-by-case basis and add infrastructure where inadequate. This likely involves adding (1)-(2) data outlets in classrooms and supporting existing/new cabling properly in conduit with appropriate mounting hardware.

Communications

Observations

The existing paging system was not tested during the tour; however, the existing head-end is aged and it was noted by facility personnel that there are lapses in coverage throughout the building. No building centralized clock system was observed.

Recommendations
Replace the existing paging system with new and increase audible coverage throughout the building. Install a modern centralized wired/wireless clock system.

Security

Observations
A video surveillance system consisting of Axis cameras has been installed throughout the building within the last couple of years and appeared to be in good working condition.

No centralized access control system is installed. An existing AI phone intercom-master station controls access at the main entrance. The main entrance does not have a secure vestibule.

There is an existing ADT intrusion detection system. The extent of this system coverage was not identified during the tour.

Recommendations
Add additional video surveillance cameras at select locations and areas of concern.

Add centralized access control system at high use entrances/exits to create a secure building perimeter. Implement a secure vestibule at the main entrance.

Replace the existing intrusion detection system with a new, small-scale intrusion detection system integrated with the access control system to cover main entrance/exit areas and other select spaces.

Morrison Maierle

engineers ▪ surveyors ▪ planners ▪ scientists

Morrow County SD

Facility Assessments

Heppner JR/SR High & Heppner Elementary

Prepared by:

Morrison-Maierle

4/26/2024

Bend Office
1001 SW Disk Drive
Suite #110
Bend, OR 97702

Table of Contents

PROJECT DESCRIPTION

The Morrow County School District facility assessments consisted of site visits to Heppner Jr/Sr High and Heppner Elementary located in Heppner, OR. The purpose of these assessments was to inspect and gather information on the condition of existing mechanical, electrical, plumbing and information and communications technology within each building. The information gathered was used to update the facility assessment spreadsheets to assist in bond efforts.

This narrative provides a high-level overview of the condition of major MEPICT systems at each facility based on visual inspection and existing documentation. Recommendations for improvement, based on industry standard design practices, have been provided for

HEPPNER JR/SR HIGH SCHOOL

MECHANICAL SYSTEMS

Central Heating and Cooling Plant

Observations

The existing main heating and cooling equipment is made up of multiple boilers and air-cooled chillers. It appears some boilers have been replaced. The boilers utilize propane as a fuel source, and it has been reported that the propane is causing fouling within the boilers. There is a single air cooled chillers that provide chilled water for the building, which appears to be original to the building is located on grade and is at the end of operable life. Hot and chilled-water distribution piping appears to be in decent condition with some damage to insulation and has been repair or replaced in recent years.

Recommendations

Boilers should be maintained annually and kept in good working order. Older boilers should be replaced if they are past their serviceable life. Install a propane filtration system to prevent boilers from fouling. The ground mounted air-cooled chiller should be replaced with new air-cooled chiller. Piping insulation should be replaced where damaged. Sections of hot and chilled water piping that have been leaking should be replaced with new.

Individual Air Handling Equipment

Observations

The classrooms are heated and cooled with unit ventilators located along the exterior wall consisting of hot water and chilled water coils, a fan, and a thermostat for control. The air is distributed to the classroom directly from the unit ventilators with no ducting. When operating, the unit ventilators have a high noise level within the classroom space. Ventilation air is provided directly through the unit ventilators as there is a relief duct in the classroom up to the roof to relieve incoming ventilation air. The welding and wood shop are heating with propane unit

heaters and have an older dust collection systems in the woodshop and a new exhaust system for the welding facility. A new large air handling unit serves the gym and connects to existing ductwork .

Recommendations
The classroom unit ventilators should be replaced with a similar style or a ducted fancoil system to allow for better air distribution and lower noise levels. The fancoils or unit ventilators should allow for proper ventilation and filtration of the outdoor air to facilitate better indoor air quality in the classrooms.

HVAC Controls

Observations
The existing controls in the building appear to be outdated and, in some spaces, not communicating with the central control system.

Recommendations
Upgrade room controllers and HVAC equipment controls and connect to district wide DDC system.

Fire Protection

Observations
There is no fire protection system within the building.

Recommendations
Add fire sprinklers throughout the building.

PLUMBING SYSTEMS

Plumbing Piping

Observations
It was discussed on site that the existing domestic water piping and sanitary piping are original to the building. There appear to be some damaged piping that has been repaired over the years. There are several domestic hot water heaters within the building mostly located in janitor rooms. Some existing domestic hot water heaters have been replaced.

Recommendations
Replace original domestic water piping as necessary to prevent further damage to piping system. Add sectional valves to piping to allow isolation of plumbing fixture groups for easier repair in the future. Scope the existing sanitary drain piping with a camera to determine condition of sanitary system.

Plumbing Fixtures

Observations
Many of the plumbing fixtures appear to be original to the building or extended past their usable life. It appears most plumbing fixtures do not meet ADA requirements.

Recommendations
Replace plumbing fixtures with new, and upgrade fixtures to ADA compatible where necessary.

ELECTRICAL SYSTEMS

Electrical Service & Distribution

Observations
The existing main distribution equipment is a Coast Electric fused switchboard original to the building and at the end of its usable life at 62 years old. This equipment is located within the existing crawlspace exposed to non-ideal environmental conditions. Distribution boards and branch panelboards are generally of the same age, with some newer equipment that has been added over time to support new loads. The electrical distribution throughout the main building appeared to be full, with minimal spare capacity for additional circuits. There are (3) single phase utility step-down transformers that provide 3-phase service to the building.

The existing distribution equipment in the Shop Building is fed from the main building's electrical service. This equipment is a Circle Products fused switchboard, original to the building and nearing the end of its usable life at 48 years old. The Shop Building distribution equipment appeared to be full, with minimal spare capacity for additional circuits.

No existing generator was observed.

The existing receptacle quantities and locations throughout the main building, specifically in classrooms, were minimal and appeared to be inadequate for the current program needs.

Recommendations
The existing electrical gear original to the building is recommended to be replaced and upgraded in size to support current and future building loads. This would generally entail a new service entrance, new main distribution gear and a 1 for 1 replacement and increased capacity of branch panelboards on a case-by-case basis throughout. The location of the main distribution equipment should be evaluated, and a new space potentially be built out to house the upgraded equipment. The (3) utility transformers on site are likely beyond their usable life and should be removed and replaced with a single 3-phase utility transformer in coordination with the electric utility.

The existing distribution in the Shop Building is recommended to be replaced with new due to age. This would generally entail new distribution gear and a 1 for 1 replacement of branch

panelboards. The existing capacity should be evaluated and, if necessary, increased to support current and future program needs.

Additional receptacles should be installed throughout the main building, specifically in classrooms, office and other support spaces to meet modern power needs. Additional receptacles and other specialized equipment connections should be installed throughout the Shop Building to meet current and future program needs.

Lighting

Observations

Lighting throughout the building generally consisted of fluorescent and HID light source type fixtures in fair to poor condition. Several instances of yellowing fixtures were observed, due to degradation over time. Exterior parking lot and building mount site lighting is minimal, in poor condition and does not provide adequate illumination. The emergency lighting source throughout the building was not observed — no bug-eye, centralized inverter, or light fixtures with indicator lights were observed; it is unknown whether the current emergency lighting configuration throughout the building meets code minimum illumination requirements. Lighting controls observed consists of manual on/off toggle switches. No automatic lighting controls or dimming was observed.

Recommendations

Replace the existing lighting throughout the building interior and exterior with new LED lights to increase building efficiency. Add lighting poles and building mount lights with LED light source to increase site illumination. Evaluate the existing emergency lighting source and coverage throughout the building to determine whether it meets modern code; add emergency lighting where needed. Replace the existing lighting controls with dimmable switches and automatic occupancy/vacancy sensors to meet modern energy code and increase user comfort.

Fire Alarm

Observations

The existing Edwards 2400 series fire alarm control panel is at the end of its usable life; facility personnel noted recurring false alarms and maintenance issues. No notification or detection was observed in classrooms. Notification and detection devices were observed in corridors; however, it is possible that the current spacing and layout may not meet modern building code based on the observed locations.

Recommendations

A complete replacement of the existing fire alarm system is recommended to correct deficiencies and meet modern code requirements. This would generally entail a new fire alarm control panel with voice evacuation and new notification/detection devices throughout the building.

INFORMATION AND COMMUNICATIONS TECHNOLOGY (ICT) SYSTEMS

Structured Cabling

Observations

The main distribution frame and intermediate distribution frames were observed during the facility tour which consisted of (2) two post racks and multiple wall mount racks to support structured cabling and network hardware. This equipment was in good condition and had spare physical capacity for expansion.

Voice/data infrastructure throughout the building is minimal. Classrooms typically consisted of (1) 2-port data outlet to serve a wireless access point and IP phone. Wireless access points have been installed throughout the building and it was noted that network connectivity is adequate. Structured cabling observed consisted of a mix of Category 5e and 6 grade. In general, structured cabling did not appear to be supported and/or protected properly.

Recommendations

Add (1)-(2) data outlets in classrooms to support current and future classroom technology needs. Add network racks and associated hardware to support the new infrastructure. Support and/or enclose existing structured cabling where feasible.

Communications

Observations

The existing paging system was not tested during the tour; however, the existing head-end is aged and it was noted by facility personnel that there are lapses in coverage and some maintenance issues with speakers throughout the building. The existing clock system is not functional.

Recommendations

Replace the existing paging system with new and increase audible coverage throughout the building. Install a modern centralized wired/wireless clock system.

Security

Observations

The existing video surveillance system is an analog system that is at the end of its usable life.

No centralized access control system is installed. An existing AI phone intercom-master station controls access at the main entrance. The main entrance does not have a secure vestibule.

No intrusion detection system was observed.

Recommendations

A new IP based video surveillance system is scheduled to be installed within the year. No recommendations for improvement.

Add centralized access control system at high use entrances/exits to create a secure building perimeter. Implement a secure vestibule at the main entrance.

Install a small-scale intrusion detection system integrated with the access control system to cover main entrance/exit areas and other select spaces.

HEPPNER ELEMENATARY SCHOOL

MECHANICAL SYSTEMS

Central Heating and Cooling Plant

Observations

The existing main heating and cooling equipment is made up of multiple boilers and air-cooled chillers. It appears the boilers are well beyond their serviceable life. The boilers utilize fuel oil (diesel) as a fuel source. There is a single air cooled chillers that provide chilled water for the building, which appears to be original to the building is located on grade and is at the end of operable life. Hot and chilled-water distribution piping appears to be in decent condition with some damage to insulation and has been repair or replaced in recent years. The gym-café building is heated and cooled with propane rooftop units with packaged DX cooling.

Recommendations

Boilers should be replaced with new high efficiency boilers. Consider utilize a propane system rather than fuel oil. The ground mounted air-cooled chiller should be replaced with new air-cooled chiller. Piping insulation should be replaced where damaged. Sections of hot and chilled water piping that have been leaking should be replaced with new.

Individual Air Handling Equipment

Observations

The classrooms are heated and cooled with unit ventilators located along the exterior wall consisting of hot water and chilled water coils, a fan, and a thermostat for control. The air is distributed to the classroom directly from the unit ventilators with no ducting. When operating, the unit ventilators have a high noise level within the classroom space. Ventilation air is provided directly through the unit ventilators as there is a relief duct in the classroom up to the roof to relieve incoming ventilation air. The gym-café is heating and cooled with packaged rooftop air handling units with propane heat and DX cooling.

Recommendations

The classroom unit ventilators should be replaced with a similar style or a ducted fancoil system to allow for better air distribution and lower noise levels. The fancoils or unit ventilators should allow for proper ventilation and filtration of the outdoor air to facilitate better indoor air quality

in the classrooms. Existing RTU's on the gym-café building should be maintained and components replaced as they age.

HVAC Controls

Observations
The existing controls in the building appear to be outdated and, in some spaces, not communicating with the central control system.

Recommendations
Upgrade room controllers and HVAC equipment controls and connect to district wide DDC system.

Fire Protection

Observations
There is no fire protection system within the building.

Recommendations
Add fire sprinklers throughout the building.

PLUMBING SYSTEMS

Plumbing Piping

Observations
It was discussed on site that the existing domestic water piping and sanitary piping are original to the building. There appear to be some damaged piping that has been repaired over the years. There are several domestic hot water heaters within the building mostly located in janitor rooms. Some existing domestic hot water heaters have been replaced.

Recommendations
Replace original domestic water piping as necessary to prevent further damage to piping system. Add sectional valves to piping to allow isolation of plumbing fixture groups for easier repair in the future. Scope the existing sanitary drain piping with a camera to determine condition of sanitary system.

Plumbing Fixtures

Observations
Many of the plumbing fixtures appear to be original to the building or extended past their usable life. It appears most plumbing fixtures do not meet ADA requirements.

Recommendations
Replace plumbing fixtures with new, and upgrade fixtures to ADA compatible where necessary.

ELECTRICAL SYSTEMS

Electrical Service & Distribution

Observations

The existing distribution equipment within the main building is of varying age. The main distribution equipment with the incoming electrical service feeder was installed in the 1995 addition and used to back feed the original distribution equipment. The 1995 equipment is a Siemens type S5 distribution board and is in good working condition with plenty of usable life remaining at 27 years old. The associated branch panelboards installed in the 1995 addition appeared to be in good working condition with spare capacity.

The distribution equipment original to the building and back fed from the 1995 equipment is a Square D fused switchboard and at the end of its usable life at 69 years old. The associated branch panelboards fed from this equipment are of the same age and have little to no spare capacity for additional circuits. The facility personnel noted power capacity issues within the original building.

The distribution equipment within the stand-alone gym building consists of Siemens type P1 panelboards and is in good working condition with plenty of usable life remaining at 22 years old. The associated branch panelboards and step-down transformers installed in the gym building appeared to be in good working condition with spare capacity.

The existing receptacle quantities and locations throughout the original building, specifically in classrooms, were minimal and appeared to be inadequate for the current program needs.

The existing receptacle quantities and locations throughout the 1995 addition and gym building appeared to be adequate for the current program needs.

Recommendations

Regular preventative maintenance is recommended to maintain the integrity of the equipment installed in the 1995 addition and gym building. No other recommendations for improvement associated for that vintage of equipment.

The electrical equipment original to the building is recommended to be replaced with new. This would generally entail a 1 for 1 replacement and increased capacity of the distribution gear and branch panelboards throughout.

Additional receptacles should be installed throughout the original building, specifically in classrooms, office and other support spaces to meet modern power needs. Spaces within the 1995 addition and gym building should be evaluated and additional power added where needed.

Lighting

Observations

Within the original building, lighting generally consisted of fluorescent and HID light source type fixtures in fair to poor condition. Exterior parking lot and building mount site lighting is minimal, in fair to poor condition and likely does not provide adequate illumination. Minimal emergency lighting was observed; based on the observed spacing, it is questionable whether the current spacing meets code minimum illumination requirements. No automatic lighting controls or dimming was observed in the original building.

Within the 1995 addition and gym building, lighting generally consisted of fluorescent and HID light source type fixtures in good condition. Exterior parking lot lighting South of the gym building utilized metal halide bulbs and appeared to be in good condition. Some automatic lighting controls were observed in the 1995 addition. No dimming was observed.

Recommendations

Replace the existing lighting throughout the original building, 1995 addition and gym building interior and exterior with new LED lights to increase building efficiency. Add lighting poles and building mount lights around the main building exterior to increase site illumination. Evaluate the existing emergency lighting coverage, specifically throughout the original building, and add fixtures where lighting is inadequate. Replace the existing lighting controls throughout with dimmable switches and automatic occupancy/vacancy sensors to meet modern energy code and increase user comfort.

Fire Alarm

Observations

Within the original building, the existing Edwards LSS4 fire alarm control panel is at the end of its usable life. The existing notification/detection devices throughout the original building are of the same age.

The 1995 addition utilizes a Silent Knight zone communicator interfaced with the original building fire alarm control panel. The gym building has a Silent Knight 5808 fire alarm control panel installed and appeared to be in good working condition.

Recommendations

A complete replacement of the existing fire alarm control panel and associated notification/detection devices within the main building is recommended. This would entail a new fire alarm control panel with voice evacuation and new notification/detection devices throughout the building, including the addition for uniformity and in compliance with modern code. It is recommended that the new fire alarm system be interfaced with the existing gym fire alarm system for monitoring.

INFORMATION AND COMMUNICATIONS TECHNOLOGY (ICT) SYSTEMS

Structured Cabling

Observations

The main distribution frame and intermediate distribution frames were observed during the tour. This included two post and wall mount racks within the original building, 1995 addition and gym building. This equipment was in good condition and had spare physical capacity for expansion.

The existing data outlet quantities and locations throughout the building, specifically in classrooms, varied by location. Spaces within the 1995 addition and gym building appeared to have adequate data infrastructure to support wireless access points, IP phones and other space needs. Spaces within the original building had minimal infrastructure and appeared to be inadequate to support space needs. Structured cabling observed consisted of a mix of Category 5e and 6 grade. Within the original building, structured cabling did not appear to be supported and/or protected properly.

Recommendations

Add (1)-(2) data outlets in original building classrooms to support current and future classroom technology needs. Add network racks and associated hardware to support the new infrastructure. Support and/or enclose existing structured cabling where feasible.

Evaluate data infrastructure within the 1995 addition and gym spaces on a case-by-case basis and add infrastructure where necessary.

Communications

Observations

The existing paging system was not tested during the tour; however, the existing head-end within the original building is aged and it was noted by facility personnel that there are lapses in coverage throughout the building. The clock system is obsolete and non-functional.

Recommendations

Replace the existing paging system with new and increase audible coverage throughout the building. Install a modern centralized wired/wireless clock system. For uniformity and maximum flexibility, it is recommended that the new systems be extended to the 1995 addition and gym building.

Security

Observations

A video surveillance system consisting of Axis cameras has been installed throughout the building within the last couple of years and appeared to be in good working condition.

No centralized access control system is installed. An existing AI phone intercom-master station controls access at the main entrance. The main entrance does not have a secure vestibule.

No intrusion detection system was observed.

Recommendations

Add additional video surveillance cameras at select locations and areas of concern.

Add centralized access control system at high use entrances/exits to create a secure building perimeter. Implement a secure vestibule at the main entrance. Extend the access control system to the gym building to enable automatic lock/unlocking of doors during transition periods where students and faculty pass between buildings.

Install a small-scale intrusion detection system integrated with the access control system to cover main entrance/exit areas and other select spaces throughout.

Morrison Maierle

engineers ▪ surveyors ▪ planners ▪ scientists

Morrow County SD

Facility Assessments

Irrigon JR/SR High, Irrigon Elementary & A.C. Houghton Elementary

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3/12/2024

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Table of Contents

PROJECT DESCRIPTION

The Morrow County School District facility assessments consisted of site visits to Irrigon Jr/Sr High, Irrigon Elementary and AC Houghton Elementary located in Irrigon, OR. The purpose of these assessments were to inspect and gather information on the condition of existing mechanical, electrical, plumbing and information and communications technology within each building. The information gathered was used to update the facility assessment spreadsheets to assist in bond efforts.

This narrative provides a high-level overview of the condition of major MEPICT systems at each facility based on visual inspection and existing documentation. Recommendations for improvement, based on industry standard design practices, have been provided for consideration.

IRRIGON JR/SR HIGH SCHOOL

MECHANICAL SYSTEMS

Central Heating and Cooling Plant

Observations

The existing main heating and cooling equipment is made up of multiple boilers and air-cooled chillers. The boilers appear to have been replaced in 2002 and still have some years of operable life left with proper maintenance. There are two air cooled chillers that provide chilled water for the building. The first chiller, which appears to be original to the building is located on grade and is at the end of operable life. The second chiller is located on the roof, adjacent to the newest addition. This chiller appears to be in newer condition and still may have additional years of operational life. Hot and chilled-water distribution piping appears to be in decent condition with some damage to insulation.

Recommendations

Boilers should be maintained annually and kept in good working order. Ground mounted air-cooled chiller should be replaced with new air-cooled chiller. Piping insulation should be replaced where damaged. Sections of hot and chilled water piping that have been leaking should be replaced with new.

Individual Air Handling Equipment

Observations

The classrooms are heated and cooled with a ceiling mounted fancoil consisting of hot water and chilled water coils, a fan, and a thermostat for control. The air is ducted to ceiling mounted diffusers. When operating, the fancoils have a high noise level within the classroom space. Ventilation air may be provided directly to ceiling mounted fancoils as there is a relief duct in the classroom up to the roof to relieve incoming ventilation air. Some classroom fancoils are installed below the ceiling level. The front office area is served by a new Variable Refrigerant

Flow (VRF) system to provide heating and cooling with an energy recovery ventilator (ERV) to provide ventilation. A new large air handling unit serves the cafeteria and connects to existing ductwork .

Recommendations
The ceiling mounted fancoils in the classrooms should be replaced with a similar style unit as they are at the end of their operable life. The new fancoils should be design with low noise emittance and include the ability to provide fresh ventilation to the classrooms with high air filtration to promote high indoor air quality.

HVAC Controls

Observations
The existing controls in the building appear to be outdated and, in some spaces, not communicating with the central control system.

Recommendations
Upgrade room controllers and HVAC equipment controls and connect to district wide DDC system.

Fire Protection

Observations
There is no fire protection system within the building.

Recommendations
Add fire sprinklers throughout the building.

PLUMBING SYSTEMS

Plumbing Piping

Observations
It was discussed on site that the existing domestic water piping and sanitary piping are original to the building. It was noted that the sanitary piping often struggles to drain and may be damaged in some areas. There are several domestic hot water heaters within the building mostly located in janitor rooms.

Recommendations
Replace original domestic water and sanitary piping withing building to prevent further leaks and down time.

Plumbing Fixtures

Observations

Many of the plumbing fixtures appear to be original to the building or extended past their usable life. It appears most plumbing fixtures do not meet ADA requirements.

Recommendations
Replace plumbing fixtures with new, and upgrade fixtures to ADA compatible where necessary.

ELECTRICAL SYSTEMS

Electrical Service & Distribution

Observations
The existing electrical distribution equipment is a mix of old and new equipment, upgraded over time on an instance basis and to support new additions. The existing main electrical distribution equipment is a Westinghouse type Pow-R-Line fused switchboard and is original to the building nearing the end of its usable life at 45 years old. The electrical room hosting the distribution gear is suffering from structural damage which impacts overall safety around the equipment. Distribution boards, step down transformers and branch panelboards appear to be of the same age as the main distribution equipment. The electrical distribution equipment throughout the facility generally appeared to be full, with minimal spare capacity for additional circuits.

There is an existing generator at the facility which is assumed to have been installed under the CSEPP program. The generator did not appear to have been maintained or functional.

The existing receptacle quantities and locations throughout the building, specifically in classrooms, were minimal and appeared to be inadequate for the current program needs.

Recommendations
The existing electrical gear original to the building is recommended to be replaced and upgraded to support current and future building electrical needs. This would generally entail a 1 for 1 replacement of electrical gear and increasing the capacity of branch panelboards throughout.

Additional receptacles should be installed throughout the building, specifically in classrooms, office and other support spaces to meet modern power needs.

Lighting

Observations
Lighting throughout the building generally consisted of fluorescent light source type fixtures in fair to poor condition. Exterior parking lot and building mount site lighting is minimal, in fair to poor condition and likely does not provide adequate illumination. Bug-eye type fixtures provide emergency lighting throughout the building; based on the observed spacing, it is questionable whether the current spacing meets code minimum illumination requirements. Lighting controls

observed consists of manual on/off toggle switches. No automatic lighting controls or dimming was observed.

Recommendations
Replace the existing lighting throughout the building interior and exterior with new LED lights to increase building efficiency. Add lighting poles and building mount lights to increase site illumination. Evaluate the existing emergency lighting coverage throughout the building and add fixtures where lighting is inadequate. Replace the existing lighting controls with dimmable switches and automatic occupancy/vacancy sensors to meet modern energy code and increase user comfort.

Fire Alarm

Observations
The fire alarm control panel had been upgraded to a modern Simplex 4100ES system; however, it did not appear that the upgrades were extended to notification/detection devices throughout the building. The existing notification/detection devices appeared to be at the end of their usable life. Lapses in detection and notification coverage were observed in some of the toured spaces. The building has experienced nuisance alarms and maintenance challenges with the proprietary fire alarm system.

Recommendations
A complete replacement of the existing fire alarm system is recommended to correct deficiencies and meet modern code requirements.

INFORMATION AND COMMUNICATIONS TECHNOLOGY (ICT) SYSTEMS

Structured Cabling

Observations
Multiple network distribution frames were observed during the facility tour. These consisted of a mix of two post and wall mounted racks to support structured cabling and network hardware. In general, these appeared to be in good working condition, but had limited physical capacity for expansion.

Voice/data infrastructure throughout the building is minimal. Classrooms typically consisted of (1) 2-port data outlet to serve a wireless access point and IP phone. Wireless access points have been installed throughout the building and it was noted that network connectivity is adequate. Structured cabling observed consisted of a mix of Category 5e and 6 grade.

Recommendations
Add (1)-(2) data outlets in classrooms to support current and future classroom technology needs. Add network racks and associated hardware to support the new infrastructure.

Communications

Observations

The existing paging system was not tested during the tour; however, it was noted by facilities that the existing head-end is operational but is increasingly unreliable and there are lapses in coverage throughout the building. No building centralized clock system is installed.

Recommendations

Replace the existing paging system with new and increase audible coverage throughout the building. Install a modern centralized wired/wireless clock system.

Security

Observations

A video surveillance system consisting of Axis cameras has been installed throughout the building within the last couple of years and appeared to be in good working condition.

No centralized access control system is installed. An existing AI phone intercom-master station controls access at the main entrance. The main entrance does not have a secure vestibule.

There is an existing intrusion detection system which covers the main office and library only. Facility personnel noted false tripping and functionality issues with the existing system.

Recommendations

Add additional video surveillance cameras at select locations and areas of concern.

Add centralized access control system at high use entrances/exits to create a secure building perimeter. Implement a secure vestibule at the main entrance.

Replace the existing intrusion detection system with a new, small-scale intrusion detection system to cover main entrance/exit areas and other select spaces.

IRRIGON ELEMENTARY SCHOOL

MECHANICAL SYSTEMS

Central Heating and Cooling Plant

Observations

The existing main heating and cooling equipment is made up of a single boiler and an air-cooled chiller. The boilers appear to be original and installed in 2002 and may still have some years of operable life left with proper maintenance. There is one air cooled chillers that provides chilled water for the building. The first chiller, which appears to be original to the building is located on grade and is nearing the end of its operable life. An additional air cooled DX condensing unit provides cooling to the pressurization systems original to the building, and does not appear to be used or necessary to the current operation of the building. Hot and chilled-water distribution piping appears to be in decent condition with the exception that the existing Victaulic fittings leak when the hot water system is turned off during the summer.

Recommendations

Boilers should be maintained annually and kept in good working order. An additional boiler may be considered to be added to provide redundancy in the event the existing boiler is not functional. Ground mounted air-cooled chiller should be replaced with new air-cooled chiller. Heating water and chilled water piping should be replaced to prevent leaking and degradation of system. Piping insulation should be replaced where damaged sections of hot and chilled water piping that have been leaking should be replaced with new. CSP system should be removed if no longer needed.

Individual Air Handling Equipment

Observations

The classrooms are heated and cooled centralized air handling units located in equipment mezzanines. The air handling units have hot and chilled water coils to provide heating and cooling for the spaces. Ventilation air is directly connected to the air handling units and ducted to exterior louvers in penthouse tiers on the roof. Conditioned supply air is ducted to Variable air volume (VAV) boxes that vary the airflow to each zone. A hot water coil is also located within the VAV box to add additional heating as necessary. The VAV box is controlled by a wall mounted thermostat. The gymnasium has a single zone air handler with heating water coil only, no cooling. The existing air handling units, ductwork, and VAV boxes appear to be in good working order. A single zone, robust air handling unit provides pressurized, filtered, make-up air into the gym for a chemical breach in nearby areas, allowing for a safe place for people to shelter in this event. It appears that this may no longer be required.

Recommendations

Maintain existing air handling units, ductwork and VAV boxes keep equipment in good working order. Add cooling coil to gymnasium air handling equipment to allow for cooling of the gym space.

HVAC Controls

Observations
It appears that an existing DDC control system has been installed within the building but may not be working well.

Recommendations
Upgrade DDC system for compatibility with district wide DD system. .

Fire Protection

Observations
There is fire sprinkler piping installed within the building and appears to be in good working order and up to current code.

Recommendations
Existing fire sprinkler to remain. Maintain system as necessary.

PLUMBING SYSTEMS

Plumbing Piping

Observations
Plumbing piping appears to be in good condition.

Recommendations
Maintain existing piping as necessary.

Plumbing Fixtures

Observations
Plumbing fixtures appear to be in good working order. Existing showers do not appear to be used and non-operable. Some ADA fixtures installed.

Recommendations
Replace any dilapidated plumbing fixtures and upgrade fixtures to ADA where necessary.

ELECTRICAL SYSTEMS

Electrical Service & Distribution

Observations

The existing main distribution equipment is a Siemens switchboard and is in good condition with plenty of useable life remaining at approximately 22 years old. The existing branch panelboards are of similar manufacturer and age as the main distribution equipment. Both the main distribution equipment and branch panelboards appeared to have physical capacity to accommodate future circuits.

There is an existing generator at the facility which is assumed to have been installed under the CSEPP program. The generator did not appear to have been maintained or functional.

The existing receptacle quantities and locations throughout the building appeared to be adequate in supporting the current space needs.

Recommendations

Regular preventative maintenance is recommended to maintain the integrity of the equipment. No other recommendations.

Lighting

Observations

Lighting throughout the building generally consisted of fluorescent and HID light source type fixtures in good condition. Exterior parking lot and building mount site lighting appeared to be adequate, in good condition and likely provides adequate illumination. Emergency lighting is achieved via integral emergency battery backup; Based on the observed spacing, the current layouts seemingly meet code minimum emergency illumination requirements. Lighting controls observed consists of manual on/off toggle switches. No automatic lighting controls or dimming was observed.

Recommendations

Although the existing interior and exterior lighting is in good working condition, it is still recommended that the existing lighting be upgraded to LED to increase building efficiency. Similarly, it is recommended that the existing lighting controls be replaced with dimmable switches and automatic occupancy/vacancy sensors to meet modern energy code and increase user comfort.

Fire Alarm

Observations

The existing Simplex 4010 horn/strobe fire alarm control panel appeared to be in good working condition. Existing notification/detection coverage appeared to meet minimum code requirements.

Recommendations
Modern building code would require a fire alarm system utilizing voice evacuation for an occupancy of this type; however, since the current horn/strobe system met code at the time of installation, it is grandfathered in. Typically, an upgrade to voice evacuation would only be required under significant renovations. An elective upgrade would be to replace the fire alarm system with a new voice evacuation system to meet current code and enhance building safety. Besides this, no recommendations for improvement.

INFORMATION AND COMMUNICATIONS TECHNOLOGY (ICT) SYSTEMS

Structured Cabling

Observations
The main distribution frame was observed during the facility tour which consisted of (2) two post racks to support structured cabling and network hardware. This equipment was in good condition and had spare physical capacity for expansion.

The existing receptacle quantities and locations throughout the building appeared to be adequate in supporting the current space needs.

Recommendations
No recommendations for improvement.

Communications

Observations
The existing paging system was not tested during the tour; however, no deficiencies were noted by the facility personnel. The system is assumed to be in good working order. The existing clock system appeared to be functional and in good working order.

Recommendations
No recommendations for improvement.

Security

Observations
A video surveillance system consisting of Axis cameras has been installed throughout the building within the last couple of years and appeared to be in good working condition.

No centralized access control system was observed. An existing AI phone intercom-master station controls access at the main entrance. The main entrance does not have a secure vestibule.

No intrusion detection system was observed.

Recommendations

Add additional video surveillance cameras at select locations and areas of concern.

Add centralized access control system at high use entrances/exits to create a secure building perimeter. Implement a secure vestibule at the main entrance.

Install a small-scale intrusion detection system to cover main entrance/exit areas and other select spaces.

AC HOUGHTON ELEMENTARY SCHOOL

MECHANICAL SYSTEMS

Central Heating and Cooling Plant

Observations

The existing main heating and cooling equipment is made up of multiple boilers and air-cooled chillers. One boiler appears to have been replaced in recent years and still has some years of operable life left with proper maintenance. There are two air cooled chillers that provide chilled water for the building. The chillers appear to be at the end of their useful life. Hot and chilled-water distribution piping appears to be in decent condition with some damage to insulation.

Recommendations

Boilers should be maintained annually and kept in good working order. Ground mounted air-cooled chillers should be replaced with new air-cooled chiller. Piping insulation should be replaced where damaged. Sections of hot and chilled water piping that have been leaking should be replaced with new.

Individual Air Handling Equipment

Observations

The classrooms are heated and cooled with a wall mounted unit ventilators consisting of hot water and chilled water coils, a fan, and a thermostat for control. The conditioned air is supplied directly to the room. When operating, the unit ventilators have a high noise level within the classroom space. Ventilation air may be provided directly through unit ventilators as there is a relief duct in the classroom up to the roof to relieve incoming ventilation air. The unit ventilators were installed in 2010 and have a 15 year median life. Some classrooms have ceiling mounted fancoils with heating and cooling coils The cafeteria and kitchen had new air handling equipment installed in recent years.

Recommendations

The ceiling mounted fancoils in the classrooms should be replaced with a similar style unit as they are at the end of their operable life. Unit ventilators should be replaced as necessary for maintenance. The new fancoils and unit ventilators should be design with low noise emittance and include the ability to provide fresh ventilation to the classrooms with high air filtration to promote high indoor air quality.

HVAC Controls

Observations

The existing controls in the building appear to be outdated and, in some spaces, not communicating with the central control system.

Recommendations

Upgrade room controllers and HVAC equipment controls and connect to district wide DDC system.

Fire Protection

Observations
There is no fire protection system within the building.

Recommendations
Add fire sprinklers throughout the building.

PLUMBING SYSTEMS

Plumbing Piping

Observations
It was discussed on site that the existing domestic water piping and sanitary piping are original to the building. The existing domestic water piping appears to be galvanized piping and in poor condition. There were discussions of existing sanitary piping crumbling in some areas. There are several newer domestic hot water heaters within the building mostly located in janitor rooms.

Recommendations
Replace original domestic water and sanitary piping within building to prevent further leaks and down time. Replace existing domestic water heaters that are older.

Plumbing Fixtures

Observations
Many of the plumbing fixtures appear to be original to the building or extended past their usable life. It appears most plumbing fixtures do not meet ADA requirements.

Recommendations
Replace plumbing fixtures with new, and upgrade fixtures to ADA compatible where necessary.

ELECTRICAL SYSTEMS

Electrical Service & Distribution

Observations
The existing electrical distribution equipment is a mix of old and new equipment, upgraded over time on an instance basis and to support new additions. The main electrical distribution equipment is a Circle Products fused switchboard and is original to the building at the end of its usable life. Branch panelboards appear to be of the same age as the main distribution

equipment and at the end of its usable life. The electrical distribution equipment throughout the facility generally appeared to be full, with minimal spare capacity for additional circuits.

There is an existing generator at the facility which is assumed to have been installed under the CSEPP program. The generator did not appear to have been maintained or functional.

The existing receptacle quantities and locations throughout the building, specifically in classrooms, were minimal and appeared to be inadequate for the current program needs.

Recommendations

The existing electrical gear original to the building is recommended to be replaced and upgraded to support current and future building electrical needs. This would generally entail a 1 for 1 replacement of electrical gear and increasing the capacity of branch panelboards throughout.

Additional receptacles should be installed throughout the building, specifically in classrooms, office and other support spaces to meet modern power needs.

Lighting

Observations

Lighting throughout the building generally consisted of fluorescent light source type fixtures in fair to poor condition. Exterior parking lot and building mount site lighting is minimal, in fair to poor condition and likely does not provide adequate illumination. Bug-eye and other emergency-only type fixtures provide emergency lighting throughout the building; based on observed spacing, it appears that current spacing may provide code minimum illumination requirements. Lighting controls observed consists of manual on/off toggle switches. No automatic lighting controls or dimming was observed.

Recommendations

Replace the existing lighting throughout the building interior and exterior with new LED lights to increase building efficiency. Add LED lighting poles and LED building mount lights to increase site illumination. Evaluate the existing emergency lighting coverage throughout the building and add fixtures where lighting is inadequate. Replace the existing lighting controls with dimmable switches and automatic occupancy/vacancy sensors to meet modern energy code and increase user comfort.

Fire Alarm

Observations

The existing Simplex 4010 horn/strobe fire alarm control panel appeared to be in good working condition. Existing notification/detection coverage appeared to meet minimum code requirements.

Recommendations
Modern building code would require a fire alarm system utilizing voice evacuation for an occupancy of this type; however, since the current horn/strobe system met code at the time of installation, it is grandfathered in. Typically, an upgrade to voice evacuation would only be required under significant renovations. An elective upgrade would be to replace the fire alarm system with a new voice evacuation system to meet current code and enhance building safety. Besides this, no recommendations for improvement.

INFORMATION AND COMMUNICATIONS TECHNOLOGY (ICT) SYSTEMS

Structured Cabling

Observations
The main distribution frame was observed during the facility tour which consisted of (1) two post rack to support structured cabling and network hardware. This equipment was in good condition and had spare physical capacity for expansion.

Voice/data infrastructure throughout the building is minimal. Classrooms typically consisted of (1) 2-port data outlet to serve a wireless access point and IP phone. Wireless access points have been installed throughout the building and it was noted that network connectivity is adequate. Structured cabling observed consisted of a mix of Category 5e and 6 grade.

Recommendations
Add (1)-(2) data outlets in classrooms to support current and future classroom technology needs. Add network racks and associated hardware to support the new infrastructure.

Communications

Observations
The existing paging system was not tested during the tour; however, it was noted by facilities that the existing head-end is operational but does not integrate with the phone system and is obsolete without spare parts or maintenance technicians available. Lapses in paging coverage throughout the building were also noted. The building centralized clock system has continual maintenance and synchronization issues.

Recommendations
Replace the existing paging system with new and increase audible coverage throughout the building. Replace the existing clock system with new modern centralized wired/wireless system.

Security

Observations
A video surveillance system consisting of Axis cameras has been installed throughout the building within the last couple of years and appeared to be in good working condition.

No centralized access control system is installed. An existing AI phone intercom-master station controls access at the main entrance. The main entrance does not have a secure vestibule.

No intrusion detection system was observed.

Recommendations

Add additional video surveillance cameras at select locations and areas of concern.

Add centralized access control system at high use entrances/exits to create a secure building perimeter. Implement a secure vestibule at the main entrance.

Install a small-scale intrusion detection system to cover main entrance/exit areas and other select spaces.

Base Information

Item	Data	Notes / Explanation
District Name:	Morrow SD 1	Pull-down menu of the 197 Districts and 19 ESDs (alphabetical order)
Site Name:	A.C. Houghton Elementary School	Typically the name that is used for the facility / campus
Building Name:	A.C. Houghton Elementary School	If only one building on site, refer to "main"
Building ID:	21470100	Use the School Facilities Building Collection Building ID Number (BIN) Lookup Tool for the eight (8) digit number assigned to the building. To use the tool, first download a copy of it by selecting File -> Save As -> Download a Copy. At the top of the Lookup Tool, enter the District ID which you can find on the Entity ID tab.
Building Type:	Elementary School	Pull-down menu - feeds FCI calculation
Physical Address of Building:	1105 NE Main Ave., Irrigon, OR 97844	Informational only - does not link
Original Year of Building Completion:	1953	When was the original building completed and ready for use
Primary Structure Type:		Pull-down menu of primary building construction / structure types
Secondary Structure Type:		Pull-down menu of secondary building construction / structure types
County:	Morrow	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	46,861	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	12	District records
Assessor Company:	Wenaha Group	
Assessor Name:	Cassie Hibbert	For follow up questions
Contact (Phone):	541.561.3497	
Contact (E-Mail):	chibbert@wenahagroup.com	
Date of Assessment:	3/7/2024	Enter the actual date of the assessment - use m/d/yyyy format

District Name:	Morrow SD 1
Site Name:	A.C. Houghton Elementary School
Building Name:	A.C. Houghton Elementary School
Building ID:	21470100
Date of Estimate:	3/7/2024

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A SUBSTRUCTURE																
	A10 Foundations															
		A1010 Standard Foundations		100%	X						$0	$0	$0	$0	$0	
		A1020 Special Foundations		0%	X						$0	$0	$0	$0	$0	
		A1030 Slab on Grade		100%	X						$0	$0	$0	$0	$0	
	A20 Basement Construction															
		A2010 Basement Excavation	NOT USED													
		A2020 Basement Walls		2%	X						$0	$0	$0	$0	$0	
B SHELL																
	B10 Superstructure															
		B1010 Floor Construction	Wood	0%	X						$0	$0	$0	$0	$0	
			Steel	0%	X						$0	$0	$0	$0	$0	
			Concrete	100%	X						$0	$0	$0	$0	$0	
		B1020 Roof Construction	Wood	100%	X						$0	$0	$0	$0	$0	
			Steel	0%	X						$0	$0	$0	$0	$0	
			Concrete	0%	X						$0	$0	$0	$0	$0	
	B20 Exterior Enclosure															
		B2010 Exterior Walls	Concrete Formed / Tilt	0%	X						$0	$0	$0	$0	$0	
			Masonry	10%	X					50%	$12,606	$2,209	$14,815	$15,556	$16,334	Masonry shows signs of moisture
			Framed w/ Wood Siding	60%				X		25%	$67,723	$11,869	$79,592	$83,572	$87,750	Wood shows sign of damage from water and birds
			Framed w/Metal Panel	0%	X						$0	$0	$0	$0	$0	
			Framed w/Stucco	90%				X		15%	$60,950	$10,682	$71,633	$75,214	$78,975	Bird damage.
			Framed w/Masonry Veneer	0%	X						$0	$0	$0	$0	$0	
		B2020 Exterior Windows	Wood	0%	X						$0	$0	$0	$0	$0	
			Aluminum/Steel	50%	X						$0	$0	$0	$0	$0	
			Clad	50%	X						$0	$0	$0	$0	$0	
			Curtain Wall	25%	X						$0	$0	$0	$0	$0	
		B2030 Exterior Doors	Wood	0	X						$0	$0	$0	$0	$0	
			Hollow Metal	100	X						$0	$0	$0	$0	$0	
			Storefront	100	X						$0	$0	$0	$0	$0	
	B30 Roofing															
		B3010 Roof Coverings	Asphalt Shingle	0%	X						$0	$0	$0	$0	$0	
			Built-Up	0%	X						$0	$0	$0	$0	$0	
			Single Ply	0%	X						$0	$0	$0	$0	$0	
			Metal	100%				X		15%	$62,603	$10,972	$73,575	$77,254	$81,116	Building has water damage at building joints. New to old addition.
			Concrete Tile	0%	X						$0	$0	$0	$0	$0	
		B3020 Roof Openings	Skylights	0%	X						$0	$0	$0	$0	$0	By Building GSF
			Access Hatch	0							$0	$0	$0	$0	$0	Per hatch

District Name:	Morrow SD 1
Site Name:	A.C. Houghton Elementary School
Building Name:	A.C. Houghton Elementary School
Building ID:	21470100
Date of Estimate:	3/7/2024

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C INTERIORS																
	C10 Interior Construction															
		C1010 Partitions	Framed	100%	X						$0	$0	$0	$0	$0	
			Masonry	0%	X						$0	$0	$0	$0	$0	
		C1020 Interior Doors	Wood	100	X						$0	$0	$0	$0	$0	
			Hollow Metal	50	X						$0	$0	$0	$0	$0	
		C1030 Fittings	NOT USED													
	C20 Stairs															
		C2010 Stair Construction	Wood	0	X						$0	$0	$0	$0	$0	Cost/Flight
			Metal	0	X						$0	$0	$0	$0	$0	Cost/Flight
			Concrete	0	X						$0	$0	$0	$0	$0	Cost/Flight
		C2020 Stair Finishes	Concrete Fill	0	X						$0	$0	$0	$0	$0	Cost/Flight
			Resilient	0	X						$0	$0	$0	$0	$0	Cost/Flight
	C30 Interior Finishes															
		C3010 Wall Finishes	Paint on Masonry	0%	X						$0	$0	$0	$0	$0	
			Wallboard	100%	X						$0	$0	$0	$0	$0	
			Wainscot	50%	X						$0	$0	$0	$0	$0	
			Ceramic Tile	15%	X						$0	$0	$0	$0	$0	
		C3020 Floor Finishes	Carpet / Soft Surface	90%	X						$0	$0	$0	$0	$0	Can carpet be source of musty smell throughout the building? Appears clean with no major signs of water damage. Further investigation required.
			Resilient Tile	50%		X				15%	$5,876	$1,030	$6,906	$7,251	$7,614	Some separations at concrete cold joints or at end of hallways.
			Resilient Sheet	15%	X						$0	$0	$0	$0	$0	
			Polished Concrete	0%		X					$0	$0	$0	$0	$0	
			Ceramic Tile	0%	X						$0	$0	$0	$0	$0	
			Liquid Applied	0%	X						$0	$0	$0	$0	$0	
			Wood Sports Floor	10%							$0	$0	$0	$0	$0	
		C3030 Ceiling Finishes	Wallboard	10%	X						$0	$0	$0	$0	$0	
			Lay-In Ceiling Tile	100%		X				15%	$11,636	$2,039	$13,676	$14,359	$15,077	
			Glued-Up Ceiling Tile	100%		X				15%	$89,017	$15,601	$104,618	$109,849	$115,342	Water intrusion at building joints. Further inspection required.
			Painted Structure	10%	X				X		$0	$0	$0	$0	$0	
D SERVICES																
	D10 Conveying															
		D1010 Elevators & Lifts		0	X						$0	$0	$0	$0	$0	
		D1020 Escalators & Moving Walks		0	X						$0	$0	$0	$0	$0	
		D1090 Other Conveying Systems		0	X						$0	$0	$0	$0	$0	
	D20 Plumbing															
		D2010 Plumbing Fixtures		100%					X	75%	$639,991	$112,167	$752,158	$789,766	$829,255	All (N) fixtures must meet ADA requirements by code. Replace sinks, faucets, and drinking fountains.
		D2020 Domestic Water Distribution		100%					X	90%	$508,269	$89,081	$597,351	$627,218	$658,579	Replace galvanized piping.
		D2030 Sanitary Waste		100%	- -				X	75%	$120,435	$21,108	$141,543	$148,620	$156,051	Damaged/crumbling sanitary waste
		D2040 Rain Water Drainage		100%	X						$0	$0	$0	$0	$0	
		D2090 Other Plumbing Systems	NOT USED													

District Name:	Morrow SD 1
Site Name:	A.C. Houghton Elementary School
Building Name:	A.C. Houghton Elementary School
Building ID:	21470100
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	D30 HVAC															
		D3010 Energy Supply		0%	X						$0	$0	$0	$0	$0	
		D3020 Heat Generating Systems	Boiler	100%		X				100%	$156,701	$27,464	$184,165	$193,373	$203,042	New main boiler, older exisitng boilers. Replace parts or boilers as necessary to maintian heat.
			Air Handler	100%				X		100%	$186,955	$32,766	$219,721	$230,707	$242,243	The buliding has a musty smell throughout most spaces. HVAC? Spaces using in room ventilators have poor air circulation.
			Furnace	0%	X						$0	$0	$0	$0	$0	
			Heat Exchanger	0%	X						$0	$0	$0	$0	$0	
		D3030 Cooling Generating Systems	Component of air handler	100%				X		100%	$186,955	$32,766	$219,721	$230,707	$242,243	Half of building is still on 2 pipe system, main hallway and classrooms, 3rd grade wing, and k-1 wing. the library is underserved by air unit
			Stand alone chiller	100%					X	100%	$429,764	$75,322	$505,086	$530,340	$556,857	Chillers are at or near end of usable life.
		D3040 Distribution Systems	Ductwork	30%				X		100%	$49,570	$8,688	$58,258	$61,171	$64,230	
			Hot water return & supply	100%			X			100%	$130,325	$22,841	$153,167	$160,825	$168,866	Replace piping and insulation where leaking or damage has occurred
		D3050 Terminal & Package Units	Above ceiling VAV unit	0%	X					0%	$0	$0	$0	$0	$0	
			In-room ventilator unit	100%					X	50%	$619,046	$108,496	$727,542	$763,919	$802,115	Units installed in 2010 at are near end of usable life. Replace damaged or older units
			In-room radiant unit	0%	X					0%	$0	$0	$0	$0	$0	
		D3060 Controls & Instrumentation		100%					X	100%	$208,676	$36,573	$245,249	$257,512	$270,387	Controls not connected to individual equipment
		D3070 Systems Testing & Balancing		100%					X	100%	$113,259	$19,850	$133,109	$139,765	$146,753	
		D3090 Other HVAC Systems & Equipment	NOT USED													
	D40 Fire Protection															
		D4010 Sprinklers		100%					X	100%	$387,873	$67,980	$455,854	$478,646	$502,579	
		D4020 Standpipes		0%	X						$0	$0	$0	$0	$0	
		D4030 Fire Protection Specialties		0%	X						$0	$0	$0	$0	$0	
		D4090 Other Fire Protection Systems	NOT USED													
	D50 Electrical															
		D5010 Electrical Service & Distribution		100%				X	X	100%	$1,339,715	$234,804	$1,574,518	$1,653,244	$1,735,906	Electrical distribution equipment is original to the building and at the end of its usable life. Branch power throughout classrooms is limited and panelboards appeared to be at capacity.
		D5020 Lighting and Branch Wiring		100%				X	X	100%	$1,822,229	$319,371	$2,141,600	$2,248,680	$2,361,114	Lighting is a mix of T8/T12 in poor condition. Replace with LED.
		D5030 Communications & Security	Voice / Data System	100%				X	X	50%	$222,251	$38,953	$261,204	$274,264	$287,978	Voice/data is limited throughout building & classrooms. Add infrastructure to meet current/future school program needs.
			Clock / Intercom System	100%				X	X	100%	$138,083	$24,201	$162,284	$170,398	$178,918	Clock and paging system are non-functional and obsolete. Full replacement of systems.
			Closed Circuit Surveillance	100%	- -		X			20%	$2,482	$435	$2,917	$3,063	$3,217	New IP camera system has been installed throughout building. Blind spots were observed / noted by staff. Add coverage at select locations.
			Access Control System	50%				X	X	100%	$67,878	$11,897	$79,774	$83,763	$87,951	No centralized access control system installed. Add system.
			Intrusion Alarm System	25%			X		X	100%	$30,448	$5,336	$35,785	$37,574	$39,452	No system installed. Add system.
			Fire Alarm / Detection	100%	X					0%	$0	$0	$0	$0	$0	System appeared to be in good working condition. Detection/notification appeared to meet code requirements.
			Lighting Control System	100%				X	X	100%	$795,140	$139,359	$934,500	$981,225	$1,030,286	Lighting controls consisted of manual controls. No dimming/automatic control was observed. Replace with Energy Code compliant dimming and occupancy sensor controls.
		D5090 Other Electrical Systems	NOT USED													
E	**EQUIPMENT & FURNISHINGS**															
	E10 Equipment															
		E1010 Commercial Equipment	Food Service	15%	X						$0	$0	$0	$0	$0	
			Vocational	0%	X						$0	$0	$0	$0	$0	
		E1020 Institutional Equipment	Science	0	X						$0	$0	$0	$0	$0	
			Art	0	X						$0	$0	$0	$0	$0	
			Stage Performance	5	X						$0	$0	$0	$0	$0	Not used by school.
			Restroom Accessories/Stalls	15%	X						$0	$0	$0	$0	$0	

District Name:	Morrow SD 1
Site Name:	A.C. Houghton Elementary School
Building Name:	A.C. Houghton Elementary School
Building ID:	21470100
Date of Estimate:	3/7/2024

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		E1030 Vehicular Equipment	NOT USED		None	Minor	Moderate	Major	Replace							
		E1090 Other Equipment	NOT USED		None	Minor	Moderate	Major	Replace							
	E20 Furnishings															
		E2010 Fixed Furnishings		30%	None	X Minor	Moderate	Major	Replace	5%	$1,617	$283	$1,901	$1,996	$2,096	Some cupboards and fixed casework have lopsided doors and or chipped countertops.
		E2020 Movable Furnishings		70%	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
F	**SPECIAL CONSTRUCTION & DEMOLITION - NOT USED**															
G	**BUILDING SITE WORK**															
	G10 Site Preparation		NOT USED													
	G20 Site Improvements															
		G2010 Roadways		42,000	None	Minor	Moderate	Major	X Replace	80%	$834,332	$146,228	$980,560	$1,029,588	$1,081,068	Cost/SF of surface area. Gravel at bus yard and side yards.
		G2020 Parking Lots		78,000	None	Minor	Moderate	X Major	Replace	15%	$193,684	$33,946	$227,630	$239,012	$250,962	Cost/SF of surface area. Resurface for ADA. Pavement is "aligator" at ADA path.
		G2030 Pedestrian Paving		66,108	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Cost/SF of surface area
		G2040 Site Development		2,256	None	Minor	Moderate	X Major	Replace	80%	$29,877	$5,236	$35,113	$36,869	$38,713	Cost/LF of fencing. Fencing is 4' high.
		G2050 Landscaping		162,804	None	Minor	Moderate	Major	X Replace	80%	$539,018	$94,470	$633,489	$665,163	$698,421	Cost/SF of irrigated area. Fence all 4' with exception of bus yard and tennis courts.
	G30 Site Mechanical Utilities															
		G3010 Water Supply	Domestic		None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of pipe in cell E154
			Fire		None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of pipe in cell E155
		G3020 Sanitary Sewer			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of sewer lines in cell E156
		G3030 Storm Sewer			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter SF of area to be drained
		G3040 Heating Distribution			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of heating ducts in cell E158
		G3050 Cooling Distribution			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of duct work in cell E159
		G3060 Fuel Distribution			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of natural gas lines in cell E160
		G3090 Other Site Mechanical Utilities	NOT USED		None	Minor	Moderate	Major	Replace							
	G40 Site Electrical Utilities															
		G4010 Electrical Distribution	Service	1	X None	Minor	Moderate	Major	Replace		0	$0	$0	$0	$0	Electrical service size needs to be upgraded to support building needs.
			Generator	1	None	- - Minor	Moderate	X Major	Replace	100%	$82,771	$14,507	$97,278	$102,142	$107,249	Existing generator is not functional.
		G4020 Site Lighting		78,000	None	Minor	Moderate	Major	X Replace	100%	$167,860	$29,420	$197,279	$207,143	$217,501	Parking lot and building site lighting is minimal and in poor condition. Replace with LED
		G4030 Site Communications & Security		66,108	None	Minor	Moderate	Major	X Replace	50%	$43,775	$7,672	$51,447	$54,019	$56,720	Minimal site security. Recommend adding video surveillance, paging and access control to enhance security.
		G4090 Other Site Electrical Utilities	NOT USED		None	Minor	Moderate	Major	Replace							
	G90 Other Site Construction		NOT USED													

District Name:	Morrow SD 1
Site Name:	A.C. Houghton Elementary School
Building Name:	A.C. Houghton Elementary School
Building ID:	21470100
Date of Estimate:	3/7/2024

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Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Count	LEVEL OF ACTION (Select 'X' in drop down if applicable) None	Minor	Moderate	Major	Replace as Part of Renovation	% of System or Finish Affected	Automated Budget Estimate	Add to Escalate to 5/20/2027 (Renovation Construction Midpoint)	Escalated to 5/20/2027 (Renovation Construction Midpoint)	Escalated to 5/20/2028 (Renovation Construction Midpoint)	Escalated to 5/20/2029 (Renovationt Construction Midpoint)	Notes
OTHER																
Description of System							Unit of Measure	Quantity	Unit Budget		Total Budget	Add to Extend	Extended	Extended	Extended	Notes
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	

Renovation Costs

Physical Condition Budget Sub-Total		**$10,359,391**	
Budgeted Development Costs		**$3,936,569**	
Physical Condition Budget TOTAL		**$14,295,960**	
Cost with Escalation to (construction mid point):	**5/20/2027**	**$16,801,527**	*Escalation to projected construction mid point, per schedule entered
Cost with Escalation to:	**5/20/2028**	**$17,641,603**	*Escalation to projected construction mid point + 1 year
Cost with Escalation to:	**5/20/2029**	**$18,523,683**	*Escalation to projected construction mid point + 2 years

Replacement Costs

Replacement Budget	**$39,910,965**
Facility Condition Index (FCI)	**42.1%**

	District Name:	Morrow SD 1			
	Site Name:	A.C. Houghton Elementary School			
	Building Name:	A.C. Houghton Elementary School			
	Building ID:	21470100			
	Date of Assessment:	3/7/2024			
	SCHOOL SAFETY ASSESSMENT				
		YES	**NO**	**N/A**	**COMMENTS**
1	School grounds are fenced.	X			
2	There is one clearly marked and designated entrance for visitors.		X		
3	Signs are posted for visitors to report to main office through a designated entrance.		X		
4	Restricted areas are clearly marked.		X		
5	Shrubs and foliage are trimmed to allow for good line of sight. (3'-0"/8'- 0" rule)			X	
6	Shrubs near building have been trimmed "up" to allow view of bottom of building.			X	
7	Bus loading and drop-off zones are clearly defined.		X		
8	There is a schedule for maintenance of:				
	a. Outside lights		X		Staff report as needed
	b. Locks/Hardware		X		
	c. Storage Sheds		X		
	d. Windows		X		
	e. Other exterior buildings		X		
9	Parent drop-off and pick-up area is clearly defined.		X		
10	There is adequate lighting around the building.	X			
11	Lighting is provided at entrances and other points of possible intrusion.	X			
12	The school ground is free from trash or debris.	X			
13	The school is free of graffiti.	X			
14	Play areas are fenced.	X			
15	Playground equipment has tamper-proof fasteners.	X			
16	Visual surveillance of bicycle racks from main office is possible.	X			By camera
17	Visual surveillance of parking lots from main office is possible.	X			By camera
18	Parking lot is lighted properly and all lights are functioning.	X			
19	Accessible lenses are protected by some unbreakable material.		X		
20	Staff and visitor parking has been designated.	X			
21	Outside hardware has been removed from all doors except at points of entry.		X		
22	Ground floor windows:				
	a. have no broken panes;	X			
	b. have locking hardware that is in working order.	X			
23	Basement windows are protected with grill or well cover.		X		
24	Doors are locked when classrooms are vacant.	X			Often left open
25	High-risk areas are protected by high security locks and an alarm system:				
	a. Main office	X			
	b. Cafeteria		X		No alarm
	c. Computer labs		X		No alarm
	d. Industrial arts rooms			X	
	e. Science labs			X	
	f. Nurses office		X		No alarm
	g. Boiler room		X		No alarm
	h. Electrical rooms		X		No alarm
	i. Phone line access closet				No alarm, usually left open
26	Unused areas of the school can be closed off during after school activities.	X			
27	There is two-way communication between the main office and:				
	a. Classrooms	X			By radio
	b. Duty stations	X			By radio
	c. Re-locatable classrooms			X	
	d. Staff and faculty outside building	X			By radio
	e. Buses				
28	There is a central alarm system in the school. If yes, briefly describe in Comments.	X			Alarm for principal's office and main hall
29	The main entrance is visible from the main office.		X		Only by camera

District Name:	Morrow SD 1
Site Name:	A.C. Houghton Elementary School
Building Name:	A.C. Houghton Elementary School
Building ID:	21470100
Date of Assessment:	3/7/2024

ADA ASSESSMENT

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

District Name:	Morrow SD 1
Site Name:	A.C. Houghton Elementary School
Building Name:	A.C. Houghton Elementary School
Building ID:	21470100
Date of Assessment:	3/7/2024

INFORMATION TECHNOLOGY ASSESSMENT

	YES	NO	N/A	COMMENTS
1 Connectivity "speed" to the Facility – measured by Megabytes per second (Mbps):				
a. 10,000 Mbps or greater		X		
b. 1,000 to 9,999 Mbps	X			
c. 100 to 999 Mbps		X		
d. 10 to 99 Mbps		X		
e. 1 to 9 Mbps		X		
2 Local area network connectivity "speed" at the individual building level:				
a. 10,000 Mbps or greater		X		
b. 1,000 to 9,999 Mbps	X			
c. 100 to 999 Mbps		X		
d. 10 to 99 Mbps		X		
e. 1 to 9 Mbps		X		
3 Wireless Coverage:				
a. Facility-wide	X			
b. Secure?	X			
c. Type:				
i. AC wireless router	X			And Wifi 6 (AX)
ii. N wireless router		X		
iii. A/B/G wireless router		X		
4 Building cabling:				
a. Fiber (to the desktop)		X		
b. CAT 6		X		
c. CAT 5 E	X			
d. CAT 5		X		
5 Security:				
a. Access control		X		
b. Video Surveillance	X			
c. Central Communications Systems	X			

District Name:	Morrow SD 1
Site Name:	A.C. Houghton Elementary School
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HARMFUL SUBSTANCES ASSESSMENT

		YES	NO	N/A	COMMENTS
1	**Lead**				
	Has your facility been assessed for lead? If so when?		X		
	Is there lead in your facility?	X			
	Is lead abatement included in your future bond plans?				TBD
2	**Asbestos**				
	Has your facility been assessed for asbestos? If so when?	X			As needed
	Is there asbestos in your facility?	X			
	Is asbestos abatement included in your future bond plans?				TBD
3	**Mold**				
	Has your facility been assessed for mold? If so when?		X		
	Is there mold in your facility?				
	Is mold abatement included in your future bond plans?				TBD
4	**Water Quality**				
	Has your facility been assessed for water quality (lead, etc.)? If so when?	X			2016,2020, 2021
	Is there a water quality concern in your facility?		X		
	Is water treatment included in your future bond plans?				TBD
5	**Polychlorinated Biphenyls (PCBs)**				
	Has your facility been assessed for PCBs? If so when?		X		
	Are there PCBs in your facility?				
	Is PCB abatement included in your future bond plans?				TBD
6	**Radon**				
	Has your facility been tested for radon? If so when?	X			2019
	Are there elevated levels of radon (above 4 pCi/L) in your facility?		X		
	Is radon mitigation included in your future bond plans?				TBD

District Name:	Morrow SD 1
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INDOOR AIR QUALITY ASSESSMENT

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

Base Information

Item	Data	Notes / Explanation
District Name:	Morrow SD 1	Pull-down menu of the 197 Districts and 19 ESDs (alphabetical order)
Site Name:	Heppner Elementary School	Typically the name that is used for the facility / campus
Building Name:	Heppner Elemenary School	If only one building on site, refer to "main"
Building ID:	21470300	Use the School Facilities Building Collection Building ID Number (BIN) Lookup Tool for the eight (8) digit number assigned to the building. To use the tool, first download a copy of it by selecting File -> Save As -> Download a Copy. At the top of the Lookup Tool, enter the District ID which you can find on the Entity ID tab.
Building Type:	Elementary School	Pull-down menu - feeds FCI calculation
Physical Address of Building:	235 Stansbury Street, Heppner, OR 97836	Informational only - does not link
Original Year of Building Completion:	1954	When was the original building completed and ready for use
Primary Structure Type:	W2 – Wood, Commercial and Industrial	Pull-down menu of primary building construction / structure types
Secondary Structure Type:		Pull-down menu of secondary building construction / structure types
County:	Morrow	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	27,111	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	7	District records
Assessor Company:	Wenaha Group	
Assessor Name:	Cassie Hibbert	For follow up questions
Contact (Phone):	541.561.3497	
Contact (E-Mail):	chibbert@wenahagroup.com	
Date of Assessment:	2/9/2024	Enter the actual date of the assessment - use m/d/yyyy format

District Name:	Morrow SD 1
Site Name:	Heppner Elementary School
Building Name:	Heppner Elemenary School
Building ID:	21470300
Date of Estimate:	2/9/2024

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					LEVEL OF ACTION (Select 'X' in drop down if applicable)														
Level 1	**Level 2**	**Level 3**	**Type (as applicable)**	**% of Building or Count**			**None**		**Minor**		**Moderate**		**Major**		**Replace as Part of Renovation**	**% of System or Finish Affected**	**Automated Budget Estimate**	**Add to Escalate to 5/20/2027 (Renovation Construction Midpoint)**	**Escalated to 5/20/2027 (Renovation Construction Midpoint)**	**Escalated to 5/20/2028 (Renovation Construction Midpoint)**	**Escalated to 5/20/2029 (Renovationt Construction Midpoint)**	**Notes**
A SUBSTRUCTURE																					
	A10 Foundations																				
		A1010 Standard Foundations		100%		X	None		Minor		Moderate		Major		Replace	0%	$0	$0	$0	$0	$0	
		A1020 Special Foundations		0%			None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		A1030 Slab on Grade		100%		X	None		Minor		Moderate		Major		Replace	0%	$0	$0	$0	$0	$0	
	A20 Basement Construction																				
		A2010 Basement Excavation	NOT USED				None		Minor		Moderate		Major		Replace							
		A2020 Basement Walls		100%		X	None		Minor		Moderate		Major		Replace	0%	$0	$0	$0	$0	$0	$0	
B SHELL																					
	B10 Superstructure																				
		B1010 Floor Construction	Wood	80%		X	None		Minor		Moderate		Major		Replace	0%	$0	$0	$0	$0	$0	
			Steel	0%			None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Concrete	100%		X	None		Minor		Moderate		Major		Replace	0%	$0	$0	$0	$0	$0	
		B1020 Roof Construction	Wood	100%		X	None		Minor		Moderate		Major		Replace	0%	$0	$0	$0	$0	$0	
			Steel	0%			None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Concrete	0%			None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
	B20 Exterior Enclosure																				
		B2010 Exterior Walls	Concrete Formed / Tilt	0%			None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Masonry	0%			None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Framed w/ Wood Siding	10%			None		Minor	X	Moderate		Major		Replace	25%	$3,445	$604	$4,048	$4,251	$4,463	
			Framed w/Metal Panel	0%			None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Framed w/Stucco	100%			None		Minor	X	Moderate		Major		Replace	25%	$34,445	$6,037	$40,483	$42,507	$44,632	
			Framed w/Masonry Veneer	20%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		B2020 Exterior Windows	Wood	0%			None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Aluminum/Steel	100%			None		Minor		Moderate	X	Major		Replace	10%	$17,099	$2,997	$20,096	$21,101	$22,156	
			Clad	100%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Curtain Wall	15%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		B2030 Exterior Doors	Wood	0			None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Hollow Metal	100		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Storefront	100		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
	B30 Roofing																				
		B3010 Roof Coverings	Asphalt Shingle	0%			None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Built-Up	0%			None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Single Ply	0%			None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Metal	100%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Concrete Tile	0%			None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		B3020 Roof Openings	Skylights	0%			None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	By Building GSF
			Access Hatch	0			None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Per hatch

District Name:	Morrow SD 1
Site Name:	Heppner Elementary School
Building Name:	Heppner Elemenary School
Building ID:	21470300
Date of Estimate:	2/9/2024

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C INTERIORS																
	C10 Interior Construction															
		C1010 Partitions	Framed	100%	X						$0	$0	$0	$0	$0	
			Masonry	0%							$0	$0	$0	$0	$0	
		C1020 Interior Doors	Wood	100	X						$0	$0	$0	$0	$0	
			Hollow Metal	20	X						$0	$0	$0	$0	$0	
		C1030 Fittings	NOT USED													
	C20 Stairs															
		C2010 Stair Construction	Wood	2	X						$0	$0	$0	$0	$0	Cost/Flight
			Metal	0							$0	$0	$0	$0	$0	Cost/Flight
			Concrete	0							$0	$0	$0	$0	$0	Cost/Flight
		C2020 Stair Finishes	Concrete Fill	0							$0	$0	$0	$0	$0	Cost/Flight
			Resilient	2	X						$0	$0	$0	$0	$0	Cost/Flight
	C30 Interior Finishes															
		C3010 Wall Finishes	Paint on Masonry	0%	X						$0	$0	$0	$0	$0	
			Wallboard	100%		X				15%	$13,599	$2,383	$15,982	$16,781	$17,620	
			Wainscot	100%	X						$0	$0	$0	$0	$0	
			Ceramic Tile	15%		X				5%	$303	$53	$356	$374	$393	
		C3020 Floor Finishes	Carpet / Soft Surface	80%	X						$0	$0	$0	$0	$0	
			Resilient Tile	15%		X				25%	$1,700	$298	$1,998	$2,098	$2,203	
			Resilient Sheet	0%	X						$0	$0	$0	$0	$0	
			Polished Concrete	0%	X						$0	$0	$0	$0	$0	
			Ceramic Tile	15%	X						$0	$0	$0	$0	$0	
			Liquid Applied	15%	X						$0	$0	$0	$0	$0	
			Wood Sports Floor	0%	X						$0	$0	$0	$0	$0	
		C3030 Ceiling Finishes	Wallboard	15%		X				5%	$1,057	$185	$1,242	$1,304	$1,369	
			Lay-In Ceiling Tile	100%	X						$0	$0	$0	$0	$0	
			Glued-Up Ceiling Tile	100%		X			X	15%	$51,500	$9,026	$60,526	$63,552	$66,730	
			Painted Structure	50%	X						$0	$0	$0	$0	$0	Exposed wood in original space
D SERVICES																
	D10 Conveying															
		D1010 Elevators & Lifts		0							$0	$0	$0	$0	$0	
		D1020 Escalators & Moving Walks		0							$0	$0	$0	$0	$0	
		D1090 Other Conveying Systems		1	X						$0	$0	$0	$0	$0	
	D20 Plumbing															
		D2010 Plumbing Fixtures		100%					X	67%	$330,766	$57,971	$388,738	$408,175	$428,583	All (N) fixtures must meet ADA requirements by code. Need to replace fixtures in old portion of building
		D2020 Domestic Water Distribution		100%					X	100%	$326,727	$57,264	$383,991	$403,190	$423,350	Need to replace all water and hot water piping and water heaters. Need to add recirc.
		D2030 Sanitary Waste		100%		X				67%	$47,209	$8,274	$55,483	$58,258	$61,171	Need to renovate most existing waste piping
		D2040 Rain Water Drainage									$0	$0	$0	$0	$0	
		D2090 Other Plumbing Systems	NOT USED													

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	D30 HVAC															
		D3010 Energy Supply		100%	None	X Minor	Moderate	Major	Replace	100%	$55,203	$9,675	$64,878	$68,121	$71,528	Fuel oil system needs updating
		D3020 Heat Generating Systems	Boiler	100%	None	Minor	Moderate	Major	X Replace	100%	$493,681	$86,525	$580,206	$609,216	$639,677	Outdated boiler system. Needs to be replaced.
			Air Handler	25%	None	Minor	Moderate	Major	X Replace	100%	$65,301	$11,445	$76,745	$80,583	$84,612	Replace library air handler
			Furnace		None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
			Heat Exchanger		None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
		D3030 Cooling Generating Systems	Component of air handler		None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
			Stand alone chiller	100%	- - None	Minor	Moderate	Major	X Replace	100%	$248,636	$43,577	$292,213	$306,823	$322,165	
		D3040 Distribution Systems	Ductwork	25%	None	Minor	Moderate	X Major	Replace	100%	$23,899	$4,189	$28,087	$29,492	$30,966	Need to redo library and admin ductwork
			Hot water return & supply		None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
		D3050 Terminal & Package Units	Above ceiling VAV unit		None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
			In-room ventilator unit	75%	None	Minor	Moderate	Major	X Replace	67%	$359,934	$63,083	$423,017	$444,168	$466,377	Need to replace unit ventilators in older part of building.
			In-room radiant unit		None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
		D3060 Controls & Instrumentation		100%	None	Minor	Moderate	Major	X Replace	100%	$120,728	$21,159	$141,887	$148,981	$156,430	Need to replace controls.
		D3070 Systems Testing & Balancing		100%	None	Minor	Moderate	Major	X Replace	67%	$43,902	$7,694	$51,596	$54,176	$56,885	Will need to rebalance system.
		D3090 Other HVAC Systems & Equipment	NOT USED		None	Minor	Moderate	Major	Replace							
	D40 Fire Protection															
		D4010 Sprinklers		100%	None	Minor	Moderate	Major	X Replace	100%	$224,401	$39,329	$263,730	$276,916	$290,762	Need to add fire sprinklers to this building.
		D4020 Standpipes		0%	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
		D4030 Fire Protection Specialties		100%	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
		D4090 Other Fire Protection Systems	NOT USED		None	Minor	Moderate	Major	Replace							
	D50 Electrical															
		D5010 Electrical Service & Distribution		100%	None	Minor	Moderate	X Major	X Replace	50%	$387,540	$67,922	$455,462	$478,235	$502,146	Electrical distribution equipment within main building is original, at capacity and at the end of its usable life.Branch power throughout classrooms within main building is limited and panelboards appeared to be at capacity. Electrical equipment within main building addition & gym building is in good working condition.
		D5020 Lighting and Branch Wiring		100%	None	Minor	Moderate	X Major	X Replace	100%	$1,054,234	$184,769	$1,239,003	$1,300,953	$1,366,001	Replace flourescent/HID lighting with LED throughout
		D5030 Communications & Security	Voice / Data System	100%	None	Minor	X Moderate	Major	X Replace	75%	$180,081	$31,562	$211,643	$222,225	$233,337	Voice/data is limited throughout the main building & classroms. Add infrastructure to meet current/future program needs. Voice/data within gym building is adequate & in good condition.
			Clock / Intercom System	100%	None	Minor	Moderate	X Major	X Replace	100%	$79,887	$14,001	$93,888	$98,582	$103,511	No centralized clock system & paging system is aged with coverage and functionality issues within main building. Full replacement of systems. Tie systems into gym building.
			Closed Circuit Surveillance	100%	X None	Minor	X Moderate	Major	Replace	20%	$1,436	$252	$1,688	$1,772	$1,861	New IP camera system has been installed throughout building. Blind spots were observed / noted by staff. Add coverage at select locations.
			Access Control System	50%	None	Minor	Moderate	X Major	X Replace	100%	$39,270	$6,883	$46,153	$48,460	$50,883	No centralized access control system installed. Add system.
			Intrusion Alarm System	25%	None	Minor	X Moderate	Major	X Replace	100%	$17,615	$3,087	$20,703	$21,738	$22,825	No system installed. Add system.
			Fire Alarm / Detection	100%	None	Minor	Moderate	X Major	X Replace	75%	$99,970	$17,521	$117,492	$123,366	$129,535	System is obsolete with false tripping & maintenance issues. Replace entire system throughout main building. Interface with standalone gym building for monitoring.
			Lighting Control System	100%	None	Minor	Moderate	X Major	X Replace	100%	$460,021	$80,625	$540,646	$567,679	$596,063	Lighting controls consisted of manual controls. No dimming/automatic control was observed. Replace with Energy Code compliant dimming and occupancy sensor controls throughout
		D5090 Other Electrical Systems	NOT USED		None	Minor	Moderate	Major	Replace							
E	**EQUIPMENT & FURNISHINGS**															
	E10 Equipment															
		E1010 Commercial Equipment	Food Service	0%	None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
			Vocational	0%	None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
		E1020 Institutional Equipment	Science	1,440	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Not used as a science lab. Most of the water and gas is turned off in the space.
			Art	0	None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
			Stage Performance	0	None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Cost/SF of Stage Performance Area
			Restroom Accessories/Stalls	15	None	Minor	X Moderate	Major	Replace	50%	$427,483	$74,922	$502,405	$527,526	$553,902	

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		E1030 Vehicular Equipment	NOT USED		None	Minor	Moderate	Major	Replace							
		E1090 Other Equipment	NOT USED		None	Minor	Moderate	Major	Replace							
	E20 Furnishings			0												
		E2010 Fixed Furnishings		2,440	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
		E2020 Movable Furnishings		2,440	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
F	**SPECIAL CONSTRUCTION & DEMOLITION - NOT USED**															
G	**BUILDING SITE WORK**															
	G10 Site Preparation		NOT USED													
	G20 Site Improvements															
		G2010 Roadways		0	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Cost/SF of surface area
		G2020 Parking Lots		33,000	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Cost/SF of surface area Bus pick up and drop off is in gravel drive behind campus.
		G2030 Pedestrian Paving		33,700	None	Minor	Moderate	X Major	Replace	10%	$55,788	$9,778	$65,565	$68,844	$72,286	Cost/SF of surface area Student play area is cracking and settling at different rates.
		G2040 Site Development		2,300	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Cost/LF of fencing
		G2050 Landscaping		68,000	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Cost/SF of irrigated area
	G30 Site Mechanical Utilities															
		G3010 Water Supply	Domestic		None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of pipe in cell E154
			Fire		None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of pipe in cell E155
		G3020 Sanitary Sewer			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of sewer lines in cell E156
		G3030 Storm Sewer			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter SF of area to be drained
		G3040 Heating Distribution			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of heating ducts in cell E158
		G3050 Cooling Distribution			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of duct work in cell E159
		G3060 Fuel Distribution			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of natural gas lines in cell E160
		G3090 Other Site Mechanical Utilities	NOT USED		None	Minor	Moderate	Major	Replace							
	G40 Site Electrical Utilities															
		G4010 Electrical Distribution	Service	1	X None	Minor	Moderate	Major	Replace		0	$0	$0	$0	$0	Service size & utility transformer appears to be adequate
			Generator	1	X None	Minor	Moderate	Major	Replace	100%	$0	$0	$0	$0	$0	No existing generator.
		G4020 Site Lighting		33,000	None	Minor	X Moderate	Major	X Replace	75%	$83,172	$14,577	$97,750	$102,637	$107,769	Repalce existing parking lot lighting with LED. add building mount LED lights along main building exterior.
		G4030 Site Communications & Security		33,700	None	Minor	Moderate	Major	X Replace	100%	$44,630	$7,822	$52,452	$55,075	$57,829	Minimal site security. Recommend adding video surveillance, paging and access control to enhance security.
		G4090 Other Site Electrical Utilities	NOT USED		None	Minor	Moderate	Major	Replace							
	G90 Other Site Construction		NOT USED													

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OTHER																
	Description of System						Unit of Measure	Quantity	Unit Budget		Total Budget	Add to Extend	Extended	Extended	Extended	Notes
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	

Renovation Costs	**Physical Condition Budget Sub-Total**		$5,394,662	
	Budgeted Development Costs		$2,049,971	
	Physical Condition Budget TOTAL		$7,444,633	
	Cost with Escalation to (construction mid point):	5/20/2027	$8,749,409	*Escalation to projected construction mid point, per schedule entered
	Cost with Escalation to:	5/20/2028	$9,186,879	*Escalation to projected construction mid point + 1 year
	Cost with Escalation to:	5/20/2029	$9,646,223	*Escalation to projected construction mid point + 2 years

Replacement Costs	**Replacement Budget**	$23,090,121
	Facility Condition Index (FCI)	37.9%

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SCHOOL SAFETY ASSESSMENT

		YES	NO	N/A	COMMENTS
1	School grounds are fenced.		X		
2	There is one clearly marked and designated entrance for visitors.	X			
3	Signs are posted for visitors to report to main office through a designated entrance.		X		
4	Restricted areas are clearly marked.	X			
5	Shrubs and foliage are trimmed to allow for good line of sight. (3'-0"/8'- 0" rule)	X			
6	Shrubs near building have been trimmed "up" to allow view of bottom of building.	X			
7	Bus loading and drop-off zones are clearly defined.	X			
8	There is a schedule for maintenance of:				
	a. Outside lights		X		Staff report maintenance as needed
	b. Locks/Hardware		X		
	c. Storage Sheds		X		
	d. Windows		X		
	e. Other exterior buildings		X		
9	Parent drop-off and pick-up area is clearly defined.	X			
10	There is adequate lighting around the building.	X			
11	Lighting is provided at entrances and other points of possible intrusion.	X			
12	The school ground is free from trash or debris.	X			
13	The school is free of graffiti.	X			
14	Play areas are fenced.	X			
15	Playground equipment has tamper-proof fasteners.	X			
16	Visual surveillance of bicycle racks from main office is possible.	X			
17	Visual surveillance of parking lots from main office is possible.	X			With cameras
18	Parking lot is lighted properly and all lights are functioning.	X			
19	Accessible lenses are protected by some unbreakable material.		X		
20	Staff and visitor parking has been designated.		X		
21	Outside hardware has been removed from all doors except at points of entry.	X			
22	Ground floor windows:				
	a. have no broken panes;		X		
	b. have locking hardware that is in working order.	X			
23	Basement windows are protected with grill or well cover.			X	
24	Doors are locked when classrooms are vacant.	X			
25	High-risk areas are protected by high security locks and an alarm system:				
	a. Main office		X		Surveillance only via camera
	b. Cafeteria		X		
	c. Computer labs		X		
	d. Industrial arts rooms		X		
	e. Science labs		X		
	f. Nurses office		X		
	g. Boiler room		X		
	h. Electrical rooms		X		
	i. Phone line access closet		X		
26	Unused areas of the school can be closed off during after school activities.		X		
27	There is two-way communication between the main office and:				
	a. Classrooms		X		
	b. Duty stations		X		
	c. Re-locatable classrooms		X		
	d. Staff and faculty outside building		X		
	e. Buses		X		
28	There is a central alarm system in the school. If yes, briefly describe in Comments.	X			Not maintained at this time. Outdated, prone to false alarm, some stations non-functional
29	The main entrance is visible from the main office.	X			

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ADA ASSESSMENT

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

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INFORMATION TECHNOLOGY ASSESSMENT

	YES	NO	N/A	COMMENTS
1 Connectivity "speed" to the Facility – measured by Megabytes per second (Mbps):				
a. 10,000 Mbps or greater		X		
b. 1,000 to 9,999 Mbps	X			
c. 100 to 999 Mbps		X		
d. 10 to 99 Mbps		X		
e. 1 to 9 Mbps		X		
2 Local area network connectivity "speed" at the individual building level:				
a. 10,000 Mbps or greater		X		
b. 1,000 to 9,999 Mbps	X			
c. 100 to 999 Mbps		X		
d. 10 to 99 Mbps		X		
e. 1 to 9 Mbps		X		
3 Wireless Coverage:				
a. Facility-wide	X	X		80-90% coverage
b. Secure?	X			
c. Type:				
i. AC wireless router	X			
ii. N wireless router		X		
iii. A/B/G wireless router		X		
4 Building cabling:				
a. Fiber (to the desktop)		X		
b. CAT 6		X		
c. CAT 5 E	X			
d. CAT 5		X		
5 Security:				
a. Access control		X		
b. Video Surveillance	X			
c. Central Communications Systems	X			One-way only from office

District Name:	Morrow SD 1
Site Name:	Heppner Elementary School
Building Name:	Heppner Elemenary School
Building ID:	21470300
Date of Assessment:	2/9/2024

HARMFUL SUBSTANCES ASSESSMENT

		YES	NO	N/A	COMMENTS
1	**Lead**				
	Has your facility been assessed for lead? If so when?		X		
	Is there lead in your facility?	X			
	Is lead abatement included in your future bond plans?				TBD
2	**Asbestos**				
	Has your facility been assessed for asbestos? If so when?	X			As needed
	Is there asbestos in your facility?	X			
	Is asbestos abatement included in your future bond plans?				TBD
3	**Mold**				
	Has your facility been assessed for mold? If so when?		X		
	Is there mold in your facility?				Unknown
	Is mold abatement included in your future bond plans?				TBD
4	**Water Quality**				
	Has your facility been assessed for water quality (lead, etc.)? If so when?	X			2016, 2019
	Is there a water quality concern in your facility?		X		
	Is water treatment included in your future bond plans?				TBD
5	**Polychlorinated Biphenyls (PCBs)**				
	Has your facility been assessed for PCBs? If so when?		X		
	Are there PCBs in your facility?				Unknown
	Is PCB abatement included in your future bond plans?				TBD
6	**Radon**				
	Has your facility been tested for radon? If so when?	X			2019
	Are there elevated levels of radon (above 4 pCi/L) in your facility?		X		
	Is radon mitigation included in your future bond plans?		X		

District Name:	Morrow SD 1
Site Name:	Heppner Elementary School
Building Name:	Heppner Elemenary School
Building ID:	21470300
Date of Assessment:	2/9/2024

INDOOR AIR QUALITY ASSESSMENT

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

Base Information

Item	Data	Notes / Explanation
District Name:	Morrow SD 1	Pull-down menu of the 197 Districts and 19 ESDs (alphabetical order)
Site Name:	Heppner Jr./Sr. High School	Typically the name that is used for the facility / campus
Building Name:	Heppner Jr./Sr. High School	If only one building on site, refer to "main"
Building ID:	21470400	Use the School Facilities Building Collection Building ID Number (BIN) Lookup Tool for the eight (8) digit number assigned to the building. To use the tool, first download a copy of it by selecting File -> Save As -> Download a Copy. At the top of the Lookup Tool, enter the District ID which you can find on the Entity ID tab.
Building Type:	High School	Pull-down menu - feeds FCI calculation
Physical Address of Building:	710 NW Morgan Street, Heppner, OR 97836	Informational only - does not link
Original Year of Building Completion:	1962	When was the original building completed and ready for use
Primary Structure Type:		Pull-down menu of primary building construction / structure types
Secondary Structure Type:		Pull-down menu of secondary building construction / structure types
County:	Morrow	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	59,292	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	30.85	District records
Assessor Company:	Wenaha Group	
Assessor Name:	Cassie Hibbert	For follow up questions
Contact (Phone):	541.561.3497	
Contact (E-Mail):	chibbert@wenahagroup.com	
Date of Assessment:	2/9/2024	Enter the actual date of the assessment - use m/d/yyyy format

Physical Condition Assessment

District Name:	Morrow SD 1
Site Name:	Heppner Jr./Sr. High School
Building Name:	Heppner Jr./Sr. High School
Building ID:	21470400
Date of Estimate:	2/9/2024

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Replacement Schedule	**Voter Approved Bond Date:**	5/20/2025	Default is 12 months after estimate
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					LEVEL OF ACTION (Select 'X' in drop down if applicable)											
Level 1	**Level 2**	**Level 3**	**Type (as applicable)**	**% of Building or Count**	**None**	**Minor**	**Moderate**	**Major**	**Replace as Part of Renovation**	**% of System or Finish Affected**	**Automated Budget Estimate**	**Add to Escalate to 5/20/2027 (Renovation Construction Midpoint)**	**Escalated to 5/20/2027 (Renovation Construction Midpoint)**	**Escalated to 5/20/2028 (Renovation Construction Midpoint)**	**Escalated to 5/20/2029 (Renovationt Construction Midpoint)**	**Notes**
A SUBSTRUCTURE																
	A10 Foundations															
		A1010 Standard Foundations		25%	None	X Minor	■ Moderate	Major	■ Replace	10%	$1,227	$215	$1,442	$1,514	$1,590	Raised due to site slope
		A1020 Special Foundations		75%	X None	Minor	■ Moderate	Major	■ Replace		$0	$0	$0	$0	$0	Foundations on post and piers due to slope
		A1030 Slab on Grade			X None	■ Minor	Moderate	Major	■ Replace		$0	$0	$0	$0	$0	
	A20 Basement Construction															
		A2010 Basement Excavation	NOT USED	■	■ None	■ Minor	■ Moderate	■ Major	■ Replace	■	■	■	■	■	■	■
		A2020 Basement Walls		50%	None	X Minor	Moderate	Major	■ Replace	25%	$8,220	$1,441	$9,661	$10,144	$10,651	Occurs at boiler room and under gym. Not occupied space.
B SHELL																
	B10 Superstructure															
		B1010 Floor Construction	Wood	75%	X None	■ Minor	Moderate	■ Major	Replace		$0	$0	$0	$0	$0	Structure appears to be adequate
			Steel	5%	X None	■ Minor	Moderate	■ Major	Replace		$0	$0	$0	$0	$0	Floor above theater steel beams
			Concrete	20%	X None	■ Minor	Moderate	■ Major	Replace		$0	$0	$0	$0	$0	
		B1020 Roof Construction	Wood	100%	X None	■ Minor	■ Moderate	Major	Replace		$0	$0	$0	$0	$0	
			Steel		None	■ Minor	■ Moderate	Major	Replace		$0	$0	$0	$0	$0	
			Concrete		None	■ Minor	■ Moderate	Major	Replace		$0	$0	$0	$0	$0	
	B20 Exterior Enclosure															
		B2010 Exterior Walls	Concrete Formed / Tilt	10%	X None	■ Minor	Moderate	Major	■ Replace		$0	$0	$0	$0	$0	At theater
			Masonry		None	■ Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
			Framed w/ Wood Siding		None	■ Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
			Framed w/Metal Panel	25%	X None	■ Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Metal panel at gym
			Framed w/Stucco	5%	None	■ Minor	X Moderate	Major	Replace	100%	$15,067	$2,641	$17,707	$18,592	$19,522	Above masonry veneer
			Framed w/Masonry Veneer	70%	None	■ Minor	X Moderate	Major	Replace	80%	$135,216	$23,698	$158,914	$166,860	$175,203	Clean and reseal all masonry
		B2020 Exterior Windows	Wood		None	■ Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
			Aluminum/Steel		None	■ Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
			Clad	100%	X None	■ Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	All windows are vinyl and operable in classrooms
			Curtain Wall		None	■ Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
		B2030 Exterior Doors	Wood		None	■ Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
			Hollow Metal	15	X None	■ Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Need paint on south facing doors
			Storefront	4	X None	■ Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
	B30 Roofing															
		B3010 Roof Coverings	Asphalt Shingle		None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
			Built-Up	22%	None	Minor	Moderate	X Major	Replace	100%	$253,942	$44,507	$298,449	$313,371	$329,040	Scheduled to be replaced in 2021. Replace at stairs / ramp at gym.
			Single Ply		None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
			Metal	88%	X None	■ Minor	Moderate	■ Major	Replace		$0	$0	$0	$0	$0	Replaced in 2004
			Concrete Tile		None	■ Minor	Moderate	■ Major	Replace		$0	$0	$0	$0	$0	
		B3020 Roof Openings	Skylights		None	■ Minor	Moderate	■ Major	Replace		$0	$0	$0	$0	$0	By Building GSF
			Access Hatch		None	■ Minor	■ Moderate	■ Major	Replace		$0	$0	$0	$0	$0	Per hatch

Physical Condition Assessment

District Name:	Morrow SD 1
Site Name:	Heppner Jr./Sr. High School
Building Name:	Heppner Jr./Sr. High School
Building ID:	21470400
Date of Estimate:	2/9/2024

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Level 1	**Level 2**	**Level 3**	**Type (as applicable)**	**% of Building or Count**			**None**		**Minor**		**Moderate**		**Major**		**Replace as Part of Renovation**	**% of System or Finish Affected**	**Automated Budget Estimate**	**Add to Escalate to 5/20/2027 (Renovation Construction Midpoint)**	**Escalated to 5/20/2027 (Renovation Construction Midpoint)**	**Escalated to 5/20/2028 (Renovation Construction Midpoint)**	**Escalated to 5/20/2029 (Renovationt Construction Midpoint)**	**Notes**
C INTERIORS																						
	C10 Interior Construction																					
		C1010 Partitions	Framed	90%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Masonry				None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		C1020 Interior Doors	Wood	84			None		Minor	X	Moderate		Major		Replace	90%	$100,120	$17,547	$117,667	$123,551	$129,728	Need ADA compliant hardware
			Hollow Metal				None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		C1030 Fittings	NOT USED				None		Minor		Moderate		Major		Replace							
	C20 Stairs																					
		C2010 Stair Construction	Wood	4		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
			Metal	1		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
			Concrete	1		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
		C2020 Stair Finishes	Concrete Fill				None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
			Resilient				None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
	C30 Interior Finishes																					
		C3010 Wall Finishes	Paint on Masonry				None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Wallboard	100%			None	X	Minor		Moderate		Major		Replace	40%	$79,308	$13,900	$93,208	$97,868	$102,761	Wainscot on lower wall. Paint upper walls
			Wainscot	60%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Ceramic Tile	15%			None		Minor		Moderate		Major	X	Replace	40%	$148,054	$25,949	$174,003	$182,703	$191,838	Locker room tile fairly new. Replace in restrooms.
		C3020 Floor Finishes	Carpet / Soft Surface	10%			None		Minor		Moderate		Major	X	Replace	100%	$65,566	$11,491	$77,058	$80,911	$84,956	In library and office spaces and hallways.
			Resilient Tile	60%			None	X	Minor		Moderate		Major		Replace	10%	$5,948	$1,042	$6,991	$7,340	$7,707	In classrooms and some hallways.
			Resilient Sheet				None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Polished Concrete				None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Ceramic Tile				None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Liquid Applied	10%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Epoxy in restrooms and locker rooms.
			Wood Sports Floor	20%			None		Minor	X	Moderate		Major		Replace	100%	$137,414	$24,084	$161,498	$169,573	$178,052	Refinish gym floor.
		C3030 Ceiling Finishes	Wallboard	5%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Lay-In Ceiling Tile	20%			None	X	Minor		Moderate		Major		Replace	40%	$7,852	$1,376	$9,228	$9,690	$10,174	
			Glued-Up Ceiling Tile	70%			None	X	Minor		Moderate		Major		Replace	40%	$17,864	$3,131	$20,995	$22,045	$23,147	
			Painted Structure	5%			None		Minor		Moderate		Major	X	Replace	100%	$15,754	$2,761	$18,515	$19,440	$20,412	Beams in gym was painted with acoustic foam. Remove and replace with acoustic wall panels.
D SERVICES																						
	D10 Conveying																					
		D1010 Elevators & Lifts					None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D1020 Escalators & Moving Walks					None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D1090 Other Conveying Systems		1		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Unit requires aid to assist to stairs. Recommend elevator.
	D20 Plumbing																					
		D2010 Plumbing Fixtures		100%			None		Minor		Moderate		Major	X	Replace	30%	$323,906	$56,769	$380,675	$399,708	$419,694	All (N) fixtures must meet ADA requirements by code. Locker rooms no ADA compliant. Newer ADA restrooms in classroom wings. Replace faucets and drinking fountains.
		D2020 Domestic Water Distribution		100%			None		Minor		Moderate		Major	X	Replace	70%	$500,189	$87,665	$587,854	$617,246	$648,109	Need to replace piping and water heaters.
		D2030 Sanitary Waste		100%			None	X	Minor		Moderate		Major		Replace	50%	$77,050	$13,504	$90,554	$95,082	$99,836	
		D2040 Rain Water Drainage					None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D2090 Other Plumbing Systems	NOT USED				None		Minor		Moderate		Major		Replace							

District Name:	Morrow SD 1
Site Name:	Heppner Jr./Sr. High School
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						None		Minor		Moderate		Major		Replace							
	D30 HVAC																				
		D3010 Energy Supply		100%		None	X	Minor		Moderate		Major		Replace	25%	$30,182	$5,290	$35,472	$37,246	$39,108	Need to add filtration to propane system to remove odorant that is fouling boilers.
		D3020 Heat Generating Systems	Boiler	90%		None		Minor		Moderate	X	Major		Replace	100%	$454,940	$79,735	$534,675	$561,408	$589,479	Boilers were replaced 6 years ago but don't work well on propane. Older boiler seems to work ok.
			Air Handler	30%		None		Minor		Moderate		Major	X	Replace	100%	$171,376	$30,036	$201,411	$211,482	$222,056	AHU's need to be replaced.
			Furnace			None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Heat Exchanger			None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D3030 Cooling Generating Systems	Component of air handler			None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Stand alone chiller	100%		None		Minor		Moderate		Major	X	Replace	100%	$543,769	$95,303	$639,072	$671,025	$704,577	
		D3040 Distribution Systems	Ductwork	50%		None		Minor	X	Moderate		Major		Replace	50%	$43,924	$7,698	$51,622	$54,203	$56,913	Ductwork insulation needs to be repaired.
			Hot water return & supply	100%		None		Minor	X	Moderate		Major		Replace	100%	$164,897	$28,901	$193,798	$203,488	$213,662	Piping above ceilings leaks visible throughout
		D3050 Terminal & Package Units	Above ceiling VAV unit			None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			In-room ventilator unit	80%		None		Minor		Moderate		Major	X	Replace	50%	$626,610	$109,822	$736,432	$773,254	$811,917	Working
			In-room radiant unit			None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D3060 Controls & Instrumentation		100%		None		Minor		Moderate		Major	X	Replace	100%	$264,032	$46,275	$310,307	$325,823	$342,114	Controls not communicating
		D3070 Systems Testing & Balancing		100%		None		Minor		Moderate		Major	X	Replace	100%	$143,304	$25,116	$168,420	$176,841	$185,683	
		D3090 Other HVAC Systems & Equipment	NOT USED			None		Minor		Moderate		Major		Replace							
	D40 Fire Protection																				
		D4010 Sprinklers		100%		None		Minor		Moderate		Major	X	Replace	100%	$490,766	$86,014	$576,780	$605,619	$635,900	Needs to be provided with fire sprinklers
		D4020 Standpipes				None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D4030 Fire Protection Specialties				None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D4090 Other Fire Protection Systems	NOT USED			None		Minor		Moderate		Major		Replace							
	D50 Electrical																				
		D5010 Electrical Service & Distribution		100%		None		Minor		Moderate	X	Major	X	Replace	100%	$1,695,106	$297,091	$1,992,197	$2,091,807	$2,196,397	Electrical distribution equipment is original to the building and approaching the end of its usable life. Branch power throughout classrooms is limited and panelboards appeared to be at capacity.
		D5020 Lighting and Branch Wiring		100%		None		Minor		Moderate	X	Major	X	Replace	100%	$2,305,619	$404,092	$2,709,711	$2,845,196	$2,987,456	Lighting is a mix of T8/T12 in fair/poor condition. Replace with LED.
		D5030 Communications & Security	Voice / Data System	100%		None		Minor	X	Moderate		Major	X	Replace	100%	$525,120	$92,035	$617,154	$648,012	$680,413	Voice/data is limited throughout building & classrooms. Add infrastructure to meet current/future school program needs.
			Clock / Intercom System	100%		None		Minor		Moderate	X	Major	X	Replace	100%	$174,713	$30,621	$205,334	$215,600	$226,380	No centralized clock system installed. Paging system is aged with coverage and functionality issues. Full replacement of systems.
			Closed Circuit Surveillance	100%	X	None		Minor		Moderate		Major		Replace	0%	$0	$0	$0	$0	$0	Old analog system. Facilities personnel noted that new IP based video surveillance system will be installed in the building under separate upgrades.
			Access Control System	50%		None		Minor		Moderate	X	Major	X	Replace	100%	$85,884	$15,052	$100,936	$105,983	$111,282	No centralized access control system installed. Add system.
			Intrusion Alarm System	25%		None		Minor		Moderate	X	Major	X	Replace	100%	$40,734	$7,139	$47,873	$50,266	$52,780	No system installed. Add system.
			Fire Alarm / Detection	100%		None		Minor		Moderate	X	Major	X	Replace	100%	$291,515	$51,092	$342,607	$359,737	$377,724	System is obsolete with false tripping & maintenance issues. Replace entire system.
			Lighting Control System	100%		None		Minor		Moderate	X	Major	X	Replace	100%	$1,006,070	$176,328	$1,182,398	$1,241,518	$1,303,594	Lighting controls consisted of manual controls. No dimming/automatic control was observed. Replace with Energy Code compliant dimming and occupancy sensor controls throughout
		D5090 Other Electrical Systems	NOT USED			None		Minor		Moderate		Major		Replace							
E	**EQUIPMENT & FURNISHINGS**																				
	E10 Equipment																				
		E1010 Commercial Equipment	Food Service	100%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Recently replaced
			Vocational	100%		None	X	Minor		Moderate		Major		Replace	100%	$44,169	$7,741	$51,910	$54,506	$57,231	Replace foods equipment Vocational in separate building
		E1020 Institutional Equipment	Science	3,000		None		Minor	X	Moderate	X	Major	X	Replace	100%	$35,906	$6,293	$42,199	$44,309	$46,525	Older equipment to be replaced
			Art	1,530		None		Minor	X	Moderate		Major	X	Replace	100%	$13,626	$2,388	$16,015	$16,815	$17,656	
			Stage Performance	888		None		Minor	X	Moderate		Major	X	Replace	100%	$198,452	$34,781	$233,233	$244,895	$257,140	Cost/SF of Stage Performance Area
			Restroom Accessories/Stalls	100%		None		Minor	X	Moderate		Major		Replace	30%	$37,396	$6,554	$43,951	$46,148	$48,456	

District Name:	Morrow SD 1
Site Name:	Heppner Jr./Sr. High School
Building Name:	Heppner Jr./Sr. High School
Building ID:	21470400
Date of Estimate:	2/9/2024

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Renovation Schedule	**Voter Approved Bond Date:**	5/20/2025			
	Design Finish Date:	5/20/2026	Default is	12	months after bond
	Construction Start Date:	5/20/2026	Default is	at design finish	
	Construction End Date:	5/20/2028	Default is	24	month construction period

Replacement Schedule	**Voter Approved Bond Date:**	5/20/2025	Default is	12	months after estimate
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Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Count	LEVEL OF ACTION (Select 'X' in drop down if applicable) None	Minor	Moderate	Major	Replace as Part of Renovation	% of System or Finish Affected	Automated Budget Estimate	Add to Escalate to 5/20/2027 (Renovation Construction Midpoint)	Escalated to 5/20/2027 (Renovation Construction Midpoint)	Escalated to 5/20/2028 (Renovation Construction Midpoint)	Escalated to 5/20/2029 (Renovationt Construction Midpoint)	Notes
		E1030 Vehicular Equipment	NOT USED		None	Minor	Moderate	Major	Replace							
		E1090 Other Equipment	NOT USED		None	Minor	Moderate	Major	Replace							
	E20 Furnishings															
		E2010 Fixed Furnishings		100%	None	Minor	Moderate	X Major	X Replace	75%	$961,411	$168,501	$1,129,911	$1,186,407	$1,245,727	Most casework in classrooms to be replaced or repaired.
		E2020 Movable Furnishings		100%	None	Minor	Moderate	Major	X Replace	15%	$353,352	$61,930	$415,281	$436,045	$457,848	Some missmatched and older furniture.
F	**SPECIAL CONSTRUCTION & DEMOLITION - NOT USED**															
G	**BUILDING SITE WORK**															
	G10 Site Preparation		NOT USED													
	G20 Site Improvements															
		G2010 Roadways		117,000	None	X Minor	Moderate	Major	X Replace	75%	$2,407,011	$421,862	$2,828,873	$2,970,317	$3,118,832	Cost/SF of surface area (50,000 SF gravel)
		G2020 Parking Lots		61,700	None	X Minor	Moderate	Major	X Replace	40%	$676,980	$118,650	$795,631	$835,412	$877,183	Cost/SF of surface area (18,230 SF gravel parking lot)
		G2030 Pedestrian Paving		14,200	None	Minor	Moderate	X Major	Replace	20%	$47,014	$8,240	$55,254	$58,016	$60,917	Cost/SF of surface area
		G2040 Site Development		5,000	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Cost/LF of fencing
		G2050 Landscaping		201,000	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Cost/SF of irrigated area
	G30 Site Mechanical Utilities															
		G3010 Water Supply	Domestic		None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of pipe in cell E154
			Fire		None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of pipe in cell E155
		G3020 Sanitary Sewer			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of sewer lines in cell E156
		G3030 Storm Sewer			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter SF of area to be drained
		G3040 Heating Distribution			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of heating ducts in cell E158
		G3050 Cooling Distribution			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of duct work in cell E159
		G3060 Fuel Distribution			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of natural gas lines in cell E160
		G3090 Other Site Mechanical Utilities	NOT USED		None	Minor	Moderate	Major	Replace							
	G40 Site Electrical Utilities															
		G4010 Electrical Distribution	Service	1	None	Minor	Moderate	X Major	X Replace	100%	$5	$1	$6	$7	$7	Electrical service size needs to be upgraded to support building needs. Utility transformer needs replacement.
			Generator	1	X None	Minor	Moderate	Major	Replace	100%	$0	$0	$0	$0	$0	No existing generator.
		G4020 Site Lighting		61,700	None	Minor	X Moderate	Major	X Replace	75%	$155,507	$27,255	$182,762	$191,900	$201,495	Parking lot and building site lighting is minimal and in poor condition. Replace with LED & increase coverage.
		G4030 Site Communications & Security		14,200	None	Minor	Moderate	Major	X Replace	100%	$18,806	$3,296	$22,102	$23,207	$24,367	Minimal site security. Recommend adding video surveillance, paging and access control to enhance security.
		G4090 Other Site Electrical Utilities	NOT USED		None	Minor	Moderate	Major	Replace							
	G90 Other Site Construction		NOT USED													

District Name:	Morrow SD 1
Site Name:	Heppner Jr./Sr. High School
Building Name:	Heppner Jr./Sr. High School
Building ID:	21470400
Date of Estimate:	2/9/2024

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LEVEL OF ACTION (Select 'X' in drop down if applicable)

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Count	None	Minor	Moderate	Major	Replace as Part of Renovation	% of System or Finish Affected	Automated Budget Estimate	Add to Escalate to 5/20/2027 (Renovation Construction Midpoint)	Escalated to 5/20/2027 (Renovation Construction Midpoint)	Escalated to 5/20/2028 (Renovation Construction Midpoint)	Escalated to 5/20/2029 (Renovationt Construction Midpoint)	Notes
OTHER																
Description of System							Unit of Measure	Quantity	Unit Budget		Total Budget	Add to Extend	Extended	Extended	Extended	Notes
		Track					LS	1	$1,000,000		$1,000,000	$175,264	$1,175,264	$1,234,027	$1,295,729	Needs to be enlarged for competition and shored up at south end
		Locker room ceilings, OSB over asbestos, 3,000sf					LS	1	$100,000		$100,000	$17,526	$117,526	$123,403	$129,573	Remove asbestos and OSB finishes provide new ceiling tile
		Baseball field, site slope in outfield, 5,000sf					LS	1	$30,000		$30,000	$5,258	$35,258	$37,021	$38,872	allowance to shore up outfield
		Add acoustic treatment for gym and music, 10,000sf					LS	1	$75,000		$75,000	$13,145	$88,145	$92,552	$97,180	$15 per SF for acoustic treatment
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	

Renovation Costs

Physical Condition Budget Sub-Total		**$17,105,892**	
Budgeted Development Costs		**$6,500,239**	
Physical Condition Budget TOTAL		**$23,606,131**	
Cost with Escalation to (construction mid point):	**5/20/2027**	**$27,743,434**	*Escalation to projected construction mid point, per schedule entered
Cost with Escalation to:	**5/20/2028**	**$29,130,606**	*Escalation to projected construction mid point + 1 year
Cost with Escalation to:	**5/20/2029**	**$30,587,136**	*Escalation to projected construction mid point + 2 years

Replacement Costs

Replacement Budget	**$60,597,963**
Facility Condition Index (FCI)	**45.8%**

District Name:	Morrow SD 1
Site Name:	Heppner Jr./Sr. High School
Building Name:	Heppner Jr./Sr. High School
Building ID:	21470400
Date of Assessment:	2/9/2024

SCHOOL SAFETY ASSESSMENT

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

District Name:	Morrow SD 1
Site Name:	Heppner Jr./Sr. High School
Building Name:	Heppner Jr./Sr. High School
Building ID:	21470400
Date of Assessment:	2/9/2024

ADA ASSESSMENT

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

District Name:	Morrow SD 1
Site Name:	Heppner Jr./Sr. High School
Building Name:	Heppner Jr./Sr. High School
Building ID:	21470400
Date of Assessment:	2/9/2024

INFORMATION TECHNOLOGY ASSESSMENT

	YES	NO	N/A	COMMENTS
1 Connectivity "speed" to the Facility – measured by Megabytes per second (Mbps):				
a. 10,000 Mbps or greater		X		
b. 1,000 to 9,999 Mbps	X			
c. 100 to 999 Mbps		X		
d. 10 to 99 Mbps		X		
e. 1 to 9 Mbps		X		
2 Local area network connectivity "speed" at the individual building level:				
a. 10,000 Mbps or greater		X		
b. 1,000 to 9,999 Mbps	X			
c. 100 to 999 Mbps		X		
d. 10 to 99 Mbps		X		
e. 1 to 9 Mbps		X		
3 Wireless Coverage:				
a. Facility-wide	X			
b. Secure?	X			
c. Type:				
i. AC wireless router	X			And Wifi6 (AX)
ii. N wireless router		X		
iii. A/B/G wireless router		X		
4 Building cabling:				
a. Fiber (to the desktop)		X		
b. CAT 6		X		
c. CAT 5 E	X			
d. CAT 5		X		
5 Security:				
a. Access control		X		
b. Video Surveillance	X			
c. Central Communications Systems				

District Name:	Morrow SD 1
Site Name:	Heppner Jr./Sr. High School
Building Name:	Heppner Jr./Sr. High School
Building ID:	21470400
Date of Assessment:	2/9/2024

HARMFUL SUBSTANCES ASSESSMENT

		YES	NO	N/A	COMMENTS
1	**Lead**				
	Has your facility been assessed for lead? If so when?		X		
	Is there lead in your facility?				
	Is lead abatement included in your future bond plans?				TBD
2	**Asbestos**				
	Has your facility been assessed for asbestos? If so when?	X			As needed
	Is there asbestos in your facility?	X			
	Is asbestos abatement included in your future bond plans?				TBD
3	**Mold**				
	Has your facility been assessed for mold? If so when?		X		
	Is there mold in your facility?				
	Is mold abatement included in your future bond plans?				TBD
4	**Water Quality**				
	Has your facility been assessed for water quality (lead, etc.)? If so when?	X			2016, 2019
	Is there a water quality concern in your facility?		X		
	Is water treatment included in your future bond plans?		X		
5	**Polychlorinated Biphenyls (PCBs)**				
	Has your facility been assessed for PCBs? If so when?		X		
	Are there PCBs in your facility?				
	Is PCB abatement included in your future bond plans?				TBD
6	**Radon**				
	Has your facility been tested for radon? If so when?	X			2019
	Are there elevated levels of radon (above 4 pCi/L) in your facility?		X		
	Is radon mitigation included in your future bond plans?		X		

District Name:	Morrow SD 1
Site Name:	Heppner Jr./Sr. High School
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INDOOR AIR QUALITY ASSESSMENT

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

Base Information

Item	Data	Notes / Explanation
District Name:	Morrow SD 1	Pull-down menu of the 197 Districts and 19 ESDs (alphabetical order)
Site Name:	Irrigon Elementary School	Typically the name that is used for the facility / campus
Building Name:	Irrigon Elementary School	If only one building on site, refer to "main"
Building ID:	21470800	Use the School Facilities Building Collection Building ID Number (BIN) Lookup Tool for the eight (8) digit number assigned to the building. To use the tool, first download a copy of it by selecting File -> Save As -> Download a Copy. At the top of the Lookup Tool, enter the District ID which you can find on the Entity ID tab.
Building Type:	Elementary School	Pull-down menu - feeds FCI calculation
Physical Address of Building:	490 SE Wyoming, Irrigon, OR 97844	Informational only - does not link
Original Year of Building Completion:	2003	When was the original building completed and ready for use
Primary Structure Type:		Pull-down menu of primary building construction / structure types
Secondary Structure Type:		Pull-down menu of secondary building construction / structure types
County:	Morrow	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	37,594	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	???	District records
Assessor Company:	Wenaha Group	
Assessor Name:	Cassie Hibbert	For follow up questions
Contact (Phone):	541.561.3497	
Contact (E-Mail):	chibbert@wenahagroup.com	
Date of Assessment:	3/7/2024	Enter the actual date of the assessment - use m/d/yyyy format

District Name:	Morrow SD 1
Site Name:	Irrigon Elementary School
Building Name:	Irrigon Elementary School
Building ID:	21470800
Date of Estimate:	3/7/2024

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					LEVEL OF ACTION (Select 'X' in drop down if applicable)															
Level 1	**Level 2**	**Level 3**	**Type (as applicable)**	**% of Building or Count**			**None**		**Minor**		**Moderate**		**Major**		**Replace as Part of Renovation**	**% of System or Finish Affected**	**Automated Budget Estimate**	**Add to Escalate to 5/20/2027 (Renovation Construction Midpoint)**	**Escalated to 5/20/2027 (Renovation Construction Midpoint)**	**Escalated to 5/20/2028 (Renovation Construction Midpoint)**	**Escalated to 5/20/2029 (Renovationt Construction Midpoint)**	**Notes**
A SUBSTRUCTURE																						
	A10 Foundations																					
		A1010 Standard Foundations		100%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		A1020 Special Foundations				X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		A1030 Slab on Grade				X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
	A20 Basement Construction																					
		A2010 Basement Excavation	NOT USED				None		Minor		Moderate		Major		Replace							
		A2020 Basement Walls				X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
B SHELL																						
	B10 Superstructure																					
		B1010 Floor Construction	Wood			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Steel			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Concrete	100%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		B1020 Roof Construction	Wood	83%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Steel	17%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Gym metal trusses.
			Concrete			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
	B20 Exterior Enclosure																					
		B2010 Exterior Walls	Concrete Formed / Tilt			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Masonry	20%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Walls around gym and cafeteria.
			Framed w/ Wood Siding			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Framed w/Metal Panel	20%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Framed w/Stucco			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Framed w/Masonry Veneer	60%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		B2020 Exterior Windows	Wood			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Aluminum/Steel	100%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Clad			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Curtain Wall			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		B2030 Exterior Doors	Wood			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Hollow Metal	32		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Storefront	6		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
	B30 Roofing																					
		B3010 Roof Coverings	Asphalt Shingle	95%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Built-Up			X	None		Minor	X	Moderate		Major		Replace	100%	$0	$0	$0	$0	$0	
			Single Ply	5%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Metal			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Concrete Tile			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		B3020 Roof Openings	Skylights			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	By Building GSF
			Access Hatch				None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Per hatch

Physical Condition Assessment

District Name:	Morrow SD 1
Site Name:	Irrigon Elementary School
Building Name:	Irrigon Elementary School
Building ID:	21470800
Date of Estimate:	3/7/2024

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Level 1	**Level 2**	**Level 3**	**Type (as applicable)**	**% of Building or Count**		**None**		**Minor**		**Moderate**		**Major**		**Replace as Part of Renovation**	**% of System or Finish Affected**	**Automated Budget Estimate**	**Add to Escalate to 5/20/2027 (Renovation Construction Midpoint)**	**Escalated to 5/20/2027 (Renovation Construction Midpoint)**	**Escalated to 5/20/2028 (Renovation Construction Midpoint)**	**Escalated to 5/20/2029 (Renovationt Construction Midpoint)**	**Notes**
C INTERIORS																					
	C10 Interior Construction																				
		C1010 Partitions	Framed	75%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Masonry	25%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	At gym and cafeteria, boiler rooms and chiller enclosure.
		C1020 Interior Doors	Wood		X	None		Minor	X	Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Hollow Metal		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		C1030 Fittings	NOT USED			None		Minor		Moderate		Major		Replace							
	C20 Stairs																				
		C2010 Stair Construction	Wood	1	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
			Metal		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
			Concrete		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
		C2020 Stair Finishes	Concrete Fill		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
			Resilient	1	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
	C30 Interior Finishes																				
		C3010 Wall Finishes	Paint on Masonry	25%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Wallboard	75%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Wainscot	20%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Pin up boards.
			Ceramic Tile	5%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Restrooms.
		C3020 Floor Finishes	Carpet / Soft Surface	34%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Resilient Tile	24%		None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Resilient Sheet	1%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Polished Concrete	20%		None	X	Minor		Moderate		Major		Replace	50%	$12,571	$2,203	$14,775	$15,513	$16,289	Restrooms at gym - paint on concrete touch up.
			Ceramic Tile	4%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Liquid Applied		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Wood Sports Floor	17%		None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		C3030 Ceiling Finishes	Wallboard	27%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Lay-In Ceiling Tile	56%		None	X	Minor		Moderate		Major		Replace	10%	$3,485	$611	$4,096	$4,301	$4,516	
			Glued-Up Ceiling Tile		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Painted Structure	17%	X	None		Minor		Moderate		Major	X	Replace		$0	$0	$0	$0	$0	Gym with acoustic panels.
D SERVICES																					
	D10 Conveying																				
		D1010 Elevators & Lifts			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D1020 Escalators & Moving Walks			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D1090 Other Conveying Systems			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
	D20 Plumbing																				
		D2010 Plumbing Fixtures		100%		None		Minor	X	Moderate		Major		Replace	30%	$26,138	$4,581	$30,719	$32,255	$33,868	All (N) fixtures must meet ADA requirements by code.
		D2020 Domestic Water Distribution		100%		None	X	Minor		Moderate		Major		Replace	50%	$38,274	$6,708	$44,982	$47,231	$49,593	Need to add sectional valves to water piping.
		D2030 Sanitary Waste		100%		None	X	Minor		Moderate		Major		Replace	50%	$48,854	$8,562	$57,416	$60,287	$63,301	
		D2040 Rain Water Drainage		100%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D2090 Other Plumbing Systems	NOT USED			None		Minor		Moderate		Major		Replace							

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	D30 HVAC																				
		D3010 Energy Supply			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D3020 Heat Generating Systems	Boiler	100%	- -	None	X	Minor		Moderate		Major		Replace	20%	$25,142	$4,407	$29,549	$31,027	$32,578	
			Air Handler	100%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Furnace		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Heat Exchanger		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D3030 Cooling Generating Systems	Component of air handler	100%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Stand alone chiller	100%	- -	None		Minor		Moderate		Major	X	Replace	100%	$344,776	$60,427	$405,202	$425,463	$446,736	
		D3040 Distribution Systems	Ductwork	100%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Hot water return & supply	100%		None		Minor		Moderate		Major	X	Replace	75%	$400,008	$70,107	$470,115	$493,621	$518,302	Most joints leak when boiler is off. Victaulic couplings need to be replaced.
		D3050 Terminal & Package Units	Above ceiling VAV unit	100%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			In-room ventilator unit	0%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			In-room radiant unit	0%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D3060 Controls & Instrumentation		100%		None		Minor		Moderate		Major	X	Replace	100%	$167,409	$29,341	$196,750	$206,587	$216,917	Control communication does not work.
		D3070 Systems Testing & Balancing		100%		None		Minor		Moderate		Major	X	Replace	50%	$45,431	$7,962	$53,393	$56,063	$58,866	
		D3090 Other HVAC Systems & Equipment	NOT USED			None		Minor		Moderate		Major		Replace							
	D40 Fire Protection																				
		D4010 Sprinklers		100%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D4020 Standpipes		100%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D4030 Fire Protection Specialties			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D4090 Other Fire Protection Systems	NOT USED			None		Minor		Moderate		Major		Replace							
	D50 Electrical																				
		D5010 Electrical Service & Distribution		100%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Electrical distribution appeared to be in good working condition. Branch power throughout classrooms appeared to be adequate for space needs.
		D5020 Lighting and Branch Wiring		100%		None		Minor		Moderate	X	Major		Replace	100%	$341,664	$59,881	$401,545	$421,623	$442,704	Flourescent lighting observed throughout facility. Recommend upgrading to LED lighting throughout.
		D5030 Communications & Security	Voice / Data System	100%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Systems appeared to be in good working condition.
			Clock / Intercom System	100%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Systems appeared to be in good working condition.
			Closed Circuit Surveillance	100%	X	None		Minor	X	Moderate		Major		Replace	20%	$1,991	$349	$2,341	$2,458	$2,580	System appeared to be in good working condition. Add coverage
			Access Control System	50%		None		Minor		Moderate	X	Major	X	Replace	100%	$54,455	$9,544	$63,999	$67,199	$70,558	No centralized access control system installed. Add system.
			Intrusion Alarm System	25%		None		Minor	X	Moderate		Major	X	Replace	100%	$24,427	$4,281	$28,708	$30,143	$31,651	No system installed. Add system.
			Fire Alarm / Detection	100%	X	None		Minor	X	Moderate		Major		Replace		$0	$0	$0	$0	$0	Systems appeared to be in good working condition.
			Lighting Control System	100%		None		Minor		Moderate	X	Major	X	Replace	100%	$637,897	$111,800	$749,698	$787,183	$826,542	Lighting controls consisted of manual controls. No dimming/automatic control was observed. Replace with Energy Code compliant dimming and occupancy sensor controls.
		D5090 Other Electrical Systems	NOT USED			None		Minor		Moderate		Major		Replace							
E	**EQUIPMENT & FURNISHINGS**																				
	E10 Equipment																				
		E1010 Commercial Equipment	Food Service	100%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Vocational		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		E1020 Institutional Equipment	Science		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Art		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Stage Performance	2,150	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/SF of Stage Performance Area
			Restroom Accessories/Stalls	100%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	

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		E1030 Vehicular Equipment	NOT USED			None		Minor		Moderate		Major		Replace							
		E1090 Other Equipment	NOT USED			None		Minor		Moderate		Major		Replace							
	E20 Furnishings																				
		E2010 Fixed Furnishings		20%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		E2020 Movable Furnishings		80%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
F	**SPECIAL CONSTRUCTION & DEMOLITION - NOT USED**																				
G	**BUILDING SITE WORK**																				
	G10 Site Preparation		NOT USED																		
	G20 Site Improvements																				
		G2010 Roadways		41,935		None	X	Minor		Moderate		Major		Replace	100%	$108,990	$19,102	$128,091	$134,496	$141,221	Cost/SF of surface area
		G2020 Parking Lots		27,904		None	X	Minor		Moderate		Major		Replace	100%	$72,523	$12,711	$85,233	$89,495	$93,970	Cost/SF of surface area
		G2030 Pedestrian Paving		41,089	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/SF of surface area
		G2040 Site Development		3,024	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/LF of fencing
		G2050 Landscaping		85,198	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/SF of irrigated area
	G30 Site Mechanical Utilities																				
		G3010 Water Supply	Domestic			None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Enter LF of pipe in cell E154
			Fire			None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Enter LF of pipe in cell E155
		G3020 Sanitary Sewer				None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Enter LF of sewer lines in cell E156
		G3030 Storm Sewer				None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Enter SF of area to be drained
		G3040 Heating Distribution				None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Enter LF of heating ducts in cell E158
		G3050 Cooling Distribution				None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Enter LF of duct work in cell E159
		G3060 Fuel Distribution				None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Enter LF of natural gas lines in cell E160
		G3090 Other Site Mechanical Utilities	NOT USED			None		Minor		Moderate		Major		Replace							
	G40 Site Electrical Utilities																				
		G4010 Electrical Distribution	Service	100	X	None		Minor		Moderate		Major		Replace	0%	0	$0	$0	$0	$0	
			Generator	1		None		Minor		Moderate	X	Major		Replace	100%	$82,771	$14,507	$97,278	$102,142	$107,249	Generator is not functional.
		G4020 Site Lighting		27,904		None		Minor	X	Moderate		Major	X	Replace	100%	$93,772	$16,435	$110,206	$115,717	$121,502	Replace existing site lighting with LED.
		G4030 Site Communications & Security		41,089		None		Minor		Moderate		Major	X	Replace	50%	$27,208	$4,769	$31,976	$33,575	$35,254	Minimal site security. Recommend adding video surveillance, paging and access control to enhance security.
		G4090 Other Site Electrical Utilities	NOT USED			None		Minor		Moderate		Major		Replace							
	G90 Other Site Construction		NOT USED																		

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LEVEL OF ACTION (Select 'X' in drop down if applicable)

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Count	None	Minor	Moderate	Major	Replace as Part of Renovation	% of System or Finish Affected	Automated Budget Estimate	Add to Escalate to 5/20/2027 (Renovation Construction Midpoint)	Escalated to 5/20/2027 (Renovation Construction Midpoint)	Escalated to 5/20/2028 (Renovation Construction Midpoint)	Escalated to 5/20/2029 (Renovationt Construction Midpoint)	Notes
OTHER																
Description of System							Unit of Measure	Quantity	Unit Budget		Total Budget	Add to Extend	Extended	Extended	Extended	Notes
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	

Renovation Costs

Physical Condition Budget Sub-Total		**$2,557,785**	
Budgeted Development Costs		**$971,958**	
Physical Condition Budget TOTAL		**$3,529,744**	
Cost with Escalation to (construction mid point):	**5/20/2027**	**$4,148,381**	*Escalation to projected construction mid point, per schedule entered
Cost with Escalation to:	**5/20/2028**	**$4,355,800**	*Escalation to projected construction mid point + 1 year
Cost with Escalation to:	**5/20/2029**	**$4,573,590**	*Escalation to projected construction mid point + 2 years

Replacement Costs

Replacement Budget	**$32,018,370**
Facility Condition Index (FCI)	**13.0%**

District Name:	Morrow SD 1
Site Name:	Irrigon Elementary School
Building Name:	Irrigon Elementary School
Building ID:	21470800
Date of Assessment:	3/7/2024

SCHOOL SAFETY ASSESSMENT

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

District Name:	Morrow SD 1
Site Name:	Irrigon Elementary School
Building Name:	Irrigon Elementary School
Building ID:	21470800
Date of Assessment:	3/7/2024

ADA ASSESSMENT

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

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Site Name:	Irrigon Elementary School
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Building ID:	21470800
Date of Assessment:	3/7/2024

INFORMATION TECHNOLOGY ASSESSMENT

	YES	NO	N/A	COMMENTS
1 Connectivity "speed" to the Facility – measured by Megabytes per second (Mbps):				
a. 10,000 Mbps or greater		X		
b. 1,000 to 9,999 Mbps	X			
c. 100 to 999 Mbps		X		
d. 10 to 99 Mbps		X		
e. 1 to 9 Mbps		X		
2 Local area network connectivity "speed" at the individual building level:				
a. 10,000 Mbps or greater		X		
b. 1,000 to 9,999 Mbps	X			
c. 100 to 999 Mbps		X		
d. 10 to 99 Mbps		X		
e. 1 to 9 Mbps		X		
3 Wireless Coverage:				
a. Facility-wide	X			
b. Secure?	X			
c. Type:				
i. AC wireless router	X			And Wifi6 (AX)
ii. N wireless router		X		
iii. A/B/G wireless router		X		
4 Building cabling:				
a. Fiber (to the desktop)		X		
b. CAT 6		X		
c. CAT 5 E	X			
d. CAT 5		X		
5 Security:				
a. Access control		X		
b. Video Surveillance	X			
c. Central Communications Systems	X			Does not work?

District Name:	Morrow SD 1
Site Name:	Irrigon Elementary School
Building Name:	Irrigon Elementary School
Building ID:	21470800
Date of Assessment:	3/7/2024

HARMFUL SUBSTANCES ASSESSMENT

		YES	NO	N/A	COMMENTS
1	**Lead**				
	Has your facility been assessed for lead? If so when?		X		
	Is there lead in your facility?		X		
	Is lead abatement included in your future bond plans?		X		
2	**Asbestos**				
	Has your facility been assessed for asbestos? If so when?		X		
	Is there asbestos in your facility?		X		
	Is asbestos abatement included in your future bond plans?		X		
3	**Mold**				
	Has your facility been assessed for mold? If so when?		X		
	Is there mold in your facility?		X		
	Is mold abatement included in your future bond plans?		X		
4	**Water Quality**				
	Has your facility been assessed for water quality (lead, etc.)? If so when?	X			2016, 2019
	Is there a water quality concern in your facility?		X		
	Is water treatment included in your future bond plans?		X		
5	**Polychlorinated Biphenyls (PCBs)**				
	Has your facility been assessed for PCBs? If so when?		X		
	Are there PCBs in your facility?				
	Is PCB abatement included in your future bond plans?				TBD
6	**Radon**				
	Has your facility been tested for radon? If so when?	X			2019
	Are there elevated levels of radon (above 4 pCi/L) in your facility?		X		
	Is radon mitigation included in your future bond plans?		X		

District Name:	Morrow SD 1
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INDOOR AIR QUALITY ASSESSMENT

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

Base Information

Item	Data	Notes / Explanation
District Name:	Morrow SD 1	Pull-down menu of the 197 Districts and 19 ESDs (alphabetical order)
Site Name:	Irrigon Jr./Sr. High School	Typically the name that is used for the facility / campus
Building Name:	Irrigon Jr./Sr. High School	If only one building on site, refer to "main"
Building ID:	21470400	Use the School Facilities Building Collection Building ID Number (BIN) Lookup Tool for the eight (8) digit number assigned to the building. To use the tool, first download a copy of it by selecting File -> Save As -> Download a Copy. At the top of the Lookup Tool, enter the District ID which you can find on the Entity ID tab.
Building Type:	High School	Pull-down menu - feeds FCI calculation
Physical Address of Building:	315 East Wyoming, Irrigon, OR 97844	Informational only - does not link
Original Year of Building Completion:	1978	When was the original building completed and ready for use
Primary Structure Type:		Pull-down menu of primary building construction / structure types
Secondary Structure Type:		Pull-down menu of secondary building construction / structure types
County:	Morrow	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	64,196	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	25	District records
Assessor Company:	Wenaha Group	
Assessor Name:	Cassie Hibbert	For follow up questions
Contact (Phone):	541.561.3497	
Contact (E-Mail):	chibbert@wenahagroup.com	
Date of Assessment:	3/7/2024	Enter the actual date of the assessment - use m/d/yyyy format

District Name:	Morrow SD 1
Site Name:	Irrigon Jr./Sr. High School
Building Name:	Irrigon Jr./Sr. High School
Building ID:	21470400
Date of Estimate:	3/7/2024

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Renovation Schedule	**Voter Approved Bond Date:**	5/20/2025	
	Design Finish Date:	5/20/2026	Default is 12 months after bond
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	Construction End Date:	5/20/2028	Default is 24 month construction period

Replacement Schedule	**Voter Approved Bond Date:**	5/20/2025	Default is 12 months after estimate
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A SUBSTRUCTURE																
	A10 Foundations															
		A1010 Standard Foundations		100%	X						$0	$0	$0	$0	$0	
		A1020 Special Foundations			X						$0	$0	$0	$0	$0	
		A1030 Slab on Grade			X						$0	$0	$0	$0	$0	
	A20 Basement Construction															
		A2010 Basement Excavation	NOT USED													
		A2020 Basement Walls			X						$0	$0	$0	$0	$0	
B SHELL																
	B10 Superstructure															
		B1010 Floor Construction	Wood	16%	X						$0	$0	$0	$0	$0	Gym floor construction
			Steel		X						$0	$0	$0	$0	$0	
			Concrete	84%	X						$0	$0	$0	$0	$0	
		B1020 Roof Construction	Wood	29%	X						$0	$0	$0	$0	$0	
			Steel		X						$0	$0	$0	$0	$0	
			Concrete	71%	- -				X	X	$4,427,564	$775,992	$5,203,556	$5,463,734	$5,736,921	Cracks observed in Roof Members
	B20 Exterior Enclosure															
		B2010 Exterior Walls	Concrete Formed / Tilt	71%			X			100%	$245,221	$42,978	$288,200	$302,610	$317,740	
			Masonry	3%	X						$0	$0	$0	$0	$0	
			Framed w/ Wood Siding		X						$0	$0	$0	$0	$0	
			Framed w/Metal Panel		X						$0	$0	$0	$0	$0	
			Framed w/Stucco	26%			X			100%	$84,826	$14,867	$99,693	$104,677	$109,911	
			Framed w/Masonry Veneer		X						$0	$0	$0	$0	$0	
		B2020 Exterior Windows	Wood		X						$0	$0	$0	$0	$0	
			Aluminum/Steel	15%			X			100%	$42,881	$7,515	$50,396	$52,916	$55,561	Windows are small throughout
			Clad		X						$0	$0	$0	$0	$0	
			Curtain Wall		X						$0	$0	$0	$0	$0	
		B2030 Exterior Doors	Wood		X						$0	$0	$0	$0	$0	
			Hollow Metal	27			X			50%	$22,348	$3,917	$26,265	$27,578	$28,957	Replace hardware and paint doors
			Storefront		X						$0	$0	$0	$0	$0	
	B30 Roofing															
		B3010 Roof Coverings	Asphalt Shingle		X						$0	$0	$0	$0	$0	
			Built-Up	71%			X			100%	$300,302	$52,632	$352,934	$370,580	$389,109	Scheduled for full repair in 2021
			Single Ply		X						$0	$0	$0	$0	$0	
			Metal	29%	X						$0	$0	$0	$0	$0	In good shape
			Concrete Tile		X						$0	$0	$0	$0	$0	
		B3020 Roof Openings	Skylights		X						$0	$0	$0	$0	$0	By Building GSF
			Access Hatch	1							$0	$0	$0	$0	$0	Per hatch

District Name:	Morrow SD 1
Site Name:	Irrigon Jr./Sr. High School
Building Name:	Irrigon Jr./Sr. High School
Building ID:	21470400
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C INTERIORS																
	C10 Interior Construction															
		C1010 Partitions	Framed	29%	X						$0	$0	$0	$0	$0	
			Masonry	71%	X						$0	$0	$0	$0	$0	Concrete and masonry at interior
		C1020 Interior Doors	Wood	102			X			75%	$101,312	$17,756	$119,068	$125,021	$131,273	Replace to meet ADA standards
			Hollow Metal	20	X						$0	$0	$0	$0	$0	
		C1030 Fittings	NOT USED													
	C20 Stairs															
		C2010 Stair Construction	Wood	4	X						$0	$0	$0	$0	$0	Cost/Flight
			Metal		X						$0	$0	$0	$0	$0	Cost/Flight
			Concrete	3							$0	$0	$0	$0	$0	Cost/Flight
		C2020 Stair Finishes	Concrete Fill		X						$0	$0	$0	$0	$0	Cost/Flight
			Resilient	3						100%	$12,416	$2,176	$14,592	$15,321	$16,087	Cost/Flight
	C30 Interior Finishes															
		C3010 Wall Finishes	Paint on Masonry	10%		X					$0	$0	$0	$0	$0	
			Wallboard	80%	X						$0	$0	$0	$0	$0	
			Wainscot	5%	X						$0	$0	$0	$0	$0	
			Ceramic Tile	10%	X						$0	$0	$0	$0	$0	
		C3020 Floor Finishes	Carpet / Soft Surface	50%						90%	$319,452	$55,988	$375,440	$394,212	$413,923	
			Resilient Tile	19%		X				20%	$4,079	$715	$4,794	$5,033	$5,285	
			Resilient Sheet		X						$0	$0	$0	$0	$0	
			Polished Concrete	10%	X						$0	$0	$0	$0	$0	
			Ceramic Tile	5%	X						$0	$0	$0	$0	$0	
			Liquid Applied		X						$0	$0	$0	$0	$0	
			Wood Sports Floor	16%			X			100%	$119,024	$20,861	$139,885	$146,879	$154,223	
		C3030 Ceiling Finishes	Wallboard	15%	X						$0	$0	$0	$0	$0	
			Lay-In Ceiling Tile	70%		X				25%	$18,597	$3,259	$21,857	$22,950	$24,097	
			Glued-Up Ceiling Tile			X					$0	$0	$0	$0	$0	
			Painted Structure	15%					X	100%	$51,170	$8,968	$60,138	$63,145	$66,302	Remove acoustic spray at gym and café
D SERVICES																
	D10 Conveying															
		D1010 Elevators & Lifts		1	X						$0	$0	$0	$0	$0	Lift near rear of gym
		D1020 Escalators & Moving Walks			X						$0	$0	$0	$0	$0	
		D1090 Other Conveying Systems			X						$0	$0	$0	$0	$0	
	D20 Plumbing															
		D2010 Plumbing Fixtures		100%					X	60%	$701,391	$122,929	$824,320	$865,536	$908,813	All (N) fixtures must meet ADA requirements by code. Replace faucets and drinking fountains. Replace toilets where renovations still to occur.
		D2020 Domestic Water Distribution		100%					X	50%	$386,828	$67,797	$454,625	$477,356	$501,224	Some piping needs to be replaced. Sectional valves need to be added.
		D2030 Sanitary Waste		100%	- -				X	50%	$109,991	$19,277	$129,268	$135,732	$142,518	Septic system.
		D2040 Rain Water Drainage		100%	- -		X			30%	$32,200	$5,644	$37,844	$39,736	$41,723	Some roof drains appeared clogged.
		D2090 Other Plumbing Systems	NOT USED													

District Name:	Morrow SD 1
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	D30 HVAC															
		D3010 Energy Supply			X					25%	$0	$0	$0	$0	$0	Some Piping needs to be replacded
		D3020 Heat Generating Systems	Boiler	100%					X	50%	$584,493	$102,440	$686,933	$721,280	$757,344	One boiler needs to be replaced.
			Air Handler	100%					X	100%	$618,499	$108,401	$726,900	$763,245	$801,407	Mostly but not all older units at end of life.
			Furnace		X						$0	$0	$0	$0	$0	
			Heat Exchanger		X						$0	$0	$0	$0	$0	
		D3030 Cooling Generating Systems	Component of air handler		X						$0	$0	$0	$0	$0	
			Stand alone chiller	100%	- -				X	100%	$588,744	$103,186	$691,929	$726,525	$762,852	
		D3040 Distribution Systems	Ductwork	100%			X			50%	$95,113	$16,670	$111,783	$117,372	$123,240	Some ductwork needs to be reinsulated and/or repaired.
			Hot water return & supply		X						$0	$0	$0	$0	$0	
		D3050 Terminal & Package Units	Above ceiling VAV unit	50%							$0	$0	$0	$0	$0	
			In-room ventilator unit	50%	- -				X	100%	$848,046	$148,632	$996,678	$1,046,511	$1,098,837	All classrooms have ceiling mounted units. Sound is an issue.
			In-room radiant unit		X						$0	$0	$0	$0	$0	
		D3060 Controls & Instrumentation		100%					X	100%	$285,870	$50,103	$335,973	$352,771	$370,410	Replace all controls.
		D3070 Systems Testing & Balancing		100%					X	100%	$155,156	$27,193	$182,350	$191,467	$201,040	
		D3090 Other HVAC Systems & Equipment	NOT USED													
	D40 Fire Protection															
		D4010 Sprinklers		100%					X	100%	$531,357	$93,128	$624,485	$655,709	$688,494	No sprinklers. Should be added.
		D4020 Standpipes									$0	$0	$0	$0	$0	
		D4030 Fire Protection Specialties									$0	$0	$0	$0	$0	
		D4090 Other Fire Protection Systems	NOT USED													
	D50 Electrical															
		D5010 Electrical Service & Distribution		100%				X	X	100%	$1,835,307	$321,663	$2,156,970	$2,264,819	$2,378,060	Electrical distribution equipment is original to the building and approaching the end of its usable life. Branch power throughout classrooms is limited and panelboards appeared to be at capacity.
		D5020 Lighting and Branch Wiring		100%				X	X	100%	$2,496,315	$437,514	$2,933,829	$3,080,520	$3,234,546	Lighting is a mix of T8/T12 in fair/poor condition. Replace with LED.
		D5030 Communications & Security	Voice / Data System	100%			X		X	100%	$568,552	$99,647	$668,199	$701,609	$736,689	Voice/data is limited throughout building & classrooms. Add infrastructure to meet current/future school program needs.
			Clock / Intercom System	100%				X	X	100%	$189,163	$33,153	$222,317	$233,432	$245,104	No centralized clock system installed. Paging system is aged with coverage and functionality issues. Full replacement of systems.
			Closed Circuit Surveillance	100%			X			20%	$3,401	$596	$3,997	$4,197	$4,406	New IP camera system has been installed throughout building. Blind spots were observed / noted by staff. Add coverage at select locations.
			Access Control System	50%				X	X	100%	$92,987	$16,297	$109,285	$114,749	$120,487	No centralized access control system installed. Add system.
			Intrusion Alarm System	25%			X		X	100%	$41,712	$7,311	$49,022	$51,473	$54,047	No system installed. Add system.
			Fire Alarm / Detection	100%				X	X	100%	$315,626	$55,318	$370,944	$389,491	$408,966	System head end panel has been upgraded, but notification/detection devices throughout the building were not. Lapses in notification & detection were observed. Replace entire system.
			Lighting Control System	100%				X	X	100%	$1,089,282	$190,912	$1,280,194	$1,344,203	$1,411,413	Lighting controls consisted of manual controls. No dimming/automatic control was observed. Replace with Energy Code compliant dimming and occupancy sensor controls.
		D5090 Other Electrical Systems	NOT USED													
E	**EQUIPMENT & FURNISHINGS**															
	E10 Equipment															
		E1010 Commercial Equipment	Food Service	100%			X			50%	$38,789	$6,798	$45,587	$47,867	$50,260	Replace casework with stainless steel.
			Vocational	0%	X						$0	$0	$0	$0	$0	Separate building.
		E1020 Institutional Equipment	Science	3,881			X	X		50%	$10,504	$1,841	$12,345	$12,963	$13,611	Junior High science needs full upgrades.
			Art	1,130	X		X		X		$0	$0	$0	$0	$0	
			Stage Performance	723	X		X		X		$0	$0	$0	$0	$0	Cost/SF of Stage Performance Area
			Restroom Accessories/Stalls	100%			X			40%	$53,986	$9,462	$63,448	$66,620	$69,951	

District Name:	Morrow SD 1
Site Name:	Irrigon Jr./Sr. High School
Building Name:	Irrigon Jr./Sr. High School
Building ID:	21470400
Date of Estimate:	3/7/2024

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Renovation Schedule	**Voter Approved Bond Date:**	5/20/2025		
	Design Finish Date:	5/20/2026	Default is 12	months after bond
	Construction Start Date:	5/20/2026	Default is	at design finish
	Construction End Date:	5/20/2028	Default is 24	month construction period

Replacement Schedule	**Voter Approved Bond Date:**	5/20/2025	Default is 12	months after estimate
	Design Finish Date:	5/20/2026	Default is 12	months after bond
	Construction Start Date:	5/20/2026	Default is	at design finish
	Construction End Date:	5/20/2028	Default is 24	month construction period

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Count	LEVEL OF ACTION (Select 'X' in drop down if applicable) None	Minor	Moderate	Major	Replace as Part of Renovation	% of System or Finish Affected	Automated Budget Estimate	Add to Escalate to 5/20/2027 (Renovation Construction Midpoint)	Escalated to 5/20/2027 (Renovation Construction Midpoint)	Escalated to 5/20/2028 (Renovation Construction Midpoint)	Escalated to 5/20/2029 (Renovationt Construction Midpoint)	Notes
		E1030 Vehicular Equipment	NOT USED		None	Minor	Moderate	Major	Replace							
		E1090 Other Equipment	NOT USED		None	Minor	Moderate	Major	Replace							
	E20 Furnishings															
		E2010 Fixed Furnishings		60%	None	Minor	Moderate	X Major	Replace	50%	$119,237	$20,898	$140,134	$147,141	$154,498	Replace original casework.
		E2020 Movable Furnishings		100%	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
F	**SPECIAL CONSTRUCTION & DEMOLITION - NOT USED**															
G	**BUILDING SITE WORK**															
	G10 Site Preparation		NOT USED													
	G20 Site Improvements															
		G2010 Roadways		30,015	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Cost/SF of surface area
		G2020 Parking Lots		77,757	None	Minor	Moderate	Major	X Replace	45%	$868,864	$152,280	$1,021,144	$1,072,201	$1,125,812	Cost/SF of surface area (pave gravel lot)
		G2030 Pedestrian Paving		26,570	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Cost/SF of surface area
		G2040 Site Development		4,000	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Cost/LF of fencing
		G2050 Landscaping		727,300	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Cost/SF of irrigated area
	G30 Site Mechanical Utilities															
		G3010 Water Supply	Domestic		None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of pipe in cell E154
			Fire		None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of pipe in cell E155
		G3020 Sanitary Sewer			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of sewer lines in cell E156
		G3030 Storm Sewer			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter SF of area to be drained
		G3040 Heating Distribution			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of heating ducts in cell E158
		G3050 Cooling Distribution			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of duct work in cell E159
		G3060 Fuel Distribution			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of natural gas lines in cell E160
		G3090 Other Site Mechanical Utilities	NOT USED		None	Minor	Moderate	Major	Replace							
	G40 Site Electrical Utilities															
		G4010 Electrical Distribution	Service	1	X None	Minor	Moderate	Major	Replace		0	$0	$0	$0	$0	Electrical service size needs to be upgraded to support building needs.
			Generator	1	None	Minor	Moderate	X Major	X Replace	100%	$165,542	$29,014	$194,556	$204,283	$214,498	Existing generator is not functional.
		G4020 Site Lighting		77,757	None	Minor	X Moderate	Major	X Replace	100%	$261,303	$45,797	$307,100	$322,455	$338,577	Parking lot and building site lighting is minimal and in poor condition. Replace with LED
		G4030 Site Communications & Security		26,570	None	Minor	Moderate	Major	X Replace	50%	$17,594	$3,084	$20,677	$21,711	$22,797	Minimal site security. Recommend adding video surveillance, paging and access control to enhance security.
		G4090 Other Site Electrical Utilities	NOT USED		None	Minor	Moderate	Major	Replace							
	G90 Other Site Construction		NOT USED													

District Name:	Morrow SD 1
Site Name:	Irrigon Jr./Sr. High School
Building Name:	Irrigon Jr./Sr. High School
Building ID:	21470400
Date of Estimate:	3/7/2024

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Replacement Schedule	**Voter Approved Bond Date:**	5/20/2025	Default is	12	months after estimate
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					LEVEL OF ACTION (Select 'X' in drop down if applicable)														
Level 1	**Level 2**	**Level 3**	**Type (as applicable)**	**% of Building or Count**			**None**		**Minor**		**Moderate**		**Major**		**Replace as Part of Renovation**	**% of System or Finish Affected**	**Automated Budget Estimate**	**Add to Escalate to 5/20/2027 (Renovation Construction Midpoint)**	**Escalated to 5/20/2027 (Renovation Construction Midpoint)**	**Escalated to 5/20/2028 (Renovation Construction Midpoint)**	**Escalated to 5/20/2029 (Renovationt Construction Midpoint)**	**Notes**
OTHER																					
Description of System											Unit of Measure		Quantity		Unit Budget		Total Budget	Add to Extend	Extended	Extended	Extended	Notes
																	$0	$0	$0	$0	$0	
																	$0	$0	$0	$0	$0	
																	$0	$0	$0	$0	$0	
																	$0	$0	$0	$0	$0	
																	$0	$0	$0	$0	$0	
																	$0	$0	$0	$0	$0	
																	$0	$0	$0	$0	$0	

Renovation Costs

Physical Condition Budget Sub-Total		**$18,855,040**	
Budgeted Development Costs		**$7,164,915**	
Physical Condition Budget TOTAL		**$26,019,956**	
Cost with Escalation to (construction mid point):	**5/20/2027**	**$30,580,316**	*Escalation to projected construction mid point, per schedule entered
Cost with Escalation to:	**5/20/2028**	**$32,109,332**	*Escalation to projected construction mid point + 1 year
Cost with Escalation to:	**5/20/2029**	**$33,714,798**	*Escalation to projected construction mid point + 2 years

Replacement Costs

Replacement Budget	**$65,609,978**
Facility Condition Index (FCI)	**46.6%**

District Name:	Morrow SD 1
Site Name:	Irrigon Jr./Sr. High School
Building Name:	Irrigon Jr./Sr. High School
Building ID:	21470400
Date of Assessment:	3/7/2024

SCHOOL SAFETY ASSESSMENT

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

District Name:	Morrow SD 1
Site Name:	Irrigon Jr./Sr. High School
Building Name:	Irrigon Jr./Sr. High School
Building ID:	21470400
Date of Assessment:	3/7/2024

ADA ASSESSMENT

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

District Name:	Morrow SD 1
Site Name:	Irrigon Jr./Sr. High School
Building Name:	Irrigon Jr./Sr. High School
Building ID:	21470400
Date of Assessment:	3/7/2024

INFORMATION TECHNOLOGY ASSESSMENT

	YES	NO	N/A	COMMENTS
1 Connectivity "speed" to the Facility – measured by Megabytes per second (Mbps):				
a. 10,000 Mbps or greater		X		
b. 1,000 to 9,999 Mbps	X			
c. 100 to 999 Mbps		X		
d. 10 to 99 Mbps		X		
e. 1 to 9 Mbps		X		
2 Local area network connectivity "speed" at the individual building level:				
a. 10,000 Mbps or greater		X		
b. 1,000 to 9,999 Mbps	X			
c. 100 to 999 Mbps		X		
d. 10 to 99 Mbps		X		
e. 1 to 9 Mbps		X		
3 Wireless Coverage:				
a. Facility-wide	X			
b. Secure?	X			
c. Type:				
i. AC wireless router	X			
ii. N wireless router		X		
iii. A/B/G wireless router		X		
4 Building cabling:				
a. Fiber (to the desktop)		X		
b. CAT 6		X		
c. CAT 5 E	X			
d. CAT 5		X		
5 Security:				
a. Access control		X		
b. Video Surveillance	X			
c. Central Communications Systems	X			

District Name:	Morrow SD 1
Site Name:	Irrigon Jr./Sr. High School
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Date of Assessment:	3/7/2024

HARMFUL SUBSTANCES ASSESSMENT

		YES	NO	N/A	COMMENTS
1	**Lead**				
	Has your facility been assessed for lead? If so when?		X		
	Is there lead in your facility?	X			
	Is lead abatement included in your future bond plans?				TBD
2	**Asbestos**				
	Has your facility been assessed for asbestos? If so when?	X			As needed
	Is there asbestos in your facility?	X			
	Is asbestos abatement included in your future bond plans?				TBD
3	**Mold**				
	Has your facility been assessed for mold? If so when?		X		
	Is there mold in your facility?				
	Is mold abatement included in your future bond plans?				TBD
4	**Water Quality**				
	Has your facility been assessed for water quality (lead, etc.)? If so when?	X			2016,2019,2020
	Is there a water quality concern in your facility?		X		
	Is water treatment included in your future bond plans?		X		
5	**Polychlorinated Biphenyls (PCBs)**				
	Has your facility been assessed for PCBs? If so when?		X		
	Are there PCBs in your facility?				
	Is PCB abatement included in your future bond plans?				TBD
6	**Radon**				
	Has your facility been tested for radon? If so when?	X			2019
	Are there elevated levels of radon (above 4 pCi/L) in your facility?		X		
	Is radon mitigation included in your future bond plans?		X		

District Name:	Morrow SD 1
Site Name:	Irrigon Jr./Sr. High School
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Date of Assessment:	3/7/2024

INDOOR AIR QUALITY ASSESSMENT

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

Base Information

Item	Data	Notes / Explanation
District Name:	Morrow SD 1	Pull-down menu of the 197 Districts and 19 ESDs (alphabetical order)
Site Name:	Riverside Jr./Sr. High School	Typically the name that is used for the facility / campus
Building Name:	Riverside Jr./Sr. High School	If only one building on site, refer to "main"
Building ID:	21470600	Use the School Facilities Building Collection Building ID Number (BIN) Lookup Tool for the eight (8) digit number assigned to the building. To use the tool, first download a copy of it by selecting File -> Save As -> Download a Copy. At the top of the Lookup Tool, enter the District ID which you can find on the Entity ID tab.
Building Type:	High School	Pull-down menu - feeds FCI calculation
Physical Address of Building:	210 Boardman Ave. NE, Boardman, OR 97818	Informational only - does not link
Original Year of Building Completion:	1968	When was the original building completed and ready for use
Primary Structure Type:		Pull-down menu of primary building construction / structure types
Secondary Structure Type:		Pull-down menu of secondary building construction / structure types
County:	Morrow	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	88,760	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	37	District records
Assessor Company:	Wenaha Group	
Assessor Name:	Cassie Hibbert	For follow up questions
Contact (Phone):	541.561.3497	
Contact (E-Mail):	chibbert@wenahagroup.com	
Date of Assessment:	3/8/2024	Enter the actual date of the assessment - use m/d/yyyy format

District Name:	Morrow SD 1
Site Name:	Riverside Jr./Sr. High School
Building Name:	Riverside Jr./Sr. High School
Building ID:	21470600
Date of Estimate:	3/8/2024

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	Construction End Date:	5/20/2028	Default is	24	month construction period

Replacement Schedule	**Voter Approved Bond Date:**	5/20/2025	Default is	12	months after estimate
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A SUBSTRUCTURE																					
	A10 Foundations																				
		A1010 Standard Foundations		0%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		A1020 Special Foundations		0%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		A1030 Slab on Grade		100%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
	A20 Basement Construction																				
		A2010 Basement Excavation	NOT USED				None		Minor		Moderate		Major		Replace							
		A2020 Basement Walls		0%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	$0	
B SHELL																					
	B10 Superstructure																				
		B1010 Floor Construction	Wood	0%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Steel	0%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Concrete	100%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		B1020 Roof Construction	Wood	95%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Steel	50%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Concrete	0%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
	B20 Exterior Enclosure																				
		B2010 Exterior Walls	Concrete Formed / Tilt	25%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Masonry	100%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Framed w/ Wood Siding	25%			None		Minor	X	Moderate		Major		Replace	100%	$112,773	$19,765	$132,538	$139,165	$146,123	
			Framed w/Metal Panel	0%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Framed w/Stucco	25%			None		Minor		Moderate		Major	X	Replace	30%	$551,007	$96,572	$647,578	$679,957	$713,955	Water intrusion and bird invasion. Patch work in soffits required.
			Framed w/Masonry Veneer	50%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		B2020 Exterior Windows	Wood	0%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Aluminum/Steel	50%			None		Minor	X	Moderate		Major		Replace	10%	$19,763	$3,464	$23,226	$24,388	$25,607	Some storefront has weeds growing into the building.
			Clad	50%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Curtain Wall	0%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		B2030 Exterior Doors	Wood	0		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Hollow Metal	100		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Storefront	100		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
	B30 Roofing																				
		B3010 Roof Coverings	Asphalt Shingle	10%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Built-Up	0%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Single Ply	0%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Metal	100%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Concrete Tile	0%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		B3020 Roof Openings	Skylights	0%		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	By Building GSF
			Access Hatch	0		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Per hatch

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Site Name:	Riverside Jr./Sr. High School
Building Name:	Riverside Jr./Sr. High School
Building ID:	21470600
Date of Estimate:	3/8/2024

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C INTERIORS																					
	C10 Interior Construction																				
		C1010 Partitions	Framed	100%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Masonry	50%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		C1020 Interior Doors	Wood	100	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Hollow Metal	0	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		C1030 Fittings	NOT USED			None		Minor		Moderate		Major		Replace							
	C20 Stairs																				
		C2010 Stair Construction	Wood	1	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
			Metal	0	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
			Concrete	0	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
		C2020 Stair Finishes	Concrete Fill	0	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
			Resilient	1	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
	C30 Interior Finishes																				
		C3010 Wall Finishes	Paint on Masonry	10%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Wallboard	100%		None		Minor		Moderate		Major	X	Replace	10%	$220,403	$38,629	$259,031	$271,983	$285,582	Water damage in some restrooms and kitchen, wet spaces.
			Wainscot	15%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Wet spaces only.
			Ceramic Tile	25%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		C3020 Floor Finishes	Carpet / Soft Surface	30%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Resilient Tile	75%		None	X	Minor		Moderate		Major		Replace	10%	$11,130	$1,951	$13,081	$13,735	$14,422	Building transitions and cold joints.
			Resilient Sheet	0%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Polished Concrete	50%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	In Shop Building
			Ceramic Tile	15%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Liquid Applied	0%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Wood Sports Floor	5%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		C3030 Ceiling Finishes	Wallboard	25%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Lay-In Ceiling Tile	100%		None	X	Minor		Moderate		Major		Replace	15%	$22,040	$3,863	$25,903	$27,198	$28,558	Minor water damage or broken panels from students. Cause of water unknown.
			Glued-Up Ceiling Tile	10%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Painted Structure	5%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
D SERVICES																					
	D10 Conveying																				
		D1010 Elevators & Lifts		1		None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D1020 Escalators & Moving Walks		0	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D1090 Other Conveying Systems		0	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
	D20 Plumbing																				
		D2010 Plumbing Fixtures		100%		None		Minor		Moderate		Major	X	Replace	50%	$808,143	$141,638	$949,782	$997,271	$1,047,134	All (N) fixtures must meet ADA requirements by code.
		D2020 Domestic Water Distribution		100%		None		Minor		Moderate		Major	X	Replace	75%	$802,266	$140,608	$942,874	$990,018	$1,039,519	Original building piping is galvanized. Needs to be replaced. Sectional valves need to be added.
		D2030 Sanitary Waste		75%	- -	None	X	Minor		Moderate		Major		Replace	25%	$43,254	$7,581	$50,835	$53,377	$56,045	
		D2040 Rain Water Drainage			X	None		Minor		Moderate		Major		Replace	30%	$0	$0	$0	$0	$0	
		D2090 Other Plumbing Systems	NOT USED			None		Minor		Moderate		Major		Replace							

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	D30 HVAC															
		D3010 Energy Supply		0%	X						$0	$0	$0	$0	$0	Poor ventilation throughout spaces. Some classrooms and most restrooms.
		D3020 Heat Generating Systems	Boiler	100%					X	40%	$646,515	$113,311	$759,825	$797,817	$837,707	Older boilers need to be replaced.
			Air Handler	100%				X	- -	50%	$177,057	$31,032	$208,089	$218,493	$229,418	
			Furnace	0%	X						$0	$0	$0	$0	$0	
			Heat Exchanger	0%	X						$0	$0	$0	$0	$0	
		D3030 Cooling Generating Systems	Component of air handler	0%	X						$0	$0	$0	$0	$0	
			Stand alone chiller	100%	- -				X	50%	$407,010	$71,334	$478,345	$502,262	$527,375	
		D3040 Distribution Systems	Ductwork	25%					X	100%	$189,179	$33,156	$222,335	$233,452	$245,125	Ductwork from 1997 addition is ductboard. This should be replaced for IAQ reasons.
			Hot water return & supply	100%		X				100%	$180,730	$31,675	$212,406	$223,026	$234,177	Some valves leaking.
		D3050 Terminal & Package Units	Above ceiling VAV unit	50%	- -				X	50%	$148,037	$25,946	$173,983	$182,682	$191,816	Add new VAV boxes for better control
			In-room ventilator unit	50%					X	25%	$293,136	$51,376	$344,512	$361,737	$379,824	Some unit ventilators need to be replaced.
			In-room radiant unit	0%	X						$0	$0	$0	$0	$0	
		D3060 Controls & Instrumentation		100%					X	100%	$395,256	$69,274	$464,530	$487,756	$512,144	System not communicating.
		D3070 Systems Testing & Balancing		100%					X	35%	$75,084	$13,159	$88,243	$92,656	$97,288	Rebalance after replacing the ductwork.
		D3090 Other HVAC Systems & Equipment	NOT USED													
	D40 Fire Protection															
		D4010 Sprinklers		100%					X	75%	$551,007	$96,572	$647,578	$679,957	$713,955	Most of school is unsprinklered.
		D4020 Standpipes									$0	$0	$0	$0	$0	
		D4030 Fire Protection Specialties									$0	$0	$0	$0	$0	
		D4090 Other Fire Protection Systems	NOT USED													
	D50 Electrical															
		D5010 Electrical Service & Distribution		100%				X	X	100%	$2,537,570	$444,745	$2,982,315	$3,131,430	$3,288,002	Distribution gear original to the building is at the end of its usable life. Branch power throughout classrooms is limited and panelboards appeared to be at capacity.
		D5020 Lighting and Branch Wiring		100%				X	X	100%	$3,451,507	$604,925	$4,056,431	$4,259,253	$4,472,215	Lighting is a mix of T8/T12 in fair/poor condition. Replace with LED.
		D5030 Communications & Security	Voice / Data System	100%	X			X	X	50%	$420,969	$73,781	$494,750	$519,487	$545,462	Voice/data is limited throughout building & classrooms. Add infrastructure to meet current/future school program needs.
			Clock / Intercom System	100%			X			25%	$4,408	$773	$5,181	$5,440	$5,712	Clock & paging system appear to be functioning well. Minor coverage/maintenance issues were noted by facilities staff.
			Closed Circuit Surveillance	100%			X			20%	$4,702	$824	$5,526	$5,802	$6,092	New IP camera system has been installed throughout building. Blind spots were observed / noted by staff. Add coverage at select locations.
			Access Control System	50%				X	X	100%	$128,568	$22,533	$151,102	$158,657	$166,590	No centralized access control system installed. Add system.
			Intrusion Alarm System	25%			X		X	100%	$57,672	$10,108	$67,780	$71,169	$74,727	No system installed. Add system.
			Fire Alarm / Detection	100%	X					100%	$0	$0	$0	$0	$0	Systems appeared to be in good working condition.
			Lighting Control System	100%				X	X	100%	$1,506,085	$263,962	$1,770,048	$1,858,550	$1,951,478	Lighting controls consisted of manual controls. No dimming/automatic control was observed. Replace with Energy Code compliant dimming and occupancy sensor controls.
		D5090 Other Electrical Systems	NOT USED													
E	**EQUIPMENT & FURNISHINGS**															
	E10 Equipment															
		E1010 Commercial Equipment	Food Service	15%	X						$0	$0	$0	$0	$0	
			Vocational	0%	X						$0	$0	$0	$0	$0	
		E1020 Institutional Equipment	Science	5,000	X						$0	$0	$0	$0	$0	
			Art	1,500				X	X	100%	$17,531	$3,073	$20,603	$21,634	$22,715	Spaces is too small for program. Appliance are not adequate.
			Stage Performance	700	X						$0	$0	$0	$0	$0	Cost/SF of Stage Performance Area
			Restroom Accessories/Stalls	15%	X						$0	$0	$0	$0	$0	

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		E1030 Vehicular Equipment	NOT USED		None	Minor	Moderate	Major	Replace							
		E1090 Other Equipment	NOT USED		None	Minor	Moderate	Major	Replace							
	E20 Furnishings															
		E2010 Fixed Furnishings		30%	None	Minor	Moderate	Major	X Replace	10%	$41,083	$7,200	$48,283	$50,698	$53,233	Some fixed casework in classrooms are outdated or need repair/replaced. Not suitable for classroom needs.
		E2020 Movable Furnishings		65%	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
F	**SPECIAL CONSTRUCTION & DEMOLITION - NOT USED**															
G	**BUILDING SITE WORK**															
	G10 Site Preparation		NOT USED													
	G20 Site Improvements															
		G2010 Roadways		50,000	None	X Minor	Moderate	Major	Replace	15%	$19,493	$3,416	$22,909	$24,054	$25,257	Cost/SF of surface area Minor cracks beginning to form. Can be resolved with a new top coat / resurface.
		G2020 Parking Lots		132,000	None	Minor	Moderate	Major	X Replace	45%	$1,474,980	$258,511	$1,733,491	$1,820,165	$1,911,174	Cost/SF of surface area Overflow parking lot is all gravel.
		G2030 Pedestrian Paving		31,500	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Cost/SF of surface area
		G2040 Site Development		5,500	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Cost/LF of fencing
		G2050 Landscaping		723,000	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Cost/SF of irrigated area
	G30 Site Mechanical Utilities															
		G3010 Water Supply	Domestic		None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of pipe in cell E154
			Fire		None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of pipe in cell E155
		G3020 Sanitary Sewer			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of sewer lines in cell E156
		G3030 Storm Sewer			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter SF of area to be drained
		G3040 Heating Distribution			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of heating ducts in cell E158
		G3050 Cooling Distribution			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of duct work in cell E159
		G3060 Fuel Distribution			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of natural gas lines in cell E160
		G3090 Other Site Mechanical Utilities	NOT USED		None	Minor	Moderate	Major	Replace							
	G40 Site Electrical Utilities															
		G4010 Electrical Distribution	Service	1	None	Minor	Moderate	Major	X Replace	100%	$4	$1	$5	$5	$5	Upsize service to accommodate building load.
			Generator	1	X None	Minor	Moderate	Major	Replace	100%	$0	$0	$0	$0	$0	No existing generator.
		G4020 Site Lighting		132,000	None	Minor	X Moderate	Major	X Replace	50%	$221,793	$38,872	$260,666	$273,699	$287,384	Replace existing fixtures with LED. Add coverage to parking lots/drive lanes and pathways.
		G4030 Site Communications & Security		31,500	None	Minor	Moderate	Major	X Replace	100%	$41,717	$7,311	$49,028	$51,479	$54,053	Minimal site security. Recommend adding video surveillance, paging and access control to enhance security.
		G4090 Other Site Electrical Utilities	NOT USED		None	Minor	Moderate	Major	Replace							
	G90 Other Site Construction		NOT USED													

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Building Name:	Riverside Jr./Sr. High School
Building ID:	21470600
Date of Estimate:	3/8/2024

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An automatically populated cell from user input elsewhere in the file - do not overwrite
Enter Voter Approved Bond Date and adjust the number of months for design and construction as needed

Renovation Schedule	**Voter Approved Bond Date:**	5/20/2025			
	Design Finish Date:	5/20/2026	Default is	12	months after bond
	Construction Start Date:	5/20/2026	Default is	at design finish	
	Construction End Date:	5/20/2028	Default is	24	month construction period

Replacement Schedule	**Voter Approved Bond Date:**	5/20/2025	Default is	12	months after estimate
	Design Finish Date:	5/20/2026	Default is	12	months after bond
	Construction Start Date:	5/20/2026	Default is	at design finish	
	Construction End Date:	5/20/2028	Default is	24	month construction period

LEVEL OF ACTION (Select 'X' in drop down if applicable)

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Count	None	Minor	Moderate	Major	Replace as Part of Renovation	% of System or Finish Affected	Automated Budget Estimate	Add to Escalate to 5/20/2027 (Renovation Construction Midpoint)	Escalated to 5/20/2027 (Renovation Construction Midpoint)	Escalated to 5/20/2028 (Renovation Construction Midpoint)	Escalated to 5/20/2029 (Renovationt Construction Midpoint)	Notes
OTHER																
Description of System							Unit of Measure	Quantity	Unit Budget		Total Budget	Add to Extend	Extended	Extended	Extended	Notes
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	

Renovation Costs

Physical Condition Budget Sub-Total		**$15,581,871**	
Budgeted Development Costs		**$5,921,111**	
Physical Condition Budget TOTAL		**$21,502,982**	
Cost with Escalation to (construction mid point):	**5/20/2027**	**$25,271,679**	*Escalation to projected construction mid point, per schedule entered
Cost with Escalation to:	**5/20/2028**	**$26,535,263**	*Escalation to projected construction mid point + 1 year
Cost with Escalation to:	**5/20/2029**	**$27,862,026**	*Escalation to projected construction mid point + 2 years

Replacement Costs

Replacement Budget	**$90,715,024**
Facility Condition Index (FCI)	**27.9%**

District Name:	Morrow SD 1
Site Name:	Riverside Jr./Sr. High School
Building Name:	Riverside Jr./Sr. High School
Building ID:	21470600
Date of Assessment:	3/8/2024

SCHOOL SAFETY ASSESSMENT

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

District Name:	Morrow SD 1
Site Name:	Riverside Jr./Sr. High School
Building Name:	Riverside Jr./Sr. High School
Building ID:	21470600
Date of Assessment:	3/8/2024

ADA ASSESSMENT

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

District Name:	Morrow SD 1
Site Name:	Riverside Jr./Sr. High School
Building Name:	Riverside Jr./Sr. High School
Building ID:	21470600
Date of Assessment:	3/8/2024

INFORMATION TECHNOLOGY ASSESSMENT

	YES	NO	N/A	COMMENTS
1 Connectivity "speed" to the Facility – measured by Megabytes per second (Mbps):				
a. 10,000 Mbps or greater		X		
b. 1,000 to 9,999 Mbps	X			
c. 100 to 999 Mbps		X		
d. 10 to 99 Mbps		X		
e. 1 to 9 Mbps		X		
2 Local area network connectivity "speed" at the individual building level:				
a. 10,000 Mbps or greater		X		
b. 1,000 to 9,999 Mbps	X			
c. 100 to 999 Mbps		X		
d. 10 to 99 Mbps		X		
e. 1 to 9 Mbps		X		
3 Wireless Coverage:				
a. Facility-wide	X			
b. Secure?	X			
c. Type:				
i. AC wireless router	X			And Wifi6 (AX)
ii. N wireless router		X		
iii. A/B/G wireless router		X		
4 Building cabling:				
a. Fiber (to the desktop)		X		
b. CAT 6		X		
c. CAT 5 E	X			
d. CAT 5		X		
5 Security:				
a. Access control		X		
b. Video Surveillance	X			
c. Central Communications Systems				

District Name:	Morrow SD 1
Site Name:	Riverside Jr./Sr. High School
Building Name:	Riverside Jr./Sr. High School
Building ID:	21470600
Date of Assessment:	3/8/2024

HARMFUL SUBSTANCES ASSESSMENT

		YES	NO	N/A	COMMENTS
1	**Lead**				
	Has your facility been assessed for lead? If so when?		X		
	Is there lead in your facility?	X			
	Is lead abatement included in your future bond plans?				TBD
2	**Asbestos**				
	Has your facility been assessed for asbestos? If so when?	X			As needed
	Is there asbestos in your facility?	X			
	Is asbestos abatement included in your future bond plans?				TBD
3	**Mold**				
	Has your facility been assessed for mold? If so when?		X		
	Is there mold in your facility?				
	Is mold abatement included in your future bond plans?				TBD
4	**Water Quality**				
	Has your facility been assessed for water quality (lead, etc.)? If so when?	X			2016, 2019, 2020
	Is there a water quality concern in your facility?		X		
	Is water treatment included in your future bond plans?		X		
5	**Polychlorinated Biphenyls (PCBs)**				
	Has your facility been assessed for PCBs? If so when?		X		
	Are there PCBs in your facility?				
	Is PCB abatement included in your future bond plans?				TBD
6	**Radon**				
	Has your facility been tested for radon? If so when?	X			2019
	Are there elevated levels of radon (above 4 pCi/L) in your facility?		X		
	Is radon mitigation included in your future bond plans?		X		

District Name:	Morrow SD 1
Site Name:	Riverside Jr./Sr. High School
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Date of Assessment:	3/8/2024

INDOOR AIR QUALITY ASSESSMENT

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

Base Information

Item	Data	Notes / Explanation
District Name:	Morrow SD 1	Pull-down menu of the 197 Districts and 19 ESDs (alphabetical order)
Site Name:	Sam Boardman Elementary School	Typically the name that is used for the facility / campus
Building Name:	Sam Boardman Elementary School	If only one building on site, refer to "main"
Building ID:	21470200	Use the School Facilities Building Collection Building ID Number (BIN) Lookup Tool for the eight (8) digit number assigned to the building. To use the tool, first download a copy of it by selecting File -> Save As -> Download a Copy. At the top of the Lookup Tool, enter the District ID which you can find on the Entity ID tab.
Building Type:	Elementary School	Pull-down menu - feeds FCI calculation
Physical Address of Building:	301 Wilson Rd. SW, Boardman, OR 97818	Informational only - does not link
Original Year of Building Completion:	1980	When was the original building completed and ready for use
Primary Structure Type:		Pull-down menu of primary building construction / structure types
Secondary Structure Type:		Pull-down menu of secondary building construction / structure types
County:	Morrow	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	53,125	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:		District records
Assessor Company:	Wenaha Group	
Assessor Name:	Cassie Hibbert	For follow up questions
Contact (Phone):	541.561.3497	
Contact (E-Mail):	chibbert@wenahagroup.com	
Date of Assessment:	3/8/2024	Enter the actual date of the assessment - use m/d/yyyy format

District Name:	Morrow SD 1
Site Name:	Sam Boardman Elementary School
Building Name:	Sam Boardman Elementary School
Building ID:	21470200
Date of Estimate:	3/8/2024

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A SUBSTRUCTURE																
	A10 Foundations															
		A1010 Standard Foundations		100%	X						$0	$0	$0	$0	$0	
		A1020 Special Foundations		0%	X						$0	$0	$0	$0	$0	
		A1030 Slab on Grade		100%	X						$0	$0	$0	$0	$0	
	A20 Basement Construction															
		A2010 Basement Excavation	NOT USED													
		A2020 Basement Walls		0%	X						$0	$0	$0	$0	$0	
B SHELL																
	B10 Superstructure															
		B1010 Floor Construction	Wood	0%	X						$0	$0	$0	$0	$0	
			Steel	0%	X						$0	$0	$0	$0	$0	
			Concrete	100%	X						$0	$0	$0	$0	$0	
		B1020 Roof Construction	Wood	100%	X						$0	$0	$0	$0	$0	Typical for classrooms.
			Steel	100%	X						$0	$0	$0	$0	$0	Gym.
			Concrete	0%	X						$0	$0	$0	$0	$0	
	B20 Exterior Enclosure															
		B2010 Exterior Walls	Concrete Formed / Tilt	0%	X						$0	$0	$0	$0	$0	
			Masonry	0%	X						$0	$0	$0	$0	$0	
			Framed w/ Wood Siding	15%	X						$0	$0	$0	$0	$0	
			Framed w/Metal Panel	0%	X						$0	$0	$0	$0	$0	
			Framed w/Stucco	15%	X			X		85%	$65,259	$11,438	$76,697	$80,531	$84,558	Bird and mositure issues at stucco; mostly at soffits.
			Framed w/Masonry Veneer	100%			X			100%	$216,343	$37,917	$254,260	$266,973	$280,322	Reseal throughout. Sprinkler damage to brick.
		B2020 Exterior Windows	Wood	0%	X						$0	$0	$0	$0	$0	
			Aluminum/Steel	50%	X						$0	$0	$0	$0	$0	
			Clad	50%	X						$0	$0	$0	$0	$0	
			Curtain Wall	25%	X						$0	$0	$0	$0	$0	
		B2030 Exterior Doors	Wood	0	X						$0	$0	$0	$0	$0	
			Hollow Metal	100	X						$0	$0	$0	$0	$0	
			Storefront	100	X						$0	$0	$0	$0	$0	
	B30 Roofing															
		B3010 Roof Coverings	Asphalt Shingle	0%	X						$0	$0	$0	$0	$0	
			Built-Up	80%					X	100%	$1,829,240	$320,600	$2,149,840	$2,257,332	$2,370,198	Nearing end of life.
			Single Ply	0%	X						$0	$0	$0	$0	$0	
			Metal	20%	X						$0	$0	$0	$0	$0	
			Concrete Tile	0%	X						$0	$0	$0	$0	$0	
		B3020 Roof Openings	Skylights	0%	X						$0	$0	$0	$0	$0	By Building GSF
			Access Hatch	0	X						$0	$0	$0	$0	$0	Per hatch

District Name:	Morrow SD 1
Site Name:	Sam Boardman Elementary School
Building Name:	Sam Boardman Elementary School
Building ID:	21470200
Date of Estimate:	3/8/2024

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						None		Minor		Moderate		Major		Replace							
C INTERIORS																					
	C10 Interior Construction																				
		C1010 Partitions	Framed	100%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Masonry	25%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		C1020 Interior Doors	Wood	100	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Hollow Metal	50	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		C1030 Fittings	NOT USED			None		Minor		Moderate		Major		Replace							
	C20 Stairs																				
		C2010 Stair Construction	Wood	1	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
			Metal	0	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
			Concrete	1	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
		C2020 Stair Finishes	Concrete Fill	0	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
			Resilient	1	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
	C30 Interior Finishes																				
		C3010 Wall Finishes	Masonry	50%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Wallboard	100%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Wainscot	50%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Ceramic Tile	15%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		C3020 Floor Finishes	Carpet / Soft Surface	80%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Resilient Tile	10%		None	X	Minor		Moderate		Major		Replace	20%	$1,776	$311	$2,088	$2,192	$2,302	Minor amount of tile beginning to split at cold joints.
			Resilient Sheet	5%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Polished Concrete	0%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Ceramic Tile	10%		None	X	Minor		Moderate		Major		Replace	100%	$33,507	$5,873	$39,379	$41,348	$43,416	Clean and reseal.
			Liquid Applied	0%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Wood Sports Floor	10%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		C3030 Ceiling Finishes	Wallboard	10%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Lay-In Ceiling Tile	90%		None	X	Minor		Moderate		Major		Replace	20%	$15,830	$2,774	$18,604	$19,535	$20,511	Few tiles have water spots either from fire suppression system or HVAC. Maintenance has not found any roof leaks.
			Glued-Up Ceiling Tile	0%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Painted Structure	10%	X	None		Minor		Moderate		Major	X	Replace		$0	$0	$0	$0	$0	Gym has spray up insul for acoustics.
D SERVICES																					
	D10 Conveying																				
		D1010 Elevators & Lifts		0	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D1020 Escalators & Moving Walks		0	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D1090 Other Conveying Systems		0	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
	D20 Plumbing																				
		D2010 Plumbing Fixtures		100%		None		Minor		Moderate		Major	X	Replace	50%	$483,693	$84,774	$568,467	$596,891	$626,735	All (N) fixtures must meet ADA requirements by code.
		D2020 Domestic Water Distribution		100%		None	X	Minor		Moderate		Major		Replace	100%	$108,171	$18,959	$127,130	$133,486	$140,161	Need sectional valves. Need some replacement due to water hardness issues.
		D2030 Sanitary Waste		100%	- -	None	X	Minor		Moderate		Major		Replace	20%	$27,614	$4,840	$32,454	$34,077	$35,781	
		D2040 Rain Water Drainage		0%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D2090 Other Plumbing Systems	NOT USED			None		Minor		Moderate		Major		Replace							

District Name:	Morrow SD 1
Site Name:	Sam Boardman Elementary School
Building Name:	Sam Boardman Elementary School
Building ID:	21470200
Date of Estimate:	3/8/2024

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Renovation Schedule	**Voter Approved Bond Date:**	5/20/2025	
	Design Finish Date:	5/20/2026	Default is 12 months after bond
	Construction Start Date:	5/20/2026	Default is at design finish
	Construction End Date:	5/20/2028	Default is 24 month construction period

Replacement Schedule	**Voter Approved Bond Date:**	5/20/2025	Default is 12 months after estimate
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Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Count	LEVEL OF ACTION (Select 'X' in drop down if applicable)																Notes
					None		Minor		Moderate		Major		Replace as Part of Renovation	% of System or Finish Affected	Automated Budget Estimate	Add to Escalate to 5/20/2027 (Renovation Construction Midpoint)	Escalated to 5/20/2027 (Renovation Construction Midpoint)	Escalated to 5/20/2028 (Renovation Construction Midpoint)	Escalated to 5/20/2029 (Renovationt Construction Midpoint)	
	D30 HVAC																				
		D3010 Energy Supply		0%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D3020 Heat Generating Systems	Boiler	100%		None		Minor	--	Moderate	X	Major		Replace	100%	$452,913	$79,379	$532,292	$558,907	$586,852	Boilers should be replaced with high efficency condensing boilers
			Air Handler	0%	X	None		Minor		Moderate	X	Major		Replace	0%	$0	$0	$0	$0	$0	
			Furnace	0%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Heat Exchanger	0%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D3030 Cooling Generating Systems	Component of air handler	100%	--	None		Minor		Moderate		Major	X	Replace		$0	$0	$0	$0	$0	
			Stand alone chiller	100%	--	None		Minor		Moderate		Major	X	Replace	100%	$487,211	$85,391	$572,602	$601,232	$631,293	Replace existing chiller
		D3040 Distribution Systems	Ductwork	25%		None		Minor	X	Moderate		Major		Replace	100%	$39,355	$6,898	$46,253	$48,565	$50,993	Reinsulate and repair some ductwork.
			Hot water return & supply	100%		None		Minor		Moderate		Major	X	Replace		$0	$0	$0	$0	$0	
		D3050 Terminal & Package Units	Above ceiling VAV unit	0%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			In-room ventilator unit	70%		None		Minor	--	Moderate		Major	X	Replace	100%	$982,513	$172,199	$1,154,712	$1,212,448	$1,273,070	Replace unit ventilators with quieter more efficient units.
			In-room radiant unit	0%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D3060 Controls & Instrumentation		100%		None		Minor		Moderate		Major	X	Replace	100%	$236,570	$41,462	$278,032	$291,934	$306,530	Controls not communicating.
		D3070 Systems Testing & Balancing		100%		None		Minor		Moderate		Major	X	Replace	50%	$64,199	$11,252	$75,451	$79,224	$83,185	Some rebalancing recommended.
		D3090 Other HVAC Systems & Equipment	NOT USED			None		Minor		Moderate		Major		Replace							
	D40 Fire Protection																				
		D4010 Sprinklers		100%		None		Minor		Moderate		Major	X	Replace	100%	$439,721	$77,067	$516,788	$542,628	$569,759	Should add fire sprinklers.
		D4020 Standpipes			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D4030 Fire Protection Specialties			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D4090 Other Fire Protection Systems	NOT USED			None		Minor		Moderate		Major		Replace							
	D50 Electrical																				
		D5010 Electrical Service & Distribution		100%		None		Minor		Moderate	X	Major	X	Replace	100%	$1,518,797	$266,190	$1,784,987	$1,874,237	$1,967,948	Electrical distribution equipment is original to the building and approaching the end of its usable life. Branch power throughout classrooms is limited and panelboards appeared to be at capacity.
		D5020 Lighting and Branch Wiring		100%		None		Minor		Moderate	X	Major	X	Replace	100%	$2,065,810	$362,062	$2,427,872	$2,549,266	$2,676,729	Lighting is a mix of T8/T12 in fair/poor condition within the original building portion. Replace with LED.
		D5030 Communications & Security	Voice / Data System	100%		None		Minor		Moderate	X	Major	X	Replace	50%	$251,960	$44,160	$296,120	$310,926	$326,472	Voice/data is limited throughout building & classrooms. Add infrastructure to meet current/future school program needs.
			Clock / Intercom System	100%		None		Minor		Moderate	X	Major	X	Replace	100%	$156,541	$27,436	$183,977	$193,176	$202,834	No centralized clock system installed. Paging system is aged with coverage and functionality issues. Full replacement of systems.
			Closed Circuit Surveillance	100%	X	None		Minor	X	Moderate		Major		Replace	20%	$2,814	$493	$3,307	$3,473	$3,646	New IP camera system has been installed throughout building. Blind spots were observed / noted by staff. Add coverage at select locations.
			Access Control System	50%		None		Minor		Moderate	X	Major	X	Replace	100%	$76,951	$13,487	$90,438	$94,960	$99,708	No centralized access control system installed. Add system.
			Intrusion Alarm System	25%		None		Minor	X	Moderate		Major	X	Replace	100%	$34,518	$6,050	$40,568	$42,596	$44,726	Replace aged system, increase coverage.
			Fire Alarm / Detection	100%	X	None		Minor		Moderate	X	Major		Replace	100%	$41,334	$7,244	$48,578	$51,007	$53,557	Existing head-end control panel is discontinued. Recommend replacement.
			Lighting Control System	100%		None		Minor		Moderate	X	Major	X	Replace	100%	$901,428	$157,988	$1,059,416	$1,112,387	$1,168,006	Lighting controls consisted of manual controls. No dimming/automatic control was observed. Replace with Energy Code compliant dimming and occupancy sensor controls.
		D5090 Other Electrical Systems	NOT USED			None		Minor		Moderate		Major		Replace							
E	**EQUIPMENT & FURNISHINGS**																				
	E10 Equipment																				
		E1010 Commercial Equipment	Food Service	15%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Vocational	0%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		E1020 Institutional Equipment	Science	0	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Art	0	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Stage Performance	0	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Restroom Accessories/Stalls	15%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	

District Name:	Morrow SD 1
Site Name:	Sam Boardman Elementary School
Building Name:	Sam Boardman Elementary School
Building ID:	21470200
Date of Estimate:	3/8/2024

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Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Count	LEVEL OF ACTION (Select 'X' in drop down if applicable) None	Minor	Moderate	Major	Replace as Part of Renovation	% of System or Finish Affected	Automated Budget Estimate	Add to Escalate to 5/20/2027 (Renovation Construction Midpoint)	Escalated to 5/20/2027 (Renovation Construction Midpoint)	Escalated to 5/20/2028 (Renovation Construction Midpoint)	Escalated to 5/20/2029 (Renovationt Construction Midpoint)	Notes
		E1030 Vehicular Equipment	NOT USED		None	Minor	Moderate	Major	Replace							
		E1090 Other Equipment	NOT USED		None	Minor	Moderate	Major	Replace							
	E20 Furnishings															
		E2010 Fixed Furnishings		30%	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
		E2020 Movable Furnishings		70%	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
F	**SPECIAL CONSTRUCTION & DEMOLITION - NOT USED**															
G	**BUILDING SITE WORK**															
	G10 Site Preparation		NOT USED													
	G20 Site Improvements															
		G2010 Roadways		26,931	None	X Minor	Moderate	Major	Replace	50%	$34,997	$6,134	$41,131	$43,187	$45,347	Cost/SF of surface area
		G2020 Parking Lots		39,941	None	X Minor	Moderate	Major	Replace	50%	$51,904	$9,097	$61,000	$64,050	$67,253	Cost/SF of surface area
		G2030 Pedestrian Paving		38,816	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Cost/SF of surface area
		G2040 Site Development		2,890	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Cost/LF of fencing
		G2050 Landscaping		283,473	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Cost/SF of irrigated area
	G30 Site Mechanical Utilities															
		G3010 Water Supply	Domestic		None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of pipe in cell E154
			Fire		None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of pipe in cell E155
		G3020 Sanitary Sewer			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of sewer lines in cell E156
		G3030 Storm Sewer			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter SF of area to be drained
		G3040 Heating Distribution			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of heating ducts in cell E158
		G3050 Cooling Distribution			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of duct work in cell E159
		G3060 Fuel Distribution			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of natural gas lines in cell E160
		G3090 Other Site Mechanical Utilities	NOT USED		None	Minor	Moderate	Major	Replace							
	G40 Site Electrical Utilities															
		G4010 Electrical Distribution	Service	1	- - None	Minor	Moderate	Major	X Replace	100%	$4	$1	$5	$5	$5	Upgrade service to accomodate new distribution & increase capacity.
			Generator	1	X None	Minor	Moderate	Major	Replace	100%	$0	$0	$0	$0	$0	No existing generator.
		G4020 Site Lighting		39,941	None	Minor	X Moderate	Major	Replace	100%	$48,267	$8,459	$56,726	$59,563	$62,541	Parking lot and building site lighting is minimal and in poor condition. Replace with LED
		G4030 Site Communications & Security		38,816	None	Minor	Moderate	Major	X Replace	100%	$51,405	$9,010	$60,415	$63,436	$66,608	Minimal site security. Recommend adding video surveillance, paging and access control to enhance security.
		G4090 Other Site Electrical Utilities	NOT USED		None	Minor	Moderate	Major	Replace							
	G90 Other Site Construction		NOT USED													

District Name:	Morrow SD 1
Site Name:	Sam Boardman Elementary School
Building Name:	Sam Boardman Elementary School
Building ID:	21470200
Date of Estimate:	3/8/2024

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					LEVEL OF ACTION (Select 'X' in drop down if applicable)											
Level 1	**Level 2**	**Level 3**	**Type (as applicable)**	**% of Building or Count**	**None**	**Minor**	**Moderate**	**Major**	**Replace as Part of Renovation**	**% of System or Finish Affected**	**Automated Budget Estimate**	**Add to Escalate to 5/20/2027 (Renovation Construction Midpoint)**	**Escalated to 5/20/2027 (Renovation Construction Midpoint)**	**Escalated to 5/20/2028 (Renovation Construction Midpoint)**	**Escalated to 5/20/2029 (Renovationt Construction Midpoint)**	**Notes**
OTHER																
	Description of System						Unit of Measure	Quantity	Unit Budget		Total Budget	Add to Extend	Extended	Extended	Extended	Notes
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	

Renovation Costs	**Physical Condition Budget Sub-Total**		**$10,720,647**	
	Budgeted Development Costs		**$4,073,846**	
	Physical Condition Budget TOTAL		**$14,794,492**	
	Cost with Escalation to (construction mid point):	**5/20/2027**	**$17,387,434**	*Escalation to projected construction mid point, per schedule entered
	Cost with Escalation to:	**5/20/2028**	**$18,256,805**	*Escalation to projected construction mid point + 1 year
	Cost with Escalation to:	**5/20/2029**	**$19,169,645**	*Escalation to projected construction mid point + 2 years

Replacement Costs	**Replacement Budget**	**$45,245,941**
	Facility Condition Index (FCI)	**38.4%**

District Name:	Morrow SD 1
Site Name:	Sam Boardman Elementary School
Building Name:	Sam Boardman Elementary School
Building ID:	21470200
Date of Assessment:	3/8/2024

SCHOOL SAFETY ASSESSMENT

		YES	NO	N/A	COMMENTS
1	School grounds are fenced.	X			
2	There is one clearly marked and designated entrance for visitors.	X			
3	Signs are posted for visitors to report to main office through a designated entrance.	X			
4	Restricted areas are clearly marked.	X			
5	Shrubs and foliage are trimmed to allow for good line of sight. (3'-0"/8'- 0" rule)	X			
6	Shrubs near building have been trimmed "up" to allow view of bottom of building.	X			
7	Bus loading and drop-off zones are clearly defined.	X			
8	There is a schedule for maintenance of:				
	a. Outside lights		X		Staff report as needed
	b. Locks/Hardware		X		
	c. Storage Sheds		X		
	d. Windows		X		
	e. Other exterior buildings		X		
9	Parent drop-off and pick-up area is clearly defined.		X		
10	There is adequate lighting around the building.	X			
11	Lighting is provided at entrances and other points of possible intrusion.	X			
12	The school ground is free from trash or debris.	X			
13	The school is free of graffiti.	X			
14	Play areas are fenced.	X			
15	Playground equipment has tamper-proof fasteners.	X			
16	Visual surveillance of bicycle racks from main office is possible.	X			
17	Visual surveillance of parking lots from main office is possible.		X		Not lower parking
18	Parking lot is lighted properly and all lights are functioning.	X			
19	Accessible lenses are protected by some unbreakable material.	X			
20	Staff and visitor parking has been designated.	X			Mostly
21	Outside hardware has been removed from all doors except at points of entry.			X	
22	Ground floor windows:				
	a. have no broken panes;	X			
	b. have locking hardware that is in working order.	X			
23	Basement windows are protected with grill or well cover.			X	
24	Doors are locked when classrooms are vacant.	X			
25	High-risk areas are protected by high security locks and an alarm system:				
	a. Main office	X			
	b. Cafeteria		X		
	c. Computer labs			X	
	d. Industrial arts rooms			X	
	e. Science labs			X	
	f. Nurses office	X			No alarms
	g. Boiler room	X			No alarms
	h. Electrical rooms	X			No alarms
	i. Phone line access closet	X			
26	Unused areas of the school can be closed off during after school activities.	X			
27	There is two-way communication between the main office and:				
	a. Classrooms	X			
	b. Duty stations			X	
	c. Re-locatable classrooms			X	
	d. Staff and faculty outside building	X			Radios
	e. Buses		X		Communicate with bus
28	There is a central alarm system in the school. If yes, briefly describe in Comments.	X			Halls and office
29	The main entrance is visible from the main office.		X		Not directly

District Name:	Morrow SD 1
Site Name:	Sam Boardman Elementary School
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Date of Assessment:	3/8/2024

ADA ASSESSMENT

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

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INFORMATION TECHNOLOGY ASSESSMENT

	YES	NO	N/A	COMMENTS
1 Connectivity "speed" to the Facility – measured by Megabytes per second (Mbps):				
a. 10,000 Mbps or greater		X		
b. 1,000 to 9,999 Mbps	X			
c. 100 to 999 Mbps		X		
d. 10 to 99 Mbps		X		
e. 1 to 9 Mbps		X		
2 Local area network connectivity "speed" at the individual building level:				
a. 10,000 Mbps or greater		X		
b. 1,000 to 9,999 Mbps	X			
c. 100 to 999 Mbps		X		
d. 10 to 99 Mbps		X		
e. 1 to 9 Mbps		X		
3 Wireless Coverage:				
a. Facility-wide	X			
b. Secure?	X			
c. Type:				
i. AC wireless router	X			And Wifi6 (AX)
ii. N wireless router		X		
iii. A/B/G wireless router		X		
4 Building cabling:				
a. Fiber (to the desktop)		X		
b. CAT 6		X		
c. CAT 5 E	X			
d. CAT 5		X		
5 Security:				
a. Access control		X		
b. Video Surveillance	X			
c. Central Communications Systems	X			

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HARMFUL SUBSTANCES ASSESSMENT

		YES	NO	N/A	COMMENTS
1	**Lead**				
	Has your facility been assessed for lead? If so when?		X		
	Is there lead in your facility?				
	Is lead abatement included in your future bond plans?				TBD
2	**Asbestos**				
	Has your facility been assessed for asbestos? If so when?	X			
	Is there asbestos in your facility?		X		
	Is asbestos abatement included in your future bond plans?		X		
3	**Mold**				
	Has your facility been assessed for mold? If so when?		X		
	Is there mold in your facility?				
	Is mold abatement included in your future bond plans?				TBD
4	**Water Quality**				
	Has your facility been assessed for water quality (lead, etc.)? If so when?	X			2016, 2019, 2020
	Is there a water quality concern in your facility?		X		
	Is water treatment included in your future bond plans?		X		
5	**Polychlorinated Biphenyls (PCBs)**				
	Has your facility been assessed for PCBs? If so when?		X		
	Are there PCBs in your facility?				
	Is PCB abatement included in your future bond plans?				TBD
6	**Radon**				
	Has your facility been tested for radon? If so when?	X			2019
	Are there elevated levels of radon (above 4 pCi/L) in your facility?		X		
	Is radon mitigation included in your future bond plans?		X		

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INDOOR AIR QUALITY ASSESSMENT

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

Base Information

Item	Data	Notes / Explanation
District Name:	Morrow SD 1	Pull-down menu of the 197 Districts and 19 ESDs (alphabetical order)
Site Name:	Windy River Elementary School	Typically the name that is used for the facility / campus
Building Name:	Windy River Elementary School	If only one building on site, refer to "main"
Building ID:	21470700	Use the School Facilities Building Collection Building ID Number (BIN) Lookup Tool for the eight (8) digit number assigned to the building. To use the tool, first download a copy of it by selecting File -> Save As -> Download a Copy. At the top of the Lookup Tool, enter the District ID which you can find on the Entity ID tab.
Building Type:	Elementary School	Pull-down menu - feeds FCI calculation
Physical Address of Building:	500 Tatone Street SW, Boardman, OR 97818	Informational only - does not link
Original Year of Building Completion:	2003	When was the original building completed and ready for use
Primary Structure Type:		Pull-down menu of primary building construction / structure types
Secondary Structure Type:		Pull-down menu of secondary building construction / structure types
County:	Morrow	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	44,130	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	10.12	District records
Assessor Company:	Wenaha Group	
Assessor Name:	Cassie Hibbert	For follow up questions
Contact (Phone):	541.561.3497	
Contact (E-Mail):	chibbert@wenahagroup.com	
Date of Assessment:	3/8/2024	Enter the actual date of the assessment - use m/d/yyyy format

District Name:	Morrow SD 1
Site Name:	Windy River Elementary School
Building Name:	Windy River Elementary School
Building ID:	21470700
Date of Estimate:	3/8/2024

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A SUBSTRUCTURE																
	A10 Foundations															
		A1010 Standard Foundations		100%	X						$0	$0	$0	$0	$0	
		A1020 Special Foundations		0%	X						$0	$0	$0	$0	$0	
		A1030 Slab on Grade		100%	X						$0	$0	$0	$0	$0	
	A20 Basement Construction															
		A2010 Basement Excavation	NOT USED													
		A2020 Basement Walls		0%	X						$0	$0	$0	$0	$0	
B SHELL																
	B10 Superstructure															
		B1010 Floor Construction	Wood	25%	X						$0	$0	$0	$0	$0	
			Steel	0%	X						$0	$0	$0	$0	$0	
			Concrete	100%	X						$0	$0	$0	$0	$0	
		B1020 Roof Construction	Wood	100%	X						$0	$0	$0	$0	$0	
			Steel	25%	X						$0	$0	$0	$0	$0	
			Concrete	25%	X						$0	$0	$0	$0	$0	
	B20 Exterior Enclosure															
		B2010 Exterior Walls	Concrete Formed / Tilt	0%	X						$0	$0	$0	$0	$0	
			Masonry	100%	X						$0	$0	$0	$0	$0	
			Framed w/ Wood Siding	5%	X					X	$146,107	$25,607	$171,715	$180,301	$189,316	at soffits; bird damage
			Framed w/Metal Panel	100%	X						$0	$0	$0	$0	$0	
			Framed w/Stucco	25%			X			15%	$8,410	$1,474	$9,884	$10,379	$10,897	
			Framed w/Masonry Veneer	100%	X						$0	$0	$0	$0	$0	
		B2020 Exterior Windows	Wood	0%	X						$0	$0	$0	$0	$0	
			Aluminum/Steel	100%	X						$0	$0	$0	$0	$0	
			Clad	100%	X						$0	$0	$0	$0	$0	
			Curtain Wall	0%	X						$0	$0	$0	$0	$0	
		B2030 Exterior Doors	Wood	0	X						$0	$0	$0	$0	$0	
			Hollow Metal	100	X						$0	$0	$0	$0	$0	
			Storefront	100	X						$0	$0	$0	$0	$0	
	B30 Roofing															
		B3010 Roof Coverings	Asphalt Shingle	0%	X						$0	$0	$0	$0	$0	
			Built-Up	0%	X						$0	$0	$0	$0	$0	
			Single Ply	0%	X						$0	$0	$0	$0	$0	
			Metal	100%			X			15%	$58,954	$10,333	$69,287	$72,751	$76,389	
			Concrete Tile	0%	X						$0	$0	$0	$0	$0	
		B3020 Roof Openings	Skylights	0%	X						$0	$0	$0	$0	$0	By Building GSF
			Access Hatch	0	X						$0	$0	$0	$0	$0	Per hatch

Physical Condition Assessment

District Name:	Morrow SD 1
Site Name:	Windy River Elementary School
Building Name:	Windy River Elementary School
Building ID:	21470700
Date of Estimate:	3/8/2024

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C INTERIORS																					
	C10 Interior Construction																				
		C1010 Partitions	Framed	100%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Masonry	100%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		C1020 Interior Doors	Wood	100	X	None		Minor	X	Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Hollow Metal	50	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		C1030 Fittings	NOT USED			None		Minor		Moderate		Major		Replace							
	C20 Stairs																				
		C2010 Stair Construction	Wood	1	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
			Metal	1	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
			Concrete	0	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
		C2020 Stair Finishes	Concrete Fill	0	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
			Resilient	1	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/Flight
	C30 Interior Finishes																				
		C3010 Wall Finishes	Paint on Masonry	10%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Wallboard	90%		None	X	Minor		Moderate		Major		Replace	10%	$13,281	$2,328	$15,609	$16,389	$17,209	
			Wainscot	50%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Ceramic Tile	25%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		C3020 Floor Finishes	Carpet / Soft Surface	90%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Resilient Tile	15%		None	X	Minor		Moderate		Major		Replace	15%	$1,660	$291	$1,951	$2,049	$2,151	
			Resilient Sheet	10%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Polished Concrete	0%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Ceramic Tile	20%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Liquid Applied	20%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Wood Sports Floor	0%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Rubber or fluid applied sports floor.
		C3030 Ceiling Finishes	Wallboard	25%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Lay-In Ceiling Tile	100%		None	X	Minor		Moderate		Major		Replace	10%	$7,305	$1,280	$8,586	$9,015	$9,466	
			Glued-Up Ceiling Tile	0%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Painted Structure	0%	X	None		Minor		Moderate		Major	X	Replace		$0	$0	$0	$0	$0	Gym has spray up insul for acoustics.
D SERVICES																					
	D10 Conveying																				
		D1010 Elevators & Lifts		0	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D1020 Escalators & Moving Walks		0	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D1090 Other Conveying Systems		0	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
	D20 Plumbing																				
		D2010 Plumbing Fixtures		100%		None		Minor	X	Moderate		Major		Replace	30%	$30,683	$5,378	$36,060	$37,863	$39,756	Not all old fixture meet ADA. Drinking fountains in hall do not meet ADA.
		D2020 Domestic Water Distribution		100%		None		Minor	X	Moderate		Major		Replace	50%	$61,365	$10,755	$72,120	$75,726	$79,513	Need to add sectional valves to water piping.
		D2030 Sanitary Waste		100%		None	X	Minor		Moderate		Major		Replace	50%	$57,347	$10,051	$67,398	$70,768	$74,306	
		D2040 Rain Water Drainage		100%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D2090 Other Plumbing Systems	NOT USED			None		Minor		Moderate		Major		Replace							

District Name:	Morrow SD 1
Site Name:	Windy River Elementary School
Building Name:	Windy River Elementary School
Building ID:	21470700
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	D30 HVAC															
		D3010 Energy Supply		0%	None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
		D3020 Heat Generating Systems	Boiler	100%	None	Minor	Moderate	Major	Replace	100%	$147,569	$25,863	$173,432	$182,104	$191,209	
			Air Handler	100%	None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
			Furnace	0%	None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
			Heat Exchanger	0%	None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
		D3030 Cooling Generating Systems	Component of air handler	25%	None	Minor	Moderate	Major	Replace	100%	$70,497	$12,356	$82,852	$86,995	$91,345	Add cooling coil to gym unit
			Stand alone chiller	100%	None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
		D3040 Distribution Systems	Ductwork	100%	None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
			Hot water return & supply	100%	None	Minor	Moderate	Major	Replace	75%	$469,553	$82,296	$551,848	$579,441	$608,413	Victaulic fittings, replace piping system to prevent further damage
		D3050 Terminal & Package Units	Above ceiling VAV unit	100%	None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
			In-room ventilator unit	0%	None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
			In-room radiant unit	0%	None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
		D3060 Controls & Instrumentation		100%	None	Minor	Moderate	Major	Replace	100%	$196,515	$34,442	$230,956	$242,504	$254,629	
		D3070 Systems Testing & Balancing		100%	None	Minor	Moderate	Major	Replace	50%	$53,329	$9,347	$62,676	$65,810	$69,100	
		D3090 Other HVAC Systems & Equipment	NOT USED		None	Minor	Moderate	Major	Replace							
	D40 Fire Protection															
		D4010 Sprinklers			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
		D4020 Standpipes			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
		D4030 Fire Protection Specialties			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
		D4090 Other Fire Protection Systems	NOT USED		None	Minor	Moderate	Major	Replace							
	D50 Electrical															
		D5010 Electrical Service & Distribution		100%	None	Minor	Moderate	Major	Replace	100%	$0	$0	$0	$0	$0	Electrical distribution appeared to be in good working condition. Branch power throughout classrooms appeared to be adequate for space needs.
		D5020 Lighting and Branch Wiring		100%	None	Minor	Moderate	Major	Replace	100%	$401,065	$70,292	$471,357	$494,925	$519,671	Flourescent lighting observed throughout facility. Recommend upgrading to LED lighting throughout.
		D5030 Communications & Security	Voice / Data System	100%	None	Minor	Moderate	Major	Replace	100%	$0	$0	$0	$0	$0	Systems appeared to be in good working condition.
			Clock / Intercom System	100%	None	Minor	Moderate	Major	Replace	100%	$0	$0	$0	$0	$0	Systems appeared to be in good working condition.
			Closed Circuit Surveillance	100%	None	Minor	Moderate	Major	Replace	20%	$2,338	$410	$2,747	$2,885	$3,029	System appeared to be in good working condition. Add coverage at select spaces.
			Access Control System	50%	None	Minor	Moderate	Major	Replace	100%	$63,922	$11,203	$75,125	$78,881	$82,826	No centralized access control system installed. Add system.
			Intrusion Alarm System	25%	None	Minor	Moderate	Major	Replace	100%	$28,674	$5,025	$33,699	$35,384	$37,153	No system installed. Add system.
			Fire Alarm / Detection	100%	None	Minor	Moderate	Major	Replace	100%	$16,072	$2,817	$18,889	$19,833	$20,825	Systems appeared to be in good working condition.
			Lighting Control System	100%	None	Minor	Moderate	Major	Replace	100%	$748,801	$131,238	$880,038	$924,040	$970,242	Lighting controls consisted of manual controls. No dimming/automatic control was observed. Replace with Energy Code compliant dimming and occupancy sensor controls.
		D5090 Other Electrical Systems	NOT USED		None	Minor	Moderate	Major	Replace							
E	**EQUIPMENT & FURNISHINGS**															
	E10 Equipment															
		E1010 Commercial Equipment	Food Service	15%	None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
			Vocational	0%	None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
		E1020 Institutional Equipment	Science	0	None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
			Art	0	None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
			Stage Performance	0	None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Stage is not a performance space.
			Restroom Accessories/Stalls	15%	None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	

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Site Name:	Windy River Elementary School
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		E1030 Vehicular Equipment	NOT USED		None	Minor	Moderate	Major	Replace							
		E1090 Other Equipment	NOT USED		None	Minor	Moderate	Major	Replace							
	E20 Furnishings															
		E2010 Fixed Furnishings		30%	X						$0	$0	$0	$0	$0	
		E2020 Movable Furnishings		70%	X						$0	$0	$0	$0	$0	
F	**SPECIAL CONSTRUCTION & DEMOLITION - NOT USED**															
G	**BUILDING SITE WORK**															
	G10 Site Preparation		NOT USED													
	G20 Site Improvements															
		G2010 Roadways		25,151	X						$0	$0	$0	$0	$0	Cost/SF of surface area
		G2020 Parking Lots		26,751	X						$0	$0	$0	$0	$0	Cost/SF of surface area
		G2030 Pedestrian Paving		30,880	X						$0	$0	$0	$0	$0	Cost/SF of surface area
		G2040 Site Development		2,688	X						$0	$0	$0	$0	$0	Cost/LF of fencing
		G2050 Landscaping		266,579	X						$0	$0	$0	$0	$0	Cost/SF of irrigated area
	G30 Site Mechanical Utilities															
		G3010 Water Supply	Domestic								$0	$0	$0	$0	$0	Enter LF of pipe in cell E154
			Fire								$0	$0	$0	$0	$0	Enter LF of pipe in cell E155
		G3020 Sanitary Sewer									$0	$0	$0	$0	$0	Enter LF of sewer lines in cell E156
		G3030 Storm Sewer									$0	$0	$0	$0	$0	Enter SF of area to be drained
		G3040 Heating Distribution									$0	$0	$0	$0	$0	Enter LF of heating ducts in cell E158
		G3050 Cooling Distribution									$0	$0	$0	$0	$0	Enter LF of duct work in cell E159
		G3060 Fuel Distribution									$0	$0	$0	$0	$0	Enter LF of natural gas lines in cell E160
		G3090 Other Site Mechanical Utilities	NOT USED		None	Minor	Moderate	Major	Replace							
	G40 Site Electrical Utilities															
		G4010 Electrical Distribution	Service	1	X					100%	0	$0	$0	$0	$0	-
			Generator	1	X			X		100%	$82,771	$14,507	$97,278	$102,142	$107,249	20kW NG generator is in good condition.
		G4020 Site Lighting		26,751			X		X	100%	89896.84669	$15,756	$105,653	$110,935	$116,482	Replace existing site lighting with LED.
		G4030 Site Communications & Security		30,880					X	100%	40895.51462	$7,168	$48,063	$50,466	$52,989	
		G4090 Other Site Electrical Utilities	NOT USED		None	Minor	Moderate	Major	Replace							
	G90 Other Site Construction		NOT USED													

District Name:	Morrow SD 1
Site Name:	Windy River Elementary School
Building Name:	Windy River Elementary School
Building ID:	21470700
Date of Estimate:	3/8/2024

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

- An unused cell or system that should not receive direct user input
- An automatically populated cell from user input elsewhere in the file - do not overwrite
- Enter Voter Approved Bond Date and adjust the number of months for design and construction as needed

Renovation Schedule	**Voter Approved Bond Date:**	5/20/2025			
	Design Finish Date:	5/20/2026	Default is	12	months after bond
	Construction Start Date:	5/20/2026	Default is	at design finish	
	Construction End Date:	5/20/2028	Default is	24	month construction period

Replacement Schedule	**Voter Approved Bond Date:**	5/20/2025	Default is	12	months after estimate
	Design Finish Date:	5/20/2026	Default is	12	months after bond
	Construction Start Date:	5/20/2026	Default is	at design finish	
	Construction End Date:	5/20/2028	Default is	24	month construction period

LEVEL OF ACTION (Select 'X' in drop down if applicable)

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Count	None	Minor	Moderate	Major	Replace as Part of Renovation	% of System or Finish Affected	Automated Budget Estimate	Add to Escalate to 5/20/2027 (Renovation Construction Midpoint)	Escalated to 5/20/2027 (Renovation Construction Midpoint)	Escalated to 5/20/2028 (Renovation Construction Midpoint)	Escalated to 5/20/2029 (Renovation Construction Midpoint)	Notes
OTHER																
Description of System							Unit of Measure	Quantity	Unit Budget		Total Budget	Add to Extend	Extended	Extended	Extended	Notes
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	

Renovation Costs

Physical Condition Budget Sub-Total		**$2,797,010**	
Budgeted Development Costs		**$1,062,864**	
Physical Condition Budget TOTAL		**$3,859,873**	
Cost with Escalation to (construction mid point):	**5/20/2027**	**$4,536,370**	*Escalation to projected construction mid point, per schedule entered
Cost with Escalation to:	**5/20/2028**	**$4,763,188**	*Escalation to projected construction mid point + 1 year
Cost with Escalation to:	**5/20/2029**	**$5,001,348**	*Escalation to projected construction mid point + 2 years

Replacement Costs

Replacement Budget	**$37,585,005**
Facility Condition Index (FCI)	**12.1%**

District Name:	Morrow SD 1
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SCHOOL SAFETY ASSESSMENT

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

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ADA ASSESSMENT

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

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INFORMATION TECHNOLOGY ASSESSMENT

	YES	NO	N/A	COMMENTS
1 Connectivity "speed" to the Facility – measured by Megabytes per second (Mbps):				
a. 10,000 Mbps or greater		X		
b. 1,000 to 9,999 Mbps	X			
c. 100 to 999 Mbps		X		
d. 10 to 99 Mbps		X		
e. 1 to 9 Mbps		X		
2 Local area network connectivity "speed" at the individual building level:				
a. 10,000 Mbps or greater		X		
b. 1,000 to 9,999 Mbps	X			
c. 100 to 999 Mbps		X		
d. 10 to 99 Mbps		X		
e. 1 to 9 Mbps		X		
3 Wireless Coverage:				
a. Facility-wide	X			
b. Secure?	X			
c. Type:				
i. AC wireless router	X			And Wifi6 (AX)
ii. N wireless router		X		
iii. A/B/G wireless router		X		
4 Building cabling:				
a. Fiber (to the desktop)		X		
b. CAT 6		X		
c. CAT 5 E	X			
d. CAT 5		X		
5 Security:				
a. Access control		X		
b. Video Surveillance	X			
c. Central Communications Systems	X			

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HARMFUL SUBSTANCES ASSESSMENT

		YES	NO	N/A	COMMENTS
1	**Lead**				
	Has your facility been assessed for lead? If so when?		X		
	Is there lead in your facility?		X		
	Is lead abatement included in your future bond plans?		X		
2	**Asbestos**				
	Has your facility been assessed for asbestos? If so when?		X		
	Is there asbestos in your facility?		X		
	Is asbestos abatement included in your future bond plans?		X		
3	**Mold**				
	Has your facility been assessed for mold? If so when?		X		
	Is there mold in your facility?		X		
	Is mold abatement included in your future bond plans?		X		
4	**Water Quality**				
	Has your facility been assessed for water quality (lead, etc.)? If so when?	X			2016, 2019
	Is there a water quality concern in your facility?		X		
	Is water treatment included in your future bond plans?		X		
5	**Polychlorinated Biphenyls (PCBs)**				
	Has your facility been assessed for PCBs? If so when?		X		
	Are there PCBs in your facility?				
	Is PCB abatement included in your future bond plans?				TBD
6	**Radon**				
	Has your facility been tested for radon? If so when?	X			2019
	Are there elevated levels of radon (above 4 pCi/L) in your facility?		X		
	Is radon mitigation included in your future bond plans?		X		

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INDOOR AIR QUALITY ASSESSMENT

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