



COOPERATIVE
STRATEGIES

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

THREE RIVERS SCHOOL DISTRICT

EDUCATIONAL FACILITY ASSESSMENT & LONG- RANGE PLANNING

DECEMBER 9, 2019

PREPARED FOR:

Three Rivers School District
8550 New Hope Road
Grants Pass, OR 97527
T 541.862.3111

PREPARED BY:

Cooperative Strategies
3325 Hilliard Rome Road
Hilliard, OH 43026
T 614.798.8828

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Cooperative Strategies extends our appreciation to Three Rivers School District for commissioning these assessments and long-range plan and for its cooperation to make this possible. We also thank the following groups.

School Board

Rich Halsted, Board Chair

Jennifer Johnstun, Board Vice-Chair

Kate Dwyer

Paul Kelly

Danny York

Administration

David Valenzuela, Superintendent

Lisa Cross, District Accountant

Don Hiler, Maintenance Operations Coordinator

Ric Ross, Maintenance Operations Coordinator

Cooperative Strategies

David Sturtz, Partner

Kevin Huber, Senior Director

Ann Hoffsis, REFP, Director of Enrollment Projection Services

Susan Miller, Associate Director

Chris Schmidt, Associate Director

Benjamin Clark, Associate

I. EXECUTIVE SUMMARY



Executive Summary of Process

A. Building Analysis

Cooperative Strategies assessed sixteen of the Three Rivers School District facilities in accordance with OAR 851-027-0035, utilizing the Oregon Department of Education “TAP” assessment workbook. The facilities assessed included: Applegate Elementary, Evergreen Elementary, Fort Vannoy Elementary, Fruitdale Elementary, Madrona Elementary, Manzanita Elementary, Williams Elementary, Fleming Middle, Lincoln Savage Middle, Lorna Byrne Middle, Hidden Valley High, Illinois Valley High, and North Valley High Schools. District offices, Food Service, Maintenance Garage and Merlin Alternative School were included in the assessment, but are not included in the Educational Adequacy Report in Appendix D. The assessments took place during the month of November 2018. Initial findings were presented to groups of stakeholders during the month of October 2019.

The assessments included an evaluation of the physical school building systems, as identified with Uniformat level III. This non-destructive assessment evaluated such major building systems as: foundations, roofing, flooring, doors, windows, walls, electrical, HVAC, plumbing, fire protection, communication systems, furniture, fixtures, and equipment. The facility site was also assessed to identify the condition of: school site roadways, parking lots, pedestrian walkways, fencing, site lighting, and utilities.

In addition to the physical condition assessments, a school safety audit and ADA assessment were performed. The safety audit focused on if there were clearly defined drop-off / pick-up areas, appropriate levels of lighting and clear lines of sight for administration to monitor main entrances to the buildings. The ADA assessment focused on ADA accessibility into the school, as well as ADA compliance throughout the facility. All issues were clearly identified and are included in the final recommendations section of this report.

Lastly, three additional audits were conducted with district personnel: one for

information technology, one for harmful substances, and one for indoor air quality. The information technology assessment focused on connectivity speed, wireless coverage, access control, video surveillance and central communications systems. The harmful substance audit identified whether the facility had been tested for lead, asbestos, mold, water quality, PCBs and radon; and if there was treatment or abatement plan in place to remedy any identified issues. The indoor air quality assessment focused on if the school had a HVAC preventative maintenance schedule in place, if rooms were being tested for CO₂, and if there was proper ventilation throughout the facility.

B. Enrollment Projections

Cooperative Strategies developed 10-year enrollment projections for the Three Rivers School District using the cohort survival methodology. The cohort survival method is a popular methodology used to project K-12 enrollment. This methodology uses historical live birth data and historical student enrollment to age a known population throughout the school grades. The percentage of students who move from grade to grade, year to year (survival ratios) are analyzed to determine a projection ratio that is applied to current and future enrollment to develop the enrollment projections. The cohort survival methodology inherently considers the net effects of historical trends in migration, housing, dropouts, transfers to and from charter schools, open enrollment, and deaths. This methodology does not assume changes in policies, program offerings, or future changes in housing and migration patterns.

Three Rivers School District enrollment has decreased by 719 students from 2009-2010. K – 12 enrollment has decreased by 309 students from 2013-14 to 2018-2019. District wide enrollment was 5,131 students in the 2009-2010 school year, compared to 4,412 students in 2018-2019.

A range of enrollment projections, including recommended, moderate, low, and high, were provided to the Three Rivers School District. The moderate projection reflects a 3-year weighted average of survival ratios. The low and high projections offer a more conservative and liberal approach surrounding the moderate projection. The recommended projection is based on a detailed analysis of survival ratios by grade, by year and reflects more recent trends in the District.

There are many factors that can influence student enrollment including, but not limited to, changes or additions in program offerings, student transfer policy changes, housing activity, school voucher programs, school closures, etc. It is important to keep a close eye on these trends as they are difficult to predict, and they do have an impact on projected enrollment. (*The full enrollment projections report is available in Appendix A*).

C. Educational Standards

Beginning with floor plans of the District's facilities and national norms as a baseline, draft space types and square footages were established for elementary, middle and high

school. These were modified after review by the District and the resultant space types and square footages were used to assess the facilities. Estimated program capacity was determined between dialogue with Cooperative Strategies and Three Rivers.

D. Educational Adequacy Assessments

Educational Adequacy assessments determine the physical capacity of a school building to accommodate the existing programming, or educational courses, being offered. Education adequacy includes variables such as access to operable windows, plumbing, and appropriate technologies in order to begin to determine the ability of a building to facilitate learning. These assessments are inherently subjective, as “adequacy” can be interpreted broadly. Many of the quantitative and qualitative results found here are simple approximations, rather than line-item analyses. If renovations, construction, or other projects are seriously considered, a more in depth architectural and/or engineer analysis would likely be required.

The assessment began with interviews with key administrators who informed the consulting firm, Cooperative Strategies, of the basic conditions of educational adequacy in the district. Educators were engaged and gave their input as well. Out of these conversations, assessment parameters were drafted. Administrators then walked the schools to fill out an assessment form and determine scores for the learning spaces. Those scores are the major information for the report included as Appendix D. There are several times in the report where normative assertions are made regarding pricing, appropriate sizing of classroom, etc. The main external sources used to inform these statements are Square Foot Costs with RS Means data, 2018, 39th annual addition, as well as industry standard best practices.

E. Community Meetings

Cooperative Strategies created a web survey to receive community input on the District’s priorities. Three community meetings were held to share survey results, facility assessments, enrollment projections, and garner input on district priorities. From these meetings, approximately 20 participants attended. The meetings included an introduction from the Superintendent or staff member, followed by a Cooperative Strategies’ led presentation concluding with time for participants to have group discussion, offer feedback and ask questions. (*The full report of the survey is in Appendix B*).

F. Board Presentations

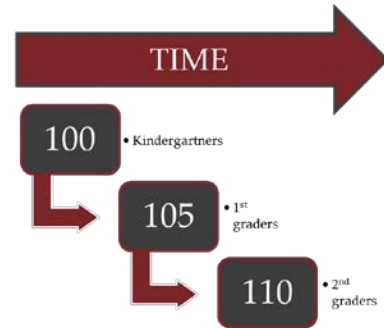
The preliminary report was provided for the Three Rivers Board of Directors’ meeting on November 20, 2019. This presentation outlined the components of the physical building assessments, the calculated enrollment projections, and the educational adequacy assessments. Cooperative Strategies outlined their recommendations, which were based on priority and available funding. The facilities report is included in the section before the appendices. The Educational Adequacy Assessment by facility is included in Appendix D.

II. Enrollment Projections Summary

Cohort Survival Method

The cohort survival methodology (sometimes referred to as the grade progression ratio method) is a widely used enrollment projection model that is used by many school districts and state and federal agencies to project K-12 enrollment.

A cohort is a group of persons [in this case, students]. The cohort survival enrollment projection methodology uses historic live birth data and historic student enrollment to “age” a known population or cohort throughout the school grades. For instance, a cohort begins when a group of kindergarteners enrolls in grade K and moves to first grade the following year, second grade the next year, and so on.



A “survival ratio” is developed to track how this group of students increased or decreased in number as they moved through the grade levels. By developing survival ratios for each grade transition [i.e. 2nd to 3rd grade] over a ten-year period of time, patterns emerge. A projection ratio for each grade transition is developed based on analysis of the survival ratios. The projection ratios are used as a multiplier in determining future enrollment.

For example, if student enrollment has consistently increased from the 8th to the 9th grade over the past ten years, the survival ratio would be greater than 100% and could be multiplied by the current 8th grade to develop a projection for next year’s 9th grade. This methodology can be carried through to develop ten years of projection figures. Because there is not a grade cohort to follow for students coming into kindergarten, resident live birth counts are used to develop a birth-to-kindergarten survival ratio. Babies born five years previous to the kindergarten class are compared in number, and a ratio can be developed to project future kindergarten enrollments.

The cohort survival method is useful in areas where population is stable [relatively flat, growing steadily, or declining steadily], and where there have been no significant fluctuations in enrollment, births, and housing patterns from year to year. The cohort survival methodology inherently considers the net effects of factors such as migration, housing, dropouts, transfers to and from charter schools, open enrollment, and deaths. This methodology does not assume changes in policies, program offerings, or future changes in housing and migration patterns.

Three Rivers School District

Historical Enrollment

As indicated in the table below, over the past ten years, student enrollment in the Three Rivers School District has decreased by 719 students. The varying shades of color in the table represent significant cohort sizes. The darker blue represents smaller cohorts, while the darker red represents larger cohorts, comparatively.

Historical Enrollment - District-wide

Grade	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
K	308	296	287	345	329	286	277	294	304	336
1	315	317	310	309	353	328	308	312	318	297
2	347	329	328	313	326	352	329	322	309	310
3	343	352	333	343	317	319	359	337	341	315
4	355	340	357	332	347	310	344	375	360	340
5	422	362	352	360	324	349	306	357	406	355
6	369	414	361	362	369	303	359	339	374	399
7	409	370	418	360	367	357	309	367	341	358
8	427	411	380	408	361	362	374	329	372	332
9	426	432	425	418	437	374	372	386	340	381
10	452	417	423	417	414	428	356	366	382	335
11	463	422	399	379	402	414	388	349	338	342
12	495	487	422	428	375	413	416	381	352	312
Grand Total	5,131	4,949	4,795	4,774	4,721	4,595	4,497	4,514	4,537	4,412

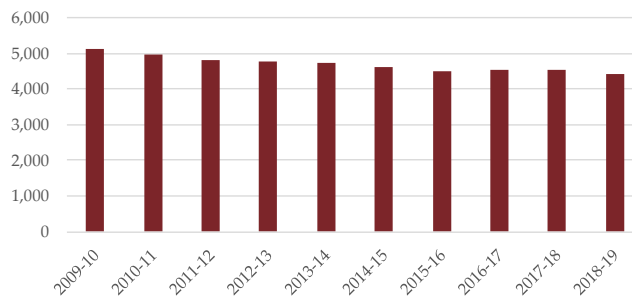
Source: Three Rivers School District

Historical Enrollment - District-wide

Grade	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
K - 5	2,090	1,996	1,967	2,002	1,996	1,944	1,923	1,997	2,038	1,953
6 - 8	1,205	1,195	1,159	1,130	1,097	1,022	1,042	1,035	1,087	1,089
9 - 12	1,836	1,758	1,669	1,642	1,628	1,629	1,532	1,482	1,412	1,370
Grand Total	5,131	4,949	4,795	4,774	4,721	4,595	4,497	4,514	4,537	4,412

Source: Three Rivers School District

HISTORICAL ENROLLMENT - DISTRICT-WIDE



Resident Live Birth Data

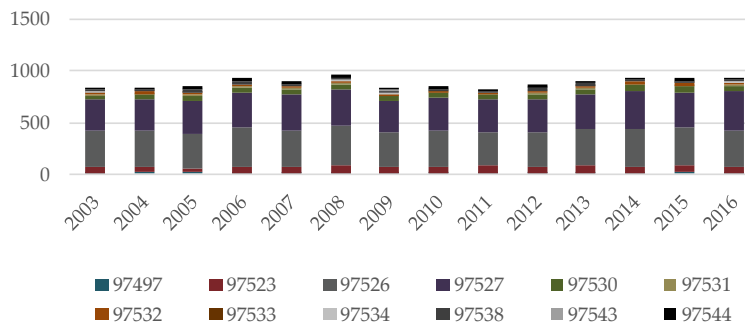
Utilization of resident live birth data is recommended when projecting future kindergarten enrollments. This data provides a helpful overall trend. Large bubbles in birth counts, either up or down, can also be planned for or anticipated by the District.

In addition, the live birth counts are used in determining a birth-to-kindergarten and birth-to-first grade survival ratio. This ratio identifies the percentage of children born in a representative area who attend kindergarten and first grade in the District five and six years later. The survival ratios for birth-to-kindergarten, birth-to-first grade, as well as grades 1-12 can be found on page 16 of the Enrollment Projection report.

Data is arranged by the residence of the mother. For example, if a mother lives in Portland but delivers her baby in Salem, the birth is counted in Portland. Live birth counts are different from live birth rates. The live birth count is simply the actual number of live births. A birth rate is the number of births per 1,000 women in a specified population group.

The table and graph include the resident live birth counts for zip codes 97497, 97523, 97526, 97527, 97530, 97531, 97532, 97533, 97534, 97538, 97543, and 97544.

**RESIDENT LIVE BIRTH COUNTS
THREE RIVERS SCHOOL DISTRICT ZIP
CODES**

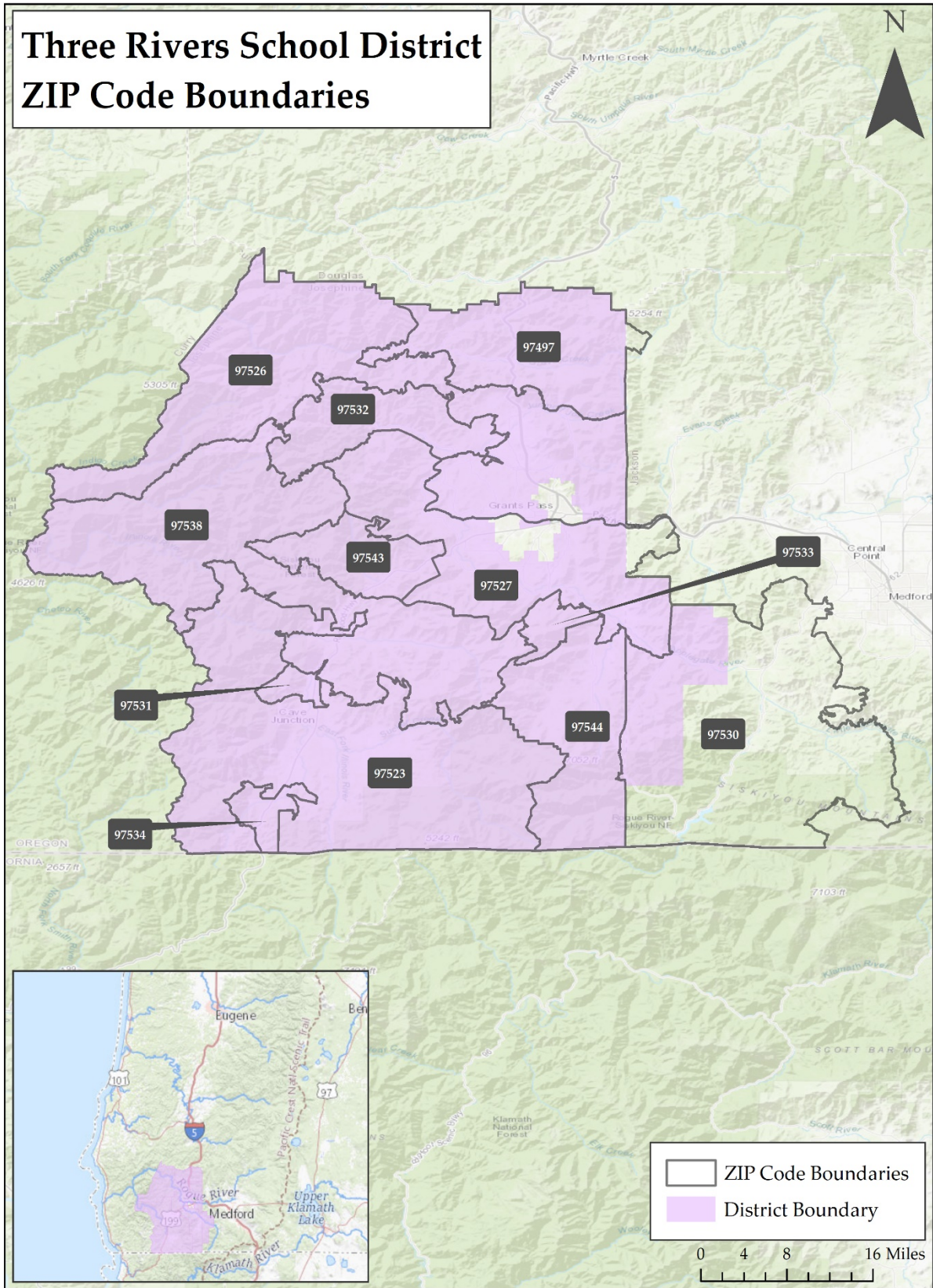


**RESIDENT LIVE BIRTH COUNTS
THREE RIVERS SCHOOL DISTRICT ZIP CODES**

Year	97497	97523	97526	97527	97530	97531	97532	97533	97534	97538	97543	97544
2003	10	66	349	296	39	7	21	2	5	17	7	17
2004	16	51	347	308	49	7	19	2	4	15	6	18
2005	18	42	328	313	56	6	25	1	5	19	10	22
2006	14	60	385	325	52	8	21	1	7	20	8	22
2007	11	54	362	343	53	6	14	0	10	17	3	31
2008	11	71	394	347	50	6	20	0	7	19	8	22
2009	13	52	345	299	42	6	17	0	9	26	6	22
2010	14	63	345	311	46	4	14	2	6	18	3	18
2011	15	69	324	308	49	9	13	0	4	10	3	22
2012	10	63	336	316	43	13	18	0	4	26	12	27
2013	12	70	354	340	44	7	17	1	9	23	10	11
2014	5	58	379	365	55	12	22	0	4	11	2	21
2015	18	61	381	327	58	9	21	1	3	22	4	19
2016	14	63	338	385	56	6	24	0	4	16	9	22

Source: Oregon Health Authority

Three Rivers School District ZIP Code Boundaries

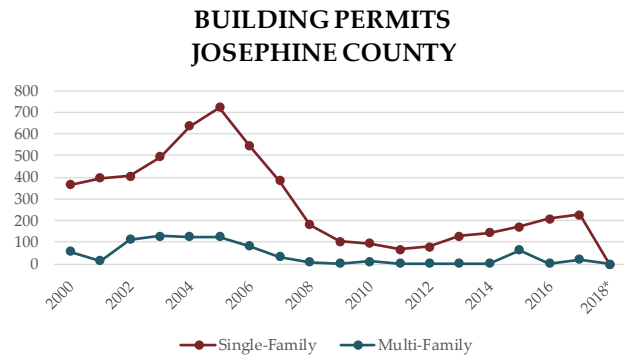


Housing Data

Housing development and building permits are tracked to determine their effect on student enrollment. The table and graph below illustrate the number of single-family and multi-family building permits issued in Josephine County since 2000.

BUILDING PERMITS Josephine County

Year	Single-Family	Multi-Family
2000	367	57
2001	396	15
2002	407	113
2003	495	129
2004	635	125
2005	722	127
2006	543	84
2007	385	32
2008	180	9
2009	103	2
2010	94	12
2011	68	2
2012	79	2
2013	130	2
2014	145	4
2015	173	64
2016	209	4
2017	228	22
2018*	0	0



Source: SOCDs Building Permits Database

*preliminary through June 2018

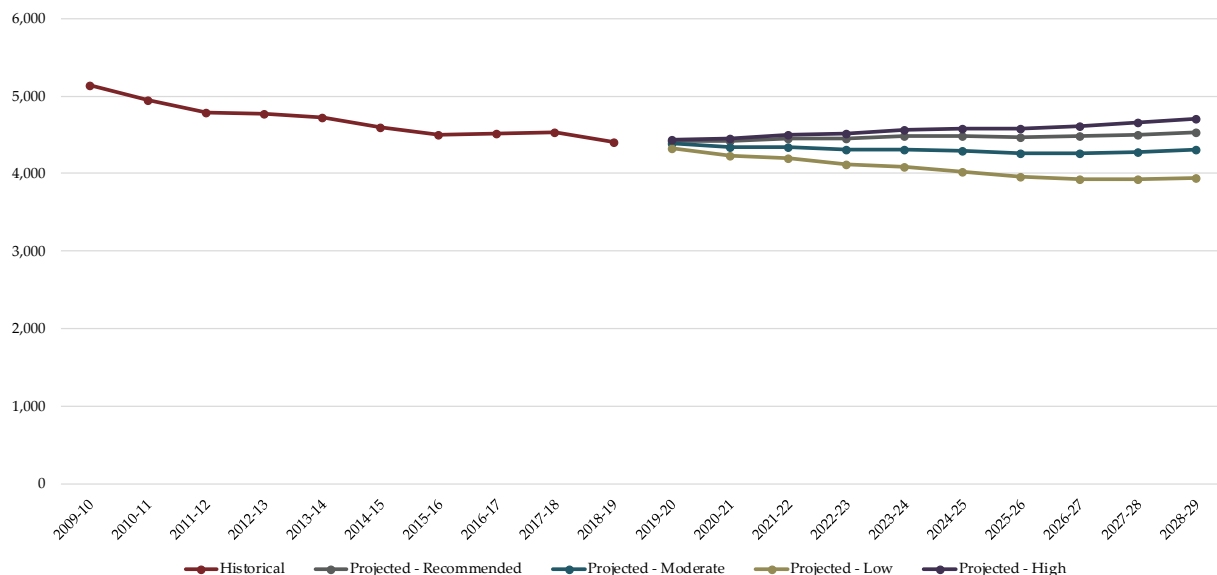
Projected Enrollment

Cooperative Strategies developed low, moderate, high, and recommended enrollment projections for the Three Rivers School District. The moderate enrollment projections are based on a selected average or weighted average of survival ratios (in this case, a 5 year weighted average, by school). The low and high enrollment projections are developed using statistical distributional theory, providing the District with a more conservative (low) and more liberal (high) enrollment projection. The recommended enrollment projection is based on a detailed analysis of historical enrollment and resulting survival ratios over the past 10 years. Significant shifts in survival ratio patterns are realized and accounted for in determining projection ratios independently for each grade level. The recommended illustrates the most likely direction of the District based on more recent trends.

The range of enrollment projections from low (conservative) to high (liberal) are offered due to the limitations of the cohort survival method in factoring changes to policies, program offerings, and future changes in housing and migration patterns. For example, the low enrollment projection might be used if housing declines significantly more than anticipated; the high enrollment projection might be used if housing growth increases at a more rapid rate than seen in recent years.

It should be noted that actual live birth counts are available through 2016 and project kindergarten enrollment through 2021-22. To project kindergarten through 2028-29, an average of the last 5 years of live birth counts was used.

HISTORICAL & PROJECTED ENROLLMENT - THREE RIVERS SCHOOL DISTRICT



Three Rivers School District

Projected Enrollment – Recommended

Based on the recommended enrollment, the student enrollment in the Three Rivers School District is projected to increase from 4,412 in 2018-19 to 4,540 students in 2028-29.

The varying shades of color in the table represent significant cohort sizes. The darker blue represents smaller cohorts, while the darker red represents larger cohorts, comparatively.

Projected Enrollment - Recommended - District-wide

Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K	332	329	333	330	331	331	331	331	331	331
1	351	347	343	348	345	345	345	346	345	345
2	294	347	343	339	344	341	342	342	342	342
3	317	300	354	350	347	351	348	349	349	349
4	323	325	308	363	359	355	360	357	358	358
5	346	329	330	313	370	365	362	367	363	364
6	361	351	334	335	318	375	371	367	372	369
7	396	358	348	331	333	315	372	368	364	369
8	361	399	361	351	334	335	318	375	371	367
9	341	370	409	370	361	342	344	326	385	381
10	376	336	365	404	365	356	338	339	322	380
11	303	339	304	330	365	330	321	305	307	291
12	328	290	326	291	317	350	316	308	293	294
Grand Total	4,429	4,420	4,458	4,455	4,489	4,491	4,468	4,480	4,502	4,540

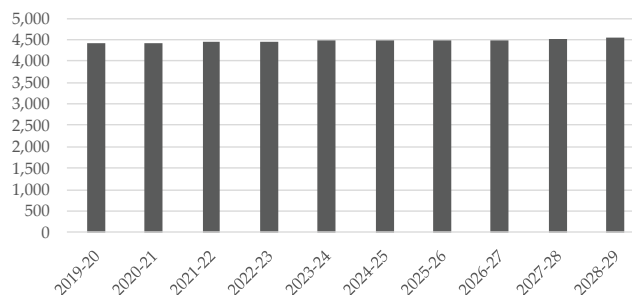
Source: Cooperative Strategies

Projected Enrollment - Recommended - District-wide

Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K - 5	1,963	1,977	2,011	2,043	2,096	2,088	2,088	2,092	2,088	2,089
6 - 8	1,118	1,108	1,043	1,017	985	1,025	1,061	1,110	1,107	1,105
9 - 12	1,348	1,335	1,404	1,395	1,408	1,378	1,319	1,278	1,307	1,346
Grand Total	4,429	4,420	4,458	4,455	4,489	4,491	4,468	4,480	4,502	4,540

Source: Cooperative Strategies

**PROJECTED ENROLLMENT -
RECOMMENDED - DISTRICT-WIDE**



III. Community Meetings, Local Municipal Collaboration, and Online Survey Questionnaire

Community Meetings

Cooperative Strategies created a web survey to receive community inputs on the District's priorities and allow the community members to bring forth any additional concerns not directly addressed in the survey questions. The survey was open September 18th through October 1st, 2019. The list of questions asked, and possible responses to them, begin on page 13. A survey results report can be found in Appendix B as well as the answers to all open-ended responses.

On October 15th and 16th, community meetings were held at the three high schools to share the information that was collected from the community survey and physical assessments completed by administrators. The intent of these meetings was to garner community input on District priorities. The community meetings consisted of administrators, staff, board members, and community members. Community members were encouraged to attend. Approximately 20 individuals participated in the meetings.

The meetings were run by the Cooperative Strategies' team. During the meetings, Cooperative Strategies presented the results of the community web survey and answered any questions that were raised about the survey and its results. In addition, the community was asked to respond to three questions:

- 1) What are your reactions to the data?*
- 2) What else do we need to know about your school facilities?*
- 3) What other information should we consider?*

Conversations also included the economy students currently face upon graduation and the skill sets needed to find success in the 21st century economy. Community members and administration discussed the challenges of retaining students through graduation. In addition, participants discussed need for capital investment in school facilities. All participants agreed the current facilities are old, worn out and need to change for the health, safety and educational adequacy for all students.

Local Municipal Collaboration

Cooperative Strategies also reached out to Lora Glover of the planning department with the City of Grants Pass to outline the proposed plans and request any collaboration to determine if there was a duplication of work, pursuant to ORS 195.110. A response is pending as of the writing of this report which will be uploaded and resent once received.

Community On-line Survey

A community survey was conducted online between September 18th and October 1st, 2019 for the facilities master planning process. This online survey helps gather community outreach responses for improving the options development phase of the master plan. A total of 405 community members responded to the survey. However, some respondents skipped specific questions from within the survey. The community expressed support for improved physical condition of the current facilities, move classrooms out of portables to permanent facilities, and improve specialized spaces such as STEM/STEAM and Computer/Technology spaces. Other areas of improvement included heating/air conditioning systems and roof maintenance. Security was also highlighted as a significant need. (*The full report of the survey is in Appendix B on Page 26 of this document.*)

The following are the facility questions included in the web survey:

Q1: Which of the following space types do you believe the District should prioritize when renovating current classrooms and other learning environments? (eg. Improving what we have now) Please select the top 5 that you think are the most important.

1. *Computer / Technology labs*
2. *Stem/STEAM classrooms*
3. *Library/Media center(s)*
4. *Elementary school multi-purpose space*
5. *Science labs*
6. *Career technical education spaces*
7. *Band/Choir*
8. *Art classroom(s)*
9. *Cafeteria(s)*
10. *Food preparation: Kitchen*
11. *Outdoor covered areas*
12. *Athletic/Recreation facilities*
13. *Student Health Center*
14. *Auditorium(s)*
15. *Gymnasium(s)*
16. *Office Space(s)*
17. *Conference room(s)*
18. *Auxiliary gymnasiums*
19. *Other (please specify)*

Q2: Which of the three (3) most pressing issues that you believe the District should consider when making a comprehensive maintenance plan to improve the current condition of existing facilities? Please select only 3.

1. *Renovate the schools to improve condition of existing facilities*
2. *Improving or modifying schools to better support current learning approaches and future career opportunities*
3. *Improve physical building conditions (e.g. air conditioning, lighting, aesthetics)*
4. *Adding and/or improving access to specialized programs (e.g. fine arts, STEM, theater, CTE, etc.)*
5. *Addressing over-utilized facilities*
6. *Other (please specify)*

Q3: How important is it to you to move classrooms out of portable buildings and place them in permanent facilities?

1. *Very important*
2. *Important*
3. *No opinion*
4. *Not important*
5. *Not at all important*

Q4: Rank the following in order of importance?

1. *Renovate and/or newly construct multipurpose rooms, gyms, conference rooms, playground, auditorium*
2. *Renovate existing permanent buildings*
3. *Replace portables with permanent constructions*
4. *Upgrade / expand instructional technology such as computer hardware and network infrastructure (servers, cabling, switches, etc.)*

Q5: Which of the following safety & security measures should be put in place at all facilities? Please select only 3.

1. *Ability to simultaneously lock all exterior doors electronically*
2. *Alarm system*
3. *Entry vestibule at main school entry*
4. *Key card access*
5. *Security cameras throughout the facility*
6. *Security officer on campus*
7. *Perimeter security fencing*
8. *Increased lighting / visibility*
9. *Other (please specify)*

Q6: Under what conditions would you support rebuilding a school versus repairing it? Check all that apply.

1. *Repair would cost 50% or greater of new construction*
2. *It would allow for a greater educational experience*
3. *Other (please specify)*

See "other" responses in Appendix B

IV. FACILITY RECOMMENDATIONS

The purpose of the 5 - 10 year Master Plan is to prioritize the major capital investments that will be needed to support the district's educational vision. The plan takes into consideration current and desired educational plans, evaluates facility conditions and related capital needs, and provides guidance of capital investments aligned with budgets, capacity and current/future enrollments.

The Three Rivers School District manages over 957,000 square feet of facilities with an average original construction in the 1960s. These facilities are starting to surpass their life cycles with the average age of 50+ years. The oldest school, Applegate Elementary School was built in 1912, just over 107 years old, compared to Fruitdale Elementary School that was built in 2004. The district operates seven elementary schools, three middle schools, three general education high schools and two alternative high schools. Its facility portfolio also includes three additional buildings that serve its administration, food services and maintenance needs. The facilities will almost certainly need to be rebuilt or replaced within the next 10 to 20 years.

Three Rivers recognized the need to evaluate the balance between investing in new schools or the upgrading of current facilities to meet the needs of its students and the delivery of educational programs. Therefore, it moved forward with an assessment plan to identify its facility needs.

The facilities' assessment began with interviews with key administrators who informed the consulting firm, Cooperative Strategies, of the basic conditions of educational adequacy in the district. Educators were engaged and gave their input as well. Out of these conversations, assessment parameters were drafted. Administrators then walked the schools to fill out an assessment form and determine scores for the learning spaces. Those scores are the major information for the report included as Appendix D. There are several times in the report where normative assertions are made regarding pricing, appropriate sizing of classroom, etc. The main external sources used to inform these statements are Square Foot Costs with RS Means data, 2018, 39th annual addition, as well as industry standard best practices.

From those assessments, the district was able to use the data to determine approximately how much it would cost to replace/renovate/repair each deficiency. This allowed the district to evaluate which deficiencies need to be addressed based on total cost, the district's vision and community input. Further, the district was able to identify: Major, Moderate and Minor repairs.

Cooperative Strategies incorporated the data that was collected through this process with the enrollment data to provide a framework for community and district board discussions. The information is included in the following table:

	Year Built	GSF	Program Capacity	2007 Enrollment	2018 Enrollment	% growth/decline	Current Utilization	# portables	Replacement Cost	Repair Cost	FCI	
ES	Applegate	1912	37,284	122	115	100	-13%	82%	6	\$ 15,564,206	\$ 4,733,016	30%
	Evergeen	1951	56,342	365	461	383	-17%	105%	2	\$ 23,519,968	\$ 12,492,099	53%
	Fort Vannoy	1952	35,934	268	277	237	-14%	88%	0	\$ 15,000,648	\$ 7,287,208	49%
	Fruitdale	2004	51,643	316	313	386	23%	122%	4	\$ 21,558,370	\$ 1,116,525	5%
	Madrona	1967	31,980	365	281	338	20%	93%	1	\$ 13,350,051	\$ 6,349,401	48%
	Manzanita	1966	36,634	390	354	375	6%	96%	3	\$ 15,292,863	\$ 6,601,114	43%
	Williams	1949	28,795	49	88	75	-15%	153%	5	\$ 12,020,473	\$ 4,727,804	39%
	1957	278,612	1,875	1,889	1,894	0%	101%	21	\$ 116,306,579	\$ 43,307,168	37%	
MS	Fleming	1962	64,875	457	452	405	-10%	89%	1	\$ 28,559,273	\$ 12,489,514	44%
	Lincoln Savage	1962	62,391	411	499	402	-19%	98%	0	\$ 27,465,766	\$ 11,424,234	42%
	Lorna Byrne*	2003	70,047	314	286	316	10%	101%	0	\$ 30,836,090	\$ 2,812,893	9%
		1976	197,313	1,182	1,237	1,123	-9%	95%	1	\$ 86,861,129	\$ 26,726,641	31%
HS	Hidden Valley	1976	144,206	868	877	572	-35%	66%	0	\$ 67,860,459	\$ 26,250,051	39%
	Illinois Valley	1975	104,093	476	432	309	-28%	65%	3	\$ 48,984,084	\$ 21,089,006	43%
	North Valley	1976	136,741	504	718	452	-37%	90%	1	\$ 64,347,580	\$ 32,145,314	50%
	Jerome Prairie	1938	27,441							\$ 12,496,631	\$ 6,322,416	51%
	Merlin Alt. HS	1953	14,716							\$ 6,701,666	\$ 3,002,962	45%
	1964	427,197	1,848	2,027	1,333	-34%	72%	4	\$ 200,390,421	\$ 88,809,749	44%	
Admin	District Office	1947	28,109							\$ 12,800,839	\$ 5,253,964	41%
	Food Services	1983	7,500							\$ 4,269,375	\$ 1,108,321	26%
	Maintenance Bldg	1958	18,710							\$ 6,068,053	\$ 3,625,307	60%
	1963	54,319							\$ 23,138,267	\$ 9,987,592	43%	
TOTAL	1963	957,441	4,905	5,153	4,350	-16%	89%	26	426,696,396	168,831,150	40%	

*Byrne MS was originally built in 1951 but was mostly rebuilt in 2003

Upon the completion of the community meetings, Cooperative Strategies provided to the district's team a roadmap for moving forward to address the district's capital needs. The plan envisions the facilities will almost certainly need to be rebuilt or replaced within 10-20 years. Therefore, the options development team recommends:

1. The district considers a full renovation of identified major repairs for all elementary, middle and high schools
2. The district pursues a two-phase bond process for completing those repairs needed at the elementary, middle and high schools

The details of the plan are depicted in the Capital Improvement Program section on page 18. The plan is conservative, for it does not identify additional needed repairs that cannot be assessed through visual inspection and/or components that need replacement when they exceed their useful life (e.g. a 25-year roof in its 25th year).

In addition, the proposed strategy for future capital investments could have a significant impact on capital investment priorities. Board direction is needed to ensure near-term capital investments align with the long-term facility needs of the district.

Capital Improvement Plan

Phase 1- Integrates ALL major facility repairs identified by school: \$106,248,554

All major repairs		
ES	Evergreen ES	\$ 6,299,633
	Fort Vannoy ES	\$ 3,668,947
	<i>Subtotal Cost</i>	\$ 9,968,580
	Soft Development Factor Subtotal	\$ 13,756,640
MS	Fleming MS	\$ 8,033,516
	Lincoln Savage MS	\$ 6,737,837
	<i>Subtotal Cost</i>	\$ 14,771,353
	Soft Development Factor Subtotal	\$ 20,384,467
HS	Hidden Valley HS	\$ 15,074,074
	Illinois Valley HS	\$ 10,874,060
	North Valley HS	\$ 17,863,740
	<i>Subtotal Cost</i>	\$ 43,811,874
	Soft Development Factor Subtotal	\$ 60,460,386

All roofing, plumbing and restroom repair		
ES	Apple Gate ES	\$ 1,440,109
	Madrona ES	\$ 1,683,954
	Manzanita ES	\$ 1,925,596
	Williams ES	\$ 1,377,062
	<i>Subtotal Cost</i>	\$ 6,426,721
	Soft Development Factor Subtotal	\$ 8,868,875
ALT	Jerome Prairie	\$ 1,317,581
	Merlin Alternative	\$ 695,597
	<i>Subtotal Cost</i>	\$ 2,013,178
	Soft Development Factor Subtotal	\$ 2,778,186

Total Phase 1 **\$ 106,248,554**

Phase 2- Integrates ALL remaining moderate repairs identified by school: \$51,948,022

All Moderate Repairs		
ES	Apple Gate ES	\$ 1,405,538
	Ever Green ES	\$ 1,801,454
	Fort Vannoy ES	\$ 856,490
	Fruitdale ES	\$ 535,076
	Madrona ES	\$ 1,507,103
	Manzanita ES	\$ 727,927
	Williams ES	\$ 1,092,615
	<i>Subtotal Cost</i>	\$ 7,926,203
	Soft Development Factor Subtotal	\$ 10,938,160
MS	Fleming MS	\$ 1,040,453
	Lincoln Savage MS	\$ 2,003,252
	Lorna Bryne MS	\$ 1,459,092
	<i>Subtotal Cost</i>	\$ 4,502,797
	Soft Development Factor Subtotal	\$ 6,213,860
HS	Hidden Valley HS	\$ 4,024,638
	Illinois Valley HS	\$ 4,585,527
	North Valley HS	\$ 5,794,720
ALT	Jerome Prairie	\$ 877,094
	Merlin Alternative	\$ 745,950
	<i>Subtotal Cost</i>	\$ 16,027,929
	Soft Development Factor Subtotal	\$ 22,118,542

Remaining major repairs from phase 1		
ES	Apple Gate ES	\$ 660,058
	Madrona ES	\$ 1,686,342
	Manzanita ES	\$ 2,452,361
	Williams ES	\$ 1,363,366
	<i>Subtotal Cost</i>	\$ 6,162,127
	Soft Development Factor Subtotal	\$ 8,503,735
ALT	Jerome Prairie	\$ 2,289,926
	Merlin Alternative	\$ 734,512
	<i>Subtotal Cost</i>	\$ 3,024,438
	Soft Development Factor Subtotal	\$ 4,173,724

Total Phase 2 **\$ 51,948,022**

Appendices

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APPENDIX B: Survey Report and Other Responses

APPENDIX C: Board Presentation

APPENDIX D: Educational Adequacy Assessment by Facility



Appendix A Enrollment Projections Report



COOPERATIVE STRATEGIES

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

THREE RIVERS SCHOOL DISTRICT

ENROLLMENT PROJECTIONS REPORT

NOVEMBER 14, 2018

PREPARED FOR:

Three Rivers School District

8550 New Hope Road

Grants Pass, OR 97527

T 541.862.3111

PREPARED BY:

Cooperative Strategies

3325 Hilliard Rome Road

Hilliard, OH 43026

T 614.798.8828

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ACKNOWLEDGMENTS

On behalf of Cooperative Strategies, we would like to extend our appreciation to the Three Rivers School District for the opportunity to assist them in developing this Enrollment Projections Report. As a planning team, we hope that this document will serve the Three Rivers School District for years to come.

COOPERATIVE STRATEGIES

Ann Hoffsis, REFP, Senior Director

Galina Kostiv, Senior Associate

3325 Hilliard Rome Road

Hilliard, OH 43026

P. 614.798.8828

www.coopstrategies.com

EXECUTIVE SUMMARY

The enrollment projections for the Three Rivers School District included in this report were developed using the cohort survival methodology and Cooperative Strategies' custom enrollment projection software, S.T.E.P. [Student Trends & Enrollment Projections]. This custom software was developed in collaboration with The Ohio State University and is based on industry best practices as well as the national experience Cooperative Strategies has with schools, school districts, and state agencies.

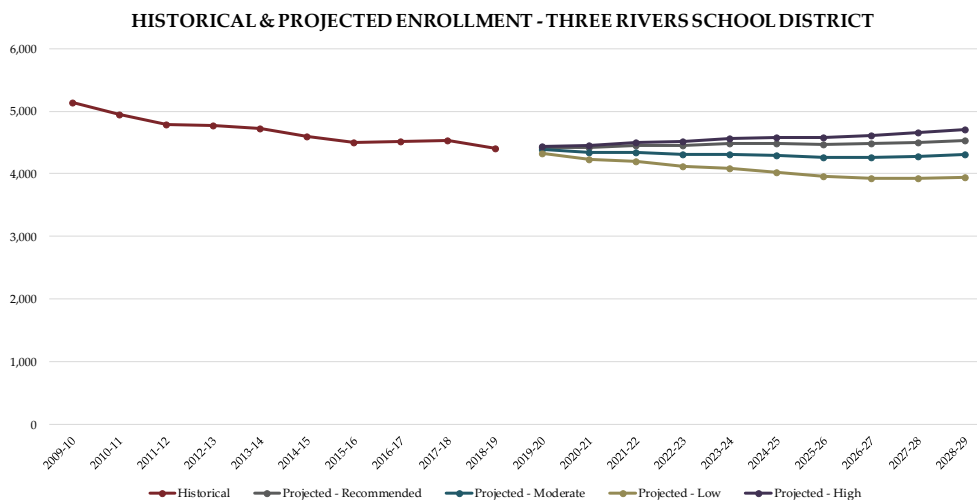


The Three Rivers School District is a school district 4,412 students in Josephine County and Jackson County in the 2018-19 school year.

The projections presented in this report are meant to serve as a planning tool for the future, and represent the most likely direction of the District. Enrollment projections were developed using the cohort survival methodology and by analyzing the following data outlined in this report:

- Live birth data
- Historical enrollment by grade
- Census data
- Building permits

Enrollment in the Three Rivers School District has decreased by 719 students since the 2009-10 school year. Based on the cohort survival methodology, enrollment is projected to increase slightly over the next ten years.

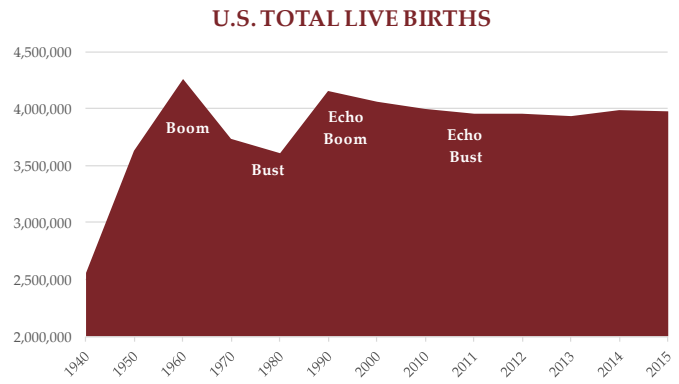


As with any projection, the District should pay close attention to the variables associated with determining enrollment projections discussed in this document. Any one or more of these factors can increase or decrease enrollment within the Three Rivers School District. It is recommended that the data contained in this report be reviewed on an annual basis to determine how more recent trends will impact both the enrollment and any new housing development.

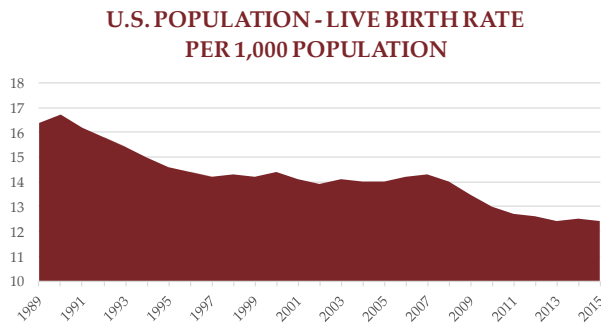
ENROLLMENT PROJECTION METHODOLOGY

Introduction

Tracing the landscape of the country’s public school enrollment back over the past fifty years reveals demographic, economic, and social changes. The United States as a whole continues to undergo major shifts in public student enrollment, due in large part to past events including the baby boom, the availability and use of birth control, and the development of suburbs. The baby boom of the late 1940s and 50s was followed by the baby bust of the 1960s and 70s. This gave rise to the echo baby boom of the 1980s.



Source: CDC, National Vital Statistics Report



Source: CDC, National Vital Statistics Report

Nationwide, districts have experienced the effects of the echo baby bust of the 1990s. From the 1950s to the 1970s, a dramatic downsizing of the family unit occurred. A direct result was the declining school enrollment of the 1970s and 1980s. As of the 2010 Census, the size of a family was at an all-time low of 3.14 persons. The live birth rate increased for the first time in several years in 1998 and increased again in 2000. However, the birth rate resumed a descending pattern in 2001 and reached an all-time low of 12.4 (per 1,000) in 2015.

When projecting future enrollments, it is vital to track the number of live births, the amount of new housing activity, and the change in household composition. In addition, any of the following factors could cause a significant change in projected student enrollment:

- Boundary adjustments
- New school openings
- Changes / additions in program offerings
- Preschool programs
- Change in grade configuration
- Interest rates / unemployment shifts
- Intra- and inter-district transfer
- Magnet / charter / private school opening or closure
- Zoning changes
- Unplanned new housing activity
- Planned, but not built, housing
- School voucher programs
- School closures

Obviously, certain factors can be gauged and planned for far better than others. For instance, it may be relatively straightforward to gather housing data from local builders regarding the total number of lots in a planned subdivision and calculate the potential student yield. However, planning for changes in the unemployment rate, and how these may either boost or reduce public school enrollment, proves more difficult. In any case, it is essential to gather a wide variety of information in preparation for producing enrollment projections.

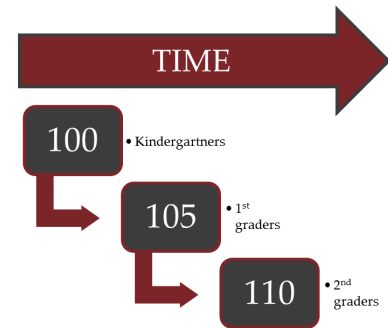
When looking ahead at a school district's enrollment over the next two, five, or ten years, it is helpful to approach the process from a global perspective. For example: How many new homes have been constructed each year? How many births have occurred each year in relation to the resident population? Is housing experiencing a turnover—if so, what is the composition of families moving in/out? Are more or less students attending private school or being home-schooled? What has the unemployment rate trend been over the past ten years? What new educational policies are in place that could affect student enrollment figures?

The cohort survival methodology is often used to answer these questions and is standard throughout the educational planning industry. The enrollment projections developed for the Three Rivers School District were developed using the cohort survival method.

Cohort Survival Method

The cohort survival methodology (sometimes referred to as the grade progression ratio method) is a widely used enrollment projection model that is used by many school districts and state and federal agencies to project K-12 enrollment.

A cohort is a group of persons [in this case, students]. The cohort survival enrollment projection methodology uses historic live birth data and historic student enrollment to “age” a known population or cohort throughout the school grades. For instance, a cohort begins when a group of kindergarteners enrolls in grade K and moves to first grade the following year, second grade the next year, and so on.



A “survival ratio” is developed to track how this group of students increased or decreased in number as they moved through the grade levels. By developing survival ratios for each grade transition [i.e. 2nd to 3rd grade] over a ten year period of time, patterns emerge. A projection ratio for each grade transition is developed based on analysis of the survival ratios. The projections are used as a multiplier in determining future enrollment.

For example, if student enrollment has consistently increased from the 8th to the 9th grade over the past ten years, the survival ratio would be greater than 100% and could be multiplied by the current 8th grade to develop a projection for next year’s 9th grade. This methodology can be carried through to develop ten years of projection figures. Because there is not a grade cohort to follow for students coming into kindergarten, resident live birth counts are used to develop a birth-to-kindergarten survival ratio. Babies born five years previous to the kindergarten class are compared in number, and a ratio can be developed to project future kindergarten enrollments.

The cohort survival method is useful in areas where population is stable [relatively flat, growing steadily, or declining steadily], and where there have been no significant fluctuations in enrollment, births, and housing patterns from year to year. The cohort survival methodology inherently considers the net effects of factors such as migration, housing, dropouts, transfers to and from charter schools, open enrollment, and deaths. This methodology does not assume changes in policies, program offerings, or future changes in housing and migration patterns.

U.S. CENSUS

According to the U.S. Census Bureau, the population in Josephine County increased from 75,726 to 82,713, or approximately 9 percent, between the 2000 and 2010 Census.

In terms of school-aged children [5-19], the population decreased by 626, or approximately 4 percent. The under age 5 population increased from 4,035 to 4,198, or approximately 4 percent.

The median age of a Josephine County resident is 47.3, an increase of 4.2 years since the 2000 Census.

The average household size decreased from 2.41 to 2.34. The average family size decreased from 2.85 to 2.82.

The number of total housing units increased in tandem with the number of occupied and vacant housing units.

The table to the right provides a comparison of the 2000 and 2010 U.S. Census data.

JOSEPHINE COUNTY, OREGON U.S. CENSUS

Subject	2000	2010
Total population	75,726	82,713
SEX AND AGE		
Male	36,813	40,240
Female	38,913	42,473
Under 5 years	4,035	4,198
5 to 19 years	15,179	14,553
20 to 64 years	41,275	45,524
65 years and over	15,237	18,438
Median age (years)	43.1	47.3
RACE		
One Race	97.3%	96.8%
White	93.9%	92.4%
Black or African American	0.3%	0.4%
American Indian and Alaska Native	1.3%	1.4%
Asian	0.6%	0.8%
Native Hawaiian and Other Pacific Islander	0.1%	0.2%
Some Other Race	1.2%	1.5%
Two or More Races	2.7%	3.2%
Hispanic or Latino	4.3%	6.3%
DEMOGRAPHICS		
Average household size	2.41	2.34
Average family size	2.85	2.82
HOUSING OCCUPANCY		
Total housing units	33,239	38,001
Occupied housing units	31,000	34,646
Vacant housing units	2,239	3,355

Source: U.S. Census

GENERAL DEMOGRAPHICS

The following information represents block group estimates and projections created from market research and U.S. Census data obtained from the Environmental Systems Research Institute [ESRI]. ESRI provides a yearly update to their demographic data in increments of five years. To make updates to their demographic data set, they use American Community Survey [ACS] data that takes a series of monthly sample surveys but only from areas with populations of 65,000 or more. One year of ACS data is a period estimate as a twelve-month average, rather than a single point in time.

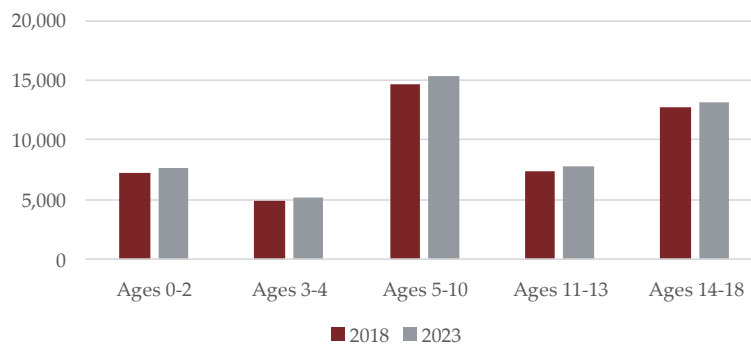
According to the ESRI estimates, the total population of Josephine county, Oregon is projected to increase over the next five years. As illustrated in the table below, the number of children, ages 5-18, is projected to increase by 233 children.

JOSEPHINE COUNTY POPULATION ESTIMATES

Age	2018	2023
Ages 0-2	2,515	2,603
Ages 3-4	1,682	1,741
Ages 5-10	5,255	5,405
Ages 11-13	2,729	2,799
Ages 14-18	4,832	4,845
Ages 5-18	12,816	13,049
Total Population	88,468	92,845

Source: ESRI BIS

JOSEPHINE COUNTY POPULATION ESTIMATES

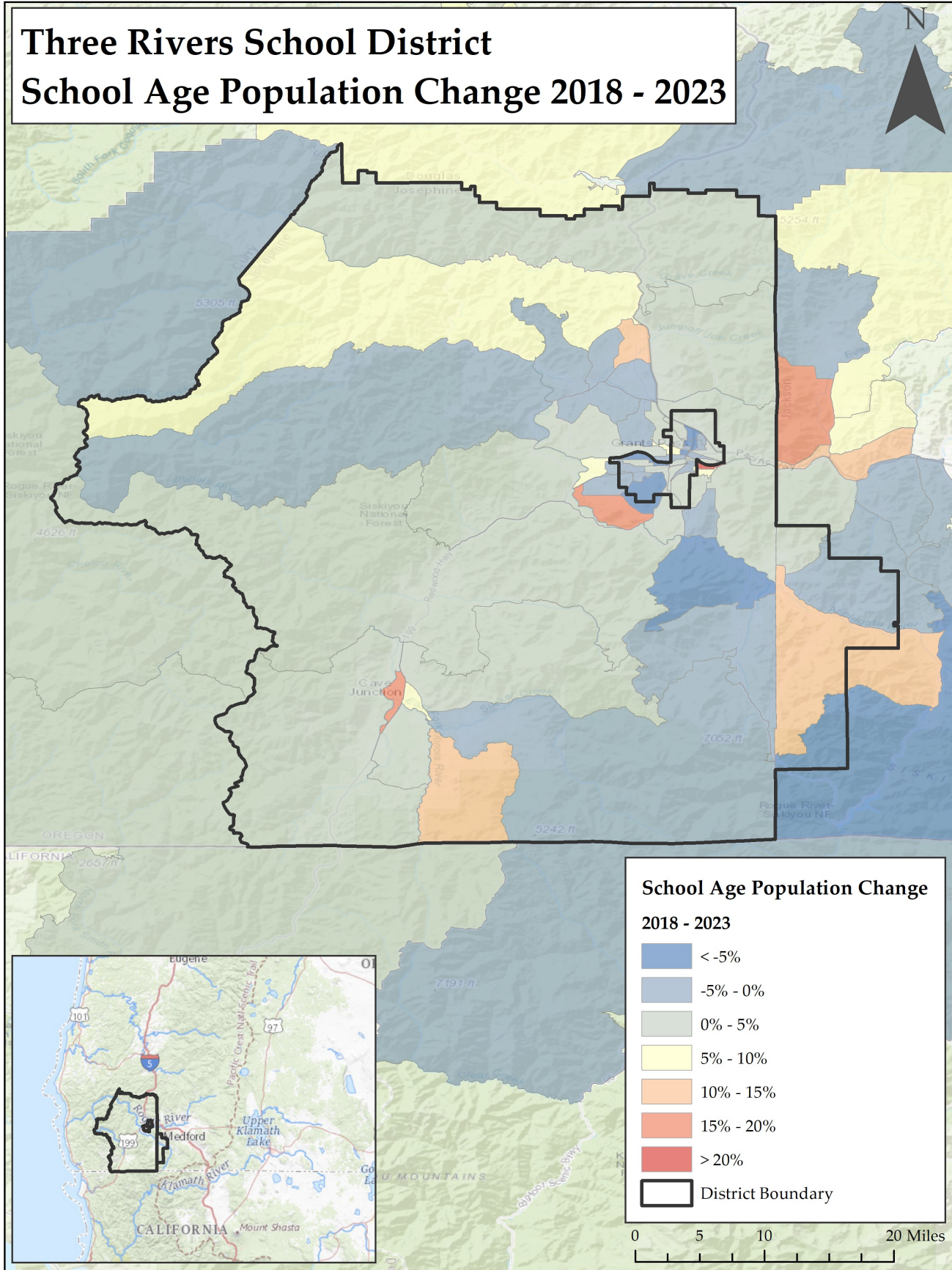


THREE RIVERS SCHOOL DISTRICT ESTIMATED SCHOOL AGE POPULATION CHANGE 2018-2023

The map on the following page shows school age population change in the U.S. Census block groups within / around the Three Rivers School District boundary. Population changes are based on 2018 and 2023 estimates.

A block group is defined by the U.S. Census Bureau as, “a statistical division of a census tract, generally defined to contain between 600 and 3,000 people and 240 and 1,200 housing units, and the smallest geographic unit for which the Census Bureau tabulates sample data.”

Three Rivers School District School Age Population Change 2018 - 2023



HOUSING DATA

Housing development and building permits are tracked to determine their effect on student enrollment. The tables below illustrates the number of single- and multi-family building permits issued in Josephine County since 2000.

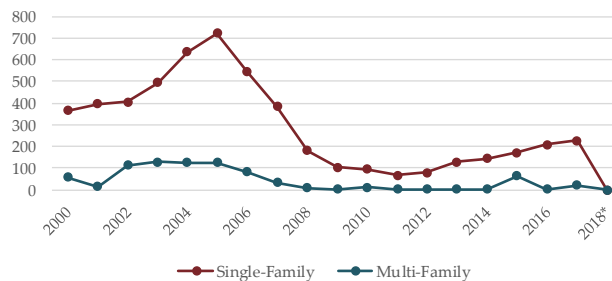
BUILDING PERMITS Josephine County

Year	Single-Family	Multi-Family
2000	367	57
2001	396	15
2002	407	113
2003	495	129
2004	635	125
2005	722	127
2006	543	84
2007	385	32
2008	180	9
2009	103	2
2010	94	12
2011	68	2
2012	79	2
2013	130	2
2014	145	4
2015	173	64
2016	209	4
2017	228	22
2018*	0	0

Source: SOCDs Building Permits Database

*preliminary through June 2018

BUILDING PERMITS JOSEPHINE COUNTY



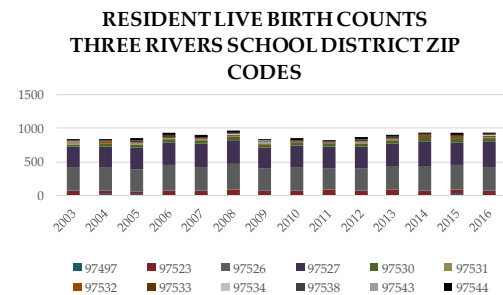
RESIDENT LIVE BIRTH DATA

Utilization of resident live birth data is recommended when projecting future kindergarten enrollments. This data provides a helpful overall trend. Large bubbles in birth counts, either up or down, can also be planned for or anticipated by the District.

In addition, the live birth counts are used in determining a birth-to-kindergarten and birth-to-first grade survival ratio. This ratio identifies the percentage of children born in a representative area who attend kindergarten and first grade in the District five and six years later. The survival ratios for birth-to-kindergarten, birth-to-first grade, as well as grades 1-12 can be found on page 16 of this report.

Data is arranged by the residence of the mother. For example, if a mother lives in Portland but delivers her baby in Salem, the birth is counted in Portland. Live birth counts are different from live birth rates. The live birth count is simply the actual number of live births. A birth rate is the number of births per 1,000 women in a specified population group.

The table and graph include the resident live birth counts for zip codes 97497, 97523, 97526, 97527, 97530, 97531, 97532, 97533, 97534, 97538, 97543, and 97544.

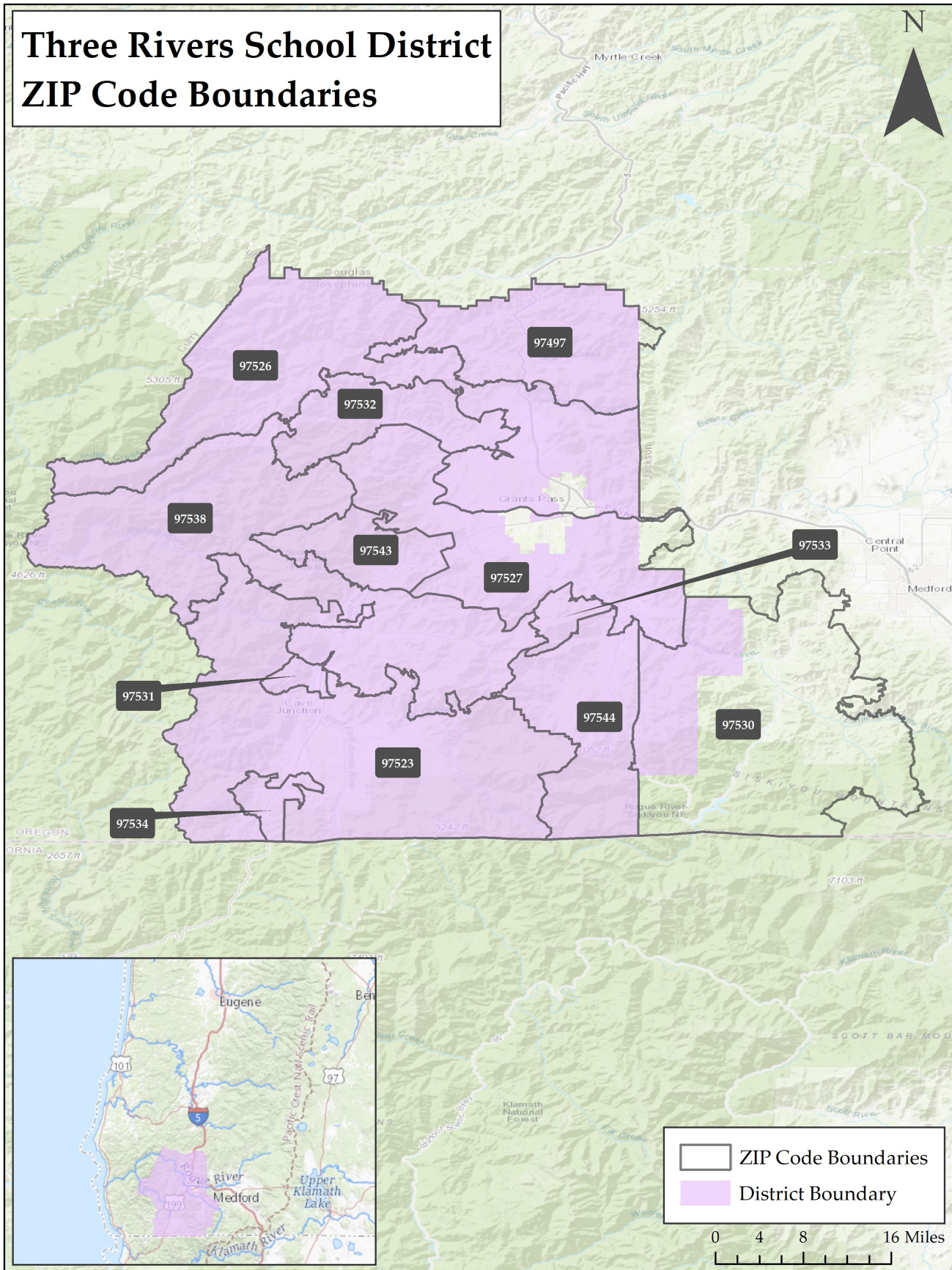


RESIDENT LIVE BIRTH COUNTS
THREE RIVERS SCHOOL DISTRICT ZIP CODES

Year	97497	97523	97526	97527	97530	97531	97532	97533	97534	97538	97543	97544
2003	10	66	349	296	39	7	21	2	5	17	7	17
2004	16	51	347	308	49	7	19	2	4	15	6	18
2005	18	42	328	313	56	6	25	1	5	19	10	22
2006	14	60	385	325	52	8	21	1	7	20	8	22
2007	11	54	362	343	53	6	14	0	10	17	3	31
2008	11	71	394	347	50	6	20	0	7	19	8	22
2009	13	52	345	299	42	6	17	0	9	26	6	22
2010	14	63	345	311	46	4	14	2	6	18	3	18
2011	15	69	324	308	49	9	13	0	4	10	3	22
2012	10	63	336	316	43	13	18	0	4	26	12	27
2013	12	70	354	340	44	7	17	1	9	23	10	11
2014	5	58	379	365	55	12	22	0	4	11	2	21
2015	18	61	381	327	58	9	21	1	3	22	4	19
2016	14	63	338	385	56	6	24	0	4	16	9	22

Source: Oregon Health Authority

Three Rivers School District ZIP Code Boundaries



SURVIVAL RATIOS

The chart below demonstrates the ten-year changes in enrollment as students move through the system. Percentages greater than 100 indicate that there are more students than there were in the previous grade the previous year. In other words, there was an increase in student population where new students were added to the system. Percentages less than 100 indicate that there was decline or students left the system. If the exact number of students in 1st grade during the 2010-11 school year were present in 2nd grade for the 2011-12 school year, the survival ratio would be 100 percent.

Birth-to-Kindergarten and Birth-to-First Grade: This ratio indicates the number of children born in the area who attend kindergarten and first grade in the District five and six years later. What is important to note is the trend in survival ratios, not necessarily the actual number.

The following table illustrates the historical survival ratios in the Three Rivers School District over the past ten years by grade level.

Survival Ratios - District-wide

from	to	Birth to K	K to 1	Birth to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12
2009	2010	35.03%	102.92%	37.65%	104.44%	101.44%	99.13%	101.97%	98.10%	100.27%	100.49%	101.17%	97.89%	93.36%	105.18%
2010	2011	31.09%	104.73%	36.69%	103.47%	101.22%	101.42%	103.53%	99.72%	100.97%	102.70%	103.41%	97.92%	95.68%	100.00%
2011	2012	38.16%	107.67%	33.48%	100.97%	104.57%	99.70%	100.84%	102.84%	99.72%	97.61%	110.00%	98.12%	89.60%	107.27%
2012	2013	34.45%	102.32%	39.05%	105.50%	101.28%	101.17%	97.59%	102.50%	101.38%	100.28%	107.11%	99.04%	96.40%	98.94%
2013	2014	34.17%	99.70%	34.35%	99.72%	97.85%	97.79%	100.58%	93.52%	96.75%	98.64%	103.60%	97.94%	100.00%	102.74%
2014	2015	32.82%	107.69%	36.80%	100.30%	101.99%	107.84%	98.71%	102.87%	101.98%	104.76%	102.76%	95.19%	90.65%	100.48%
2015	2016	35.59%	112.64%	36.97%	104.55%	102.43%	104.46%	103.78%	110.78%	102.23%	106.47%	103.21%	98.39%	98.03%	98.20%
2016	2017	35.02%	108.16%	38.50%	99.04%	105.90%	106.82%	108.27%	104.76%	100.59%	101.36%	103.34%	98.96%	92.35%	100.86%
2017	2018	37.42%	97.70%	34.22%	97.48%	101.94%	99.71%	98.61%	98.28%	95.72%	97.36%	102.42%	98.53%	89.53%	92.31%
mean simple all years		34.86%	104.84%	36.41%	101.72%	102.07%	102.00%	101.54%	101.49%	99.96%	101.07%	104.11%	98.00%	93.96%	100.66%
std. dev. simple all years		2.15%	4.68%	1.97%	2.84%	2.25%	3.55%	3.32%	4.88%	2.27%	3.13%	2.72%	1.14%	3.78%	4.30%
mean simple 5 years		35.00%	105.18%	36.17%	100.22%	102.02%	103.32%	101.99%	102.04%	99.45%	101.72%	103.07%	97.80%	94.11%	98.92%
std. dev. simple 5 years		1.71%	6.26%	1.84%	2.64%	2.85%	4.40%	4.09%	6.54%	3.03%	3.89%	0.47%	1.51%	4.64%	4.03%
mean simple 3 years		36.01%	106.17%	36.56%	100.36%	103.42%	103.66%	103.55%	104.61%	99.51%	101.73%	102.99%	98.63%	93.30%	97.12%
std. dev. simple 3 years		1.25%	7.67%	2.17%	3.71%	2.16%	3.62%	4.83%	6.26%	3.38%	4.57%	0.50%	0.30%	4.33%	4.38%
mean simple 2 years		36.22%	102.93%	36.36%	98.26%	103.92%	103.27%	103.44%	101.52%	98.16%	99.36%	102.88%	98.75%	90.94%	96.58%
std. dev. simple 2 years		1.69%	7.40%	3.03%	1.10%	2.80%	5.03%	6.83%	4.59%	3.44%	2.83%	0.65%	0.31%	1.99%	6.05%
mean weighted all years		35.58%	104.33%	36.20%	100.14%	102.64%	102.84%	101.90%	102.17%	99.15%	100.85%	103.36%	98.20%	92.88%	97.96%
std. dev. weighted all years		1.80%	5.94%	1.99%	2.91%	2.26%	3.72%	4.15%	5.16%	2.87%	3.56%	1.72%	1.15%	3.84%	4.56%
mean weighted 5 years		36.24%	102.80%	35.79%	98.95%	102.90%	102.51%	101.76%	101.58%	98.14%	99.94%	102.80%	98.42%	91.62%	95.95%
std. dev. weighted 5 years		1.56%	6.59%	2.09%	2.52%	2.11%	3.82%	4.64%	5.07%	3.08%	3.65%	0.49%	0.93%	3.43%	4.52%
mean weighted 3 years		36.92%	100.12%	35.08%	98.03%	102.66%	101.14%	100.51%	99.91%	96.83%	98.42%	102.61%	98.60%	90.36%	94.04%
std. dev. weighted 3 years		1.16%	5.76%	2.04%	1.77%	1.84%	3.40%	4.55%	4.04%	2.62%	2.72%	0.45%	0.21%	2.31%	4.10%
mean weighted 2 years		37.30%	98.20%	34.42%	97.56%	102.13%	100.05%	99.07%	98.58%	95.95%	97.55%	102.46%	98.55%	89.66%	92.71%
std. dev. weighted 2 years		0.72%	3.15%	1.29%	0.47%	1.19%	2.14%	2.91%	1.95%	1.47%	1.21%	0.28%	0.13%	0.85%	2.58%

THREE RIVERS SCHOOL DISTRICT HISTORICAL ENROLLMENT

As indicated in the table below, over the past ten years, enrollment in the Three Rivers School District has decreased by 719 students.

Historical Enrollment - District-wide

Grade	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
K	308	296	287	345	329	286	277	294	304	336
1	315	317	310	309	353	328	308	312	318	297
2	347	329	328	313	326	352	329	322	309	310
3	343	352	333	343	317	319	359	337	341	315
4	355	340	357	332	347	310	344	375	360	340
5	422	362	352	360	324	349	306	357	406	355
6	369	414	361	362	369	303	359	339	374	399
7	409	370	418	360	367	357	309	367	341	358
8	427	411	380	408	361	362	374	329	372	332
9	426	432	425	418	437	374	372	386	340	381
10	452	417	423	417	414	428	356	366	382	335
11	463	422	399	379	402	414	388	349	338	342
12	495	487	422	428	375	413	416	381	352	312
Grand Total	5,131	4,949	4,795	4,774	4,721	4,595	4,497	4,514	4,537	4,412

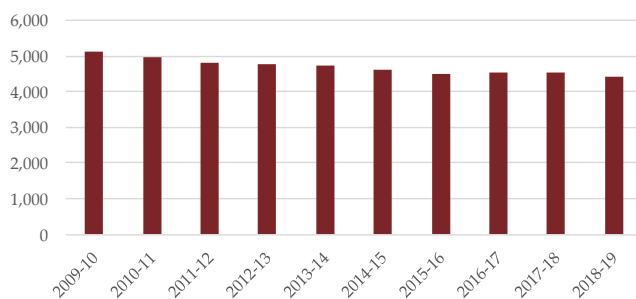
Source: Three Rivers School District

Historical Enrollment - District-wide

Grade	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
K - 5	2,090	1,996	1,967	2,002	1,996	1,944	1,923	1,997	2,038	1,953
6 - 8	1,205	1,195	1,159	1,130	1,097	1,022	1,042	1,035	1,087	1,089
9 - 12	1,836	1,758	1,669	1,642	1,628	1,629	1,532	1,482	1,412	1,370
Grand Total	5,131	4,949	4,795	4,774	4,721	4,595	4,497	4,514	4,537	4,412

Source: Three Rivers School District

HISTORICAL ENROLLMENT - DISTRICT-WIDE

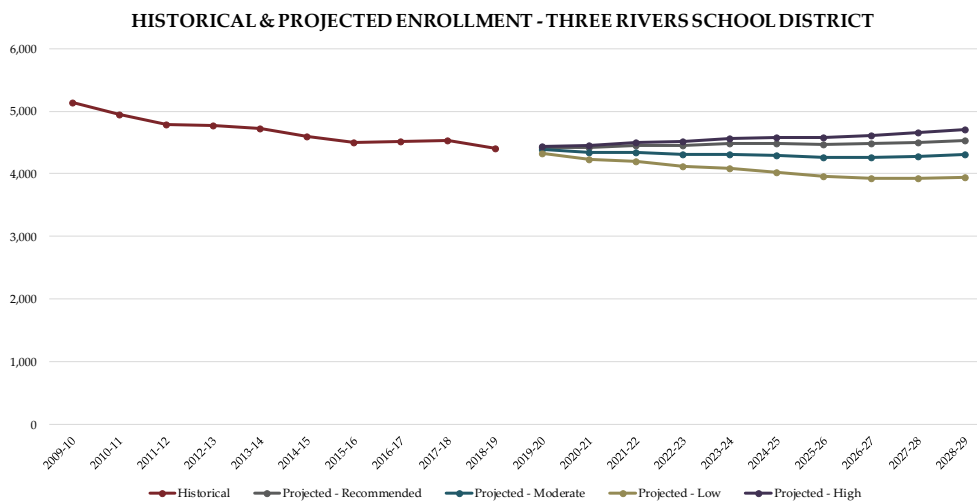


PROJECTED ENROLLMENT

Cooperative Strategies developed low, moderate, high, and recommended enrollment projections for the Three Rivers School District. The moderate enrollment projections are based on a selected average or weighted average of survival ratios (in this case, a 3-year weighted average). The low and high enrollment projections are developed using statistical distributional theory, providing the District with a more conservative (low) and more liberal (high) enrollment projection. The recommended enrollment projection is based on a detailed analysis of historical enrollment and resulting survival ratios over the past 10 years. Significant shifts in survival ratio patterns are realized and accounted for in determining projection ratios independently for each grade level. The recommended illustrates the most likely direction of the District based on more recent trends.

The range of enrollment projections from low (conservative) to high (liberal) are offered due to the limitations of the cohort survival method in factoring changes to policies, program offerings, and future changes in housing and migration patterns. For example, the low enrollment projection might be used if housing declines significantly more than anticipated; the high enrollment projection might be used if housing growth increases at a more rapid rate than seen in recent years.

It should be noted that actual live birth counts are available through 2016 and project kindergarten enrollment through 2021-22. To project kindergarten through 2028-29, a weighted average of the last 5 years of live birth counts was used.



THREE RIVERS SCHOOL DISTRICT PROJECTED ENROLLMENT – RECOMMENDED

Based on the recommended projected enrollment, the student enrollment in the Three Rivers School District is projected to increase from 4,412 in 2018-19 to 4,540 students in 2028-29.

Projected Enrollment - Recommended - District-wide

Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K	332	329	333	330	331	331	331	331	331	331
1	351	347	343	348	345	345	345	346	345	345
2	294	347	343	339	344	341	342	342	342	342
3	317	300	354	350	347	351	348	349	349	349
4	323	325	308	363	359	355	360	357	358	358
5	346	329	330	313	370	365	362	367	363	364
6	361	351	334	335	318	375	371	367	372	369
7	396	358	348	331	333	315	372	368	364	369
8	361	399	361	351	334	335	318	375	371	367
9	341	370	409	370	361	342	344	326	385	381
10	376	336	365	404	365	356	338	339	322	380
11	303	339	304	330	365	330	321	305	307	291
12	328	290	326	291	317	350	316	308	293	294
Grand Total	4,429	4,420	4,458	4,455	4,489	4,491	4,468	4,480	4,502	4,540

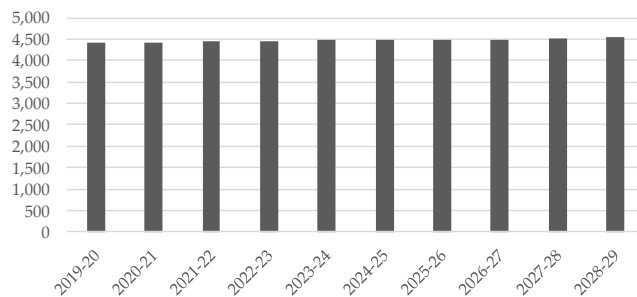
Source: Cooperative Strategies

Projected Enrollment - Recommended - District-wide

Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K - 5	1,963	1,977	2,011	2,043	2,096	2,088	2,088	2,092	2,088	2,089
6 - 8	1,118	1,108	1,043	1,017	985	1,025	1,061	1,110	1,107	1,105
9 - 12	1,348	1,335	1,404	1,395	1,408	1,378	1,319	1,278	1,307	1,346
Grand Total	4,429	4,420	4,458	4,455	4,489	4,491	4,468	4,480	4,502	4,540

Source: Cooperative Strategies

PROJECTED ENROLLMENT - RECOMMENDED - DISTRICT-WIDE



THREE RIVERS SCHOOL DISTRICT PROJECTED ENROLLMENT – MODERATE

Based on the moderate projected enrollment, the student enrollment in the Three Rivers School District is projected to decrease from 4,412 in 2018-19 to 4,306 students in 2028-29.

Projected Enrollment - Moderate - District-wide

Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K	345	341	346	343	344	344	344	344	344	344
1	336	345	342	346	343	344	344	344	344	344
2	291	330	338	335	340	336	337	337	337	337
3	318	299	339	347	344	349	345	346	346	346
4	319	322	302	342	351	348	353	349	350	350
5	342	320	324	304	344	353	349	354	351	352
6	355	341	320	323	304	344	353	349	354	351
7	386	343	331	310	313	294	333	342	338	343
8	352	380	338	325	305	308	289	328	336	333
9	341	362	390	347	334	313	316	297	336	345
10	376	336	356	385	342	329	308	312	293	332
11	303	339	304	322	348	309	297	279	282	264
12	322	285	319	285	303	327	291	280	262	265
Grand Total	4,386	4,343	4,349	4,314	4,315	4,298	4,259	4,261	4,273	4,306

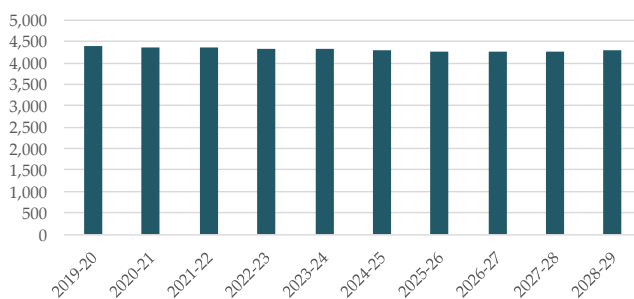
Source: Cooperative Strategies

Projected Enrollment - Moderate - District-wide

Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K - 5	1,951	1,957	1,991	2,017	2,066	2,074	2,072	2,074	2,072	2,073
6 - 8	1,093	1,064	989	958	922	946	975	1,019	1,028	1,027
9 - 12	1,342	1,322	1,369	1,339	1,327	1,278	1,212	1,168	1,173	1,206
Grand Total	4,386	4,343	4,349	4,314	4,315	4,298	4,259	4,261	4,273	4,306

Source: Cooperative Strategies

PROJECTED ENROLLMENT - MODERATE - DISTRICT-WIDE



THREE RIVERS SCHOOL DISTRICT PROJECTED ENROLLMENT – LOW

Based on the low projected enrollment, the student enrollment in the Three Rivers School District is projected to decrease from 4,412 in 2018-19 to 3,938 students in 2028-29.

Projected Enrollment - Low - District-wide

Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K	340	336	341	338	339	339	339	339	339	339
1	328	332	328	333	330	330	330	330	330	330
2	289	319	322	319	323	321	321	321	321	321
3	316	294	324	328	325	329	326	327	327	327
4	314	314	293	323	327	324	328	325	326	326
5	335	309	310	288	318	322	319	323	320	321
6	348	328	303	304	283	312	316	312	317	314
7	382	333	314	290	290	271	299	302	299	303
8	348	371	324	305	282	282	263	290	294	291
9	340	356	380	332	313	289	289	269	297	301
10	375	335	351	374	327	308	284	285	265	293
11	299	335	299	314	334	292	275	254	254	237
12	315	276	309	276	289	308	269	254	234	235
Grand Total	4,329	4,238	4,198	4,124	4,080	4,027	3,958	3,931	3,923	3,938

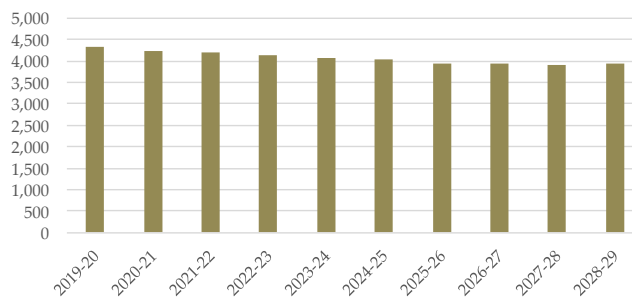
Source: Cooperative Strategies

Projected Enrollment - Low - District-wide

Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K - 5	1,922	1,904	1,918	1,929	1,962	1,965	1,963	1,965	1,963	1,964
6 - 8	1,078	1,032	941	899	855	865	878	904	910	908
9 - 12	1,329	1,302	1,339	1,296	1,263	1,197	1,117	1,062	1,050	1,066
Grand Total	4,329	4,238	4,198	4,124	4,080	4,027	3,958	3,931	3,923	3,938

Source: Cooperative Strategies

PROJECTED ENROLLMENT - LOW - DISTRICT-WIDE



THREE RIVERS SCHOOL DISTRICT PROJECTED ENROLLMENT – HIGH

Based on the high projected enrollment, the student enrollment in the Three Rivers School District is projected to increase from 4,412 in 2018-19 to 4,710 students in 2028-29.

Projected Enrollment - High - District-wide

Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K	350	346	351	348	349	349	349	349	349	349
1	345	359	355	360	357	358	358	358	358	358
2	294	341	355	351	356	353	354	354	354	354
3	321	304	353	367	363	369	365	366	366	366
4	323	329	312	362	377	373	378	375	376	376
5	349	332	338	320	372	387	383	388	385	386
6	361	355	337	344	325	378	394	389	395	391
7	391	354	348	331	337	319	371	386	382	387
8	357	390	353	346	330	336	318	369	384	380
9	341	367	401	363	356	339	345	327	380	395
10	376	337	362	395	358	352	334	341	322	375
11	306	344	308	331	361	327	321	306	311	295
12	328	294	330	295	317	347	314	308	293	298
Grand Total	4,442	4,452	4,503	4,513	4,558	4,587	4,584	4,616	4,655	4,710

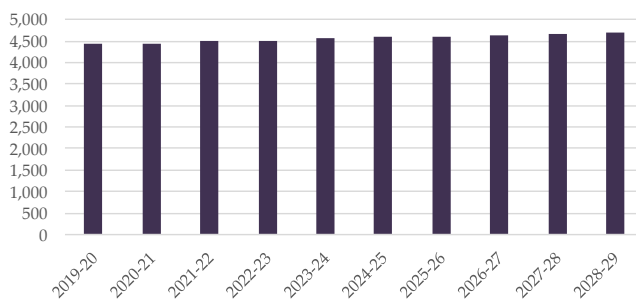
Source: Cooperative Strategies

Projected Enrollment - High - District-wide

Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K - 5	1,982	2,011	2,064	2,108	2,174	2,189	2,187	2,190	2,188	2,189
6 - 8	1,109	1,099	1,038	1,021	992	1,033	1,083	1,144	1,161	1,158
9 - 12	1,351	1,342	1,401	1,384	1,392	1,365	1,314	1,282	1,306	1,363
Grand Total	4,442	4,452	4,503	4,513	4,558	4,587	4,584	4,616	4,655	4,710

Source: Cooperative Strategies

PROJECTED ENROLLMENT - HIGH - DISTRICT-WIDE



CONCLUSION

As with any projection, the District should pay close attention to live birth counts, enrollment in elementary school, open enrollment/transfers, non-public enrollment, in / out migration patterns, and any housing growth. It is recommended that this document be reviewed on an annual basis to determine how more recent growth and enrollment trends will impact the enrollment projections.

Cooperative Strategies is pleased to have had the opportunity to provide the District with enrollment projection services. We hope this document will provide the necessary information to make informed decisions about the future of the Three Rivers School District.



Appendix B

Survey Report and Other Responses



COOPERATIVE STRATEGIES

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

THREE RIVERS SCHOOL DISTRICT

2019 FACILITIES MASTER PLAN
ONLINE SURVEY RESULTS



EXECUTIVE SUMMARY



Three Rivers School District hosted a web survey as a part of its 2019 Facilities Master Planning process from September 18th – October 1st, 2019. A total of 403 community members responded to the survey. Respondents expressed support for facility repairs to improve the physical condition of the building, move classrooms out of portables and into permanent facilities, and improve specialized spaces such as STEM/STEAM and Computer and Technology spaces. Improving physical building condition and renovating existing facilities, such as air conditioning and repairing roofs, were identified as being the most important areas of investment for majority of respondents. Security was another area of improvement recognized by most respondents, with the ability to simultaneously lock all exterior doors electronically and a security officer on campus being most notable.

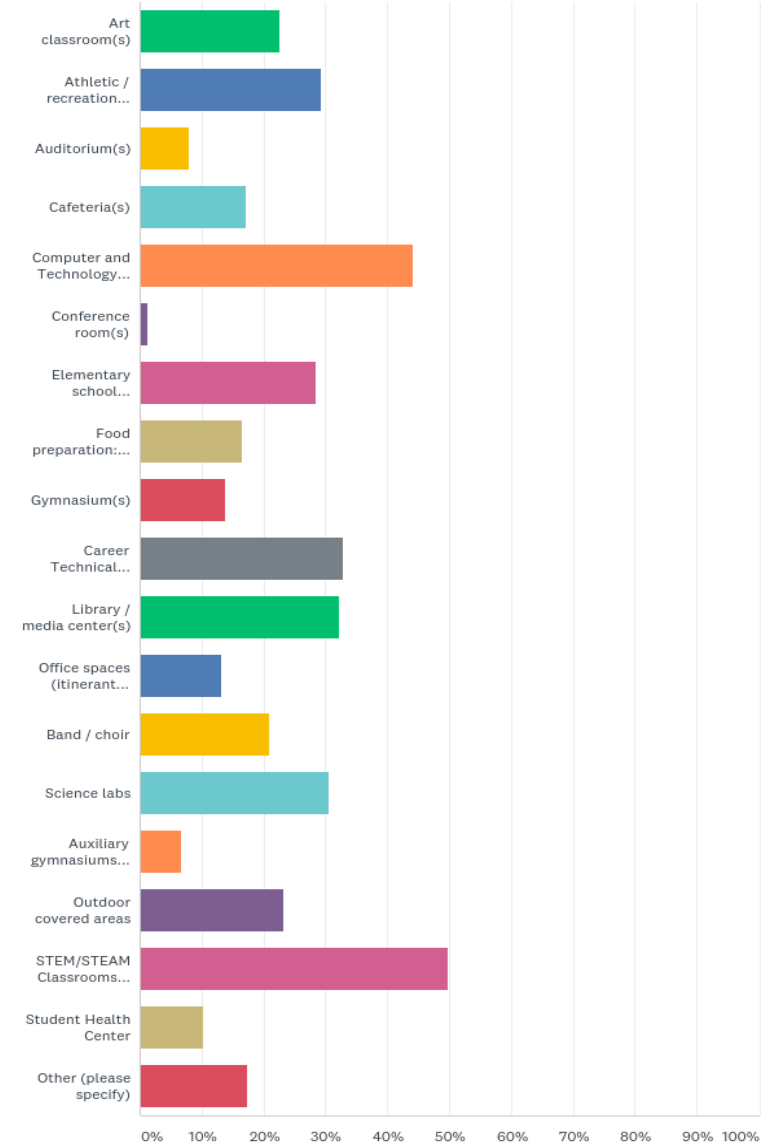


QUESTION 1



Which of the following space types do you believe the District should prioritize when renovating current classrooms and other learning environments? (e.g. Improving what we have now) Please select the top 5 that you think are the most important.

ANSWER CHOICES	RESPONSES	
Art classroom(s)	22.58%	91
Athletic / recreation facilities (stadiums, ball fields, soccer fields, track, etc.)	29.28%	118
Auditorium(s)	7.94%	32
Cafeteria(s)	17.12%	69
Computer and Technology Labs)	44.17%	178
Conference room(s)	1.24%	5
Elementary school multi-purpose space (cafeteria / gymnasium / stage)	28.54%	115
Food preparation: kitchen	16.63%	67
Gymnasium(s)	13.90%	56
Career Technical Education spaces	32.75%	132
Library / media center(s)	32.26%	130
Office spaces (itinerant space, nurse, clinic, counselors, etc.)	13.15%	53
Band / choir	20.84%	84
Science labs	30.52%	123
Auxiliary gymnasiums (secondary practice, non-competition - typically few or no bleachers)	6.70%	27
Outdoor covered areas	23.33%	94
STEM/STEAM Classrooms (science, technology, engineering, math)	49.88%	201
Student Health Center	10.17%	41
Other (please specify)	17.37%	70
Total Respondents: 403		

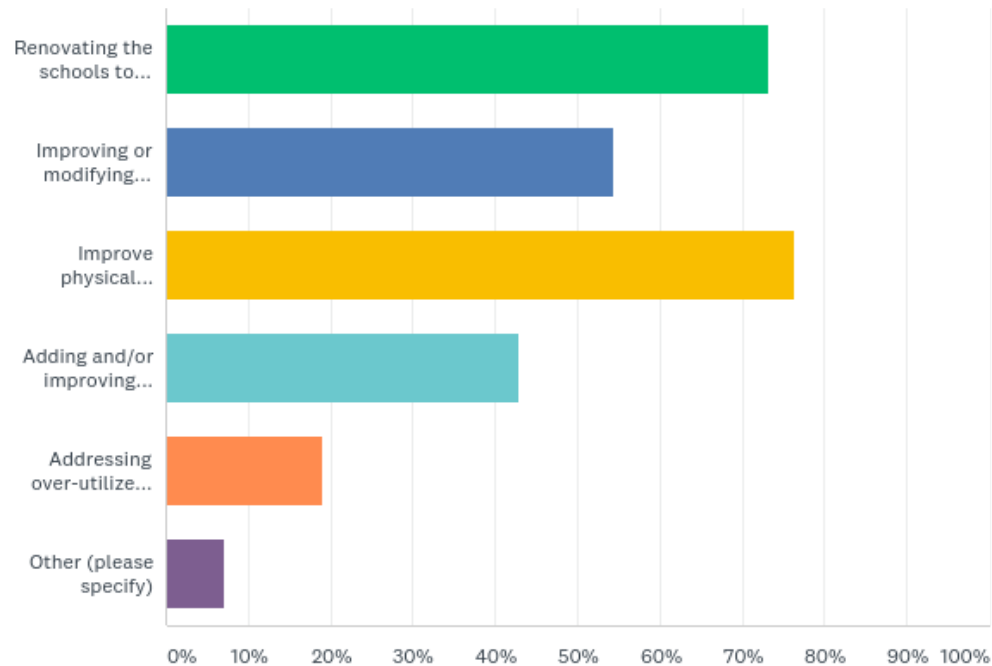




QUESTION 2



What are three (3) most pressing issues that you believe the District should consider when making a comprehensive maintenance plan to improve the current condition of existing facilities? Please select only 3.



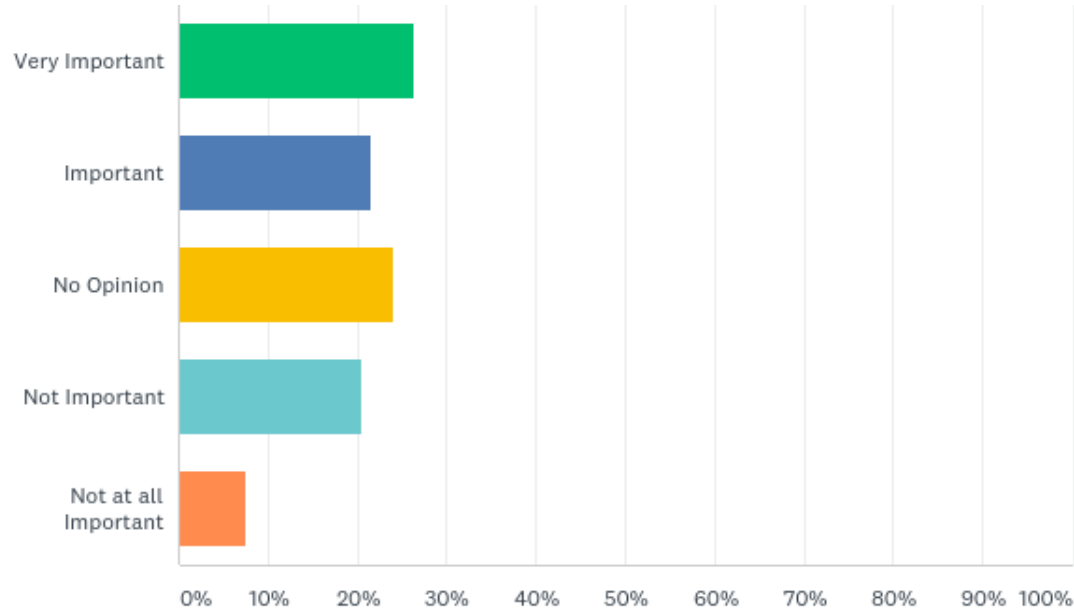
ANSWER CHOICES	RESPONSES
Renovating the schools to improve the condition of existing facilities(eg. roofs, foundations, flooring, etc.)	73.20% 295
Improving or modifying schools to better support current learning approaches and future career opportunities	54.34% 219
Improve physical building conditions (e.g. air conditioning, lighting, aesthetics)	76.43% 308
Adding and/or improving access to specialized programs (e.g. fine arts, STEM, theater, CTE, etc.)	42.93% 173
Addressing over-utilized facilities	19.11% 77
Other (please specify)	7.20% 29
Total Respondents: 403	



QUESTION 3



How important is it to you to move classrooms out of portable buildings and place them in permanent facilities?



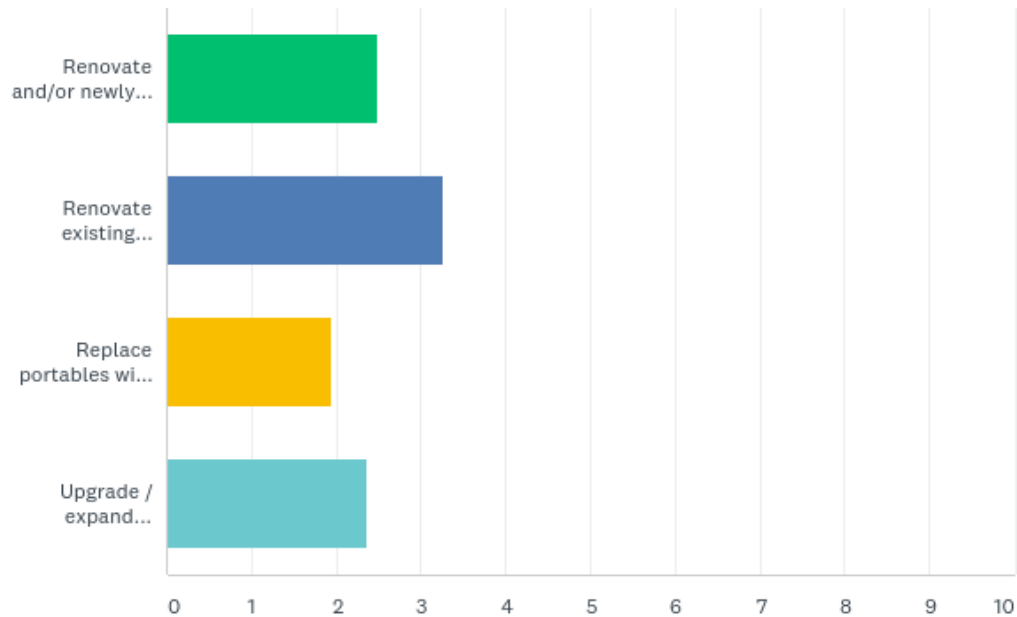
ANSWER CHOICES	RESPONSES	
Very Important	26.30%	106
Important	21.59%	87
No Opinion	24.07%	97
Not Important	20.60%	83
Not at all Important	7.44%	30
TOTAL		403



QUESTION 4



Rank the following in order of importance.



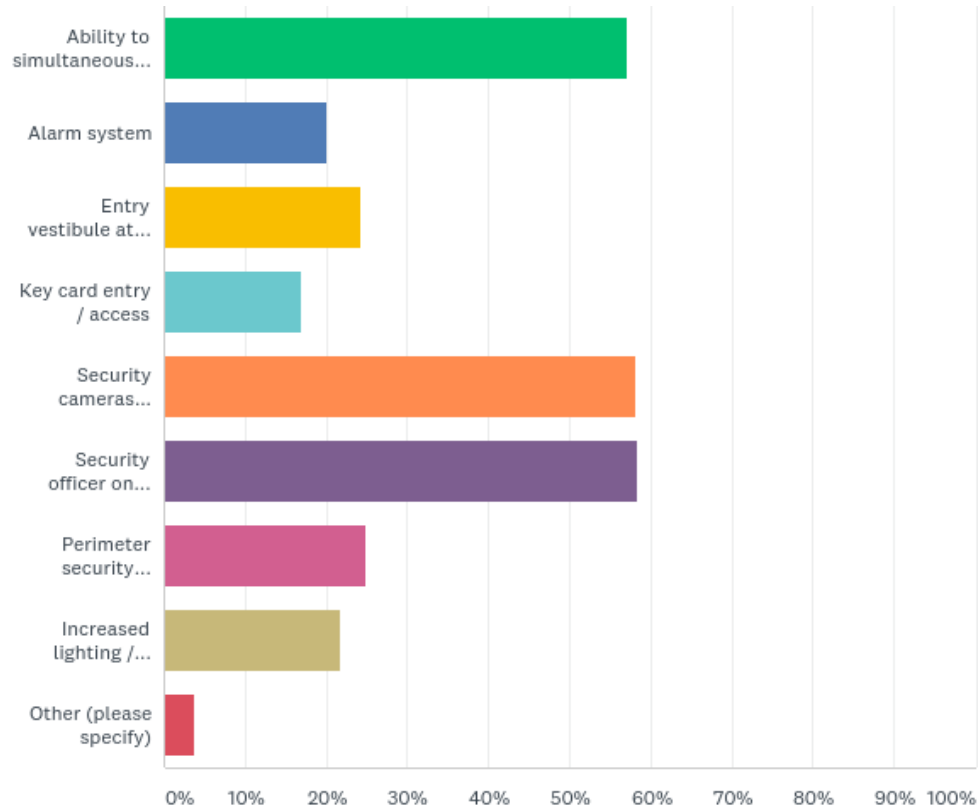
	1	2	3	4	TOTAL	SCORE
Renovate and/or newly construct multipurpose rooms, gyms, conference rooms, playground, auditorium	17.95% 70	30.77% 120	32.56% 127	18.72% 73	390	2.48
Renovate existing permanent buildings	50.51% 199	30.20% 119	13.96% 55	5.33% 21	394	3.26
Replace portables with permanent construction	14.36% 56	14.36% 56	21.79% 85	49.49% 193	390	1.94
Upgrade / expand instructional technology such as computer hardware and network infrastructure (servers, cabling, switches, etc.)	18.18% 72	24.75% 98	31.57% 125	25.51% 101	396	2.36



QUESTION 5



Which of the following safety & security measures should be put in place at all facilities? Please select only 3.



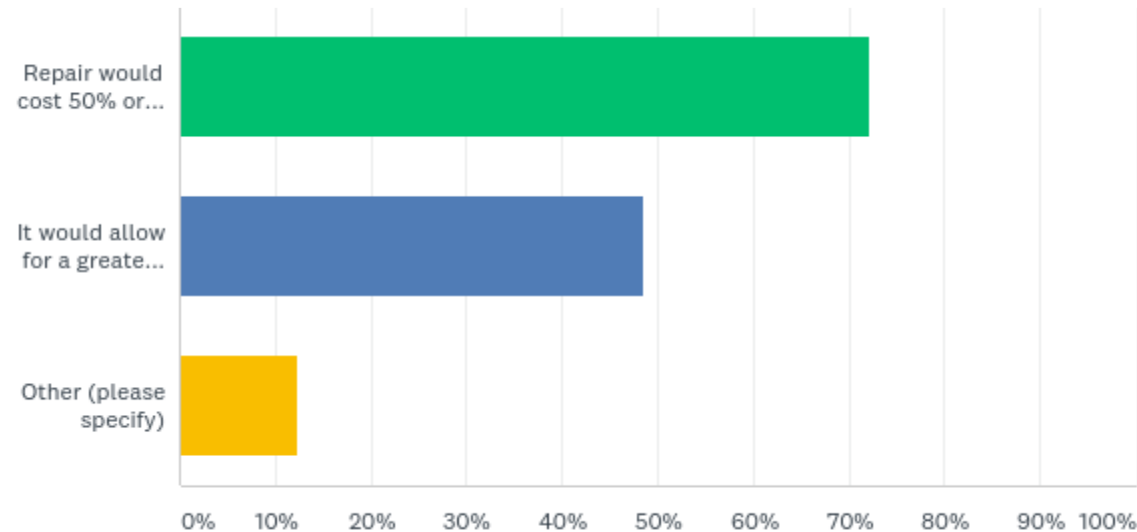
ANSWER CHOICES	RESPONSES	
Ability to simultaneously lock all exterior doors electronically	57.07%	230
Alarm system	20.10%	81
Entry vestibule at main school entry	24.32%	98
Key card entry / access	16.87%	68
Security cameras throughout the facility	58.06%	234
Security officer on campus	58.31%	235
Perimeter security fencing	24.81%	100
Increased lighting / visibility	21.84%	88
Other (please specify)	3.72%	15
Total Respondents: 403		



QUESTION 6



Under what conditions would you support rebuilding a school versus repairing it? Check all that apply.



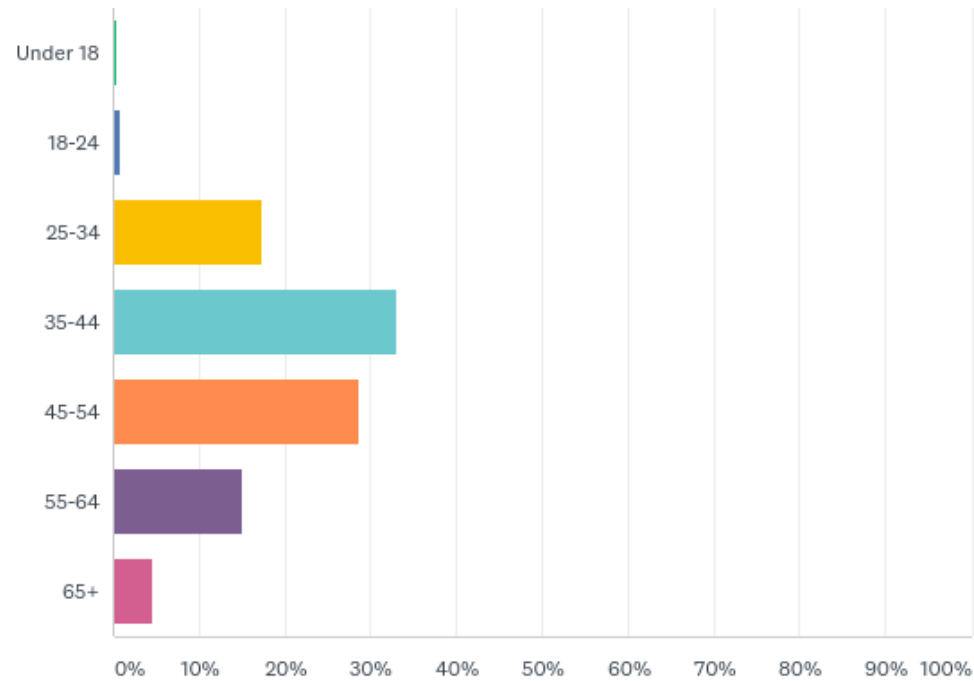
ANSWER CHOICES	RESPONSES	
Repair would cost 50% or greater of new construction	72.18%	288
It would allow for a greater educational experience	48.62%	194
Other (please specify)	12.28%	49
Total Respondents: 399		



QUESTION 7



Your Age:



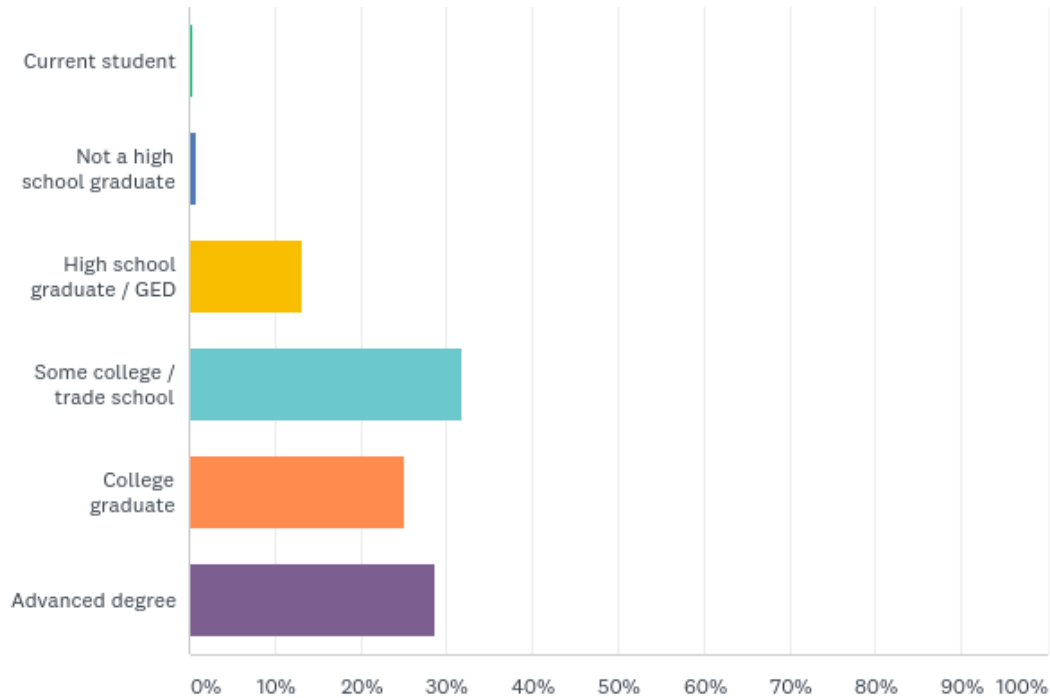
ANSWER CHOICES	RESPONSES	
Under 18	0.50%	2
18-24	0.76%	3
25-34	17.38%	69
35-44	33.00%	131
45-54	28.72%	114
55-64	15.11%	60
65+	4.53%	18
TOTAL		397



QUESTION 8



Education:



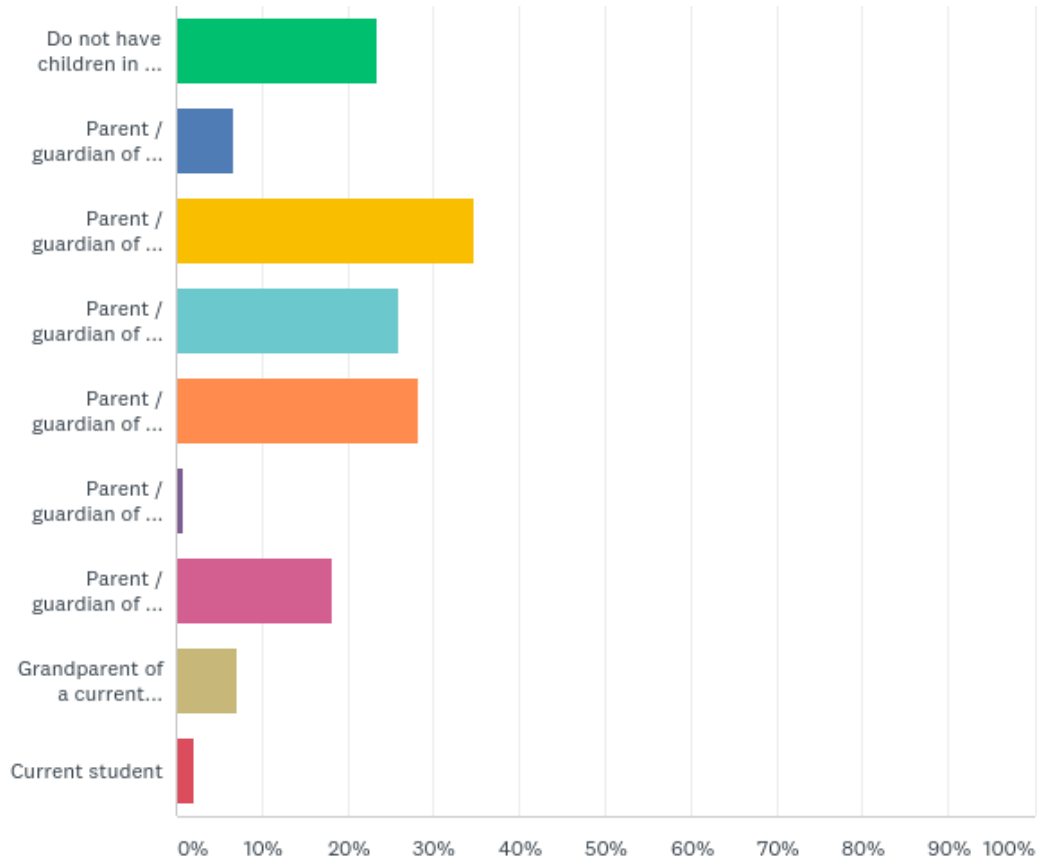
ANSWER CHOICES	RESPONSES
Current student	0.50% 2
Not a high school graduate	0.76% 3
High school graduate / GED	13.10% 52
Some college / trade school	31.74% 126
College graduate	25.19% 100
Advanced degree	28.72% 114
TOTAL	397



QUESTION 9



Parental / Guardian / Student Status (check all that apply)



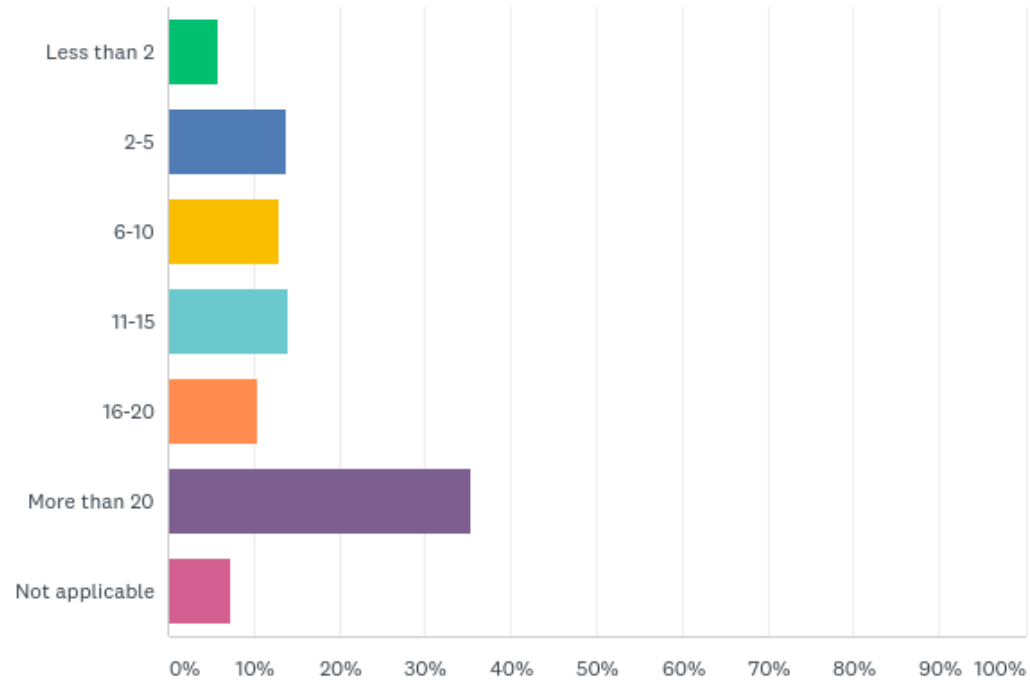
ANSWER CHOICES	PERCENTAGE	RESPONSES
Do not have children in the district	23.47%	92
Parent / guardian of a preschool child	6.63%	26
Parent / guardian of an elementary school student	34.69%	136
Parent / guardian of a middle school student	26.02%	102
Parent / guardian of a high school student	28.32%	111
Parent / guardian of a private / parochial student	0.77%	3
Parent / guardian of a former student or graduate of the District	18.11%	71
Grandparent of a current student or graduate	7.14%	28
Current student	2.04%	8
Total Respondents: 392		



QUESTION 10



How many years have you lived in the District?



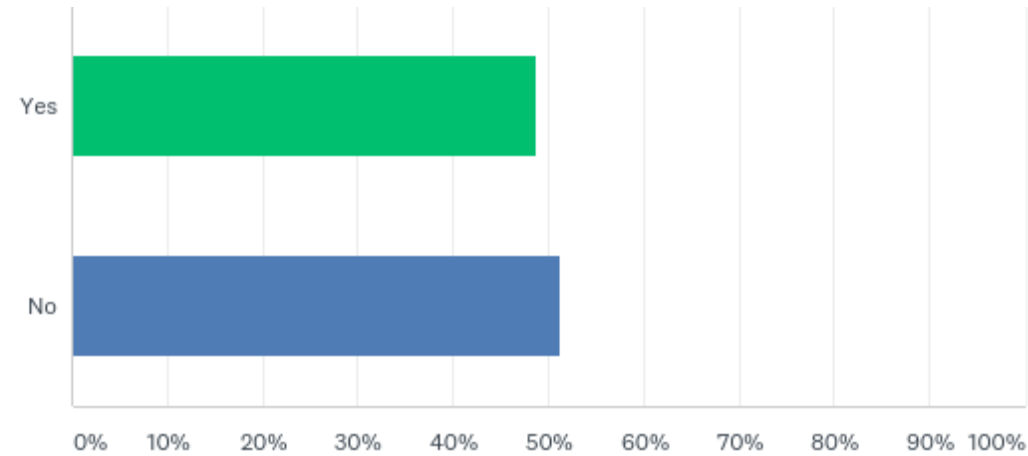
ANSWER CHOICES	RESPONSES	COUNT
Less than 2	5.78%	23
2-5	13.82%	55
6-10	13.07%	52
11-15	14.07%	56
16-20	10.55%	42
More than 20	35.43%	141
Not applicable	7.29%	29
TOTAL		398



QUESTION 11



Are you an employee or retiree of the District?



ANSWER CHOICES	RESPONSES	
Yes	48.74%	194
No	51.26%	204
TOTAL		398

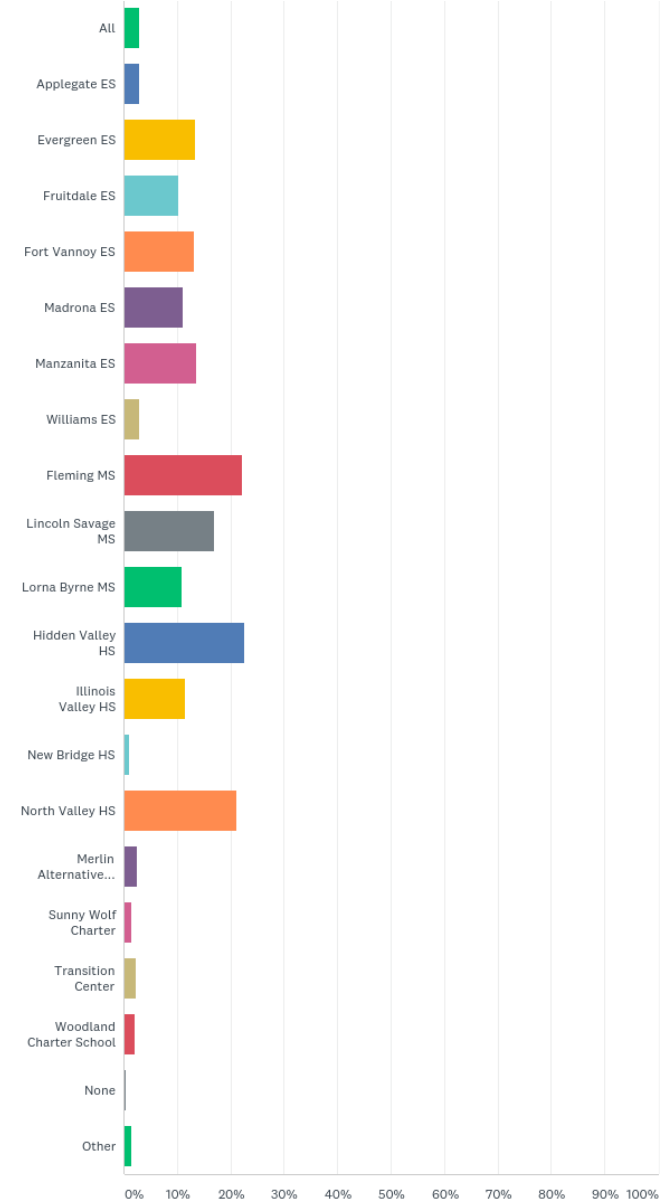


QUESTION 12



Which school(s) are you affiliated with? (check all that apply)

ANSWER CHOICES	RESPONSES	
All	3.02%	12
Applegate ES	3.02%	12
Evergreen ES	13.35%	53
Fruitdale ES	10.33%	41
Fort Vannoy ES	13.10%	52
Madrona ES	11.08%	44
Manzanita ES	13.60%	54
Williams ES	3.02%	12
Fleming MS	22.17%	88
Lincoln Savage MS	16.88%	67
Lorna Byrne MS	10.83%	43
Hidden Valley HS	22.67%	90
Illinois Valley HS	11.59%	46
New Bridge HS	1.01%	4
North Valley HS	21.16%	84
Merlin Alternative Center	2.52%	10
Sunny Wolf Charter	1.51%	6
Transition Center	2.27%	9
Woodland Charter School	2.02%	8
None	0.50%	2
Other	1.51%	6
Total Respondents: 397		





Survey Open-Ended Responses

Question 1: Priorities

- Bathrooms
- Air conditioning
- Heating and Air conditioning in classrooms
- Updated training for ALL regarding No Child Left Behind!! Kids not identified or referred for testing. No information when requested. No council that oversees this behavior . punishment and downgrading instead of IEP/ spec. Ed refer. Regardless of excessive medical records, meds, years of proff. How it was handled was horrible! ..
- Any classroom, in order of which needs the most repair first. After classrooms are finished move through the remainder of the building/property according to which places need the most attention first.
- Exterior Doors
- Classrooms
- Outdoor garden space
- Wood/metal shops
- STUDENT BATHROOMS!
- Depends on what specific upgrades in each of these areas being proposed.
- wages for bus drivers need to be competitive with over district. We loss good drivers because of wages.
- general classrooms, all subjects
- New Elementary buildings
- no portables...add on to schools
- Air conditioning
- Air conditioning throughout schools
- Classrooms
- Single occupancy restrooms and changing facilities
- PE
- Life skills classrooms
- Elementary Classrooms
- Bring music back to elementary
- The grounds ! They are in terrible shape. Many have weeds and star thistle and look run down and shabby. Prospective parents looking for schools wold proba-
- bly not think too highly by looking on the outside.
- Classrooms that the kids spend most of their time in
- Air conditioning in classrooms
- Regular classrooms
- Playgrounds
- General classrooms
- Removing Portables and adding additional Wings
- Bathrooms
- Fence and gate around bathroom area by cafeteria.
- Classrooms
- Regular classrooms
- Security of Evergreen Elementary classrooms
- AC in classrooms
- Teach cursive writing
- Special Education departments (resource and life skills)
-



- Alternative education facilities with with insufficient restroom facilities and kitchens.
- Air conditioning
- School-wide updates, such as the floors, roof, electrical, HVAC, etc.
- paint outside and inside
- Entire building -- parts of our building flood every winter, sewage issues, windows are not double pane
- Career Training in all kinds of Trades
- Front offices should have the ability to lock the front doors without being put in the line of fire . A buzzer system (like a jewelry stores) with an override to keep kids in and others out.
- we need to address facilities maintenance. Most school need roof work. what good is school if you dont have a building
- Core classes. It's important that students are focused in these rooms to maximize learning; creating a calm and inviting environment is a huge part of that. Stained roof tiles and particle board walls (with no windows or AC) do not make for the best learning environment.
- All areas with asbestos!
- Air conditioning/ceiling fans in classrooms, cafeteria, gym
- Multi Handicapped classrooms
- classrooms/ sped rooms
- Add Restroom to IVAC
- Quiet areas for double dose/reading groups
- changing out current old windows throughout.
- classrooms-
- We need a sensory room on each campus where kids who have specialneeds can descslte with out blowing out and disrupting other students
- All classrooms that lack air conditioning or have inadequate heating systems
- Classrooms: air conditioning & new furniture
- Improving existing classrooms.
- Classrooms on the south side of the building. We cook when it is hot outside.
- Regular classrooms and very old schools like Fort Vannoy that flood every winter.
- Elementary classrooms
- My elementary classroom floor is old asbestos tiles and they need to be replaced with something different. Our outside bathrooms, that are used by the community during schoolwide events are embarrassing even when they are clean(urine stained. smelly). Our classroom walls are dirty, scuffed and need a fresh coat of paint.
- general ed classrooms
- classrooms
- Weight rooms
- Furniture/ air conditioning in all classrooms at Fleming Middle School 1,2
- elementary classrooms that flood each year
- Classrooms



Question 2: Pressing Issues

- unfortunately, to make the schools safer. Secured entrances to the school. Especially Evergreen. Someone could walk right off the streets to the front class rooms.
- Adding portable buildings to address overcrowding in Lifeskills! programs
- Teaching staff and teachers,principles..how to know if a child needs an IEP or special help . what * on meds. * having constant trouble *when to refer. Give info to parents refer them for a application. Testing. Make it mandatory not a judgement call. Have a council over look this closely .s
- Making outdoor play viable when it's raining, I don't like hearing that recess is always a movie in the gym when it rains or the outdoor equipment is wet. Please think about investing in indoor items, such as were in schools less than twenty years ago.
- Exterior doors so we may lock them for the safety of our students and staff.
- safety and security upgrades
- Adding bathrooms to portables so students don't have to walk inside the school during class
- better wages for bus driverss
- Save monies and build new elementary buildings
- Let's try to support new learning opportunities that actually engage the kids. More hands on learning less teaching to testing.
- Special.education classes
- Adding classroom space for students with Special Needs
- Improve the over all asthetics and environment not just computer related job tracking
- Put a perimeter fence up!
- removing portables and building on to school
- Parking lot needs to be re-done. We need new furniture, (desks, chairs, etc)
- Make campus safer!
- Security and updates for Evergreen Elementray
- Improving restroom and water access to alternative education facilities.
- Paint on walls and overhaul of aesthetics for first impression. Information/ motivational posters/warm & welcoming spaces
- Make the schools safer for the students and the staff. In the current climate of shootings it should be the districts top priority to enclose buildings that have outside walkways to permit kids to walk from class to class without having to go outside in the cold.
- Air conditioning, new ceiling tiles, and a new gym floor for LSMS
- ENERGY EFFICIENCY/SUSTAINABLE, RENEWABLE OPTIONS!!! OUR YOUTH WILL SUFFER FROM OUR INATTENTION TO CLIMATE CRISIS
- removing portables.
- Replacing old and warn out equipment, kitchens are often forgotten
- Safety of school- indoor schools or fencing with one entry



- Go for a bond to build a brand new Fort Vannoy and Manzanita. Make improvements at the middle schools and high schools. Make sure the roofs do not leak, fix the heating and air or add air, replace carpets, and take care of all potential flooding, asbestos and possible mold growth. Make sure the water pipes are lead free.
- Built in furniture, closets, book shelving study areas
- Ac, ac, ac!! Art and music in elementary schools



Question 5: Safety / Security

- Teachers should have the options to lock their doors. The entry at the main office should have a weapon scanner, when one is detected the alarm system should be tripped to alert all staff. and confidential security protocol set in motion by all staff members.
- Talk about mental health, maybe even have a mental health day...
- I don't want my students school to feel or look like a prison, very hard to answer this question.
- An alarm system which includes security cameras inside and outside; Alarm should specify threat.
- Police officers
- More secure door locking device in case of intruders.
- All of these options plus metal detectors
- There is a locking mechanisms to lock doors from inside a room in case of a shooting or intruder. Put one in ever room
- A way to immediately notify parents and other TRSD employees that a school is on lock-down (especially employees who travel to different schools).
- mechanism in every teacher's doorway that keeps the door from shutting completely while engaged. In this way, all doors can stay permanently locked during school hours and can be easily and swiftly closed in the event of an emergency.
- Ways to direct community into the office without being able to access outdoor hallways directly into school hallways. Cut down on the access directly to students without having to check in first. It may seem overly "secure" looking, but is terribly important. We have adults walking into hallways without any interaction with staff before doing so. Wandering facilities without supervision with access to students.
- Enclosed/locked interior and exterior hallways with limited public access without signing in through a single entry point
- There is a lock mechanism so classrooms can lock intruders out at each classroom door. Add to ALL classrooms. Maybe add a keyless entry pass.
- some of these would be very difficult with the current grounds we have
- The middle schools (Fleming, LS) have two many entrances. Despite being locked with minimal effort anyone could come in the far hallway doors and wreak havoc without the front office knowing for quite sometime.



Question 6: Rebuild vs Repair

- Safety is major issue for me in this day in age, if a school needs to be repaired or rebuilt for safety issues, I support that whole heartily. If repairs need to be made such as the leaking roof. I support that as well.
- Whatever is more cost efficient to get the updates our schools desperately need is the way to go.
- It would be a facility for all the kids currently being left behind, punished, not identified , just judged and left with More problems and a substandard education!
- Repair cost 30% or greater of new construction
- If the very foundation needed to be repaired as well as water and mold damage to the structures.
- If other, higher priority items were already being taken care of.
- I would say both of the above answers need to apply as well as there being no possible future expansion to an existing

structure which would allow for the ideal learning experience.

- Student population is greater than existing facility can support
- Not sure.
- If it burned down due to forrest fire
- No new taxes
- Everything sooner or later has to be able to handle the number of students attending school. To better their education we need a up dated school to handle the kids from class rooms not being crowded more one on one if needed and up dated equipment to help their learning process
- Use monies to build new elementary schools
- The charm of the 2 schools in my community is of greatest value to me. (Williams Elementary and Applegate).
- Asbestos
- Location change that would benefit a majority of the students. Environmental health concern The overall expense would pay for itself over time due to constant repair costs.
- School district needs to find a way to

have a maintenance schedule and budget that takes care of their buildings not just have a plan to replace buildings. Buildings should last a lifetime, not just 30 Years.

- Not sure
- if there are buildings that are a danger to children if an earthquake or other natural disaster due to building standards when it was built
- I would say 33% should be the threshold of rebuilding vs repairs.
- This would need to be an ongoing discussion... the current construction of most of the school facilities are of concrete and very permanent, with proper care and implementation of new construction technologies like ductless HVAC, insulation products, and more, I don't see why the majority of current facilities can't be updated at a reasonable cost.
- I would need more information to make a decision
- Flooding, no AC or true heat, bigger for class sizes, new special ed classes in ALL schools



- It would be amazing if rebuilding could be done in a sustainable, future looking way and not just a temporary fix with limited funds that will be outdated and needing constant repairs. Natural lighting and a conscious effort to make the environment peaceful and comfortable for learning to take place should be taken into account.
- The high schools are old and in much need of modernizing and optimizing. There is only 5 air conditioned classrooms currently at Hidden Valley
- New construction schools would be able to be built smarter and safer! Three Rivers Schools are not adequate!
- Overcrowded facility.
- Depends on facility
- Evergreen elementary schools campus is unacceptable for elementary aged children. The school needs to be completely torn down and rebuilt with the safety and security of children 5-11 in mind. With the current safety concerns of our

country evergreen would not be able to properly secure the children in the event of a threat. There are way too many open areas that are major safety concerns. Remodeling wouldn't work because of the open layout of the school.

- If kids are sitting in overheated or underheated classrooms and not in comfortable positions. Enough kids come from homes that are that way, they need to come to school and feel comfortable, safe and happy :)
- If it saves any money that can go to supporting education I support repair.
- A safer campus.
- None.
- Safety or health issues - like leaking roof, moldy walls, flooding, asbestos, etc. Walls crumbling. Many of the elementary buildings are like 60+ years old and need to be rebuilt.
- The ability to provide more vocational programs
- If it is deemed unfixable
- If we had a flood or disaster that collapsed a building it would be best to ren-

ovate. I feel people get disgusted with what looks like a waste of their tax dollars. Use the same principal you would for a 'home budget'. Needs and Wants should be treated accordingly.

- Rebuild only if air conditioning can be added.
- I'd like to know where the money would come from, and if it'd affect teacher pay or benefits. Also, I'd like to see improvements across the whole district, not just at the high schools. If we can afford new buildings, then great. If not, I'd love to see some repairs happening in my school, as well as other schools.
- If the district received a grant or other outside source of funding to pay for the construction of a new facility.
- Safety...many of the schools have asbestos, no air conditioning, poor heat.
- Not sure
- If you could increase safety by renovating



- Many buildings are old. Newer buildings are more efficient for heating and air as well as safer in design.
- safety and age of building
- It would increase the safety and security of students and staff
- I would support rebuilding now...for as many building we can get. They are all outdated on so many different levels. They have been repaired for year upon year.
- The school found it had toxic material that was out of compliance and a safety issue as the buildings are over 58 years old.
- Do it



Appendix C

Board Presentation



COOPERATIVE STRATEGIES

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

THREE RIVERS SCHOOL DISTRICT FACILITIES MASTER PLAN | BOARD PRESENTATION

NOVEMBER 20, 2019



AGENDA | MASTER FACILITY PLAN BOARD PRESENTATION

MASTER FACILITY PLAN: OVERVIEW

SCHOOL DISTRICT BACKGROUND DATA

FACILITY ASSESSMENTS

SUMMARY



- A 5-10 year plan to prioritize major capital investments towards the goal of supporting the district's educational vision
 - Considers current & desired educational programs
 - Facility condition analysis of all capital assets to identify needs for capital improvements
 - Operates under the constraints of overall budgets, capacity, and current/projected enrollments





School District Background Data



Historical Enrollment - District-wide

Grade	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
K	308	296	287	345	329	286	277	294	304	336
1	315	317	310	309	353	328	308	312	318	297
2	347	329	328	313	326	352	329	322	309	310
3	343	352	333	343	317	319	359	337	341	315
4	355	340	357	332	347	310	344	375	360	340
5	422	362	352	360	324	349	306	357	406	355
6	369	414	361	362	369	303	359	339	374	399
7	409	370	418	360	367	357	309	367	341	358
8	427	411	380	408	361	362	374	329	372	332
9	426	432	425	418	437	374	372	386	340	381
10	452	417	423	417	414	428	356	366	382	335
11	463	422	399	379	402	414	388	349	338	342
12	495	487	422	428	375	413	416	381	352	312
Grand Total	5,131	4,949	4,795	4,774	4,721	4,595	4,497	4,514	4,537	4,412

Source: Three Rivers School District

Historical Enrollment - District-wide

Grade	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
K - 5	2,090	1,996	1,967	2,002	1,996	1,944	1,923	1,997	2,038	1,953
6 - 8	1,205	1,195	1,159	1,130	1,097	1,022	1,042	1,035	1,087	1,089
9 - 12	1,836	1,758	1,669	1,642	1,628	1,629	1,532	1,482	1,412	1,370
Grand Total	5,131	4,949	4,795	4,774	4,721	4,595	4,497	4,514	4,537	4,412

Source: Three Rivers School District

ENROLLMENT | PROJECTED RECOMMENDED



Projected Enrollment - Recommended - District-wide

Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K	332	329	333	330	331	331	331	331	331	331
1	351	347	343	348	345	345	345	346	345	345
2	294	347	343	339	344	341	342	342	342	342
3	317	300	354	350	347	351	348	349	349	349
4	323	325	308	363	359	355	360	357	358	358
5	346	329	330	313	370	365	362	367	363	364
6	361	351	334	335	318	375	371	367	372	369
7	396	358	348	331	333	315	372	368	364	369
8	361	399	361	351	334	335	318	375	371	367
9	341	370	409	370	361	342	344	326	385	381
10	376	336	365	404	365	356	338	339	322	380
11	303	339	304	330	365	330	321	305	307	291
12	328	290	326	291	317	350	316	308	293	294
Grand Total	4,429	4,420	4,458	4,455	4,489	4,491	4,468	4,480	4,502	4,540

Source: Cooperative Strategies

Projected Enrollment - Recommended - District-wide

Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K - 5	1,963	1,977	2,011	2,043	2,096	2,088	2,088	2,092	2,088	2,089
6 - 8	1,118	1,108	1,043	1,017	985	1,025	1,061	1,110	1,107	1,105
9 - 12	1,348	1,335	1,404	1,395	1,408	1,378	1,319	1,278	1,307	1,346
Grand Total	4,429	4,420	4,458	4,455	4,489	4,491	4,468	4,480	4,502	4,540

Source: Cooperative Strategies



- Three Rivers School District hosted a web survey as a part of its 2019 Facilities Master Planning process from September 18th – October 1st, 2019.
- A total of 403 community members responded to the survey.
- Respondents expressed support for facility repairs to improve the physical condition of the building, move classrooms out of portables and into permanent facilities, and improve specialized spaces such as STEM/STEAM and Computer and Technology spaces.
- Improving physical building condition and renovating existing facilities, such as air conditioning and repairing roofs, were identified as being the most important areas of investment for majority of respondents.
- Security was another area of improvement recognized by most respondents, with the ability to simultaneously lock all exterior doors electronically and a security officer on campus being most notable.



Educational Adequacy Assessment

- Determines the physical capacity of a school building to accommodate the existing programming, or educational courses being offered.
- Includes access to physical variables: windows, general systems and appropriate technologies to facilitate learning
- Provides a starting point for considering future design standards

Process

- Cooperative Strategies had interviews with key administrators and educators regarding conditions and adequacy.
- Administrators walked the buildings and completed assessment forms
- Cost estimates determined using Oregon Department of Education condition assessment model



- Reaction to the data from the community survey
- What else do you need to know about your school facilities?
- Other considerations that we should know.

Data

Identify causes for students leaving Three Rivers prior to graduation

Build programs to engage students' interests

Build curriculum to encourage active student participation

Enhance safety and security within building and perimeter of school facilities

Instill community support for SRO

Build Community support for facility plan

Facilities

Need for specialized performance area with effective sound system

Update athletic facilities

Expand activities to keep students in school

Upgrade temperature controls for both facilities and portables

Enhance lighting and air ventilation to learning spaces

Upgrade internet for reliability / 1:1 devices

Design collaborative spaces

Tie space to student needs

Other Information

Need for increased student services

Address high cost of transportation

Update band instruments

Identify certification pathways with local industry

Identify need for furniture & equipment upgrades

Consider investment for 1:1 devices

Modernize media centers



New construction

Major & moderate renovations

Grade configuration changes

Magnet or choice program locations

Major furniture, fixtures & equipment procurement (FFE)

Boundary changes



Facility Assessments



Options Development Meeting Summary

The Superintendent, COO, and members of the Facilities Department, IT Department, and District administration attended an options development meeting on November 5, 2019. In addition to their extensive knowledge of the district, the meeting participants also considered the results from the community survey, which was open from September 18th – October 1st. The main takeaways from that survey are as follows:

- Renovating schools to improve the physical condition of existing facilities
- Move classrooms out of portables and into permanent facilities
- Improvement in Safety and Security
- Utilization of STEM/STEAM specialized spaces



Capital Improvement Plan (CIP) (0-5 years)

Three Rivers operates 957,441 square feet of elementary, middle, and high school facilities that were constructed between 1912 -2003, averaging in the 1960s. These facilities will almost certainly need rebuilt or replaced within 10-30 years.

- The options development committee recommends the District consider a full renovation of major assessment needs for all elementary, middle, and high schools
- The committee recommends the District consider a two-phase bond process for completing the repairs needed at all elementary, middle, and high schools (see pages 18 - 21 for phasing recommendations)



Future Considerations | identified by Options Development Committee & The Community

Future Economic Model

- *Students must be prepared for a service & skills-based economy—soft skills, cultural competency, and skilled trades*

Current Facility Needs

- *Current facilities need immediate repair from assessments completed by Cooperative Strategies*
- *Students have outgrown facilities*
- *Some schools within the School District rely on portable classroom settings*

A Capital Investment Plan is advised to repair all major needs for all facilities across the School District.



In the winter of 2018, Cooperative Strategies completed Facilities Condition Assessment (FCA) for each school. This process involved having assessors from CS go to each building to assess the condition of each part of the building. Upon completion of this assessment, the data collected was used to determine approximately how much it would cost to replace/renovate/repair each deficiency. The district can then determine what deficiencies need can to be addressed based on total costs, the district's vision, and community input.



FACILITY ASSESSMENT | SUMMARY



School	GSF	Est. Program Capacity	2007 Enrollment	2018 Enrollment	Growth/Decline	Current Utilization	Est. Replacement Cost	Est. Repair Cost	FCI
Applegate ES	37,284	122	115	100	-13%	82%	\$ 15,564,206	\$ 4,993,788	32%
Evergeen ES	56,342	365	461	383	-17%	105%	\$ 23,519,968	\$ 12,960,831	55%
Fort Vannoy ES	35,934	268	277	237	-14%	88%	\$ 15,000,648	\$ 7,287,208	49%
Fruitdale ES	51,643	316	313	386	23%	122%	\$ 21,558,370	\$ 1,116,525	5%
Madrona ES	31,980	365	281	338	20%	93%	\$ 13,350,051	\$ 6,737,888	50%
Manzanita ES	36,634	390	354	375	6%	96%	\$ 15,292,863	\$ 7,046,136	46%
Williams ES	28,795	49	88	75	-15%	153%	\$ 12,020,473	\$ 5,289,597	44%
ES TOTALS	278,612	1,875	1,889	1,894	0%	101%	\$ 116,306,579	\$ 45,431,973	39%
Fleming MS	64,875	457	452	405	-10%	89%	\$ 28,559,273	\$ 13,277,603	46%
Lincoln Savage MS	62,391	411	499	402	-19%	98%	\$ 27,465,766	\$ 12,246,455	45%
Lorna Byrne MS	70,047	314	286	316	10%	101%	\$ 30,836,090	\$ 2,812,893	9%
MS TOTALS	197,313	1,182	1,237	1,123	-9%	95%	\$ 86,861,129	\$ 28,336,951	33%
Hidden Valley HS	144,206	868	877	572	-35%	66%	\$ 67,860,459	\$ 26,780,895	39%
Illinois Valley HS	104,093	476	432	309	-28%	65%	\$ 48,984,084	\$ 21,640,788	44%
North Valley HS	136,741	504	718	452	-37%	90%	\$ 64,347,580	\$ 33,051,369	51%
HS TOTALS	385,040	1,848	2,027	1,333	-34%	72%	\$ 181,192,123	\$ 81,473,052	45%
Jerome Prairie	27,441						\$ 12,496,631	\$ 6,494,141	52%
Merlin Alternative	14,716						\$ 6,701,666	\$ 3,002,962	45%
TOTALS	42,157						\$ 19,198,298	\$ 9,497,103	49%
District Total	860,965	4,905	5,153	4,350	-16%	89%	\$ 403,558,129	\$ 164,739,079	41%



All facility assessments have been coded as Major, Moderate, or Minor repairs.

- All Major repairs are an immediate need for the School District and have exceeded life expectancy.
- All Moderate repairs have not exceeded life expectancy but should be repaired shortly after all Major repairs
- All Minor repairs will not exceed life expectancy for several years.



The capital improvement plan will consist of two phases.

- **Phase 1** – Integrates ALL major facility repairs from the following schools:
 - Evergreen Elementary school, Fort Vannoy Elementary School, Fleming Middle School, Lincoln Savage Middle School, Hidden Valley High School, Illinois Valley High School, and North Valley High School.
 - Includes all major roofing, plumbing, and restroom repairs for: Apple Gate Elementary School, Madrona Elementary School, Manzanita Elementary School, Williams Elementary School, Jerome Prairie Elementary School, and Merlin Alternative High School.



Capital Improvement Plan | phase 1 capital needs \$106,248,554

All major repairs		
ES	Evergreen ES	\$ 6,299,633
	Fort Vannoy ES	\$ 3,668,947
	<i>Subtotal Cost</i>	\$ 9,968,580
	Soft Development Factor Subtotal	\$ 13,756,640
MS	Fleming MS	\$ 8,033,516
	Lincoln Savage MS	\$ 6,737,837
	<i>Subtotal Cost</i>	\$ 14,771,353
	Soft Development Factor Subtotal	\$ 20,384,467
HS	Hidden Valley HS	\$ 15,074,074
	Illinois Valley HS	\$ 10,874,060
	North Valley HS	\$ 17,863,740
	<i>Subtotal Cost</i>	\$ 43,811,874
	Soft Development Factor Subtotal	\$ 60,460,386

All roofing, plumbing and restroom repair		
ES	Apple Gate ES	\$ 1,440,109
	Madrona ES	\$ 1,683,954
	Manzanita ES	\$ 1,925,596
	Williams ES	\$ 1,377,062
	<i>Subtotal Cost</i>	\$ 6,426,721
	Soft Development Factor Subtotal	\$ 8,868,875
ALT	Jerome Prairie	\$ 1,317,581
	Merlin Alternative	\$ 695,597
	<i>Subtotal Cost</i>	\$ 2,013,178
	Soft Development Factor Subtotal	\$ 2,778,186

Total Phase 1	\$ 106,248,554
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- **Phase 2** – Integrates ALL remaining major facility repairs from the following schools:
 - Apple Gate Elementary School, Madrona Elementary School, Manzanita Elementary School, Williams Elementary School, Jerome Prairie Elementary School, and Merlin Alternative High School.
 - Includes ALL moderate repairs for ALL schools in Three Rivers School District.



Capital Improvement Plan | phase 2 capital needs

\$51,948,022

All Moderate Repairs		
ES	Apple Gate ES	\$ 1,405,538
	Ever Green ES	\$ 1,801,454
	Fort Vannoy ES	\$ 856,490
	Fruitdale ES	\$ 535,076
	Madrona ES	\$ 1,507,103
	Manzanita ES	\$ 727,927
	Williams ES	\$ 1,092,615
	<i>Subtotal Cost</i>	\$ 7,926,203
Soft Development Factor Subtotal		\$ 10,938,160
MS	Fleming MS	\$ 1,040,453
	Lincoln Savage MS	\$ 2,003,252
	Lorna Bryne MS	\$ 1,459,092
	<i>Subtotal Cost</i>	\$ 4,502,797
Soft Development Factor Subtotal		\$ 6,213,860
HS	Hidden Valley HS	\$ 4,024,638
	Illinois Valley HS	\$ 4,585,527
	North Valley HS	\$ 5,794,720
ALT	Jerome Prairie	\$ 877,094
	Merlin Alternative	\$ 745,950
	<i>Subtotal Cost</i>	\$ 16,027,929
	Soft Development Factor Subtotal	

Remaining major repairs from phase 1		
ES	Apple Gate ES	\$ 660,058
	Madrona ES	\$ 1,686,342
	Manzanita ES	\$ 2,452,361
	Williams ES	\$ 1,363,366
	<i>Subtotal Cost</i>	\$ 6,162,127
	Soft Development Factor Subtotal	
ALT	Jerome Prairie	\$ 2,289,926
	Merlin Alternative	\$ 734,512
	<i>Subtotal Cost</i>	\$ 3,024,438
Soft Development Factor Subtotal		\$ 4,173,724

Total Phase 2 \$ 51,948,022



- The Facility Condition Assessment uses the Oregon Department of Education standard assessment template.
- This assessment records what an assessor can determine needs repair or replacement based on a visual inspection. The assessment findings are an evaluation of existing conditions and building types, and do not necessarily account for current building materials being used in construction at this time, which are likely much more efficient than what was installed when the buildings were built.
- The findings of this assessment should be considered a conservative estimate of needed repairs as needed renovations that cannot be assessed through visual inspection and/or components that needed replaced when they have exceeded their useful life (e.g., a 25-year roof in its 25th year).
- Furthermore, the options committee's interest in pursuing a School District repair restoration strategy for future capital investments could have a significant impact on capital investment priorities. Board direction is needed to ensure near-term capital investments align with the long-term facility needs for Three Rivers School District facilities.



Appendix D

Educational Adequacy Assessment by Facility

Three Rivers School District

Educational Adequacy Assessment

January 2019



Educational Adequacy Assessment



COOPERATIVE
STRATEGIES

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

Three Rivers School District

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Introduction

What is an Educational Adequacy Assessment?

Educational Adequacy assessments determine the physical capacity of a school building to accommodate the existing programming, or educational courses, being offered. Educational adequacy includes variables such as access to operable windows, plumbing, and appropriate technologies in order to begin determining the ability of the building to facilitate learning. These assessments are inherently subjective, as “adequacy” can be interpreted broadly. Many of the quantitative and qualitative results found here are simple approximations, rather than line-item analyses. If renovations, construction, or other projects are seriously considered, a more in-depth architectural or engineering analysis would likely be required.

Process

This assessment began with interviews with key administration who informed the consultant firm, Cooperative Strategies, of the basic conditions of educational adequacy in the district. Educators were engaged and gave their input. Out of these conversations, assessment parameters were drafted. Administration then walked the schools to fill out an assessment form and determine scores for learning spaces. Those scores are the major information source for this report. There are several times in this report where normative assertions are made regarding pricing, appropriate sizing of classrooms, etc. The main external sources used to inform these statements are Square Foot Costs with RS Means data, 2018, 39th annual edition, as well as industry standard best practices.

Term Glossary

Capacity

Capacity is a rough estimation of how many students can be assigned to a school facility. In this study, the capacity of a school was determined by looking only at the main building structure, and does not include portable buildings in its calculations. This number was determined by using a multiplier of average students per classroom by the amount of classrooms in the main building.

Portable Buildings

Portable buildings function as interim learning or administrative spaces during times of temporary enrollment bumps at a school building, when it does not otherwise make sense to construct additional rooms onto an existing facility. Such spaces are called portables because they are essentially large trailers, built for this use. These spaces are not considered part of the building facility in this analysis, due to their inherent educational inadequacy and temporary nature.

Utilization

Utilization is the comparison of the capacity of a school to the 2017-18 school year enrollment. It is a ratio, represented as a percentage, which indicates how full a school building is.

Applegate Elementary School

Building Overview

Address: 14188 Highway 238, Applegate, OR 97530

Site Size: 3.57 acres

Original Construction Year: 1912

Age: 107 Years

Student Capacity (main facility): 122

2007 Enrollment: 115

2018 Enrollment: 100

Portable Teaching Spaces: 6

Current Total Square Footage:

32,564 square feet

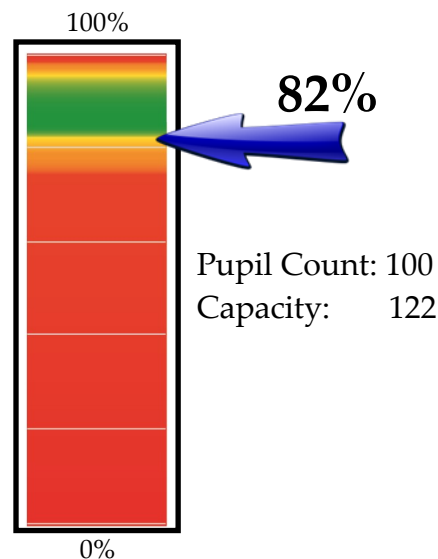
Replacement Cost (as is):

\$ 15.6 million

Select Site Conditions

Play Structures	Sufficient but in poor condition	
Fields	Sufficient but in poor condition	
Parking availability	Sufficient but in poor condition	Need Paving
Presence of a bus loop	Sufficient but in poor condition	Need Paving

Building Utilization



Proportion of Portable Teaching Square Feet to Main Facility Teaching Square Feet

40%

Note: The ideal proportion of portables as teaching space is 0%



Applegate Elementary School

Building Summary

Utilization and Portable Teaching Spaces

Applegate has a unique situation where, according to its approximate capacity (which does not account for portables), it is only at 82% utilization. This means that its portables may not be necessary for use as anything other than special programming, such as arts, music, library, etc. While there is a clear need to provide this programming to students, portables are inherently less able to provide educationally adequate spaces.

Facility Size

The size of the school itself is small, considering the potential for economies of scale that a larger school facility can offer. If the district were to build a new school facility today, it would not be recommended that it be built to this current square footage.

Modernization

All the spaces assessed had poor access to a synchronized clock system, they also all had little to moderate access to wall outlets. There was a mix of access to a digital interactive display system, a digital system with casting, and a telephone/ intercom

Applegate Elementary School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
K, 1, 2, 3 All Blended Classrooms	Undersized	Appropriate	Room for Improvement	These spaces are generally undersized; they are averaging at about 740 square feet when the recommended size of a kindergarten classroom is 1200 square feet and the recommended size of a general education elementary classroom is 900 square feet. In terms of safety and security, there is room for improvement in terms of access control and transparency (or the ability to visually assess adjacent spaces, such as seeing out from a classroom into the hallway). These rooms have a flooring finish of carpeting, which is favored among educators, though it can have a lower hygiene standard and higher maintenance requirements than a vinyl sheet floor. It is recommended the the District weigh an alternative flooring type for part or all of these spaces.
Intermediate Classroom Grades 4-5	Appropriate	Appropriate	Generally Appropriate	This room is appropriately sized, and more safe and secure in terms of transparency compared to the other blended classrooms. These rooms have a flooring finish of carpeting, which is favored among educators, though it can have a lower hygiene standard and higher maintenance requirements than a vinyl sheet floor. It is recommended the the District weigh an alternative flooring type for part or all of these spaces. This space also has inadequate lighting control.
Lifeskills	Currently, special needs students are either integrated with all other students, or together in a self contained classroom with no special accommodations, in terms of the space and amenities.			There is no designated classroom for special education and students who have particular needs may not be accommodated for in their current classrooms. For example, a special education student may require special technologies, accessibility, additional plumbing, etc. which does not currently exist in classrooms.
Science & Math Classrooms	Appropriate	Appropriate	Generally Appropriate	In terms of safety and security, there is room for improvement in terms of access control and transparency (or the ability to visually assess adjacent spaces, such as seeing out from a classroom into the hallway). The flooring for these spaces, being carpet, is inappropriate for its use, considering that science can tend to create spillages that may be difficult to clean up from carpeting. This space also has inadequate lighting control.
Resource	Oversized	Appropriate	Generally Appropriate	This space is the size of an appropriately sized classroom, lacks various technologies, and does not have lighting flexibility. Most other factors evaluated are sufficient.

Applegate Elementary School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
Gym	Oversized	Appropriate	More Safe & Secure	The gymnasium is of the recommended size for an enrollment of approximately 400 students, as opposed to the roughly 100 enrolled. It has good access control, though it lacks padding on the walls, appropriate natural lighting, lighting control, and sound absorption. It also lacks appropriate access to a restroom.
Cafeteria	Somewhat Oversized	Appropriate	Generally Appropriate	This space is somewhat oversized and has inappropriate or insufficient access to water for students. The flooring is in poor condition, as is the concrete masonry wall finish. There is also a lack of lighting control.
Portables				
Portables: resource rooms, a computer lab, a library, art room, and music room	These spaces are generally considered educationally inadequate. Applegate's portable spaces all lack appropriate access to restrooms, have lower safety and security, and lower technological availability.			

Applegate Elementary School

Educational Adequacy Assessment

Existing Spaces

	Sufficient	Lacking
K, 1, 2, 3 All Blended Classrooms	75%	25%
Intermediate Classrooms Grades 4-5	74%	26%
Science & Math Classrooms	73%	27%
Resource	61%	39%
Gym	51%	49%
Cafeteria	74%	26%

Portable Spaces

Portable Space Type	Sufficient	Lacking
Resource Rooms	61%	39%
Computer Lab	79%	21%
Library	81%	19%
Arts	70%	30%
Music	74%	26%



Evergreen Elementary School

Building Overview

Address: 520 W River St, Cave Junction, OR 97523

Site Size: 20 acres

Original Construction Year: 1951

Age: 68 Years

Student Capacity (main facility): 365

2007 Enrollment: 461

2018 Enrollment: 383

Portable Teaching Spaces: 2

Current Total Square Footage:

56,342 square feet

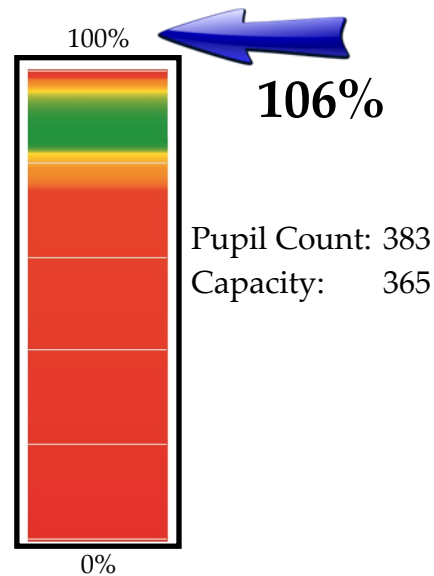
Replacement Cost (as is):

\$23.5 million

Select Site Conditions

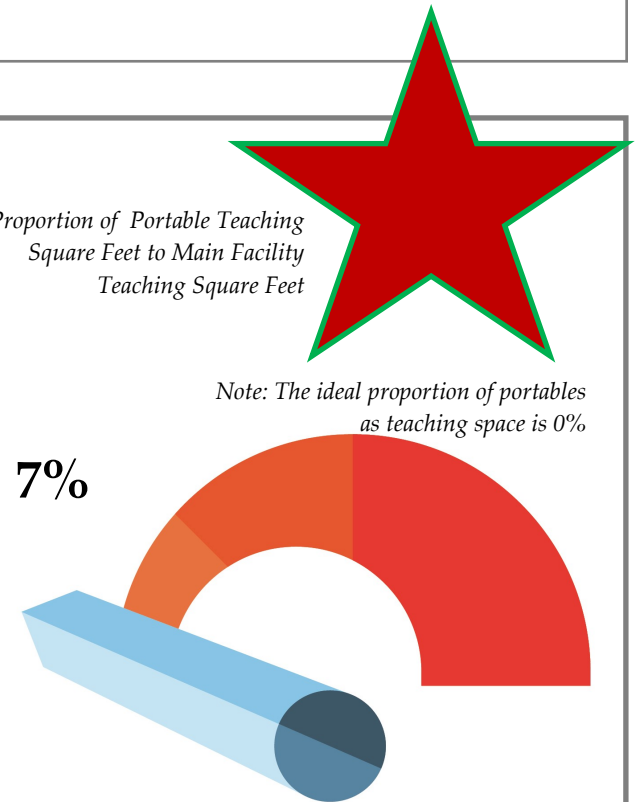
Play Structures	Sufficient but in poor condition	Half are old and need replacing. Bark and pea gravel need replacing.
Fields	Sufficient but in poor condition	Baseball and dirt field need care.
Parking availability	Sufficient but in poor condition	Concrete needs resurfacing.
Presence of a bus loop	Sufficient but in poor condition	Needs resurfacing.

Building Utilization



Proportion of Portable Teaching Square Feet to Main Facility Teaching Square Feet

7%



Evergreen Elementary School

Building Summary

Computer Labs

This school has three computer labs, of which two are in the main building and one is in a portable space. It may be beneficial to consider eliminating the portable computer lab space in favor of technology integration in the classrooms, as a more modern alternative.

Ceiling and Wall Finishes

All of the relevant spaces in this school facility have inadequate or low quality ceiling finishes and moderate quality wall finishes.

Comfort and Health

There is a general lack of lighting control and lateral ventilation in this school facility. There is also a mix of availability of natural daylight. Most spaces have moderately appropriate to inappropriate sound absorption capabilities.

Restrooms

Restrooms for students in the building are currently considered inadequate.

Technologies

Access to appropriate technology is generally provided, however there is a lack of a quality synchronized clock system throughout the building. There is also generally only moderately appropriate access to wall outlets.

Additional Spaces

This school building does not have designated spaces for music and visual arts.

Evergreen Elementary School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
Kindergarten, 1st, 2nd Grade Classrooms	Appropriate	Appropriate	Appropriate	These rooms have a flooring finish of carpeting, which is favored among educators, though it can have a lower hygiene standard and higher maintenance requirements than a vinyl sheet floor. In these spaces, the condition of the carpeting is poor. There is also room for improvement in terms of tackable surfaces and quality of wall finish. While the 1st and 2nd grade rooms are appropriately sized, the Kindergarten space of the same size is too small for its use.
Intermediate Classrooms Grades 3-4	Appropriate	Appropriate	Appropriate	These rooms have a flooring finish of carpeting, which is favored among educators, though it can have a lower hygiene standard and higher maintenance requirements than a vinyl sheet floor. In these spaces, the condition of the carpeting is poor. There is also room for improvement in terms of tackable surfaces and quality of wall finish.
Resource Rooms	Oversized	Appropriate	Appropriate	These rooms have a flooring finish of carpeting, which is favored among educators, though it can have a lower hygiene standard and higher maintenance requirements than a vinyl sheet floor. In these spaces, the condition of the carpeting is moderate. There is room for improvement in terms of tackable surfaces and quality of wall finish. These spaces have no access to natural light or ventilation and no means of communication with the main office
Computer Lab	Appropriate	Appropriate	Generally Appropriate	This space, like most other spaces in this facility, has good transparency, access control, and flexibility, while it lacks quality of floor finish, wall finish, and ceiling finish.
Lifeskills	Somewhat Oversized	Appropriate	Appropriate	This space is somewhat oversized. It could use improvements to its restroom, sound absorption, and other areas consistent with the rest of the facility.
Gymnasium	Oversized	Appropriate	Generally Appropriate	The gymnasium lacks padding on its walls, appropriate access to restrooms, and a writable surface.
Cafeteria	Somewhat Undersized	Generally Appropriate	Generally Appropriate	The cafeteria lacks quality flooring, appropriate means of communications with the main office, a writable surface, access to potable water for students, and quality sound absorption.

Evergreen Elementary School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
Library	Oversized	Appropriate	Generally Appropriate	The library lacks appropriate communications with the main office, quality flooring, wall and ceiling finishes, comfort and health, writable and tackable surfaces, and some technology access. It also lacks a sink for use by administrators.
Portables				
Portables: Pre-Kindergarten and Computer Lab	These spaces are generally considered educationally inadequate.			

Evergreen Elementary School

Educational Adequacy Assessment

Existing Spaces

	Sufficient	Lacking
Kindergarten, 1st, 2nd Grade Classrooms	67%	33%
Intermediate Classrooms Grades 3-4	69%	31%
Resource	58%	42%
Computer Lab	79%	21%
Lifeskills	70%	30%
Gym	62%	38%
Cafeteria	56%	44%
Library	56%	44%

Portable Spaces

Portable Spaces	Sufficient	Lacking
Portable Pre-Kindergarten	50%	50%
Portable Computer Lab	74%	26%

Fort Vannoy Elementary School

Building Overview

Address: 5250 Upper River Rd, Grants Pass, OR

Site Size: 11.7 acres

Original Construction Year: 1952

Age: 67 Years

Student Capacity (main facility): 268

2007 Enrollment: 277

2018 Enrollment: 237

Portable Teaching Spaces: 0

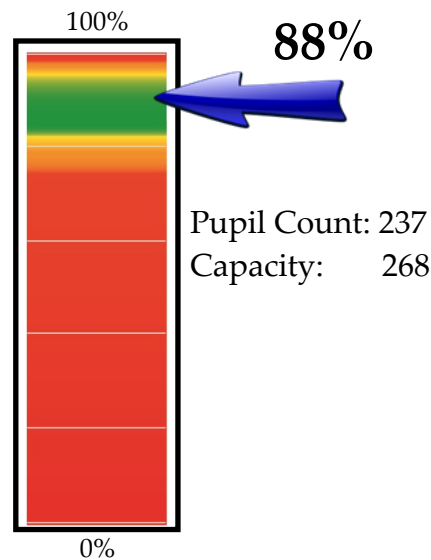
Current Total Square Footage: 35,934 square feet

Replacement Cost (*as is*): \$ 15.0 million

Select Site Conditions

Play Structures	Sufficient but in poor condition	
Fields	Sufficient	
Parking availability	Not sufficient	There is not enough parking availability
Presence of a bus loop	Not Available	There is no bus loop

Building Utilization



Proportion of Portable Teaching Square Feet to Main Facility Teaching Square Feet

Note: The ideal proportion of portables as teaching space is 0%

0%

Fort Vannoy Elementary School

Building Summary

Water	All the space types assessed, other than the library, have some access to water (defined as a sink or drinking fountain). These plumbing fixtures faces a need for improvement, either for equitability or quality of access.
Finishes	Where there is carpeting or resilient vinyl sheet as a flooring finish, there is a general lack of quality. The flooring and wall finishes are also lacking.
Comfort and Health	There if a general lack of access to natural ventilation. There is also room for improvement in terms of natural daylighting , lighting control, and sound absorption.
Plumbing	There are no restrooms or water (sinks and water fountains) that were found to be sufficient in either their accessibility or quality.
Technology	There is a general lack of either quality or accessibility in a synchronized clock system for all spaces assessed.
Access Control	Sufficient access control has been found to be an item where there is room for improvement in all spaces assessed.
Additional Spaces	This school building does not have designated spaces for music and visual arts.

Fort Vannoy Elementary School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
Kindergarten, 1st, 2nd Grade Classrooms	Appropriate	Appropriate	Room for Improvement	These spaces have room for improvement in their access control, flexibility, flooring/ wall/ ceiling finish quality. There is also a lack of access to natural daylighting, natural ventilation, and lighting control. Additionally, the quality of access to water is limited, as well as access to a digital system with casting, synchronized clock system, and appropriate wall outlets.
Intermediate Classrooms Grades 3-5	Appropriate	Appropriate	Room for Improvement	These spaces have room for improvement in their access control, flexibility, flooring and ceiling finish quality. There is also a lack of access to natural daylighting, natural ventilation, lighting control, and sounds absorption. Additionally, the quality or access to water is limited, as well as access to a digital system with casting, synchronized clock system, and appropriate wall outlets.
Lifeskills	Currently, special needs students are either integrated with all other students, or together in a self contained classroom with no special accommodations, in terms of the space and amenities.			There is no designated classroom for special education and students who have particular needs may not be accommodated for in their current classrooms. For example, a special education student may require special technologies, accessibility, additional plumbing, etc. which does not currently exist in classrooms.
Resource	Oversized	Appropriate	Room for Improvement	These spaces are, on average, the same size as classrooms, making them quite oversized for their use. This also indicates that these spaces were originally constructed for use as classrooms. Like the other classrooms, these spaces have room for improvement in their access control, flexibility, flooring/ wall/ ceiling finish quality. There is also a lack of access to natural daylighting, natural ventilation, lighting control, and sounds absorption. Additionally, access to a digital system with casting, synchronized clock system, and appropriate wall outlets has room for improvement.
Computer Lab	Appropriate	Appropriate	Room for Improvement	Like the other classrooms, these spaces have room for improvement in their access control, flexibility, flooring and ceiling finish quality. There is also a lack of access to natural daylighting, natural ventilation, lighting control, and sounds absorption. Additionally, access to a digital system with casting, synchronized clock system, and appropriate wall outlets has room for improvement.
Gymnasium	Generally Appropriate	Appropriate	More Safe & Secure	This space is somewhat lacking in its access control. It also has room for improvements in its flooring/ wall/ and ceiling finishes. It also lacks padding on its walls. There is a lack of access to natural daylighting, natural ventilation, lighting control, and sounds absorption. Access to restrooms and water is limited. There is a lack of quality or access to writable and tackable surfaces. Additionally, access to a digital system with casting, synchronized clock system, and appropriate wall outlets has room for improvement.

Fort Vannoy Elementary School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
Cafeteria	Somewhat Undersized	Appropriate	More Safe & Secure	This space is somewhat lacking in its access control. It also has room for improvements in its flooring/ wall/ and ceiling finishes. There is a lack of access to natural ventilation, lighting control, and sound absorption. The water is limited either in access or quality. There is room from improvement in writable surfaces and tackable surfaces, as well as access to a digital system with casting, a synchronized clock system, and appropriate wall outlets.
Library	Appropriate	Appropriate	Generally Appropriate	The library space is limited in its access control and flexibility. There is also a lack of quality in its carpeting, ceiling finish, and ceiling finish. There is a lack of access to natural ventilation, lighting control, and sound absorption. There is no access to water. There is room from improvement in writable surfaces, as well as access to a digital system with casting, a synchronized clock system, and appropriate wall outlets.

Fort Vannoy Elementary School

Educational Adequacy Assessment

Existing Spaces

	Sufficient	Lacking
Kindergarten, 1st, 2nd Grade Classrooms	62%	38%
Intermediate Classrooms Grades 3-5	62%	38%
Resource	55%	45%
Computer Lab	67%	33%
Gym	58%	42%
Cafeteria	60%	40%
Library	64%	36%

Fruitdale Elementary School

Building Overview

Address: 1560 Bill Baker Way, Grants Pass, OR 97527

Site Size: 6.15 acres

Original Construction Year: 2004

Age: 15 Years

Student Capacity (main facility): 316

2007 Enrollment: 313

2018 Enrollment: 386

Portable Teaching Spaces: 4

Current Total Square Footage:

51,643 square feet

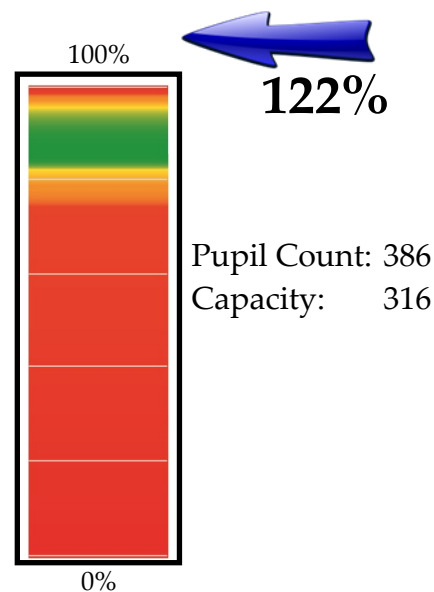
Replacement Cost (as is):

\$21.6 million

Select Site Conditions

Play Structures	Sufficient	These spaces require more regular maintenance.
Fields	Sufficient	
Parking availability	Not sufficient	There is not enough parking availability.
Presence of a bus loop	Sufficient	

Building Utilization



Proportion of Portable Teaching Square Feet to Main Facility Teaching Square Feet

Note: The ideal proportion of portables as teaching space is 0%

17%



Fruitdale Elementary School

Building Summary

Additional Spaces

This school building does not have designated spaces for music and visual arts.

Plumbing

None of the spaces assessed have plumbing, including restrooms and water in appropriate spaces.

Flooring

All spaces that have carpet as its flooring have a lacking score for its quality.

Comfort and Health

All spaces which were assessed regarding lighting control and natural ventilation got a moderate score, or did not have access to such elements at all. There are also few spaces which have appropriate sound absorption.

Fruitdale Elementary School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
Kindergarten, 1st, 2nd Grade Classrooms	Appropriate	Appropriate	Generally Appropriate	These spaces are well suited for their use. Where there is room for improvement is in the quality of the carpeting, access to lighting control, natural ventilation, a synchronized clock system, and appropriate wall outlets. These spaces also lack a sink and/ or water fountain.
Intermediate Classrooms Grades 3-5	Appropriate	Appropriate	Generally Appropriate	These spaces are well suited for their use. Where there is room for improvement is in the quality of the carpeting, access to lighting control, natural ventilation, a synchronized clock system, and appropriate wall outlets. These spaces also lack a sink and/ or water fountain.
Lifeskills	Currently, special needs students are either integrated with all other students, or together in a self contained classroom with no special accommodations, in terms of the space and amenities.			There is no designated classroom for special education and students who have particular needs may not be accommodated for in their current classrooms. For example, a special education student may require special technologies, accessibility, additional plumbing, etc. which does not currently exist in classrooms.
Special Education Resource Rooms	Appropriate	Appropriate	Generally Appropriate	These spaces are well suited for their use. Where there is room for improvement is in the quality of the carpeting, access to lighting control, natural ventilation, a synchronized clock system, and appropriate wall outlets.
Computer Lab	Appropriate	Appropriate	Generally Appropriate	This space has room for improvement considering how it is used. There is a lack of transparency. There is an inappropriate type and low quality flooring finish. There is a lack of lighting control, natural ventilation, and sound absorption. There is also no tackable surface, no access to wi-fi, no synchronized clock system, and lacking access to appropriate wall outlets.
Gym	Appropriate	Appropriate	Generally Appropriate	This space can accommodate the needs of students better. The flooring finish is not sufficient, access to natural daylight, lighting control, natural ventilation, and sound absorption are limited or not available. There is lacking access to water and restrooms. There is no white marker board space, and an insufficient synchronized clock system.
Cafeteria	Oversized	Appropriate	More Safe & Secure	The cafeteria is lacking appropriate access control, lighting control, natural ventilation, sound absorption, water, and a synchronized clock system.

Fruitdale Elementary School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
Library	Appropriate	Appropriate	Generally Appropriate	The library lacks appropriate transparency, floor finish, lighting control, natural ventilation, sound absorption, water access, digital display system, synchronized clock system, and appropriate wall outlets.
Portables				
Portables: Kindergarten & 1st grade classrooms, Camp Sunrise alternative education, and resource room.	These spaces are generally considered educationally inadequate. These spaces are generally lacking in technology availability and other recommended elements.			

Fruitdale Elementary School

Educational Adequacy Assessment

Existing Spaces

Portable Space Type	Sufficient	Lacking
Kindergarten, 1st, 2nd Grade Classrooms	83%	17%
Intermediate Classrooms Grades 3-5	86%	14%
Resource- SPED	87%	13%
Computer Lab	55%	45%
Gym Composite	53%	47%
Cafeteria	74%	26%
Library	69%	31%

Portable Spaces

Portable Space Type	Sufficient	Lacking
Kindergarten, 1st, 2nd Grade Classrooms	16%	84%
Intermediate Classrooms Grades 3-5	16%	84%

Madrona Elementary School

Building Overview

Address: 520 Detrick Dr, Grants Pass, OR 97527

Site Size: 9.62 acres

Original Construction Year: 1967

Age: 52 Years

Student Capacity (main facility): 365

2007 Enrollment: 281

2018 Enrollment: 338

Portable Teaching Spaces: 1

Current Total Square Footage:

31,980 square feet

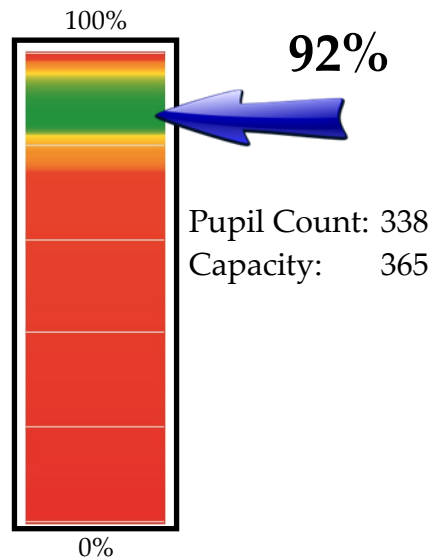
Replacement Cost (*as is*):

\$13.4 million

Select Site Conditions

Play Structures	Sufficient	There one of the play structures needs to be replaced. The track is inappropriately located.
Fields	Sufficient	
Parking availability	Not Sufficient	There is not enough space for parking
Presence of a bus loop	Not Sufficient	

Building Utilization



Proportion of Portable Teaching Square Feet to Main Facility Teaching Square Feet

Note: The ideal proportion of portables as teaching space is 0%



Madrona Elementary School

Building Summary

Additional Spaces

This school building does not have designated spaces for music and visual arts.

Technologies

There is a general lack of an appropriate synchronized clock system throughout the building, as well as lacking digital systems with casting, appropriate wall outlets.

Finishes

There is a consistent issue in the ceiling, flooring, and wall finishes of assessed spaces.

Additional Spaces

This school building does not have designated spaces for music and visual arts.

Madrona Elementary School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
Kindergarten, 1st, 2nd Grade Classrooms	Somewhat Oversized	Appropriate	Appropriate	These spaces are less appropriate than they could be. The access control and flexibility could be improved. The flooring is of a low quality, as well as the wall and ceiling finishes. There is lacking lighting control, natural ventilation, and sound absorption. The access to water and restrooms is inconsistent. The writable surfaces are lacking and there is no appropriate tackable surface. There is also a need for more appropriate digital system with casting, a synchronized clock system, and appropriate wall outlets.
Intermediate Classrooms Grades 3-5	Appropriate	Appropriate	Appropriate	These spaces are less appropriate than they could be. The access control and flexibility could be improved. The flooring is of a low quality, as well as the wall and ceiling finishes. There is lacking lighting control, natural ventilation, and sound absorption. The access to water and restrooms is inconsistent. The writable surfaces are lacking and there is no appropriate tackable surface. There is also a need for more appropriate digital system with casting, a synchronized clock system, and appropriate wall outlets.
Lifeskills	Appropriate	Appropriate	Room for Improvement	These spaces are lacking various elements. There is no access control, and lacking flexibility. The ceiling finish is lacking, as well as the flooring variety. There is lacking lighting control, natural ventilation, and sound absorption. There is room for improvement in access to restrooms and water. There is no tackable surface, and lacking access to a digital system with casting, telephone/ intercom, synchronized clock system, and appropriate wall outlets.
Special Education Resource	Appropriate	Appropriate	Generally Appropriate	These spaces were found to be generally lacking. There is a need for improvements to transparency, access control, and flexibility. There is room for improvement considering the flooring/ wall/ and ceiling finishes. There is also a lack of appropriate natural daylight, lighting control, natural ventilation, and sound absorption. There is a lack of appropriate restroom and water access. Current writable surface space is inappropriate, there is no tackable surface, and lacking access to a digital system with casting, telephone/ intercom, synchronized clock system, and appropriate wall outlets.
Resource	Oversized	Appropriate	Room for Improvement	These spaces, also referred to as pods, are located as a secondary spaces within the classrooms, with equal access among each ring of 6 classrooms. For this reason, they generally lack access to natural daylight, lighting control, natural ventilation, and sound absorption. There is also less access to restrooms and water than would be recommended.
Gym	Oversized	Appropriate	More Safe & Secure	The gymnasium is roughly 1,000 square feet above what would be recommended compared to the current enrollment at this school. There is no access control, and insufficient flooring, wall, and ceiling finishes. There is also insufficient natural daylighting, lighting control, natural ventilation, and sound absorption, as well as lacking access to restrooms. There is also lacking display space and technology.

Madrona Elementary School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
Cafeteria	Oversized	Appropriate	Generally Appropriate	Like the gymnasium, there is no access control, and insufficient flooring, wall, and ceiling finishes. There is also insufficient natural daylighting, lighting control, natural ventilation, and sound absorption, as well as lacking access to restrooms. There is also lacking display space and technology.
Library	Appropriate	Appropriate	Room for Improvement	This space has inappropriate or insufficient access control, transparency, flexibility, floor/ wall/ ceiling finishes, lighting control, natural ventilation, sound absorption, water, writable and tackable surfaces, and various technologies.
Portables				
Portables: computer lab	These spaces are generally considered educationally inadequate.			

Madrona Elementary School

Educational Adequacy Assessment

Existing Spaces

	Sufficient	Lacking
Kindergarten, 1st, 2nd Grade Classrooms	57%	43%
Intermediate Classrooms Grades 3-5	59%	41%
Resource- SPED	44%	56%
Gym Composite	53%	47%
Cafeteria	63%	47%
Library	51%	37%

Portable Spaces

Portable Spaces	Sufficient	Lacking
Computer Lab	57%	43%

Manzanita Elementary School

Building Overview

Address:

Site Size: 22 acres
Original Construction Year: 1966
Age: 53 Years

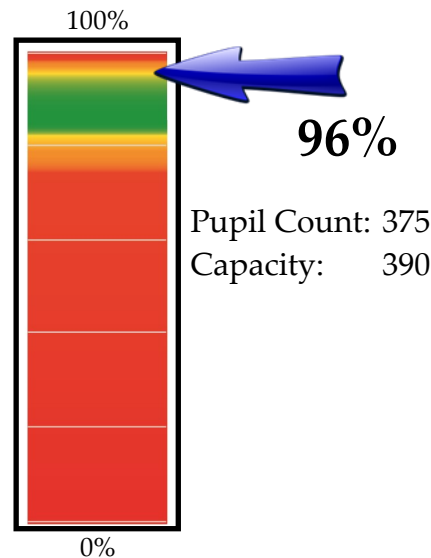
Student Capacity (main facility): 390
2007 Enrollment: 354
2018 Enrollment: 375
Portable Teaching Spaces: 3

Current Total Square Footage: 36,634 square feet
Replacement Cost (as is): \$15.3 million

Select Site Conditions

Play Structures	Sufficient but in poor condition	
Fields	Sufficient but in poor condition	
Parking availability	Not sufficient	Need to pave gravel
Presence of a bus loop	Sufficient	Need Paving

Building Utilization



Proportion of Portable Teaching Square Feet to Main Facility Teaching Square Feet

Note: The ideal proportion of portables as teaching space is 0%

33%



Manzanita Elementary School

Building Summary

Movable Walls

There are movable walls separating the classrooms which are in disrepair, and have a more disruptive impact on educational adequacy, due to lack of noise isolation and other factors, than it does to positively impact features such as benefits of flexibility in space usage.

Technology Systems

There are several technology systems which would be appropriate for spaces they are not sufficiently found in. All assessed spaces for a synchronized clock system and appropriate wall outlets were found to be insufficient. Similarly, all spaces assessed for a digital interactive display system only had these fixtures in a somewhat sufficient form.

Windows

None of the spaces assessed have operable windows, meaning that there is a lack of access to natural ventilation in learning spaces.

Additional Spaces

This school building does not have designated spaces for music and visual arts.

Manzanita Elementary School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
Kindergarten, 1st, 2nd Grade Classrooms	Appropriate	Generally Appropriate	Appropriate	These spaces have good transparency and access control, wi-fi, and telephone/ intercom access. They are somewhat sufficient in terms of flexibility, natural daylight, access to water, whiteboard and tackable surfaces, and digital interactive display systems. The flooring, wall finish, ceiling finish, lighting control, sound absorption, restroom access, synchronized clock system, and wall outlets were all found to be less sufficient.
Intermediate Classrooms Grades 3-5	Appropriate	Generally Appropriate	Appropriate	These spaces have good transparency and access control, wi-fi, and telephone/ intercom access. They are somewhat sufficient in terms of flexibility, natural daylight, access to water, whiteboard and tackable surfaces, and digital interactive display systems. The flooring, wall finish, ceiling finish, lighting control, sound absorption, restroom access, synchronized clock system, and wall outlets were all found to be less sufficient.
Lifeskills Classroom	Oversized	Generally Appropriate		This space has good access control, ceiling finish, water access, writable board surface, wi-fi access, digital interactive display, and communication with the main office. There is moderate accessibility to appropriate wall finish, sound absorption, restrooms, and tackable surfaces. There is lacking transparency, natural daylight, lighting control, a synchronized clock system, and appropriate wall outlets.
Special Education Resource	Oversized	Generally Appropriate	Appropriate	These spaces have good transparency and access control, wi-fi, and telephone/ intercom access. They are somewhat sufficient in terms of flexibility, natural daylight, access to water, whiteboard and tackable surfaces, and digital interactive display systems. The flooring, wall finish, ceiling finish, lighting control, sound absorption, restroom access, synchronized clock system, and wall outlets were all found to be less sufficient.
Resource	Oversized	Appropriate	Room for Improvement	terms of flexibility, whiteboard and tackable surfaces, and digital interactive display systems. The transparency, lack of access control, floor, wall, and ceiling finishes, natural daylighting, lighting control, sound absorption, restroom access, synchronized clock system, and wall outlets were all found to be less sufficient. There is a lack of an interactive display and access to natural ventilation.
Gym	Oversized	Appropriate	Room for Improvement	The gymnasium is roughly 1,000 square feet above what would be recommended compared to the current enrollment at this school. There is no natural ventilation, restroom access within the space, white marker board surface. There is also lacking display. The wall and flooring finished are inappropriate for this space's use. The access to natural daylight, lighting control, sound absorption, water, tackable surfaces, telephone/ intercom, a synchronized clock, and sufficient wall outlets are all lacking.

Manzanita Elementary School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
Cafeteria	Undersized	Appropriate	Generally Appropriate	This space is roughly 1,000 square feet smaller than what would be recommended, considering current enrollment numbers. This space has good access control, natural daylighting, wi-fi access, and telephone/intercom. There is moderate to lacking floor wall and ceiling finishes, lighting control, natural ventilation, sound absorption, water, synchronized clock system, and sufficient wall outlets.
Library	Appropriate	Appropriate	Appropriate	This space has appropriate transparency, access control, natural daylighting, wi-fi access, digital system with casting, and telephone/intercom. There is moderate to insufficient flexibility, flooring, wall, and ceiling finishes, lighting control, sound absorption, water, white marker board space, tackable surfaces, synchronized clock system, and appropriate wall outlets.
Portables				
Portables: computer lab, Title 1, and Lifeskills	These spaces are generally considered educationally inadequate.			

Manzanita Elementary School

Educational Adequacy Assessment

Existing Spaces

	Sufficient	Lacking
Kindergarten, 1st, 2nd Grade Classrooms	64%	36%
Intermediate Classrooms Grades 3-5	63%	37%
Special Education Resource	63%	37%
Gym	85%	15%
Cafeteria	71%	29%
Library	57%	43%
Overall	66%	34%

Portable Spaces

	Sufficient	Lacking
Computer Lab	86%	14%
Resource	80%	20%
Life Skills Classroom (not a pull out room)	61%	39%
Overall	73%	27%

Williams Elementary School

Building Overview

Address: 20691 Williams Hwy, Williams, OR 97544

Site Size: 3.26 acres

Original Construction Year: 1949

Age: 70 Years

Student Capacity (main facility): 49

2007 Enrollment: 88

2017 Enrollment: 75

Portable Teaching Spaces: 5

Current Total Square Footage:

29,795 square feet

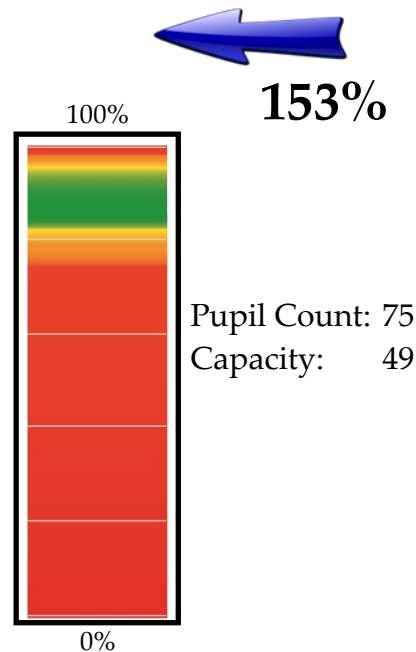
Replacement Cost (as is):

\$12.0 million

Select Site Conditions

Play Structures	Sufficient	
Fields	Sufficient but in poor condition	
Parking availability	Sufficient but in poor condition	Needs paving
Presence of a bus loop	Not sufficient	Undersized and needs paving

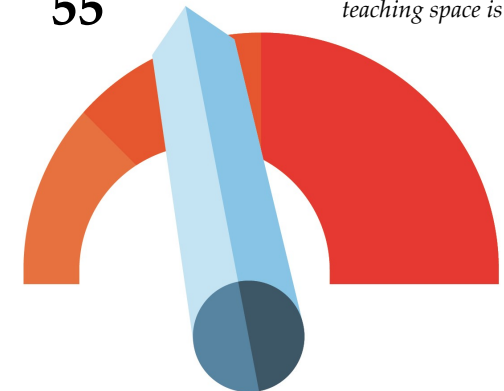
Building Utilization



Proportion of Portable Teaching Square Feet to Main Facility Teaching Square Feet

55

Note: The ideal proportion of portables as teaching space is 0%



Williams Elementary School

Building Summary

Portables

A slight majority of the learning square footage on the site are portable spaces. These spaces are generally considered to be educationally inadequate.

Additional Spaces

This school building does not have designated spaces for music and visual arts.

Synchronized Clock System

None of the spaces accessed had a synchronized clock system.

Williams Elementary School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
Intermediate Classroom Grades 4/5 Blend	Appropriate	Generally Appropriate	Room for Improvement	This space has appropriate water access, white marker board surfaces, wi-fi access, digital interactive display, and telephone/ intercom system. There is lacking access to appropriate transparency, access control, flexibility, floor, wall, and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, tackable surfaces, digital system with casting, and appropriate wall outlets.
Computer Lab	Somewhat Undersized	Generally Appropriate	Room for Improvement	This space has appropriate whiteboard marker surfaces and wi-fi access. It is moderately appropriate or lacking in transparency, access control, flexibility, floor, wall, and ceiling finishes, access to natural daylight, lighting control, natural ventilation, sound absorption, tackable surfaces, digital interactive display, telephone/ intercom, synchronized clock system, and appropriate wall outlets.
Resource	Generally Appropriate	Generally Appropriate	Room for Improvement	These spaces have appropriate white marker board surfaces. They are lacking in transparency, access control, flexibility, floor, wall, and ceiling finishes, access to natural daylight, lighting control, natural ventilation, sound absorption, tackable surfaces, digital interactive display, display with casting, telephone/ intercom, synchronized clock system, and appropriate wall outlets.
Gym	Somewhat Undersized	Generally Appropriate	Room for Improvement	The physical education space has sufficient water and wi-fi access. There is moderate or insufficient access to appropriate access control, floor, wall, and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, restrooms, writable surfaces, tackable surfaces, digital system with casting, telephone/ intercom, intercom speaker, synchronized clock system, and appropriate wall outlets.
Cafeteria	Generally Appropriate	Appropriate	Generally Appropriate	The cafeteria has sufficient natural daylighting and wi-fi access. It is limited in its access control, floor, wall, and ceiling finishes, lighting control, natural ventilation, sound absorption, access to water, white marker board space, tackable surfaces, digital system with casting, telephone/ intercom, synchronized clock system, and appropriate wall outlets.
Library	Generally Appropriate	Appropriate	Appropriate	The library space has appropriate transparency, natural daylight, wi-fi access, and telephone/ intercom systems. The space does not have appropriate access control, flexibility, floor, wall, and ceiling finishes, lighting control, natural ventilation, sound absorption, water, white marker board surfaces, tackable surfaces, digital interactive display, digital casting, synchronized clock system, and appropriate wall outlets.
Portables				
Portables: Prekindergarten, K-3 classrooms, SPED resource, music	These spaces are generally considered educationally inadequate.			

Williams Elementary School

Educational Adequacy Assessment

Existing Spaces

	Sufficient	Insufficient
Intermediate Classrooms Grades 4/5 blend	62%	38%
Computer Lab	67%	33%
Avg Resource Room	64%	36%
Gym	58%	42%
Cafeteria	72%	28%
Library	64%	36%
Overall	65%	35%

Portable Spaces

	Sufficient	Insufficient
Music	61%	39%
Pre-Kindergarten	61%	39%
K, 1st, 2nd, 2/3 Grade Classrooms	64%	36%
Resource: SPED	63%	37%
Overall	63%	37%

Fleming Middle School

Building Overview

Address: 6001 Monument Dr, Grants Pass, OR 97526

Site Size: 53.12 acres

Original Construction Year: 1962

Age: 57 Years

Student Capacity (main facility): 457

2007 Enrollment: 452

2018 Enrollment: 405

Portable Teaching Spaces: 1

Current Total Square Footage:

64,875 square feet

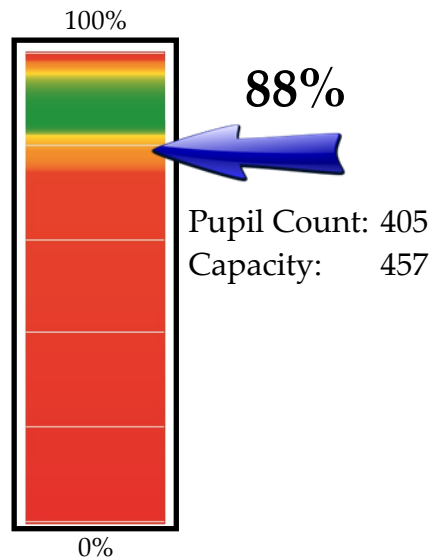
Replacement Cost (as is):

\$28.6 million

Select Site Conditions

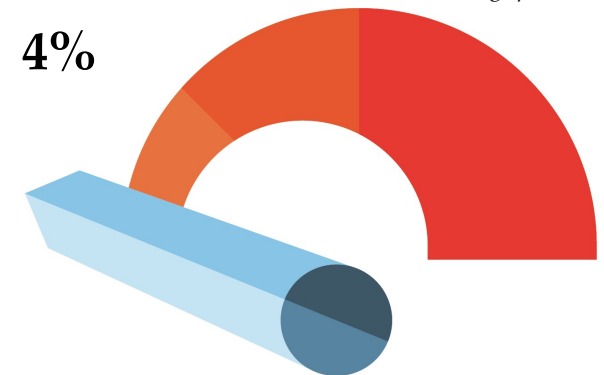
Fields	Sufficient but in poor condition	No water supply
Parking availability	Sufficient	Need to pave gravel
Presence of a bus loop	Sufficient	Need Paving

Building Utilization



Proportion of Portable Teaching Square Feet to Main Facility Teaching Square Feet

Note: The ideal proportion of portables as teaching space is 0%



Fleming Middle School

Building Summary

Additional Spaces

This school building does not have a designated space for visual arts.

Access Control

There is a lack of access control in a majority of spaces. Only the science classrooms and cafeteria have access control, and it has been found to be insufficient.

Synchronized Clock System

In all spaces that were assessed, the synchronized clock system was found to be highly insufficient.

Fleming Middle School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
Middle Classrooms Grades 6-8	Appropriate	Appropriate	Room for Improvement	These spaces have sufficient wi-fi access and telephone/ intercom systems. There is moderately or highly lacking transparency, access control, flexibility, floor, wall, and ceiling finishes, lacking access to natural daylight, lighting control, natural ventilation, sound absorption, white marker board surfaces, tackable surfaces, digital interactive display with casting, and appropriate wall outlets.
Resource	Appropriate	Appropriate	Room for Improvement	These spaces have sufficient transparency, flexibility, wall padding, wi-fi access, digital interactive display, digital system with casting, and appropriate wall outlets. There is moderately or highly lacking access control, flooring, wall, and ceiling finishes, natural daylighting, lighting control, sound absorption, white marker board surface, tackable surfaces, intercom system, and synchronized clock system.
Science Classroom	Appropriate	Appropriate	Generally Appropriate	These spaces have sufficient transparency, flexibility, wi-fi access, and telephone/ intercom. There is lacking access control, flooring, wall, and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, water, white marker board surfaces, tackable surfaces, digital interactive display, digital system with casting, telephone/ intercom, synchronized clock system, and appropriate wall outlets.
Computer Lab	Appropriate	Appropriate	Room for Improvement	These spaces have sufficient transparency, flexibility, wi-fi access, and telephone/ intercom, and appropriate wall outlets. There is lacking access control, flooring, wall, and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, white marker board surfaces, tackable surfaces, digital interactive display, digital system with casting, telephone/ intercom, and synchronized clock system.
Gym	Oversized	Appropriate	Room for Improvement	This space has appropriate transparency, flexibility, telephone/ intercom. There is lacking or insufficient, flooring, wall, and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, restroom and water access, wi-fi access, digital interactive display, digital interactive display, intercom, synchronized clock system, and appropriate wall outlets.
Cafeteria	Undersized	Appropriate	More Safe & Secure	The cafeteria has sufficient transparency, flexibility, and telephone/ intercom. The space has insufficient access control, floor, wall, and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, restroom and water access, tackable surfaces, wi-fi access, digital interactive display, digital system with casting, intercom, synchronized clock system, and appropriate wall outlets.
Library	Undersized	Appropriate	Generally Appropriate	This space has appropriate transparency, flexibility, wi-fi access, telephone/ intercom. There is lacking or insufficient access control, flooring, wall, and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, restroom and water access, wi-fi, water, tackable surfaces, digital interactive displays, digital system with casting, intercom, synchronized clock system, and appropriate wall outlets.

Fleming Middle School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
Choir / Band	Appropriate	Appropriate	Generally Appropriate	This space has sufficient flexibility and telephone/ intercom. There is insufficient transparency, access control, flooring, wall, and ceiling finish, natural daylight, lighting control, natural ventilation, sound absorption, water, white board surface, tackable surface, wi-fi access, digital interactive display, digital system with casting, intercom speaker, synchronized clock system, and appropriate wall outlets.
Portables				
Portables: family advocate/ leadership	These spaces are generally considered educationally inadequate.			

Fleming Middle School

Educational Adequacy Assessment

Existing Spaces

	Sufficient	Insufficient
Middle Classrooms Grades 6-8	52%	48%
Resource	70%	30%
Science Classroom	59%	41%
Computer Lab	67%	33%
Gym	56%	44%
Cafeteria	52%	48%
Library	58%	42%
Music	56%	44%

Portable Spaces

	Sufficient	Insufficient
Family Advocate/ Leadership	55%	45%

Lincoln Savage Middle School

Building Overview

Address: 8551 New Hope Rd, Grants Pass, OR 97527

Site Size: 19.5 acres

Original Construction Year: 1962

Age: 57 Years

Student Capacity (main facility): 411

2007 Enrollment: 499

2018 Enrollment: 402

Portable Teaching Spaces: 0

Current Total Square Footage:

62,391 square feet

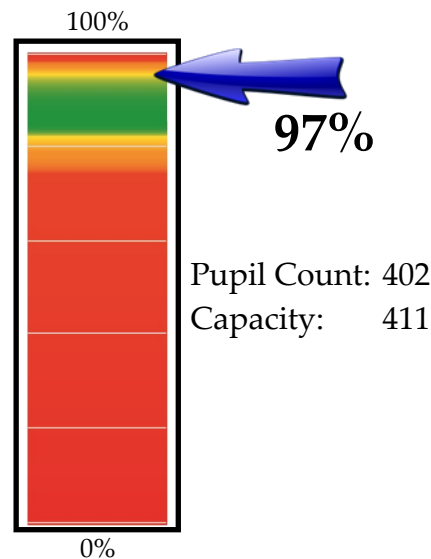
Replacement Cost (as is):

\$27.5 million

Select Site Conditions

Fields	Sufficient but in poor condition	
Parking availability	Not sufficient	Needs additional bus parking and bus parking
Presence of a bus loop	Sufficient	

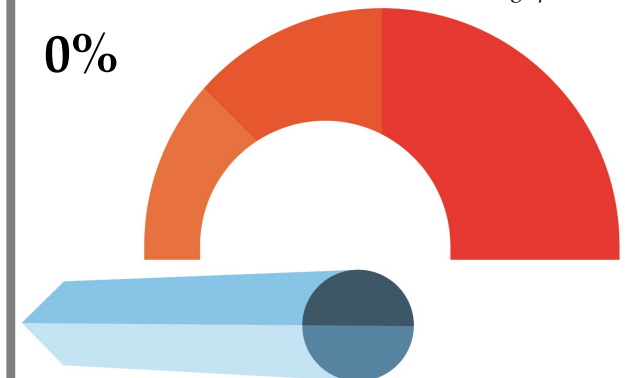
Building Utilization



Proportion of Portable Teaching Square Feet to Main Facility Teaching Square Feet

Note: The ideal proportion of portables as teaching space is 0%

0%



Lincoln Savage Middle School

Building Summary

Additional Spaces

This school building does not have a designated space for visual arts.

Light and Windows

Most spaces assessed lack appropriate natural daylight, lighting control, and natural ventilation. There is also a lack of appropriate sound absorption and/or isolation.

Display

There is a lack of any tackable surfaces in assessed spaces.

Lincoln Savage Middle School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
Middle Classrooms Grades 6-8	Appropriate	Appropriate	Appropriate	These spaces have sufficient transparency, access control, wi-fi access, digital interactive display, digital display with casting, telephone/ intercom, and appropriate wall outlets. There is lacking flexibility, floor, wall, and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, white board writing surfaces, tackable surfaces, and a synchronized clock system.
Resource	Appropriate	Appropriate	Appropriate	This space has sufficient transparency, access control, white board surface, wi-fi access, telephone/ intercom, and appropriate wall outlets. There is room for improvement in the creation of a movable wall, flexibility, floor, wall, and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, tackable surfaces, digital interactive display, digital system with casting, and synchronized clock system.
Science Classroom	Appropriate	Appropriate	Appropriate	These spaces have sufficient transparency, access control, natural daylight, natural ventilation, water, wi-fi access, digital interactive display, digital system with casting, telephone/ intercom, and appropriate outlets. There is lacking flexibility, flooring, wall, and ceiling finishes, lighting control, sound absorption, white marker board surfaces, tackable surfaces, and synchronized clock system.
Computer Lab	Appropriate	Appropriate	Appropriate	These spaces have sufficient transparency, access control, wi-fi access, telephone/ intercom, and appropriate outlets. There is lacking flexibility, flooring, wall, and ceiling finishes, natural daylight, lighting control, natural ventilation, white marker board surfaces, tackable surfaces, digital interactive display, digital system with casting, and synchronized clock system.
Life Skills	Undersized	Appropriate	Appropriate	These spaces have sufficient access control, flooring and ceiling finishes, white board surfaces, wi-fi access, digital interactive display, digital system with casting, telephone/ intercom, and appropriate outlets. There is lacking transparency, flexibility, wall finishes, natural daylight, lighting control, natural ventilation, lack of appropriate restroom access, water, tackable surfaces, and synchronized clock system.
Weight and Fitness Room	Appropriate	Room for Improvement	Room for Improvement	This space lacks appropriate transparency, access control, appropriate floor, wall, and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, water, white board surface, wi-fi access, digital interactive display, digital system with casting, telephone/ intercom, synchronized clock system, and appropriate wall outlets.
Gym	Oversized	Appropriate	Generally Appropriate	These spaces have appropriate transparency, access control, and wi-fi access. There is lacking or insufficient flexibility, flooring, wall, and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, restroom and water access, white board surface, digital interactive display, digital system with casting, telephone/ intercom, synchronized clock system, and appropriate wall outlets.

Lincoln Savage Middle School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
Cafeteria	Somewhat Undersized	Appropriate	Generally Appropriate	These spaces have appropriate transparency, access control, wall finish, and wi-fi access. There is lacking or insufficient flexibility, flooring, and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, restroom and water access, tackable surface, digital interactive display, digital system with casting, telephone/ intercom, synchronized clock system, and appropriate wall outlets.
Library	Undersized	Appropriate	Generally Appropriate	These spaces have appropriate white board surface, wi-fi access, and appropriate wall outlets. There is lacking or insufficient transparency, access control, flexibility, flooring, wall, and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, water access, digital interactive display, digital system with casting, telephone/ intercom, and synchronized clock system.
Band Room	Appropriate	Appropriate	Generally Appropriate	This space has appropriate access control, white board surface, wi-fi access, and telephone/ intercom. There is lacking or insufficient transparency, flexibility, flooring, wall, and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, water access, tackable surface, digital interactive display, digital system with casting, telephone/ intercom, synchronized clock system, and appropriate wall outlets.

Lincoln Savage Middle School

Educational Adequacy Assessment

Existing Spaces

	Sufficient	Insufficient
Middle Classrooms Grades 6-8	51%	49%
Resource	49%	51%
Science Classroom	54%	46%
Computer Lab	50%	50%
Life Skills	61%	39%
Weight and Fitness Room	11%	89%
Gym	39%	61%
Cafeteria	39%	61%
Library	43%	57%
Music	43%	57%

Lorna Byrne Middle School

Building Overview

Address: 102 S Junction Ave, Cave Junction, OR 97523

Site Size: 6 acres

Original Construction Year: 1951, rebuilt 2003

Age: 16 Years

Student Capacity (main facility): 314

2007 Enrollment: 286

2018 Enrollment: 316

Portable Teaching Spaces: 0

Current Total Square Footage:

70,047 square feet

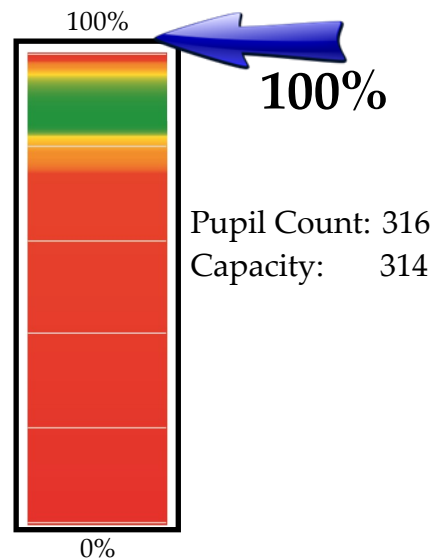
Replacement Cost (as is):

\$30.8 million

Select Site Conditions

Basketball Courts	Sufficient but in poor condition	Asphalt needs replacing
Fields	Sufficient	
Parking availability	Sufficient	
Presence of a bus loop	Sufficient	

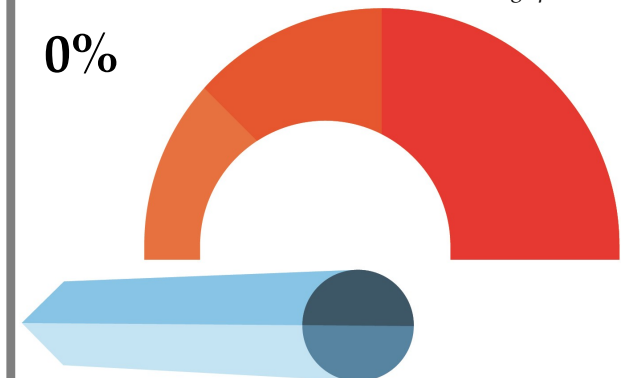
Building Utilization



Proportion of Portable Teaching Square Feet to Main Facility Teaching Square Feet

Note: The ideal proportion of portables as teaching space is 0%

0%



Lorna Byrne Middle School

Building Summary

Additional Spaces

This school building does not have a designated space for visual arts.

Access Control

There are insufficient locking systems for all spaces that were assessed.

Health and Comfort

There is a lack of sufficient lighting control in all spaces that were assessed. There are appropriate windows in assessed spaces, though they tend to no be operable, as there is a lack of access to natural ventilation.

Synchronized Clock System

The synchronized clock system has been found to be insufficient in all assessed spaces.



Lorna Byrne Middle School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
Middle Classrooms Grades 6-8	Appropriate	Appropriate	Generally Appropriate	These spaces have sufficient transparency, flexibility, floor, wall, and ceiling finishes, access to natural daylight, sound absorption, white board surfaces, tackable surfaces, wi-fi access, digital interactive display, telephone/ intercom, and appropriate wall outlets. There is lacking access control, lighting control, natural ventilation, and synchronized clock system.
Resource	Appropriate	Appropriate	Generally Appropriate	This space has sufficient transparency, flexibility, floor, wall, and ceiling finishes, access to natural daylight, sound absorption, white board surfaces, tackable surfaces, wi-fi access, telephone/ intercom, and appropriate wall outlets. There is lacking access control, a movable wall, wall padding, lighting control, natural ventilation, and synchronized clock system.
Science Classroom	Somewhat Undersized	Appropriate	Generally Appropriate	These spaces have sufficient transparency, flexibility, floor, wall, and ceiling finishes, access to natural daylight, sound absorption, water, white board surfaces, tackable surfaces, wi-fi access, digital interactive display, telephone/ intercom, and appropriate wall outlets. There is lacking access control, lighting control, natural ventilation, and synchronized clock system.
Computer Lab	Appropriate	Appropriate	Generally Appropriate	These spaces have sufficient transparency, flexibility, floor, wall, and ceiling finishes, access to natural daylight, sound absorption, white board surfaces, tackable surfaces, wi-fi access, digital interactive display, telephone/ intercom, and appropriate wall outlets. There is lacking access control, lighting control, natural ventilation, and synchronized clock system.
Life Skills	Undersized	Appropriate	Generally Appropriate	These spaces have sufficient transparency, flexibility, floor, wall, and ceiling finishes, access to natural daylight, sound absorption, restroom and water access, white board surfaces, tackable surfaces, wi-fi access, telephone/ intercom, and appropriate wall outlets. There is lacking access control, lighting control, natural ventilation, digital interactive display, and synchronized clock system.
5th Grade Classroom	Appropriate	Appropriate	Room for Improvement	These spaces have sufficient transparency, flexibility, ceiling finishes, access to natural daylight, sound absorption, white marker board space, digital interactive display, telephone/ intercom, and appropriate wall outlets. There is room for improvement in the access control, access to a movable wall, floor and wall finishes, lighting control, natural ventilation, water, and access to a digital system with casting.
Gym	Somewhat Undersized	Appropriate	Generally Appropriate	This space has sufficient transparency, floor, wall, and ceiling finishes, sound absorption, water, wi-fi access, telephone/ intercom, and appropriate wall outlets. It is lacking a movable wall, access control, natural daylight, lighting control, natural ventilation, restroom access, tackable surface, and a synchronized clock system.
Cafeteria	Oversized	Appropriate	Generally Appropriate	This space is oversized for the current enrollment count. It is sufficient in terms of transparency, its floor, wall, and ceiling finishes, sound absorption, water and wi-fi access, telephone/ intercom, and appropriate wall outlets. There is room for improvement considering the space's access control, lighting control, natural ventilation, restroom access, and system with casting.



Lorna Byrne Middle School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
Cafeteria	Oversized	Appropriate	Generally Appropriate	This space is oversized for the current enrollment count. It is sufficient in terms of transparency, its floor, wall, and ceiling finishes, sound absorption, water and wi-fi access, telephone/ intercom, and appropriate wall outlets. There is room for improvement considering the space's access control, lighting control, natural ventilation, restroom access, and system with casting.
Library	Somewhat Oversized	Appropriate	Generally Appropriate	This space is sufficient in terms of transparency, flexibility, floor, wall, an ceiling finishes, natural daylight, sound absorption, tackable surfaces, wi-fi access, telephone/ intercom, and appropriate wall outlets. There is insufficient access control, lighting control, natural ventilation, water, digital interactive display, and asynchronized clock system.
Music Room	Somewhat Undersized	Appropriate	Generally Appropriate	This space has appropriate transparency, flexibility, ceiling finish, natural daylight, sound absorption, white board surface, tackable surface, wi-fi access, digital system with casting, telephone/ intercom, and appropriate wall outlets. There is lacking or insufficient access control, floor and wall finishes, lighting control, natural ventilation, water, digital interactive display, and synchronized clock system.

Lorna Byrne Middle School

Educational Adequacy Assessment

Existing Spaces

	Sufficient	Insufficient
Middle Classrooms Grades 6-8	78%	22%
Resource	70%	30%
Science Classroom	65%	35%
Computer Lab	71%	29%
Life Skills	60%	40%
Elementary Classrooms Grade 5	48%	52%
Gym	58%	42%
Cafeteria	50%	50%
Library	67%	33%
Music	59%	41%

Hidden Valley High School & Alternative Center

Building Overview

Address: 651 Murphy Creek Rd, Grants Pass, OR 97527

Site Size: 133.5 acres

Original Construction Year: 1976

Age: 43 Years

Student Capacity (main facility): 868

2007 Enrollment: 877

2018 Enrollment: 572

Portable Teaching Spaces: 0

Current Total Square Footage: 144,206 square feet

Replacement Cost (as is): \$ 67.9 million

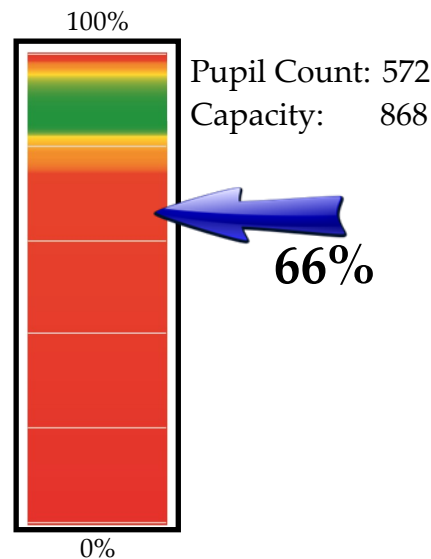
144,206 square feet

\$ 67.9 million

Select Site Conditions

Fields	Not sufficient	
Parking availability	Not sufficient	Need more lights, very dark in parking lot.
Presence of a bus loop	Sufficient	

Building Utilization

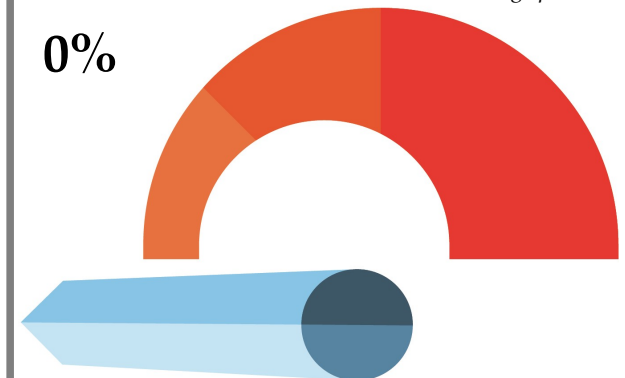


Proportion of Portable Teaching Square Feet to Main Facility Teaching Square Feet



Note: The ideal proportion of portables as teaching space is 0%

0%



Hidden Valley High School

Building Summary

Consistent Low Scoring Elements

On most elements that were assessed, there were consistently moderate to low scores for access control, flooring , wall, and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, white marker board surfaces, tackable surfaces, digital interactive display, digital system with casting, synchronized clock system, and appropriate wall outlets.

Hidden Valley High School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
Core / General Classroom	Somewhat Undersized	Appropriate	Generally Appropriate	In these spaces there is insufficient access control, flexibility, flooring, wall, and ceiling finishes, lighting control, natural ventilation, sound absorption, white marker board surfaces, tackable surfaces, wi-fi, digital interactive display, digital system with casting, synchronized clock system, and appropriate wall outlets.
Resource	Appropriate	Appropriate	Generally Appropriate	In this spaces there is insufficient access control, flexibility, flooring, wall, and ceiling finishes, natural daylight, lighting control, sound absorption, white marker board surfaces, tackable surfaces, wi-fi, digital interactive display, digital system with casting, synchronized clock system, and appropriate wall outlets.
Science Classroom	Undersized	Appropriate	Generally Appropriate	In these spaces there is insufficient transparency, access control, flexibility, flooring, wall, and ceiling finishes, natural daylight, lighting control, sound absorption, water, white marker board surfaces, tackable surfaces, wi-fi, digital interactive display, digital system with casting, synchronized clock system, and appropriate wall outlets.
Science Lab	Oversized	Appropriate	Generally Appropriate	In these spaces there is insufficient transparency, access control, flexibility, flooring, wall, and ceiling finishes, natural daylight, lighting control, sound absorption, white marker board surfaces, tackable surfaces, wi-fi, digital interactive display, digital system with casting, synchronized clock system, and appropriate wall outlets.
Computer Lab	Appropriate	Appropriate	Room for Improvement	These spaces have insufficient transparency, access control, flexibility, flooring, wall, and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, white marker board surfaces, tackable surfaces, wi-fi, digital interactive display, digital system with casting, synchronized clock system, and appropriate wall outlets.
Gym	Oversized	Appropriate	Room for Improvement	These spaces have insufficient movable walls, transparency, access control, flexibility, flooring, wall, and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, restroom and water access, white marker board surfaces, tackable surfaces, digital system with casting, telephone/ intercom, synchronized clock system, and appropriate wall outlets.
Weight Room	Appropriate	Generally Appropriate	Room for Improvement	This space has insufficient transparency, access control, flexibility, flooring, wall, and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, access to water, white marker board surfaces, tackable surfaces, digital system with casting, synchronized clock system, and appropriate wall outlets.

Hidden Valley High School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
Cafeteria	Oversized	Appropriate	Room for Improvement	The cafeteria is more than double the recommended size for this space type, considering the enrollment count of the school. The student dining area has insufficient transparency, access control, flexibility, flooring, wall, and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, white marker board surfaces, tackable surfaces, wi-fi, digital system with casting, synchronized clock system, and appropriate wall outlets.
Library	Oversized	Appropriate	Appropriate	The media center is approximately double the recommended size for this space type, considering the enrollment count of the school. This space has insufficient access control, flooring, wall, and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, water access, white marker board surfaces, tackable surfaces, wi-fi, digital system with casting, synchronized clock system, and appropriate wall outlets.
Visual Arts	Appropriate	Appropriate	More Safe & Secure	This space has insufficient access control, wall and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, water access, white marker board surfaces, tackable surfaces, wi-fi, digital system with casting, synchronized clock system, and appropriate wall outlets.
Music: Band and Chorus	Appropriate	Appropriate	More Safe & Secure	The music space has insufficient access control, flexibility, floor, wall and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, water access, white marker board surfaces, tackable surfaces, wi-fi, digital interactive display system, digital system with casting, synchronized clock system, and appropriate wall outlets.
Career Tech: Manufacturing Woods and Metals	Somewhat Oversized	Appropriate	Generally Appropriate	These spaces have insufficient access control, flexibility, wall and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, water access, general exhaust system, white marker board surfaces, tackable surfaces, wi-fi, telephone/ intercom, synchronized clock system, and appropriate wall outlets.

Hidden Valley High School

Educational Adequacy Assessment

Existing Spaces

	Sufficient	Insufficient
Core/ general Classroom	54%	46%
Resource: ERC, ED	43%	57%
Science Classroom	46%	54%
Science Lab	41%	59%
Computer Lab	32%	68%
Gym	29%	71%
Weight Room	30%	70%
Cafeteria	35%	65%
Library	54%	46%
Art	40%	60%
Music	39%	61%
Career Tech Education: Manufacturing Woods and Metals	42%	58%

Illinois Valley High School

Building Overview

Address: 625 E River St, Cave Junction, OR 97523

Site Size: 22.39 acres

Original Construction Year: 1975

Age: 44 Years

Student Capacity (main facility): 476

2007 Enrollment: 499

2017 Enrollment: 412

Portable Teaching Spaces: 3

Current Total Square Footage: 104,093 square feet

Replacement Cost (*as is*): \$ 49.0 million

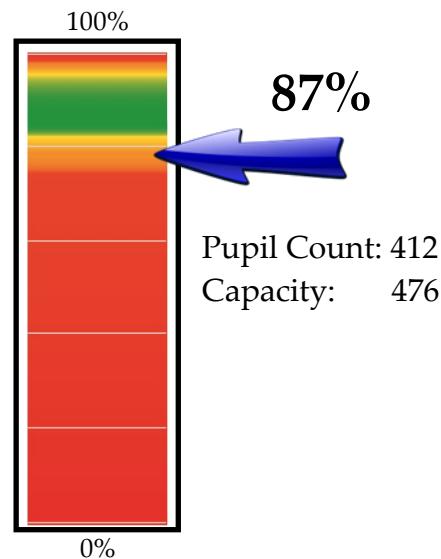
104,093 square feet

\$ 49.0 million

Select Site Conditions

Fields	Sufficient but in poor condition	Poor drainage and lack of irrigation.
Parking availability	Sufficient	
Presence of a bus loop	Sufficient	

Building Utilization



Proportion of Portable Teaching Square Feet to Main Facility Teaching Square Feet



Note: The ideal proportion of portables as teaching space is 0%

12%



Illinois Valley High School

Building Summary

Additional Spaces

Unlike its other high school counterparts in the district, Illinois Valley does not have a science lab space, only science classrooms.

Access Control

There is insufficient access control in all assessed spaces. This means that most or all classrooms and learning spaces do not have sufficient locking mechanisms.

Comfort and Health

Almost all assessed spaces had insufficient access to natural daylight, lighting control, natural ventilation, and sound absorption.

Illinois Valley High School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
Core / General Classroom	Undersized	Appropriate	Generally Appropriate	In these spaces there is insufficient access control, flexibility, flooring, wall, and ceiling finishes, lighting control, natural ventilation, sound absorption, tackable surfaces, wi-fi, digital system with casting, synchronized clock system, and appropriate wall outlets.
Resource	Undersized	Appropriate	Generally Appropriate	These spaces have insufficient access control, flexibility, flooring, wall, and ceiling finishes, lighting control, natural ventilation, sound absorption, tackable surfaces, wi-fi, digital system with casting, synchronized clock system, and appropriate wall outlets.
Science Classroom	Undersized	Appropriate	Generally Appropriate	These spaces have insufficient access control, flexibility, flooring, wall, and ceiling finishes, lighting control, natural ventilation, sound absorption, tackable surfaces, wi-fi, digital system with casting, synchronized clock system, and appropriate wall outlets.
Computer Lab	Somewhat Undersized	Appropriate	Generally Appropriate	These spaces have insufficient access control, flexibility, flooring, wall, and ceiling finishes, lighting control, natural ventilation, sound absorption, tackable surfaces, wi-fi, digital system with casting, synchronized clock system, and appropriate wall outlets.
Gym	Oversized	Appropriate	Room for Improvement	This space has insufficient or lacking movable wall, access control, flexibility, flooring, wall, and ceiling finishes, lighting control, natural ventilation, sound absorption, restroom access, tackable surfaces, wi-fi, digital system with casting, synchronized clock system, and appropriate wall outlets.
Weight Room	Appropriate	Generally Appropriate	Room for Improvement	In this space, there is insufficient access control, flexibility, flooring, wall, and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, water, tackable surfaces, wi-fi, digital system with casting, telephone, synchronized clock system, and appropriate wall outlets.
Cafeteria	Oversized	Appropriate	More Safe & Secure	The cafeteria is more than double the recommended size for this space type, considering the enrollment count of the school. The student dining area has insufficient access control, flexibility, flooring, wall, and ceiling finishes, lighting control, natural ventilation, sound absorption, water and restroom access, white marker board surfaces, tackable surfaces, wi-fi, digital system with casting, synchronized clock system, and appropriate wall outlets.

Illinois Valley High School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
Library	Oversized	Appropriate	Generally Appropriate	The media center is approximately forty percent larger than the recommended size for this space type, considering the enrollment count of the school. This space has insufficient access control, flexibility, flooring, wall, and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, water access, white marker board surfaces, tackable surfaces, wi-fi, digital interactive display, digital system with casting, synchronized clock system, and appropriate wall outlets.
Visual Arts	Somewhat Oversized	Appropriate	Generally Appropriate	This space has insufficient access control, flexibility, floor, wall and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, water access, tackable surfaces, wi-fi, digital system with casting, synchronized clock system, and appropriate wall outlets.
Music: Band and Chorus	Appropriate	Appropriate	Generally Appropriate	The music space has insufficient access control, flexibility, floor, wall and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, water access, tackable surfaces, wi-fi, digital interactive display system, digital system with casting, synchronized clock system, and appropriate wall outlets.
Career Tech: Manufacturing Woods and Metals	Somewhat Oversized	Appropriate	Generally Appropriate	This space has insufficient transparency, access control, flexibility, floor, wall, and ceiling finishes, natural daylight, lighting control, natural ventilation, sound absorption, water access, general exhaust system, white marker board surfaces, tackable surfaces, wi-fi, telephone/ intercom, synchronized clock system, and appropriate wall outlets.
Portables				
Portables: Life skills, Alt Center, and Art	These spaces are generally considered educationally inadequate.			

Illinois Valley High School

Educational Adequacy Assessment

Existing Spaces

	Sufficient	Insufficient
Core/ general Classroom	62%	38%
Resource: ERC, ED	61%	39%
Science Classroom	57%	43%
Computer Lab	62%	38%
Gym	46%	54%
Weight Room	41%	59%
Cafeteria	46%	54%
Library	50%	50%
Art	54%	46%
Music	54%	46%
Career Tech Education: Manufacturing Woods and Metals	49%	51%

Portable Spaces

	Sufficient	Insufficient
Lifeskills	49%	51%
Alternative Center	54%	46%
Visual Arts	55%	45%

North Valley High School

Building Overview

Address: 6741 Monument Dr, Grants Pass, OR 97526

Site Size: 109.75 acres

Original Construction Year: 1976

Age: 43 Years

Student Capacity (main facility): 504

2007 Enrollment: 718

2018 Enrollment: 452

Portable Teaching Spaces: 1

Current Total Square Footage:

136,741 square feet

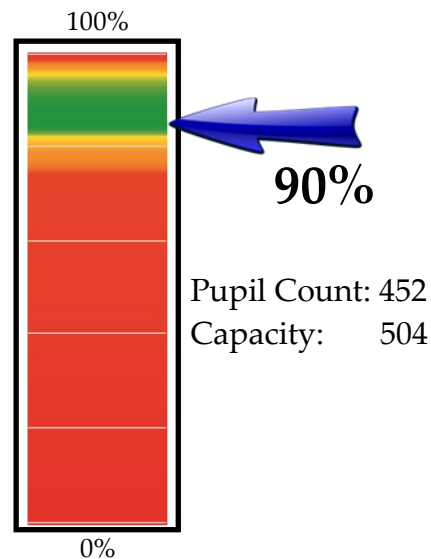
Replacement Cost (as is):

\$64.3 million

Select Site Conditions

Fields	Not sufficient	
Parking availability	Not sufficient	Need more lighting in parking area.
Presence of a bus loop	Sufficient	

Building Utilization



Proportion of Portable Teaching Square Feet to Main Facility Teaching Square Feet



Note: The ideal proportion of portables as teaching space is 0%

12%



North Valley High School

Building Summary

Additional Spaces

Unlike its other high school counterparts in the district, North Valley does not have a visual arts space. There are also no resource spaces, other than the Career Center.

Oversized Spaces

Considering the enrollment of North Valley, there are various spaces that have been found to be oversized, such as the gymnasium spaces and library.

North Valley High School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
Core / General Classroom	Appropriate	Appropriate	Room for Improvement	In these spaces there is insufficient access control, floor and wall finishes, sound absorption, white marker board surfaces, telephone/ intercom, and synchronized clock system.
Science Classroom	Undersized	Appropriate	Room for Improvement	There is insufficient flexibility, flooring and wall finishes, natural ventilation, sound absorption, water, white marker board surfaces, digital system with casting, telephone/ intercom, and synchronized clock system.
Science Lab	Oversized	Appropriate	Generally Appropriate	In this space there is insufficient flexibility, flooring, wall, and ceiling finishes, natural ventilation, sound absorption, water, general exhaust system, white marker board surfaces, tackable surfaces, digital interactive display, digital system with casting, telephone/ intercom, and synchronized clock system.
Computer Lab	Appropriate	Appropriate	Appropriate	This space has insufficient transparency, flexibility, floor, wall, and ceiling finishes, sound absorption, and digital interactive display.
Gym	Oversized	Appropriate	Room for Improvement	These spaces are sized for roughly 1,000 students or more, but served an enrollment of 512 in 2017. They have insufficient movable walls, transparency, flexibility, restroom access, white marker board surfaces, tackable surfaces, digital system with casting, telephone/ intercom, and synchronized clock system.
Weight Room	Somewhat Oversized	Generally Appropriate	More Safe & Secure	This space has insufficient transparency, flexibility, flooring, wall, and ceiling finishes, lighting control, natural ventilation, sound absorption, white marker board surfaces, tackable surfaces, telephone/ intercom, synchronized clock system, and appropriate wall outlets.
Cafeteria	Somewhat Oversized	Appropriate	Generally Appropriate	The student dining area has insufficient transparency, flexibility, flooring, wall, and ceiling finishes, natural daylight, sound absorption, white marker board surfaces, tackable surfaces, digital system with casting, telephone/ intercom, synchronized clock system, and appropriate wall outlets.

North Valley High School

Educational Adequacy Assessment

Priority Spaces

Space	Size	Adjacencies	Safety & Security	Improvement Areas
Library	Oversized	Appropriate	Appropriate	The media center is appropriately sized for roughly 1,200 students, as compared to the 512 enrolled in 2017, making it more than double the recommended size. This space has insufficient transparency, access control, flexibility, flooring finish, natural ventilation, sound absorption, water access, telephone/ intercom, and synchronized clock system.
Music: Band and Chorus	Somewhat Oversized	Appropriate	More Safe & Secure	The music spaces have insufficient flexibility, flooring finish, water access, white marker board surfaces, tackable surfaces, wi-fi, digital interactive display system, digital system with casting, telephone/ intercom, synchronized clock system, and appropriate wall outlets.
Career Tech: Manufacturing Woods and Metals	Somewhat Oversized	Appropriate	More Safe & Secure	These spaces have insufficient, flexibility, floor, wall, and ceiling finishes, natural daylight, lighting control, genreal exhaust system, and tackable surfaces.
Portables				
Portables: Special Education	These spaces are generally considered educationally inadequate.			

North Valley High School

Educational Adequacy Assessment

Existing Spaces

	Sufficient	Insufficient
Core / General Classroom	77%	23%
Science Classroom	65%	35%
Science Lab	64%	36%
Computer Lab	74%	26%
Gym	68%	32%
Weight Room	50%	50%
Cafeteria	47%	53%
Library	73%	27%
Music: Band and Chorus	75%	25%
Career Tech Education: Manufacturing Woods & Meta	66%	34%

Portable Spaces

	Sufficient	Insufficient
Life Skills (Self-Contained Special Education Classroom)	33%	67%



Physical Assessment by Facility

PHYSICAL CONDITION ASSESSMENT

District Name: Three Rivers
 Site Name: Applegate ES
 Building Name: Applegate ES
 Building ID: 0

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

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

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	LEVEL OF ACTION					% of System or Finish	Automated Budget Estimate	Necessity Rank (I, S, L)	Notes					
					None	Minor	Moderate	Major	Replace									
A SUBSTRUCTURE																		
<u>A10 Foundations</u>																		
		A1010 Standard Foundations		30%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues, Portables
		A1020 Special Foundations		30%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues, 1912 Bldg, Seismic upgrade 2010
		A1030 Slab on Grade		40%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues, Gym and Classrooms
<u>A20 Basement Construction</u>																		
		A2010 Basement Excavation	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
		A2020 Basement Walls		30%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues, 1912 Bldg
B SHELL																		
<u>B10 Superstructure</u>																		
		B1010 Floor Construction	Wood	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues, 1912 Bldg and Portables
			Steel		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Concrete		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		B1020 Roof Construction	Wood	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
			Steel		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Concrete		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<u>B20 Exterior Enclosure</u>																		
		B2010 Exterior Walls	Concrete Formed / Tilt		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Masonry	70%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	20%	\$33,417	S	Old Main Bldg
			Framed w/Panel Siding	30%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	50%	\$35,804	S	Water damage, Portables siding
			Framed w/Stucco		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Framed w/Masonry Veneer		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		B2020 Exterior Windows	Wood	50%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$397,820	I	1912 Main Bldg, wood rot and age
			Aluminum/Steel	50%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$99,455	I	Classrooms and Portable window repairs
			Clad		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Curtain Wall		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		B2030 Exterior Doors	Wood	22	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$35,211	I	Replace all
			Hollow Metal	21	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	10%	\$2,913	I	Multipurpose room, 2 doors
			Storefront		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<u>B30 Roofing</u>																		
		B3010 Roof Coverings	Asphalt Shingle	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	80%	\$222,779	I	Gym, Classrooms, Portables
			Built-Up		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Single Ply		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Metal		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Concrete Tile		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		B3020 Roof Openings	Skylights		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Access Hatch		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C INTERIORS																		
<u>C10 Interior Construction</u>																		
		C1010 Partitions	Framed	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
			Masonry		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		

PHYSICAL CONDITION ASSESSMENT

C1020 Interior Doors	Wood	37	x	None	Minor	Moderate	Major	Replace	\$0	No Issues, 37 each	
	Hollow Metal	5	x	None	Minor	Moderate	Major	Replace	\$0	No Issues, 5 each	
C1030 Fittings	NOT USED			None	Minor	Moderate	Major	Replace			
C20 Stairs											
C2010 Stair Construction	Wood	4	x	None	Minor	Moderate	Major	Replace	\$0	No Issues	
	Metal		o	None	Minor	Moderate	Major	Replace	\$0		
	Concrete	4	x	None	Minor	Moderate	Major	Replace	\$0	No Issues	
C2020 Stair Finishes	Concrete Fill	50%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues. Remaining are wood , no stair finishes	
	Resilient			None	Minor	Moderate	Major	Replace	\$0		
C30 Interior Finishes											
C3010 Wall Finishes	Paint on Masonry		o	None	Minor	Moderate	Major	Replace	\$0		
	Wallboard	100%	x	None	Minor	Moderate	Major	x Replace	\$238,692	Repair and paint all interior finishes	
	Wainscot		o	None	Minor	Moderate	Major	Replace	\$0		
	Ceramic Tile		o	None	Minor	Moderate	Major	Replace	\$0		
C3020 Floor Finishes	Carpet / Soft Surface	79%	x	None	Minor	Moderate	Major	x Replace	100%	\$183,853	Replace carpet, all buildings
	Resilient Tile	14%	x	None	Minor	Moderate	Major	x Replace	100%	\$30,632	Gym
	Resilient Sheet	7%	x	None	Minor	Moderate	Major	x Replace	80%	\$13,367	Multipurpose Room
	Polished Concrete		o	None	Minor	Moderate	Major	Replace	\$0		
	Ceramic Tile		o	None	Minor	Moderate	Major	Replace	\$0		
	Liquid Applied		o	None	Minor	Moderate	Major	Replace	\$0		
	Wood Sports Floor		o	None	Minor	Moderate	Major	Replace	\$0		
C3030 Ceiling Finishes	Wallboard	10%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues	
	Lay-In Ceiling Tile	80%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues	
	Glued-Up Ceiling Tile	5%	x	None	Minor	Moderate	Major	x Replace	100%	\$8,951	Age, failing/falling tiles
	Painted Structure	5%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues	

D SERVICES

D10 Conveying											
D1010 Elevators & Lifts			o	None	Minor	Moderate	Major	Replace	\$0		
D1020 Escalators & Moving Walks			o	None	Minor	Moderate	Major	Replace	\$0		
D1090 Other Conveying Systems			o	None	Minor	Moderate	Major	Replace	\$0		
D20 Plumbing											
D2010 Plumbing Fixtures		100%	x	None	Minor	Moderate	Major	x Replace	80%	\$222,779	1912 Bldg, Gym area, 76 total count
D2020 Domestic Water Distribution		100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues	
D2030 Sanitary Waste		100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues	
D2040 Rain Water Drainage			o	None	Minor	Moderate	Major	Replace	\$0		
D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace			
D30 HVAC											
D3010 Energy Supply		100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues	
D3020 Heat Generating Systems	Boiler		o	None	Minor	Moderate	Major	Replace	\$0		
	Air Handler		o	None	Minor	Moderate	Major	Replace	\$0		
	Furnace	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$79,564	All buildings
	Heat Exchanger		o	None	Minor	Moderate	Major	Replace	\$0		
D3030 Cooling Generating System	Component of air handler		o	None	Minor	Moderate	Major	Replace	\$0		
	Stand alone chiller		o	None	Minor	Moderate	Major	Replace	\$0		
D3040 Distribution Systems	Ductwork	100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues	
	Hot water return & supply		o	None	Minor	Moderate	Major	Replace	\$0		
D3050 Terminal & Package Units	Above ceiling VAV unit		o	None	Minor	Moderate	Major	Replace	\$0		
	In-room ventilator unit		o	None	Minor	Moderate	Major	Replace	\$0		
	In-room radiant unit		o	None	Minor	Moderate	Major	Replace	\$0		

PHYSICAL CONDITION ASSESSMENT

D3060 Controls & Instrumentation		100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
D3070 Systems Testing & Balancing		100%	x	None	Minor	Moderate	Major	x Replace	100%	\$39,782	I	
D3090 Other HVAC Systems & Eq NOT USED				None	Minor	Moderate	Major	Replace				
D40 Fire Protection												
D4010 Sprinklers			o	None	Minor	Moderate	Major	Replace		\$0		
D4020 Standpipes			o	None	Minor	Moderate	Major	Replace		\$0		
D4030 Fire Protection Specialties			o	None	Minor	Moderate	Major	Replace		\$0		
D4090 Other Fire Protection Syst NOT USED				None	Minor	Moderate	Major	Replace				
D50 Electrical												
D5010 Electrical Service & Distribution		100%	x	None	Minor	Moderate	Major	x Replace	20%	\$63,651	I	Kitchen area panelboards
D5020 Lighting and Branch Wiring		100%	x	None	Minor	Moderate	Major	x Replace	100%	\$477,384	I	All buildings, old wiring and fixtures
D5030 Communications & Securi Voice / Data System		100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
Clock / Intercom System			o	None	Minor	Moderate	Major	Replace		\$0		
Closed Circuit Surveillance			o	None	Minor	Moderate	Major	Replace		\$0		
Access Control System			o	None	Minor	Moderate	Major	Replace		\$0		
Intrusion Alarm System		100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
Fire Alarm / Detection			o	None	Minor	Moderate	Major	Replace		\$0		
Lighting Control System			o	None	Minor	Moderate	Major	Replace		\$0		
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	x Replace	100%	\$79,564	I	Old equipment
	Vocational		o	None	Minor	Moderate	Major	Replace		\$0		
E1020 Institutional Equipment	Science		o	None	Minor	Moderate	Major	Replace		\$0		
	Art		o	None	Minor	Moderate	Major	Replace		\$0		
	Stage Performance	600	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
	Restroom Accessories/Stalls	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$994,551	I	All Buildings
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%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
E2020 Movable Furnishings		100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED											
G20 Site Improvements												
G2010 Roadways		8931	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G2020 Parking Lots		24447	x	None	Minor	Moderate	Major	x Replace	100%	\$169,552	I	Total failure of gravel and asphalt system
G2030 Pedestrian Paving		3100	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G2040 Site Development		1878	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G2050 Landscaping		55882	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G30 Site Mechanical Utilities												
G3010 Water Supply	Domestic	100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
	Fire		o	None	Minor	Moderate	Major	Replace		\$0		
G3020 Sanitary Sewer		100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G3030 Storm Sewer			o	None	Minor	Moderate	Major	Replace		\$0		
G3040 Heating Distribution			o	None	Minor	Moderate	Major	Replace		\$0		
G3050 Cooling Distribution			o	None	Minor	Moderate	Major	Replace		\$0		

PHYSICAL CONDITION ASSESSMENT

G3060 Fuel Distribution
 G3090 Other Site Mechanical Uti NOT USED
G40 Site Electrical Utilities
 G4010 Electrical Distribution Service Generator
 G4020 Site Lighting
 G4030 Site Communications & Security
 G4090 Other Site Electrical Utiliti NOT USED
G90 Other Site Construction NOT USED

<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Rank (I,S,L)	Notes
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		

Physical Condition Budget Sub-Total	\$3,429,722
Budgeted Development Costs	\$1,303,294
Physical Condition Budget TOTAL	\$4,733,016
Replacement Budget	\$15,564,206

PHYSICAL CONDITION ASSESSMENT

District Name: Three Rivers/Josephine County SD
 Site Name: Evergreen ES
 Building Name: 0
 Building ID: 0

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

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

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	LEVEL OF ACTION					% of System or Finish	Automated Budget Estimate	Necessity Rank (I, S, L)	Notes						
					None	Minor	Moderate	Major	Replace										
A SUBSTRUCTURE																			
<u>A10 Foundations</u>																			
			A1010 Standard Foundations	10%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues	
			A1020 Special Foundations		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0			
			A1030 Slab on Grade	90%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues	
<u>A20 Basement Construction</u>																			
			A2010 Basement Excavation	NOT USED	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace					
			A2020 Basement Walls		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0			
B SHELL																			
<u>B10 Superstructure</u>																			
			B1010 Floor Construction	Wood		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Steel		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Concrete	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		10% Concrete, 90% Slab on grade, No Issues
			B1020 Roof Construction	Wood	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
				Steel		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Concrete		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<u>B20 Exterior Enclosure</u>																			
			B2010 Exterior Walls	Concrete Formed / Tilt		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Masonry	75%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
				Framed w/Panel Siding	25%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$450,877	I	Moisture damage, rot, age
				Framed w/Stucco		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Framed w/Masonry Veneer		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			B2020 Exterior Windows	Wood	75%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$901,754	I	Moisture damage, age, original windows
				Aluminum/Steel	25%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$195,380	I	Age, 53 years old, single pane
				Clad		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Curtain Wall		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			B2030 Exterior Doors	Wood	53	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$84,827	I	Moisture damage, delamination, original doors
				Hollow Metal	9	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$12,484	I	53 year old doors
				Storefront		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<u>B30 Roofing</u>																			
			B3010 Roof Coverings	Asphalt Shingle	10%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	50%	\$21,041	S	2 Portables C & D
				Built-Up	90%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$541,052	I	Leaks, poor condition
				Single Ply		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Metal		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Concrete Tile		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			B3020 Roof Openings	Skylights		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Access Hatch		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C INTERIORS																			
<u>C10 Interior Construction</u>																			
			C1010 Partitions	Framed	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues

PHYSICAL CONDITION ASSESSMENT

C1020 Interior Doors	Masonry		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Wood	134	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$185,871	S	Age, wear
	Hollow Metal	1	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
C1030 Fittings	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
C20 Stairs																
C2010 Stair Construction	Wood	2	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Metal		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C2020 Stair Finishes	Concrete		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Concrete Fill		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Resilient	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
C30 Interior Finishes																
C3010 Wall Finishes	Paint on Masonry	39%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$46,891	S	Age, repaint
	Wallboard	60%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$216,421	I	Minor repairs, repaint
	Wainscot		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C3020 Floor Finishes	Ceramic Tile	1%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues, in showers
	Carpet / Soft Surface	60%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$211,010	I	Wear, age
	Resilient Tile	36%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$119,031	I	Wear, age
	Resilient Sheet	1%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$3,607	I	Kitchen area, wear
	Polished Concrete	2%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Ceramic Tile	1%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Liquid Applied		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C3030 Ceiling Finishes	Wood Sports Floor		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Wallboard	17%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$86,869	S	Repaint
	Lay-In Ceiling Tile	1%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues, 2010 install
	Glued-Up Ceiling Tile	80%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$216,421	I	Stained, age, failing and falling tiles
	Painted Structure	2%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues

D SERVICES

D10 Conveying																
D1010 Elevators & Lifts			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D1020 Escalators & Moving Walks			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D1090 Other Conveying Systems			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D20 Plumbing																
D2010 Plumbing Fixtures		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	75%	\$315,614	I	Count = 148, replace old fixtures throughout the building
D2020 Domestic Water Distribution		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$180,351	I	Rusty water, original pipe
D2030 Sanitary Waste		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$180,351	I	Original SS pipe system
D2040 Rain Water Drainage			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D2090 Other Plumbing Systems	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
D30 HVAC																
D3010 Energy Supply		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D3020 Heat Generating Systems	Boiler	80%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$192,374	I	Replace 2 original boilers, beyond service life
	Air Handler	80%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$144,281	I	Equipment beyond service life
	Furnace	10%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$12,023	I	In the 1951 building
	Heat Exchanger	10%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues, Portables installed 2018 and 2015
D3030 Cooling Generating System	Component of air handler		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Stand alone chiller		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3040 Distribution Systems	Ductwork	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	90%	\$108,210	I	All buildings except the 1951 bldg.
	Hot water return & supply	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$300,585	I	Beyond service life
D3050 Terminal & Package Unit	Above ceiling VAV unit		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		

PHYSICAL CONDITION ASSESSMENT

	In-room ventilator unit		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	In-room radiant unit		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	D3060 Controls & Instrumentation	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	D3070 Systems Testing & Balancing	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$60,117	I	Throughout the building
	D3090 Other HVAC Systems & E NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
D40 Fire Protection																
	D4010 Sprinklers	5%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$11,272	I	Stage Sprinkler System, age
	D4020 Standpipes	5%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$6,012	I	Stage Sprinkler System, age
	D4030 Fire Protection Specialties	5%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$6,012	I	Stage Sprinkler System, age
	D4090 Other Fire Protection Sys NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
D50 Electrical																
	D5010 Electrical Service & Distribution	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$480,935	I	Original Westinghouse Equipment
	D5020 Lighting and Branch Wiring	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$721,403	I	Old wiring and fixtures
	D5030 Communications & Secur Voice / Data System	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Clock / Intercom System		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Closed Circuit Surveillance		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Access Control System		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Intrusion Alarm System	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No issues
	Fire Alarm / Detection	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$135,263	I	Panel for Stage Sprinkler system
	Lighting Control System		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	D5090 Other Electrical Systems NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				

E EQUIPMENT & FURNISHINGS

E10 Equipment																	
	E1010 Commercial Equipment	Food Service	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$120,234	I	Equipment beyond service life
		Vocational		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	E1020 Institutional Equipment	Science		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		Art		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		Stage Performance	1488	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
		Restroom Accessories/Stalls	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$1,502,923	I	Count = 148 fixtures
	E1030 Vehicular Equipment	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
	E1090 Other Equipment	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
E20 Furnishings																	
	E2010 Fixed Furnishings		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$721,403	I	Old and damaged cabinetry
	E2020 Movable Furnishings		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

	G10 Site Preparation	NOT USED															
G20 Site Improvements																	
	G2010 Roadways			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	G2020 Parking Lots		60500	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$419,598	I	Drive lanes and lot, asphalt failure
	G2030 Pedestrian Paving		11500	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	G2040 Site Development		2015	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$139,750	I	o
	G2050 Landscaping		120100	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
G30 Site Mechanical Utilities																	
	G3010 Water Supply	Domestic	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$0	S	Original Pipe system
		Fire		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	G3020 Sanitary Sewer		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$0	S	Original SS Pipe system
	G3030 Storm Sewer			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		

PHYSICAL CONDITION ASSESSMENT

G3040 Heating Distribution		<input type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
G3050 Cooling Distribution		<input type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
G3060 Fuel Distribution		<input type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
G3090 Other Site Mechanical Utili NOT USED		<input type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace				
G40 Site Electrical Utilities										
G4010 Electrical Distribution	Service Generator	<input type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
G4020 Site Lightings		<input type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
G4030 Site Communications & Security		<input type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
G4090 Other Site Electrical Utilii NOT USED		<input type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace				
G90 Other Site Construction	NOT USED									

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Rank (I,S,L)	Notes
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		

Physical Condition Budget Sub-Total	\$9,052,246
Budgeted Development Costs	\$3,439,853
Physical Condition Budget TOTAL	\$12,492,099
Replacement Budget	\$23,519,968

PHYSICAL CONDITION ASSESSMENT

District Name: Three Rivers/Josephine County SD
 Site Name: Fort Vannoy
 Building Name: 0
 Building ID: 0

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

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

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	LEVEL OF ACTION					% of System or Finish	Automated Budget Estimate	Necessity Rank (I, S, L)	Notes	
					None	Minor	Moderate	Major	Replace					
A SUBSTRUCTURE														
<u>A10 Foundations</u>														
			A1010 Standard Foundations	10%	<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0		No Issues	
			A1020 Special Foundations		<input type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
			A1030 Slab on Grade	90%	<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0		No Issues	
<u>A20 Basement Construction</u>														
			A2010 Basement Excavation	NOT USED	<input type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace				
			A2020 Basement Walls		<input type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
B SHELL														
<u>B10 Superstructure</u>														
			B1010 Floor Construction	Wood	<input type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
				Steel	<input type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
				Concrete	100%	<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		10% Concrete, 90% Slab on grade, No Issues	
			B1020 Roof Construction	Wood	100%	<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	10%	\$76,683	I	Exposed ends of wood roof beams have moisture damage/rot
				Steel	<input type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
				Concrete	<input type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
<u>B20 Exterior Enclosure</u>														
			B2010 Exterior Walls	Concrete Formed / Tilt Masonry	<input type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
				Framed w/Panel Siding	60%	<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		No Issues	
				Framed w/Stucco	20%	<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	100%	\$230,049	I	Moisture damage, rot, age
				Framed w/Masonry Veneer	20%	<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	100%	\$191,708	I	Stucco cracked and moisture damage
			B2020 Exterior Windows	Wood		<input type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major		\$0		
				Aluminum/Steel	90%	<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	100%	\$690,148		Moisture damage, rot, single pane, age
				Clad	10%	<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major		\$0		No Issues
				Curtain Wall	<input type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
			B2030 Exterior Doors	Wood	26	<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	100%	\$41,613	I	Beyond service life, moisture damage
				Hollow Metal	16	<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	100%	\$5,122	I	Repairs to door and hardware, repaint
				Storefront	<input type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
<u>B30 Roofing</u>														
			B3010 Roof Coverings	Asphalt Shingle	10%	<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	100%	\$26,839	I	1995 shingles, worn, beyond service life
				Built-Up	90%	<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	100%	\$345,074	I	Beyond service life, over 25 years old
				Single Ply	<input type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
				Metal	<input type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
				Concrete Tile	<input type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
			B3020 Roof Openings	Skylights	<input type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
				Access Hatch	<input type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
C INTERIORS														
<u>C10 Interior Construction</u>														
			C1010 Partitions	Framed	100%	<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major		\$0		No Issues

PHYSICAL CONDITION ASSESSMENT

C1020 Interior Doors	Masonry		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Wood	76	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$105,420	I	Beyond Service Life, heavy use
	Hollow Metal		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C1030 Fittings	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
C20 Stairs																
C2010 Stair Construction	Wood	2	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues, stairs to stage
	Metal		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Concrete		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C2020 Stair Finishes	Concrete Fill		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Resilient	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$11	I	Replace non-slip coverings
C30 Interior Finishes																
C3010 Wall Finishes	Paint on Masonry	5%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Wallboard	94%	<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$54,062	S	Repairs and repaint
	Wainscot		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C3020 Floor Finishes	Ceramic Tile	1%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues, shower area
	Carpet / Soft Surface	40%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$89,719	I	Replace all, dirty, worn, age
	Resilient Tile	56%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$118,092	I	Replace VCT, age and wear
	Resilient Sheet	2%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$4,601	S	Replace, age, wear. Kitchen, girls LR, Café
	Polished Concrete	1%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Ceramic Tile	1%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues, shower area
	Liquid Applied		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C3030 Ceiling Finishes	Wood Sports Floor		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Wallboard	39%	<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$22,430	I	Minor repairs and repaint ceilings
	Lay-In Ceiling Tile		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Glued-Up Ceiling Tile	60%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$103,522	I	Age, failing, falling, stained
	Painted Structure	1%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues

D SERVICES

D10 Conveying																
D1010 Elevators & Lifts			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D1020 Escalators & Moving Walks			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D1090 Other Conveying Systems			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D20 Plumbing																
D2010 Plumbing Fixtures		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$268,391	I	Qty = 104, Age, stained, functionality
D2020 Domestic Water Distribution		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$115,025	I	Original Domestic water pipe system
D2030 Sanitary Waste		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$115,025	I	Original SS pipe
D2040 Rain Water Drainage			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D2090 Other Plumbing Systems	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
D30 HVAC																
D3010 Energy Supply		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D3020 Heat Generating Systems	Boiler	66%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	50%	\$50,611	I	Replace the 1 old boiler
	Air Handler		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Furnace		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Heat Exchanger	34%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$32,590	I	High maintenance cost, not functional
D3030 Cooling Generating System	Component of air handler		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Stand alone chiller		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3040 Distribution Systems	Ductwork	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$76,683	I	Age, dirty
	Hot water return & supply	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$191,708	I	Original 2-pipe system
D3050 Terminal & Package Units	Above ceiling VAV unit		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	In-room ventilator unit		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	In-room radiant unit		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		

PHYSICAL CONDITION ASSESSMENT

D3060 Controls & Instrumentation		100%	x	None	Minor	Moderate	Major	Replace		\$0		
D3070 Systems Testing & Balancing		100%	x	None	Minor	Moderate	Major	x Replace	100%	\$38,342	I	
D3090 Other HVAC Systems & Eq	NOT USED			None	Minor	Moderate	Major	Replace				
D40 Fire Protection												
D4010 Sprinklers			o	None	Minor	Moderate	Major	Replace		\$0		
D4020 Standpipes			o	None	Minor	Moderate	Major	Replace		\$0		
D4030 Fire Protection Specialties			o	None	Minor	Moderate	Major	Replace		\$0		
D4090 Other Fire Protection Syste	NOT USED			None	Minor	Moderate	Major	Replace				
D50 Electrical												
D5010 Electrical Service & Distribution		100%	x	None	Minor	Moderate	Major	x Replace	20%	\$61,347	I	Old panelboards, original to the building
D5020 Lighting and Branch Wiring		100%	x	None	Minor	Moderate	Major	x Replace	100%	\$460,099	I	Old wiring and fixtures
D5030 Communications & Securit Voice / Data System		100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
	Clock / Intercom System		o	None	Minor	Moderate	Major	Replace		\$0		
	Closed Circuit Surveillance		o	None	Minor	Moderate	Major	Replace		\$0		
	Access Control System		o	None	Minor	Moderate	Major	Replace		\$0		
	Intrusion Alarm System	100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
	Fire Alarm / Detection		o	None	Minor	Moderate	Major	Replace		\$0		
	Lighting Control System		o	None	Minor	Moderate	Major	Replace		\$0		
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	x Replace	100%	\$76,683	I	Old Equipment
	Vocational		o	None	Minor	Moderate	Major	Replace		\$0		
E1020 Institutional Equipment	Science		o	None	Minor	Moderate	Major	Replace		\$0		
	Art		o	None	Minor	Moderate	Major	Replace		\$0		
	Stage Performance	1120	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
	Restroom Accessories/Stalls	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$958,539	I	Qty = 19 stalls
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%	x	None	Minor	Moderate	Major	x Replace	100%	\$460,099	I	Old cabinetry, building original equipment
E2020 Movable Furnishings		100%	x	None	Minor	Moderate	Major	Replace		\$0		No issues

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED											
G20 Site Improvements												
G2010 Roadways		15550	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G2020 Parking Lots		24500	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G2030 Pedestrian Paving		30000	x	None	Minor	Moderate	Major	x Replace	20%	\$64,020	I	Trip hazard, heaving, cracked, damage
G2040 Site Development		2975	x	None	Minor	Moderate	Major	x Replace	100%	\$206,331	I	Cattle type fence
G2050 Landscaping		64000	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G30 Site Mechanical Utilities												
G3010 Water Supply	Domestic	100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
	Fire		o	None	Minor	Moderate	Major	Replace		\$0		
G3020 Sanitary Sewer		100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G3030 Storm Sewer			o	None	Minor	Moderate	Major	Replace		\$0		
G3040 Heating Distribution			o	None	Minor	Moderate	Major	Replace		\$0		
G3050 Cooling Distribution			o	None	Minor	Moderate	Major	Replace		\$0		

PHYSICAL CONDITION ASSESSMENT

G3060 Fuel Distribution
 G3090 Other Site Mechanical Utili NOT USED
G40 Site Electrical Utilities
 G4010 Electrical Distribution Service Generator
 G4020 Site Lighting
 G4030 Site Communications & Security
 G4090 Other Site Electrical Utilitie NOT USED
G90 Other Site Construction NOT USED

<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Rank (I,S,L)	Notes
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		

Physical Condition Budget Sub-Total	\$5,280,586
Budgeted Development Costs	\$2,006,623
Physical Condition Budget TOTAL	\$7,287,208
Replacement Budget	\$15,000,648

PHYSICAL CONDITION ASSESSMENT

District Name: Three Rivers/Josephine County SD
 Site Name: Fruitdale ES
 Building Name: 0
 Building ID: 0

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

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

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	LEVEL OF ACTION					% of System or Finish	Automated Budget Estimate	Necessity Rank (I, S, L)	Notes						
					None	Minor	Moderate	Major	Replace										
A SUBSTRUCTURE																			
<u>A10 Foundations</u>																			
			A1010 Standard Foundations		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0			
			A1020 Special Foundations		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0			
			A1030 Slab on Grade	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues	
<u>A20 Basement Construction</u>																			
			A2010 Basement Excavation	NOT USED	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace					
			A2020 Basement Walls		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0			
B SHELL																			
<u>B10 Superstructure</u>																			
			B1010 Floor Construction	Wood		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Steel		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Concrete	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		Slab on grade, No Issues
			B1020 Roof Construction	Wood	75%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
				Steel	25%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
				Concrete		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<u>B20 Exterior Enclosure</u>																			
			B2010 Exterior Walls	Concrete Formed / Tilt Masonry		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
					45%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
				Framed w/Panel Siding	55%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$303,067	I	Water damage to batting and facia. Paint
				Framed w/Stucco		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Framed w/Masonry Veneer		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			B2020 Exterior Windows	Wood		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Aluminum/Steel	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
				Clad		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Curtain Wall		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			B2030 Exterior Doors	Wood		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Hollow Metal	6	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
				Storefront	30	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
<u>B30 Roofing</u>																			
			B3010 Roof Coverings	Asphalt Shingle	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
				Built-Up		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Single Ply		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Metal		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Concrete Tile		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			B3020 Roof Openings	Skylights		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Access Hatch		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		

PHYSICAL CONDITION ASSESSMENT

C INTERIORS

C10 Interior Construction

C1010 Partitions	Framed	100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
	Masonry		o	None	Minor	Moderate	Major	Replace	\$0	
C1020 Interior Doors	Wood	67	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
	Hollow Metal	36	x	None	Minor	Moderate	Major	Replace	\$0	no Issues
C1030 Fittings	NOT USED			None	Minor	Moderate	Major	Replace		

C20 Stairs

C2010 Stair Construction	Wood	3	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
	Metal		0	None	Minor	Moderate	Major	Replace	\$0	
	Concrete		0	None	Minor	Moderate	Major	Replace	\$0	
C2020 Stair Finishes	Concrete Fill		0	None	Minor	Moderate	Major	Replace	\$0	
	Resilient	100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues

C30 Interior Finishes

C3010 Wall Finishes	Paint on Masonry		o	None	Minor	Moderate	Major	Replace	\$0	
	Wallboard	100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
	Wainscot		o	None	Minor	Moderate	Major	Replace	\$0	
	Ceramic Tile		o	None	Minor	Moderate	Major	Replace	\$0	
C3020 Floor Finishes	Carpet / Soft Surface	85%	x	None	Minor	Moderate	Major	x Replace	100%	\$274,000 S Wear and age showing, 16 year old carpet
	Resilient Tile	5%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
	Resilient Sheet	5%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
	Polished Concrete	2%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
	Ceramic Tile		o	None	Minor	Moderate	Major	Replace	\$0	
	Liquid Applied		o	None	Minor	Moderate	Major	Replace	\$0	
	Wood Sports Floor	3%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
C3030 Ceiling Finishes	Wallboard		o	None	Minor	Moderate	Major	Replace	\$0	
	Lay-In Ceiling Tile	85%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
	Glued-Up Ceiling Tile	10%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
	Painted Structure	5%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues

D SERVICES

D10 Conveying

D1010 Elevators & Lifts			o	None	Minor	Moderate	Major	Replace	\$0	
D1020 Escalators & Moving Walks			o	None	Minor	Moderate	Major	Replace	\$0	
D1090 Other Conveying Systems		1	x	None	Minor	Moderate	Major	Replace	\$0	No Issues

D20 Plumbing

D2010 Plumbing Fixtures		100%	x	None	Minor	Moderate	Major	Replace	\$0	94 count
D2020 Domestic Water Distribution		100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
D2030 Sanitary Waste		100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
D2040 Rain Water Drainage			0	None	Minor	Moderate	Major	Replace	\$0	
D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace		

D30 HVAC

D3010 Energy Supply		100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
D3020 Heat Generating Systems	Boiler	98%	x	None	Minor	Moderate	Major	x Replace	100%	\$216,004 L Replace
	Air Handler	2%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues - portables
	Furnace		o	None	Minor	Moderate	Major	Replace	\$0	
	Heat Exchanger		o	None	Minor	Moderate	Major	Replace	\$0	

PHYSICAL CONDITION ASSESSMENT

D3030 Cooling Generating Systems	Component of air handler		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Stand alone chiller		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3040 Distribution Systems	Ductwork	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Hot water return & supply		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3050 Terminal & Package Units	Above ceiling VAV unit		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	In-room ventilator unit		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	In-room radiant unit		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3060 Controls & Instrumentation		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D3070 Systems Testing & Balancing		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D3090 Other HVAC Systems & Equipn	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
D40 Fire Protection																
D4010 Sprinklers		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D4020 Standpipes		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D4030 Fire Protection Specialties		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D4090 Other Fire Protection Systems	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
D50 Electrical																
D5010 Electrical Service & Distribution		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D5020 Lighting and Branch Wiring		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D5030 Communications & Security	Voice / Data System	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Clock / Intercom System		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Closed Circuit Surveillance		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Access Control System		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Intrusion Alarm System	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Fire Alarm / Detection	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Lighting Control System		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D5090 Other Electrical Systems	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				

E EQUIPMENT & FURNISHINGS

E10 Equipment

E1010 Commercial Equipment	Food Service	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Vocational		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
E1020 Institutional Equipment	Science		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Art		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Stage Performance	1250	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Restroom Accessories/Star	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
E1030 Vehicular Equipment	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
E1090 Other Equipment	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				

E20 Furnishings

E2010 Fixed Furnishings		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
E2020 Movable Furnishings		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation

NOT USED

G20 Site Improvements

G2010 Roadways		15700	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
G2020 Parking Lots		53360	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues

PHYSICAL CONDITION ASSESSMENT

G2030 Pedestrian Paving		10750	x	None	Minor	Moderate	Major	Replace	\$0	No Issues	
G2040 Site Development		1300	x	None	Minor	Moderate	Major	Replace	\$0	No Issues	
G2050 Landscaping		71000	x	None	Minor	Moderate	Major	Replace	\$0	No Issues	
G30 Site Mechanical Utilities											
G3010 Water Supply	Domestic	100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues	
	Fire	100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues	
G3020 Sanitary Sewer		100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues	
G3030 Storm Sewer		100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues	
G3040 Heating Distribution			o	None	Minor	Moderate	Major	Replace	\$0		
G3050 Cooling Distribution			o	None	Minor	Moderate	Major	Replace	\$0		
G3060 Fuel Distribution			o	None	Minor	Moderate	Major	Replace	\$0		
G3090 Other Site Mechanical Utilities	NOT USED			None	Minor	Moderate	Major	Replace			
G40 Site Electrical Utilities											
G4010 Electrical Distribution	Service	100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues	
	Generator	100%	x	None	Minor	x Moderate	Major	Replace	100%	\$16,005	Will not auto-start, heat sensor failures
G4020 Site Lighting			0	None	Minor	Moderate	Major	Replace	\$0		
G4030 Site Communications & Security			0	None	Minor	Moderate	Major	Replace	\$0		
G4090 Other Site Electrical Utilities	NOT USED			None	Minor	Moderate	Major	Replace			
G90 Other Site Construction	NOT USED										

OTHER										
Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Rank (I,S,L)	Notes				
				\$0						
				\$0						
				\$0						
				\$0						
				\$0						
				\$0						
				\$0						
				\$0						

Physical Condition Budget Sub-Total	\$809,076
Budgeted Development Costs	\$307,449
Physical Condition Budget TOTAL	\$1,116,525
Replacement Budget	\$21,558,370

PHYSICAL CONDITION ASSESSMENT

District Name: Three Rivers/Josephine County SD
 Site Name: Jerome Prairie ES
 Building Name: 0
 Building ID: 0

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

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

			LEVEL OF ACTION							% of System or Finish	Automated Budget Estimate	Necessity Rank (I, S, L)	Notes		
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	None	Minor	Moderate	Major	Replace						
A SUBSTRUCTURE															
<u>A10 Foundations</u>															
			A1010 Standard Foundations	50%	x	None	Minor	Moderate	Major	Replace	\$0		No issues		
			A1020 Special Foundations		o	None	Minor	Moderate	Major	Replace	\$0				
			A1030 Slab on Grade	50%	x	None	Minor	Moderate	Major	Replace	\$0		No Issues		
<u>A20 Basement Construction</u>															
			A2010 Basement Excavation	NOT USED		None	Minor	Moderate	Major	Replace					
			A2020 Basement Walls		o	None	Minor	Moderate	Major	Replace	\$0				
B SHELL															
<u>B10 Superstructure</u>															
			B1010 Floor Construction	Wood	50%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues, 1938 bldg flooring above basement		
				Steel		o	None	Minor	Moderate	Major	Replace	\$0			
				Concrete	50%	x	None	Minor	Moderate	Major	Replace	\$0	Slab on grade, No Issues		
			B1020 Roof Construction	Wood	100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues		
				Steel		o	None	Minor	Moderate	Major	Replace	\$0			
				Concrete		o	None	Minor	Moderate	Major	Replace	\$0			
<u>B20 Exterior Enclosure</u>															
			B2010 Exterior Walls	Concrete Formed / Tilt		o	None	Minor	Moderate	Major	Replace	\$0			
				Masonry	25%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues		
				Framed w/Panel Siding	70%	x	None	Minor	Moderate	Major	Replace	100%	\$614,870	I	Damage, wood rot, age
				Framed w/Stucco		o	None	Minor	Moderate	Major	Replace	\$0			
				Framed w/Masonry Veneer	5%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues		
			B2020 Exterior Windows	Wood	95%	x	None	Minor	Moderate	Major	Replace	100%	\$556,311	I	Wood rot, damage, age
				Aluminum/Steel	5%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues, Library Bldg		
				Clad		o	None	Minor	Moderate	Major	Replace	\$0			
				Curtain Wall		o	None	Minor	Moderate	Major	Replace	\$0			
			B2030 Exterior Doors	Wood	27	x	None	Minor	Moderate	Major	Replace	100%	\$43,214	I	Damage, age
				Hollow Metal	12	x	None	Minor	Moderate	Major	Replace	100%	\$16,645	S	Beyond service life
				Storefront		o	None	Minor	Moderate	Major	Replace	\$0			
<u>B30 Roofing</u>															
			B3010 Roof Coverings	Asphalt Shingle	100%	x	None	Minor	Moderate	Major	Replace	100%	\$204,957	I	All buildings, replace all shingles
				Built-Up		o	None	Minor	Moderate	Major	Replace	\$0			
				Single Ply		o	None	Minor	Moderate	Major	Replace	\$0			
				Metal		o	None	Minor	Moderate	Major	Replace	\$0			
				Concrete Tile		o	None	Minor	Moderate	Major	Replace	\$0			
			B3020 Roof Openings	Skylights		o	None	Minor	Moderate	Major	Replace	\$0			
				Access Hatch		o	None	Minor	Moderate	Major	Replace	\$0			
C INTERIORS															
<u>C10 Interior Construction</u>															
			C1010 Partitions	Framed	100%	x	None	Minor	Moderate	Major	Replace	\$0		No Issues	

PHYSICAL CONDITION ASSESSMENT

C1020 Interior Doors	Masonry		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Wood	54	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$74,903	I	Age, wear, beyond service life
	Hollow Metal		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C1030 Fittings	NOT USED		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
C20 Stairs																
C2010 Stair Construction	Wood	4	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Metal		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Concrete		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C2020 Stair Finishes	Concrete Fill		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Resilient		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C30 Interior Finishes																
C3010 Wall Finishes	Paint on Masonry		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Wallboard	100%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$87,839	I	Repaint all interior walls
	Wainscot		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	10%	\$0		
C3020 Floor Finishes	Ceramic Tile		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Carpet / Soft Surface	59%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$101,058	I	Original carpet, 40+ years, dirty, worn
	Resilient Tile	15%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Resilient Sheet	5%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$8,784	I	Girls RR
	Polished Concrete	5%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Ceramic Tile		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Liquid Applied		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C3030 Ceiling Finishes	Wood Sports Floor	16%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Wallboard		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Lay-In Ceiling Tile	81%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$120,954	I	Original ceiling system, dirty, damaged
	Glued-Up Ceiling Tile	18%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$23,716	I	Original ceiling system, failing, falling, dirty
	Painted Structure	1%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues

D SERVICES

D10 Conveying																
D1010 Elevators & Lifts			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D1020 Escalators & Moving Walks			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D1090 Other Conveying Systems			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D20 Plumbing																
D2010 Plumbing Fixtures		100%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$204,957	I	All fixtures old, damaged, qty = 80
D2020 Domestic Water Distribution		100%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$87,839	I	Original lines, rust
D2030 Sanitary Waste		100%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$87,839	I	Original SS lines
D2040 Rain Water Drainage			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D2090 Other Plumbing Systems	NOT USED		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
D30 HVAC																
D3010 Energy Supply		100%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D3020 Heat Generating Systems	Boiler	100%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	50%	\$58,559	I	Replace single boiler in Bldg B, original
	Air Handler		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Furnace		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Heat Exchanger		<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3030 Cooling Generating Systems	Component of air handler		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Stand alone chiller		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3040 Distribution Systems	Ductwork	100%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Hot water return & supply		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3050 Terminal & Package Units	Above ceiling VAV unit		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	In-room ventilator unit		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	In-room radiant unit	100%	<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$29,280	I	Steam and HW Radiators, original to bldg

PHYSICAL CONDITION ASSESSMENT

D3060 Controls & Instrumentation		100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
D3070 Systems Testing & Balancing		100%	x	None	Minor	Moderate	Major	Replace	100%	\$29,280	I	
D3090 Other HVAC Systems & Equi NOT USED				None	Minor	Moderate	Major	Replace				
D40 Fire Protection												
D4010 Sprinklers			o	None	Minor	Moderate	Major	Replace		\$0		
D4020 Standpipes			o	None	Minor	Moderate	Major	Replace		\$0		
D4030 Fire Protection Specialties			o	None	Minor	Moderate	Major	Replace		\$0		
D4090 Other Fire Protection Syster NOT USED				None	Minor	Moderate	Major	Replace				
D50 Electrical												
D5010 Electrical Service & Distribution		100%	x	None	Minor	Moderate	Major	Replace	100%	\$234,236	I	Building original electrical equipment
D5020 Lighting and Branch Wiring		100%	x	None	Minor	Moderate	Major	Replace	100%	\$351,355	I	Building original wiring and fixtures
D5030 Communications & Security Voice / Data System		100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
	Clock / Intercom System		o	None	Minor	Moderate	Major	Replace		\$0		
	Closed Circuit Surveillance		o	None	Minor	Moderate	Major	Replace		\$0		
	Access Control System		o	None	Minor	Moderate	Major	Replace		\$0		
	Intrusion Alarm System	100%	x	None	Minor	Moderate	Major	Replace	100%	\$19,032	S	Beyond Service Life
	Fire Alarm / Detection		o	None	Minor	Moderate	Major	Replace		\$0		
	Lighting Control System		o	None	Minor	Moderate	Major	Replace		\$0		
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	100%	\$58,559	I	Old equipment
	Vocational		o	None	Minor	Moderate	Major	Replace		\$0		
E1020 Institutional Equipment	Science		o	None	Minor	Moderate	Major	Replace		\$0		
	Art		o	None	Minor	Moderate	Major	Replace		\$0		
	Stage Performance	600	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
	Restroom Accessories/Stalls	100%	x	None	Minor	Moderate	Major	Replace	100%	\$731,989	I	Old, damaged, wood
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%	x	None	Minor	Moderate	Major	Replace	100%	\$351,355	I	All old cabinetry
E2020 Movable Furnishings		100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED											
G20 Site Improvements												
G2010 Roadways			o	None	Minor	Moderate	Major	Replace		\$0		
G2020 Parking Lots		39300	x	None	Minor	Moderate	Major	Replace	100%	\$272,565	S	Resurface and stripe
G2030 Pedestrian Paving		2050	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G2040 Site Development		1900	x	None	Minor	Moderate	Major	Replace	90%	\$118,597	I	Cattle fencing
G2050 Landscaping		11250	x	None	Minor	Moderate	Major	Replace	100%	\$34,211	I	Not in working condition
G30 Site Mechanical Utilities												
G3010 Water Supply	Domestic	100%	x	None	Minor	Moderate	Major	Replace	100%	\$29,280	I	Old piping
	Fire		o	None	Minor	Moderate	Major	Replace		\$0		
G3020 Sanitary Sewer		100%	x	None	Minor	Moderate	Major	Replace	100%	\$29,280	I	Old piping
G3030 Storm Sewer			o	None	Minor	Moderate	Major	Replace		\$0		
G3040 Heating Distribution			o	None	Minor	Moderate	Major	Replace		\$0		
G3050 Cooling Distribution			o	None	Minor	Moderate	Major	Replace		\$0		

PHYSICAL CONDITION ASSESSMENT

G3060 Fuel Distribution		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G3090 Other Site Mechanical Utilit NOT USED		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
G40 Site Electrical Utilities															
G4010 Electrical Distribution	Service	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Generator	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G4020 Site Lighting		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G4030 Site Communications & Security		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G4090 Other Site Electrical Utilities NOT USED		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
G90 Other Site Construction NOT USED															

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Rank (I,S,L)	Notes
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		

Physical Condition Budget Sub-Total	\$4,581,461
Budgeted Development Costs	\$1,740,955
Physical Condition Budget TOTAL	\$6,322,416
Replacement Budget	\$12,496,631

PHYSICAL CONDITION ASSESSMENT

District Name: Three Rivers/Josephine County SD
 Site Name: Madrona ES
 Building Name: 0
 Building ID: 0

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

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

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	LEVEL OF ACTION					% of System or Finish	Automated Budget Estimate	Necessity Rank (I, S, L)	Notes		
					None	Minor	Moderate	Major	Replace						
A SUBSTRUCTURE															
<u>A10 Foundations</u>															
			A1010 Standard Foundations	10%	x	None	Minor	Moderate	Major	Replace	\$0		Gym, No Issues		
			A1020 Special Foundations		o	None	Minor	Moderate	Major	Replace	\$0				
			A1030 Slab on Grade	90%	x	None	Minor	Moderate	Major	Replace	\$0		No Issues		
<u>A20 Basement Construction</u>															
			A2010 Basement Excavation			None	Minor	Moderate	Major	Replace					
			A2020 Basement Walls		o	None	Minor	Moderate	Major	Replace	\$0				
B SHELL															
<u>B10 Superstructure</u>															
			B1010 Floor Construction		o	None	Minor	Moderate	Major	Replace	\$0				
					o	None	Minor	Moderate	Major	Replace	\$0				
				Concrete	100%	o	None	Minor	Moderate	Major	Replace	\$0	10% Concrete, 90% Slab on grade, No Issues		
			B1020 Roof Construction		x	None	Minor	Moderate	Major	Replace	10%	\$51,184	S	External exposed beam wood rot	
				Steel		o	None	Minor	Moderate	Major	Replace	\$0			
				Concrete		o	None	Minor	Moderate	Major	Replace	\$0			
<u>B20 Exterior Enclosure</u>															
			B2010 Exterior Walls		o	None	Minor	Moderate	Major	Replace	\$0				
				Masonry	95%	x	None	Minor	Moderate	Major	Replace	\$0		No Issues	
				Framed w/Panel Siding	5%	x	None	Minor	Moderate	Major	Replace	100%	\$51,184	I	Wood rot, window area panels
				Framed w/Stucco		o	None	Minor	Moderate	Major	Replace	\$0			
				Framed w/Masonry Veneer		o	None	Minor	Moderate	Major	Replace	\$0			
			B2020 Exterior Windows		x	None	Minor	Moderate	Major	Replace	100%	\$682,453	I	Original wood framed windows, moisture damage and rot	
				Aluminum/Steel		o	None	Minor	Moderate	Major	Replace	\$0			
				Clad		o	None	Minor	Moderate	Major	Replace	\$0			
				Curtain Wall		o	None	Minor	Moderate	Major	Replace	\$0			
			B2030 Exterior Doors		x	None	Minor	Moderate	Major	Replace	100%	\$51,216	I	Moisture damage, delamination, age	
				Hollow Metal	9	x	None	Minor	Moderate	Major	Replace	\$0		No Issues	
				Storefront		o	None	Minor	Moderate	Major	Replace	\$0			
<u>B30 Roofing</u>															
			B3010 Roof Coverings		x	None	Minor	Moderate	Major	Replace	100%	\$11,943	S	Portables	
				Built-Up	95%	x	None	Minor	Moderate	Major	Replace	100%	\$324,165	I	1997 Roof system, failing
				Single Ply		o	None	Minor	Moderate	Major	Replace	\$0			

PHYSICAL CONDITION ASSESSMENT

B3020 Roof Openings	Metal	<input type="checkbox"/>	o	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Concrete Tile	<input type="checkbox"/>	o	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Skylights	<input type="checkbox"/>	o	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Access Hatch	<input type="checkbox"/>	o	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		

C INTERIORS

C10 Interior Construction

C1010 Partitions	Framed	100%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Masonry		o	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C1020 Interior Doors	Wood	95	x	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$30,410	S	Repairs, paint
	Hollow Metal		o	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C1030 Fittings	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				

C20 Stairs

C2010 Stair Construction	Wood	2	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Metal		o	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Concrete		o	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C2020 Stair Finishes	Concrete Fill		o	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Resilient	100%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$11	I	Replace non-slip treads and nosings

C30 Interior Finishes

C3010 Wall Finishes	Paint on Masonry		o	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Wallboard	99%	x	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$101,344	S	Minor repairs, touch up
	Wainscot		o	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C3020 Floor Finishes	Ceramic Tile	1%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Carpet / Soft Surface	40%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$79,847	S	Worn, dirty, age
	Resilient Tile	53%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$99,468	I	Damage, age
	Resilient Sheet	5%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$10,237	S	Damage, age
	Polished Concrete	1%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Ceramic Tile	1%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Liquid Applied		o	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C3030 Ceiling Finishes	Wood Sports Floor		o	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Wallboard		o	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Lay-In Ceiling Tile	10%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Glued-Up Ceiling Tile	88%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$135,126	I	Falling, failing tiles, original installation tiles
Painted Structure	2%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues	

D SERVICES

D10 Conveying

D1010 Elevators & Lifts			o	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D1020 Escalators & Moving Walks			o	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D1090 Other Conveying Systems			o	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		

D20 Plumbing

D2010 Plumbing Fixtures		100%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$238,859	I	Aged, wear, 110 count
D2020 Domestic Water Distribution		100%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$102,368	S	Old, asbestos insulation
D2030 Sanitary Waste		100%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$102,368	S	Original 1967 SS piping
D2040 Rain Water Drainage			o	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D2090 Other Plumbing Systems	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				

D30 HVAC

D3010 Energy Supply		100%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
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PHYSICAL CONDITION ASSESSMENT

D3020 Heat Generating Systems	Boiler	95%	x	None	Minor	Moderate	Major	x	Replace	100%	\$129,666	I	Original 1967 equipment
	Air Handler	5%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues, Portables
	Furnace		o	None	Minor	Moderate	Major		Replace		\$0		
	Heat Exchanger		o	None	Minor	Moderate	Major		Replace		\$0		
D3030 Cooling Generating Systems	Component of air handler		o	None	Minor	Moderate	Major		Replace		\$0		
	Stand alone chiller		o	None	Minor	Moderate	Major		Replace		\$0		
D3040 Distribution Systems	Ductwork	100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$68,245	S	Old, original installation
	Hot water return & supply		o	None	Minor	Moderate	Major		Replace		\$0		
D3050 Terminal & Package Units	Above ceiling VAV unit		o	None	Minor	Moderate	Major		Replace		\$0		
	In-room ventilator unit		o	None	Minor	Moderate	Major		Replace		\$0		
	In-room radiant unit		o	None	Minor	Moderate	Major		Replace		\$0		
D3060 Controls & Instrumentation		100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
D3070 Systems Testing & Balancing		100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$34,123	I	
D3090 Other HVAC Systems & Equipr	NOT USED			None	Minor	Moderate	Major		Replace				

D40 Fire Protection

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

D50 Electrical

D5010 Electrical Service & Distribution		100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$272,981	I	Main service and panelboards
D5020 Lighting and Branch Wiring		100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$409,472	I	Old Fixtures and wiring
D5030 Communications & Security	Voice / Data System	100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
	Clock / Intercom System		o	None	Minor	Moderate	Major		Replace		\$0		
	Closed Circuit Surveillance		o	None	Minor	Moderate	Major		Replace		\$0		
	Access Control System		o	None	Minor	Moderate	Major		Replace		\$0		
	Intrusion Alarm System	100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
	Fire Alarm / Detection		o	None	Minor	Moderate	Major		Replace		\$0		
	Lighting Control System		o	None	Minor	Moderate	Major		Replace		\$0		
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	x	Replace	100%	\$68,245	S	All equipment is old and some non functional
	Vocational		o	None	Minor	Moderate	Major		Replace		\$0		
E1020 Institutional Equipment	Science		o	None	Minor	Moderate	Major		Replace		\$0		
	Art		o	None	Minor	Moderate	Major		Replace		\$0		
	Stage Performance	1250	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
	Restroom Accessories/Stalls	100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$853,067	S	106 fixture count
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%	x	None	Minor	Moderate	Major		Replace	10%	\$5,118	S	Cabinetry repairs
E2020 Movable Furnishings		100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

PHYSICAL CONDITION ASSESSMENT

G BUILDING SITE WORK

G10 Site Preparation NOT USED

G20 Site Improvements

G2010 Roadways		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G2020 Parking Lots	46300	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$444,619	S	Cracks, voids, base failure
G2030 Pedestrian Paving	11000	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
G2040 Site Development	2540	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	80%	\$140,929	I	North, South, and west fences
G2050 Landscaping	38000	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues

G30 Site Mechanical Utilities

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

G40 Site Electrical Utilities

G4010 Electrical Distribution		<input type="radio"/>	Service	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
		<input type="radio"/>	Generator	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G4020 Site Lighting	100%	<input checked="" type="checkbox"/>		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$102,368	I
G4030 Site Communications & Security		<input type="radio"/>		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED				None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace			

G90 Other Site Construction NOT USED

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Rank (I,S,L)	Notes
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		

Physical Condition Budget Sub-Total	\$4,601,015
Budgeted Development Costs	\$1,748,386
Physical Condition Budget TOTAL	\$6,349,401
Replacement Budget	\$13,350,051

PHYSICAL CONDITION ASSESSMENT

District Name: Three Rivers/Josephine County SD
 Site Name: Manzanita ES
 Building Name: 0
 Building ID: 0

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

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

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	LEVEL OF ACTION					% of System or Finish	Automated Budget Estimate	Necessity Rank (I, S, L)	Notes	
					None	Minor	Moderate	Major	Replace					
A SUBSTRUCTURE														
<u>A10 Foundations</u>														
			A1010 Standard Foundations	25%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0		No Issues, Gym foundation	
			A1020 Special Foundations		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0			
			A1030 Slab on Grade	75%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0		No Issues	
<u>A20 Basement Construction</u>														
			A2010 Basement Excavation	NOT USED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
			A2020 Basement Walls		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0			
B SHELL														
<u>B10 Superstructure</u>														
			B1010 Floor Construction	Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0			
				Steel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0			
				Concrete	100%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0		25% Concrete, 75% Slab on grade, No Issues	
			B1020 Roof Construction	Wood	100%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10%	\$58,633	I	Exterior exposed beams, wood rot
				Steel		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0			
				Concrete		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0			
<u>B20 Exterior Enclosure</u>														
			B2010 Exterior Walls	Concrete Formed / Tilt		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0			
				Masonry	100%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0		No Issues	
				Framed w/Panel Siding		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0			
				Framed w/Stucco		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0			
				Framed w/Masonry Veneer		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0			
			B2020 Exterior Windows	Wood	100%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	\$781,770	I	Wood rot in frames
				Aluminum/Steel		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0			
				Clad		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0			
				Curtain Wall		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0			
			B2030 Exterior Doors	Wood	40	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100%	\$12,804	S	Minor door repairs and paint
				Hollow Metal	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0		No Issues	
				Storefront		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0			
<u>B30 Roofing</u>														
			B3010 Roof Coverings	Asphalt Shingle	5%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	75%	\$10,261	S	Portables; Comp Lab and Family Advocate
				Built-Up	95%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	100%	\$371,341	S	Original roof, worn, leaking
				Single Ply		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0			
				Metal		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0			
				Concrete Tile		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0			
			B3020 Roof Openings	Skylights		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0			
				Access Hatch		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0			
C INTERIORS														
<u>C10 Interior Construction</u>														
			C1010 Partitions	Framed	100%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0		No Issues	
				Masonry		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0			

PHYSICAL CONDITION ASSESSMENT

C1020 Interior Doors	Wood	91	x	None	Minor	Moderate	Major	Replace	\$0		No Issues	
	Hollow Metal		o	None	Minor	Moderate	Major	Replace	\$0			
C1030 Fittings	NOT USED			None	Minor	Moderate	Major	Replace				
C20 Stairs												
C2010 Stair Construction	Wood	2	x	None	Minor	Moderate	Major	Replace	\$0		No Issues	
	Metal		o	None	Minor	Moderate	Major	Replace	\$0			
	Concrete		o	None	Minor	Moderate	Major	Replace	\$0			
C2020 Stair Finishes	Concrete Fill		o	None	Minor	Moderate	Major	Replace	\$0			
	Resilient	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$11	S Replace tread and nosings	
C30 Interior Finishes												
C3010 Wall Finishes	Paint on Masonry		o	None	Minor	Moderate	Major	Replace	\$0			
	Wallboard	100%	x	None	x Minor	Moderate	Major	Replace	100%	\$58,633	S Touch up, repairs and repaint	
	Wainscot		o	None	Minor	Moderate	Major	Replace	\$0			
	Ceramic Tile		o	None	Minor	Moderate	Major	Replace	\$0			
C3020 Floor Finishes	Carpet / Soft Surface	5%	x	None	Minor	Moderate	Major	x Replace	100%	\$11,433	S Worn, dirty, aged	
	Resilient Tile	88%	x	None	Minor	Moderate	Major	x Replace	100%	\$189,188	I VAT and old VCT	
	Resilient Sheet	5%	x	None	Minor	Moderate	Major	Replace	\$0		No Issues	
	Polished Concrete	2%	x	None	Minor	Moderate	Major	Replace	\$0		No Issues	
	Ceramic Tile		o	None	Minor	Moderate	Major	Replace	\$0			
	Liquid Applied		o	None	Minor	Moderate	Major	Replace	\$0			
	Wood Sports Floor		o	None	Minor	Moderate	Major	Replace	\$0			
C3030 Ceiling Finishes	Wallboard		o	None	Minor	Moderate	Major	Replace	\$0			
	Lay-In Ceiling Tile	1%	x	None	Minor	Moderate	Major	Replace	\$0		No Issues	
	Glued-Up Ceiling Tile	99%	x	None	Minor	Moderate	Major	x Replace	100%	\$174,139	S Original tile, failing, falling	
	Painted Structure		o	None	Minor	Moderate	Major	Replace	\$0			

D SERVICES

D10 Conveying												
D1010 Elevators & Lifts			o	None	Minor	Moderate	Major	Replace	\$0			
D1020 Escalators & Moving Walks			o	None	Minor	Moderate	Major	Replace	\$0			
D1090 Other Conveying Systems			o	None	Minor	Moderate	Major	Replace	\$0			
D20 Plumbing												
D2010 Plumbing Fixtures		100%	x	None	Minor	Moderate	Major	x Replace	100%	\$273,619	S 104 fixtures, old, damaged	
D2020 Domestic Water Distribution		100%	x	None	Minor	Moderate	Major	x Replace	100%	\$117,265	S Asbestos insulation. Original piping	
D2030 Sanitary Waste		100%	x	None	Minor	Moderate	Major	x Replace	100%	\$117,265	S Original SS piping	
D2040 Rain Water Drainage			o	None	Minor	Moderate	Major	Replace	\$0			
D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace				
D30 HVAC												
D3010 Energy Supply		100%	x	None	Minor	Moderate	Major	Replace	\$0		No Issues	
D3020 Heat Generating Systems	Boiler	98%	x	None	Minor	Moderate	Major	x Replace	50%	\$76,613	S Replace the older of two boilers	
	Air Handler	2%	x	None	Minor	Moderate	Major	Replace	\$0		No Issues, Portables	
	Furnace		o	None	Minor	Moderate	Major	Replace	\$0			
	Heat Exchanger		o	None	Minor	Moderate	Major	Replace	\$0			
D3030 Cooling Generating Systems	Component of air handler		o	None	Minor	Moderate	Major	Replace	\$0			
	Stand alone chiller		o	None	Minor	Moderate	Major	Replace	\$0			
D3040 Distribution Systems	Ductwork	100%	x	None	Minor	x Moderate	Major	Replace	100%	\$117,265	S Original system	
	Hot water return & supply	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$195,442	I Original 2-pipe system, asbestos insulation	
D3050 Terminal & Package Units	Above ceiling VAV unit		o	None	Minor	Moderate	Major	Replace	\$0			
	In-room ventilator unit		o	None	Minor	Moderate	Major	Replace	\$0			
	In-room radiant unit		o	None	Minor	Moderate	Major	Replace	\$0			

PHYSICAL CONDITION ASSESSMENT

D3060 Controls & Instrumentation		100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
D3070 Systems Testing & Balancing		100%	x	None	Minor	Moderate	Major	Replace	100%	\$39,088	I	
D3090 Other HVAC Systems & Equip NOT USED				None	Minor	Moderate	Major	Replace				
D40 Fire Protection												
D4010 Sprinklers			o	None	Minor	Moderate	Major	Replace		\$0		
D4020 Standpipes			o	None	Minor	Moderate	Major	Replace		\$0		
D4030 Fire Protection Specialties			o	None	Minor	Moderate	Major	Replace		\$0		
D4090 Other Fire Protection System NOT USED				None	Minor	Moderate	Major	Replace				
D50 Electrical												
D5010 Electrical Service & Distribution		100%	x	None	Minor	Moderate	Major	Replace	100%	\$312,708	I	Original switchgear and panelboards
D5020 Lighting and Branch Wiring		100%	x	None	Minor	Moderate	Major	Replace	100%	\$469,062	I	Original lighting and wiring
D5030 Communications & Security	Voice / Data System	100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
	Clock / Intercom System		o	None	Minor	Moderate	Major	Replace		\$0		
	Closed Circuit Surveillance		o	None	Minor	Moderate	Major	Replace		\$0		
	Access Control System		o	None	Minor	Moderate	Major	Replace		\$0		
	Intrusion Alarm System	100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
	Fire Alarm / Detection		o	None	Minor	Moderate	Major	Replace		\$0		
	Lighting Control System		o	None	Minor	Moderate	Major	Replace		\$0		
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	100%	\$78,177	S	Old, some equipment not functional
	Vocational		o	None	Minor	Moderate	Major	Replace		\$0		
E1020 Institutional Equipment	Science		o	None	Minor	Moderate	Major	Replace		\$0		
	Art		o	None	Minor	Moderate	Major	Replace		\$0		
	Stage Performance	1250	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
	Restroom Accessories/Stalls	100%	x	None	Minor	Moderate	Major	Replace	100%	\$977,212	I	Replace all 80 partitions
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%	x	None	Minor	Moderate	Major	Replace	100%	\$58,633	S	Repair minor damage, paint
E2020 Movable Furnishings		100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED											
G20 Site Improvements												
G2010 Roadways			o	None	Minor	Moderate	Major	Replace		\$0		
G2020 Parking Lots		51730	x	None	Minor	Moderate	Major	Replace	100%	\$165,588	S	Asphalt repair, resurface, marking
G2030 Pedestrian Paving		11300	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G2040 Site Development		1500	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G2050 Landscaping		116000	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G30 Site Mechanical Utilities												
G3010 Water Supply	Domestic	100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
	Fire		o	None	Minor	Moderate	Major	Replace		\$0		
G3020 Sanitary Sewer		100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G3030 Storm Sewer			o	None	Minor	Moderate	Major	Replace		\$0		
G3040 Heating Distribution			o	None	Minor	Moderate	Major	Replace		\$0		
G3050 Cooling Distribution			o	None	Minor	Moderate	Major	Replace		\$0		

PHYSICAL CONDITION ASSESSMENT

G3060 Fuel Distribution
 G3090 Other Site Mechanical Utilities NOT USED
G40 Site Electrical Utilities
 G4010 Electrical Distribution Service Generator
 G4020 Site Lighting
 G4030 Site Communications & Security
 G4090 Other Site Electrical Utilities NOT USED
G90 Other Site Construction NOT USED

<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
100%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	x	Replace	100%	\$117,265	S	2 pole light fixtures
<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<input type="checkbox"/>	<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Rank (I,S,L)	Notes
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		

Physical Condition Budget Sub-Total	\$4,783,416
Budgeted Development Costs	\$1,817,698
Physical Condition Budget TOTAL	\$6,601,114
Replacement Budget	\$15,292,863

PHYSICAL CONDITION ASSESSMENT

District Name: Three Rivers/Josephine County SD
 Site Name: Williams ES
 Building Name: 0
 Building ID: 0

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

■ An unused cell or system that should not receive direct user input

□ An automatically populated cell from user input elsewhere in the file - do not overwrite

			LEVEL OF ACTION							% of System or Finish	Automated Budget Estimate	Necessity Rank (I, S, L)	Notes		
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	None	Minor	Moderate	Major	Replace						
A SUBSTRUCTURE															
<u>A10 Foundations</u>															
			A1010 Standard Foundations	33%	x	None	Minor	Moderate	Major	Replace	\$0		No Issues, Portables		
			A1020 Special Foundations	33%	x	None	Minor	Moderate	Major	Replace	\$0		No Issues, Main Bldg		
			A1030 Slab on Grade	34%	x	None	Minor	Moderate	Major	Replace	\$0		No Issues, Gym and classrooms		
<u>A20 Basement Construction</u>															
			A2010 Basement Excavation	NOT USED		None	Minor	Moderate	Major	Replace					
			A2020 Basement Walls	50%	x	None	Minor	Moderate	Major	Replace	20%	\$61,449	I	Water infiltration, cracks	
B SHELL															
<u>B10 Superstructure</u>															
			B1010 Floor Construction	Wood	50%	x	None	Minor	Moderate	Major	Replace	\$0		No Issues	
				Steel		o	None	Minor	Moderate	Major	Replace	\$0			
				Concrete	50%	x	None	Minor	Moderate	Major	Replace	\$0		No Issues	
			B1020 Roof Construction	Wood	100%	x	None	Minor	Moderate	Major	Replace	\$0		No Issues	
				Steel		o	None	Minor	Moderate	Major	Replace	\$0			
				Concrete		o	None	Minor	Moderate	Major	Replace	\$0			
<u>B20 Exterior Enclosure</u>															
			B2010 Exterior Walls	Concrete Formed / Tilt		o	None	Minor	Moderate	Major	Replace	\$0			
				Masonry		o	None	Minor	Moderate	Major	Replace	\$0			
				Framed w/Panel Siding	100%	x	None	Minor	Moderate	Major	x	60%	\$553,037	I	Main Building, Gym, 3 classroom wing
				Framed w/Stucco		o	None	Minor	Moderate	Major	Replace	\$0			
				Framed w/Masonry Veneer		o	None	Minor	Moderate	Major	Replace	\$0			
			B2020 Exterior Windows	Wood		o	None	Minor	Moderate	Major	Replace	\$0			
				Aluminum/Steel	100%	x	None	Minor	Moderate	Major	Replace	\$0		No Issues	
				Clad		o	None	Minor	Moderate	Major	Replace	\$0			
				Curtain Wall		o	None	Minor	Moderate	Major	Replace	\$0			
			B2030 Exterior Doors	Wood	29	x	None	Minor	Moderate	Major	x	100%	\$46,415	S	All exterior wood doors
				Hollow Metal	2	x	None	Minor	Moderate	Major	Replace	\$0		No Issues	
				Storefront		o	None	Minor	Moderate	Major	Replace	\$0			
<u>B30 Roofing</u>															
			B3010 Roof Coverings	Asphalt Shingle	96%	x	None	Minor	Moderate	Major	x	100%	\$206,467	S	All shingle roofs are 20+ years old
				Built-Up	1%	x	None	Minor	Moderate	Major	x	100%	\$3,072	S	Restroom roof
				Single Ply	3%	x	None	Minor	Moderate	Major	Replace	\$0		No issues, breezeway roof, 2003	
				Metal		o	None	Minor	Moderate	Major	Replace	\$0			
				Concrete Tile		o	None	Minor	Moderate	Major	Replace	\$0			
			B3020 Roof Openings	Skylights		o	None	Minor	Moderate	Major	Replace	\$0			
				Access Hatch		o	None	Minor	Moderate	Major	Replace	\$0			
C INTERIORS															
<u>C10 Interior Construction</u>															
			C1010 Partitions	Framed	100%	x	None	Minor	Moderate	Major	Replace	\$0		No Issues	
				Masonry		o	None	Minor	Moderate	Major	Replace	\$0			
			C1020 Interior Doors	Wood	28	x	None	Minor	Moderate	Major	x	50%	\$19,419	S	Main Building interior doors
				Hollow Metal		o	None	Minor	Moderate	Major	Replace	\$0			

PHYSICAL CONDITION ASSESSMENT

C1030 Fittings	NOT USED			None	Minor	Moderate	Major	Replace				
C20 Stairs												
C2010 Stair Construction	Wood	9	x	None	Minor	Moderate	Major	Replace		\$0		No Issues, no finishes
	Metal		o	None	Minor	Moderate	Major	Replace		\$0		
	Concrete	6	x	None	Minor	Moderate	Major	Replace		\$0		No Issues, no finishes
C2020 Stair Finishes	Concrete Fill		o	None	Minor	Moderate	Major	Replace		\$0		
	Resilient		o	None	Minor	Moderate	Major	Replace		\$0		
C30 Interior Finishes												
C3010 Wall Finishes	Paint on Masonry		o	None	Minor	Moderate	Major	Replace		\$0		
	Wallboard	100%	x	None	Minor	Moderate	Major	Replace	100%	\$92,173	I	Touch up and paint all interior walls
	Wainscot		o	None	Minor	Moderate	Major	Replace		\$0		
	Ceramic Tile		o	None	Minor	Moderate	Major	Replace		\$0		
C3020 Floor Finishes	Carpet / Soft Surface	58%	x	None	Minor	Moderate	Major	Replace	100%	\$104,247	I	Replace all, age, wear, torn, odor
	Resilient Tile	20%	x	None	Minor	Moderate	Major	Replace	100%	\$33,797	I	Old VAT, VCT
	Resilient Sheet	2%	x	None	Minor	Moderate	Major	Replace	100%	\$3,687	I	Kitchen floor
	Polished Concrete	20%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
	Ceramic Tile		o	None	Minor	Moderate	Major	Replace		\$0		
	Liquid Applied		o	None	Minor	Moderate	Major	Replace		\$0		
	Wood Sports Floor		o	None	Minor	Moderate	Major	Replace		\$0		
C3030 Ceiling Finishes	Wallboard	75%	x	None	Minor	Moderate	Major	Replace	100%	\$57,608	S	Repairs and touch up
	Lay-In Ceiling Tile		o	None	Minor	Moderate	Major	Replace		\$0		
	Glued-Up Ceiling Tile	25%	x	None	Minor	Moderate	Major	Replace	100%	\$34,565	I	Original tile system, falling/failing tiles
	Painted Structure		o	None	Minor	Moderate	Major	Replace		\$0		

D SERVICES

D10 Conveying												
D1010 Elevators & Lifts			o	None	Minor	Moderate	Major	Replace		\$0		
D1020 Escalators & Moving Walks			o	None	Minor	Moderate	Major	Replace		\$0		
D1090 Other Conveying Systems			o	None	Minor	Moderate	Major	Replace		\$0		
D20 Plumbing												
D2010 Plumbing Fixtures		100%	x	None	Minor	Moderate	Major	Replace	100%	\$215,070	I	Replace all old fixtures, 44 count
D2020 Domestic Water Distribution		100%	x	None	Minor	Moderate	Major	Replace	100%	\$92,173	I	Dirty water
D2030 Sanitary Waste		100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
D2040 Rain Water Drainage			o	None	Minor	Moderate	Major	Replace		\$0		
D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace				
D30 HVAC												
D3010 Energy Supply		100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
D3020 Heat Generating Systems	Boiler	60%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
	Air Handler	40%	x	None	Minor	Moderate	Major	Replace	30%	\$11,061	I	Portables, 3 each, D's and G bldgs
	Furnace		o	None	Minor	Moderate	Major	Replace		\$0		
	Heat Exchanger		o	None	Minor	Moderate	Major	Replace		\$0		
D3030 Cooling Generating Systems	Component of air handler		o	None	Minor	Moderate	Major	Replace		\$0		
	Stand alone chiller		o	None	Minor	Moderate	Major	Replace		\$0		
D3040 Distribution Systems	Ductwork	100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
	Hot water return & supply		o	None	Minor	Moderate	Major	Replace		\$0		
D3050 Terminal & Package Units	Above ceiling VAV unit		o	None	Minor	Moderate	Major	Replace		\$0		
	In-room ventilator unit		o	None	Minor	Moderate	Major	Replace		\$0		
	In-room radiant unit		o	None	Minor	Moderate	Major	Replace		\$0		
D3060 Controls & Instrumentation		100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
D3070 Systems Testing & Balancing		100%	x	None	Minor	Moderate	Major	Replace	100%	\$30,724	I	
D3090 Other HVAC Systems & Equipm	NOT USED			None	Minor	Moderate	Major	Replace				
D40 Fire Protection												

PHYSICAL CONDITION ASSESSMENT

D4010 Sprinklers		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0			
D4020 Standpipes		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0			
D4030 Fire Protection Specialties		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0			
D4090 Other Fire Protection Systems	NOT USED		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace					
D50 Electrical																
D5010 Electrical Service & Distribution		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D5020 Lighting and Branch Wiring		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$368,691	S	Replace old wiring and fixtures
D5030 Communications & Security	Voice / Data System	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Clock / Intercom System		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Closed Circuit Surveillance		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Access Control System		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Intrusion Alarm System	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Fire Alarm / Detection		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Lighting Control System		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D5090 Other Electrical Systems	NOT USED		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace					

E EQUIPMENT & FURNISHINGS

E10 Equipment																
E1010 Commercial Equipment	Food Service	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$61,449	I	Equipment is old, not functional
	Vocational		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
E1020 Institutional Equipment	Science		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Art		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Stage Performance	364	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Restroom Accessories/Stalls	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$768,107	I	Replace all
E1030 Vehicular Equipment	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
E1090 Other Equipment	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
E20 Furnishings																
E2010 Fixed Furnishings		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$368,691	S	Original cabinetry
E2020 Movable Furnishings		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED															
G20 Site Improvements																
G2010 Roadways			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G2020 Parking Lots		23127	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$160,397	I	Total failure of asphalt and gravel system
G2030 Pedestrian Paving		800	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
G2040 Site Development		1484	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$102,923	I	Not functional, not 6'
G2050 Landscaping		24368	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
G30 Site Mechanical Utilities																
G3010 Water Supply	Domestic Fire	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$30,724	I	Dirty Water
			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G3020 Sanitary Sewer		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No issues
G3030 Storm Sewer			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G3040 Heating Distribution			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G3050 Cooling Distribution			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G3060 Fuel Distribution			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G3090 Other Site Mechanical Utilities	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
G40 Site Electrical Utilities																
G4010 Electrical Distribution	Service Generator		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G4020 Site Lighting			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		

PHYSICAL CONDITION ASSESSMENT

G4030 Site Communications & Security
 G4090 Other Site Electrical Utilities NOT USED
 G90 Other Site Construction NOT USED

<input type="checkbox"/>	o None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	<input type="checkbox"/>	\$0	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Rank (I,S,L)	Notes
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		

Physical Condition Budget Sub-Total	\$3,425,945
Budgeted Development Costs	\$1,301,859
Physical Condition Budget TOTAL	\$4,727,804
Replacement Budget	\$12,020,473

PHYSICAL CONDITION ASSESSMENT

District Name: Three Rivers/Josephine County SD
 Site Name: Fleming MS
 Building Name: 0
 Building ID: 0

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

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

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	LEVEL OF ACTION					% of System or Finish	Automated Budget Estimate	Necessity Rank (I, S, L)	Notes					
					None	Minor	Moderate	Major	Replace									
A SUBSTRUCTURE																		
<u>A10 Foundations</u>																		
		A1010 Standard Foundations		5%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues, Gym foundation
		A1020 Special Foundations			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		A1030 Slab on Grade		95%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
<u>A20 Basement Construction</u>																		
		A2010 Basement Excavation	NOT USED		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
		A2020 Basement Walls			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
B SHELL																		
<u>B10 Superstructure</u>																		
		B1010 Floor Construction	Wood		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Steel		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Concrete	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		B1020 Roof Construction	Wood	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		5% Concrete, 95% Slab on grade, No Issues
			Steel		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Concrete		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<u>B20 Exterior Enclosure</u>																		
		B2010 Exterior Walls	Concrete Formed / Tilt		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Masonry	34%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	10%	\$23,535	I	Kitchen and East Wing water damage
			Framed w/Panel Siding	66%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$1,370,588	I	Replace all siding, asbestos material
			Framed w/Stucco		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Framed w/Masonry Veneer		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		B2020 Exterior Windows	Wood		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Aluminum/Steel	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$899,881	I	Old, not functional, single pane
			Clad		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Curtain Wall		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		B2030 Exterior Doors	Wood	55	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$88,028	I	Wear and aged
			Hollow Metal	12	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$16,645	I	Wear and aged
			Storefront		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<u>B30 Roofing</u>																		
		B3010 Roof Coverings	Asphalt Shingle	2%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$3,461	I	Kitchen walkway 25 yr old shingles, leaking
			Built-Up	97%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$671,450	I	Gym, 8th wing, band wing, walkways
			Single Ply		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Metal	1%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
			Concrete Tile		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		B3020 Roof Openings	Skylights		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Access Hatch		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C INTERIORS																		
<u>C10 Interior Construction</u>																		
		C1010 Partitions	Framed	98%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
			Masonry	2%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
		C1020 Interior Doors	Wood	94	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$130,387	S	Replace all wood doors

PHYSICAL CONDITION ASSESSMENT

C1030 Fittings	Hollow Metal NOT USED		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C20 Stairs																
C2010 Stair Construction	Wood	6	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Metal		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Concrete		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C2020 Stair Finishes	Concrete Fill		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Resilient	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$11	S	Replace step and nosing material
C30 Interior Finishes																
C3010 Wall Finishes	Paint on Masonry	1%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Wallboard	94%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$195,205	S	Repairs and painting
	Wainscot		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Ceramic Tile	5%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
C3020 Floor Finishes	Carpet / Soft Surface	30%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$121,484	S	Worn, dirty
	Resilient Tile	61%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$232,239	S	VAT and old VCT
	Resilient Sheet		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Polished Concrete	3%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Ceramic Tile	1%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Liquid Applied		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Wood Sports Floor	5%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
C3030 Ceiling Finishes	Wallboard		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Lay-In Ceiling Tile	8%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Glued-Up Ceiling Tile	80%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$249,198	S	Replace all, failing, falling tiles
	Painted Structure	12%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues

D SERVICES

D10 Conveying																
D1010 Elevators & Lifts			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D1020 Escalators & Moving Walks			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D1090 Other Conveying Systems			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D20 Plumbing																
D2010 Plumbing Fixtures		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$484,551	I	Fixtures are old, damaged, approx 125 ea.
D2020 Domestic Water Distribution		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$207,665	I	Original pipe, asbestos insulation
D2030 Sanitary Waste		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$207,665	S	Original SS piping
D2040 Rain Water Drainage			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D2090 Other Plumbing Systems	NOT USED		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
D30 HVAC																
D3010 Energy Supply		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D3020 Heat Generating Systems	Boiler	99%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues, new 2017 boiler
	Air Handler	1%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$1,384	S	
	Furnace		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Heat Exchanger		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3030 Cooling Generating Systems	Component of air handler		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Stand alone chiller		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3040 Distribution Systems	Ductwork	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$138,443	I	Age
	Hot water return & supply	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$346,108	I	Roof mounted piping, aged, poor insulation
D3050 Terminal & Package Units	Above ceiling VAV unit		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	In-room ventilator unit		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	In-room radiant unit		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3060 Controls & Instrumentation		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issue
D3070 Systems Testing & Balancing		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$69,222	I	

PHYSICAL CONDITION ASSESSMENT

D3090 Other HVAC Systems & Equipmer	NOT USED			None	Minor	Moderate	Major	Replace				
D40 Fire Protection												
D4010 Sprinklers			o	None	Minor	Moderate	Major	Replace		\$0		
D4020 Standpipes			o	None	Minor	Moderate	Major	Replace		\$0		
D4030 Fire Protection Specialties			o	None	Minor	Moderate	Major	Replace		\$0		
D4090 Other Fire Protection Systems	NOT USED			None	Minor	Moderate	Major	Replace				
D50 Electrical												
D5010 Electrical Service & Distribution		100%	x	None	Minor	Moderate	Major	Replace	100%	\$553,773	I	Original switchgear and panelboards
D5020 Lighting and Branch Wiring		100%	x	None	Minor	Moderate	Major	Replace	100%	\$830,660	I	Original wiring and lighting
D5030 Communications & Security	Voice / Data System	100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
	Clock / Intercom System		o	None	Minor	Moderate	Major	Replace		\$0		
	Closed Circuit Surveillance	100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
	Access Control System		o	None	Minor	Moderate	Major	Replace		\$0		
	Intrusion Alarm System	100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
	Fire Alarm / Detection		o	None	Minor	Moderate	Major	Replace		\$0		
	Lighting Control System		o	None	Minor	Moderate	Major	Replace		\$0		
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	100%	\$138,443	I	Old equipment, not functional
	Vocational	100%	x	None	Minor	Moderate	Major	Replace	100%	\$114,216	I	Old equipment in Voc lab
E1020 Institutional Equipment	Science	4800	x	None	Minor	Moderate	Major	Replace	100%	\$17,926	I	Original Science room equipment
	Art		o	None	Minor	Moderate	Major	Replace		\$0		
	Stage Performance	1440	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
	Restroom Accessories/Stalls	100%	x	None	Minor	Moderate	Major	Replace	100%	\$1,730,541	I	Replace all
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%	x	None	Minor	Moderate	Major	Replace	100%	\$207,665	S	Cabinetry repairs and paint
E2020 Movable Furnishings		100%	x	None	Minor	Moderate	Major	Replace		\$0		No issues

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED											
G20 Site Improvements												
G2010 Roadways		25800	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G2020 Parking Lots		39000	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G2030 Pedestrian Paving		7000	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G2040 Site Development		3450	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G2050 Landscaping		168200	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G30 Site Mechanical Utilities												
G3010 Water Supply	Domestic	100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
	Fire		o	None	Minor	Moderate	Major	Replace		\$0		
G3020 Sanitary Sewer		100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G3030 Storm Sewer			o	None	Minor	Moderate	Major	Replace		\$0		
G3040 Heating Distribution			o	None	Minor	Moderate	Major	Replace		\$0		
G3050 Cooling Distribution			o	None	Minor	Moderate	Major	Replace		\$0		
G3060 Fuel Distribution			o	None	Minor	Moderate	Major	Replace		\$0		
G3090 Other Site Mechanical Utilities	NOT USED			None	Minor	Moderate	Major	Replace				
G40 Site Electrical Utilities												

PHYSICAL CONDITION ASSESSMENT

G4010 Electrical Distribution Service
 Generator
 G4020 Site Lighting
 G4030 Site Communications & Security
 G4090 Other Site Electrical Utilities NOT USED
 G90 Other Site Construction NOT USED

100%	<input checked="" type="checkbox"/>	None		Minor		Moderate		Major		Replace
	<input type="checkbox"/>	None		Minor		Moderate		Major		Replace
	<input type="checkbox"/>	None		Minor		Moderate		Major		Replace
	<input type="checkbox"/>	None		Minor		Moderate		Major		Replace

	\$0		No Issues
	\$0		
	\$0		
	\$0		

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Rank (I,S,L)	Notes
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		

Physical Condition Budget Sub-Total	\$9,050,373
Budgeted Development Costs	\$3,439,142
Physical Condition Budget TOTAL	\$12,489,514
Replacement Budget	\$28,559,273

PHYSICAL CONDITION ASSESSMENT

District Name: Three Rivers/Josephine County SD
 Site Name: Lincoln Savage Middle School
 Building Name: 0
 Building ID: 0

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

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

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	LEVEL OF ACTION					% of System or Finish	Automated Budget Estimate	Necessity Rank (I, S, L)	Notes
					None	Minor	Moderate	Major	Replace				
A SUBSTRUCTURE													
<u>A10 Foundations</u>													
		A1010 Standard Foundations		10%	<input checked="" type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0		No Issues	
		A1020 Special Foundations			<input type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
		A1030 Slab on Grade		90%	<input checked="" type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0		No Issues	
<u>A20 Basement Construction</u>													
		A2010 Basement Excavation	NOT USED		<input type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace				
		A2020 Basement Walls			<input type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
B SHELL													
<u>B10 Superstructure</u>													
		B1010 Floor Construction	Wood		<input type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
			Steel		<input type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
			Concrete	100%	<input checked="" type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0		10% Concrete, 90% Slab on grade, No Issues	
		B1020 Roof Construction	Wood		<input type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
			Steel	100%	<input checked="" type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0		No Issues	
			Concrete		<input type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
<u>B20 Exterior Enclosure</u>													
		B2010 Exterior Walls	Concrete Formed / Tilt Masonry	50%	<input checked="" type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0		No Issues	
			Framed w/Panel Siding	50%	<input checked="" type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	100%	\$998,568	I Original siding, asbestos, damaged	
			Framed w/Stucco		<input type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
			Framed w/Masonry Veneer		<input type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
		B2020 Exterior Windows	Wood		<input type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
			Aluminum/Steel	100%	<input checked="" type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	100%	\$865,426	I Original windows, steel, single pane	
			Clad		<input type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
			Curtain Wall		<input type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
		B2030 Exterior Doors	Wood	54	<input checked="" type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	100%	\$86,427	I Original doors, water damage, age	
			Hollow Metal	15	<input checked="" type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	100%	\$20,807	S Metal exterior doors, wear, age	
			Storefront		<input type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
<u>B30 Roofing</u>													
		B3010 Roof Coverings	Asphalt Shingle		<input type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
			Built-Up	100%	<input checked="" type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	75%	\$499,284	S All roof except the Cafeteria wing	
			Single Ply		<input type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
			Metal		<input type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
			Concrete Tile		<input type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
		B3020 Roof Openings	Skylights		<input type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
			Access Hatch		<input type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
C INTERIORS													
<u>C10 Interior Construction</u>													
		C1010 Partitions	Framed	95%	<input checked="" type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0		No Issues	
			Masonry	5%	<input checked="" type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0		No Issues	
		C1020 Interior Doors	Wood	79	<input checked="" type="checkbox"/>	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	100%	\$109,581	Delamination, damage, age, heavy use	

PHYSICAL CONDITION ASSESSMENT

C1030 Fittings	Hollow Metal NOT USED	<input type="checkbox"/>	<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C20 Stairs																
C2010 Stair Construction	Wood	6	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Metal		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Concrete		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C2020 Stair Finishes	Concrete Fill		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Resilient	100%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$11	S	Stair Tread non-slip surfaces worn
C30 Interior Finishes																
C3010 Wall Finishes	Paint on Masonry	5%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Wallboard	93%	x	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$92,867	S	Paint and minor wall repairs
	Wainscot		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Ceramic Tile	2%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$26,628	S	Showers in lockers (currently not used)
C3020 Floor Finishes	Carpet / Soft Surface	25%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$97,360	I	Worn, dirty, aged
	Resilient Tile	66%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$241,653	I	VAT, VCT, damaged, broken, original tile
	Resilient Sheet		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Polished Concrete	7%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Ceramic Tile	2%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$23,966	I	Locker Room floors, damage, broken tiles
	Liquid Applied		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Wood Sports Floor		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C3030 Ceiling Finishes	Wallboard		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Lay-In Ceiling Tile		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Glued-Up Ceiling Tile	90%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$269,613	I	Failing, falling ceiling tiles, original tiles
	Painted Structure	10%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues

D SERVICES

D10 Conveying

D1010 Elevators & Lifts		<input type="checkbox"/>	<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D1020 Escalators & Moving Walks			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D1090 Other Conveying Systems			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		

D20 Plumbing

D2010 Plumbing Fixtures		100%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$465,998	S	117 fixtures, old, damaged, aged fixtures
D2020 Domestic Water Distribution		100%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$199,714	S	Aged
D2030 Sanitary Waste		100%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D2040 Rain Water Drainage			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D2090 Other Plumbing Systems	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				

D30 HVAC

D3010 Energy Supply		100%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D3020 Heat Generating Systems	Boiler	100%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$266,285	S	Original 1962 boiler
	Air Handler		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Furnace		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Heat Exchanger		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3030 Cooling Generating Systems	Component of air handler		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Stand alone chiller		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3040 Distribution Systems	Ductwork	100%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	15%	\$19,971	I	Special Education Classroom Wing, under slab ducts
	Hot water return & supply	100%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D3050 Terminal & Package Units	Above ceiling VAV unit		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	In-room ventilator unit		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	In-room radiant unit		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3060 Controls & Instrumentation		100%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues

PHYSICAL CONDITION ASSESSMENT

D3070 Systems Testing & Balancing		100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$66,571	I	
D3090 Other HVAC Systems & Equi NOT USED				None	Minor	Moderate	Major		Replace				
D40 Fire Protection													
D4010 Sprinklers			o	None	Minor	Moderate	Major		Replace		\$0		
D4020 Standpipes			o	None	Minor	Moderate	Major		Replace		\$0		
D4030 Fire Protection Specialties			o	None	Minor	Moderate	Major		Replace		\$0		
D4090 Other Fire Protection Syster NOT USED				None	Minor	Moderate	Major		Replace				
D50 Electrical													
D5010 Electrical Service & Distribution		100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$532,570	S	Original equipment, main and panelboards
D5020 Lighting and Branch Wiring		100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$798,854	S	Original building wiring and lighting wiring
D5030 Communications & Security Voice / Data System		100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
Clock / Intercom System			o	None	Minor	Moderate	Major		Replace		\$0		
Closed Circuit Surveillance		100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
Access Control System			o	None	Minor	Moderate	Major		Replace		\$0		
Intrusion Alarm System		100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
Fire Alarm / Detection			o	None	Minor	Moderate	Major		Replace		\$0		
Lighting Control System			o	None	Minor	Moderate	Major		Replace		\$0		
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	x	Replace	100%	\$133,142	S	Old equipment, marginally functional
	Vocational	100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
E1020 Institutional Equipment	Science	4800	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
	Art		o	None	Minor	Moderate	Major		Replace		\$0		
	Stage Performance	1440	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
	Restroom Accessories/Stalls	100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$1,664,280	S	24 restroom stalls and accessories
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%	x	None	Minor	Moderate	Major	x	Replace	100%	\$798,854	S	Old but functional
E2020 Movable Furnishings		100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED												
G20 Site Improvements													
G2010 Roadways			o	None	Minor	Moderate	Major		Replace		\$0		
G2020 Parking Lots		81100	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
G2030 Pedestrian Paving		10600	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
G2040 Site Development		1883	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
G2050 Landscaping		15000	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
G30 Site Mechanical Utilities													
G3010 Water Supply	Domestic	100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
	Fire		o	None	Minor	Moderate	Major		Replace		\$0		
G3020 Sanitary Sewer		100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
G3030 Storm Sewer			o	None	Minor	Moderate	Major		Replace		\$0		
G3040 Heating Distribution			o	None	Minor	Moderate	Major		Replace		\$0		
G3050 Cooling Distribution			o	None	Minor	Moderate	Major		Replace		\$0		
G3060 Fuel Distribution			o	None	Minor	Moderate	Major		Replace		\$0		
G3090 Other Site Mechanical Utilit	NOT USED			None	Minor	Moderate	Major		Replace				

PHYSICAL CONDITION ASSESSMENT

G40 Site Electrical Utilities

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

G90 Other Site Construction NOT USED

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Rank (I,S,L)	Notes
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		

Physical Condition Budget Sub-Total	\$8,278,431
Budgeted Development Costs	\$3,145,804
Physical Condition Budget TOTAL	\$11,424,234
Replacement Budget	\$27,465,766

PHYSICAL CONDITION ASSESSMENT

District Name: Three Rivers/Josephine County SD
 Site Name: Lorna Byrne MS
 Building Name: 0
 Building ID: 0

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

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

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	LEVEL OF ACTION					% of System or Finish	Automated Budget Estimate	Necessity Rank (I, S, L)	Notes					
					None	Minor	Moderate	Major	Replace									
A SUBSTRUCTURE																		
<u>A10 Foundations</u>																		
		A1010 Standard Foundations		10%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
		A1020 Special Foundations			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		A1030 Slab on Grade		90%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
<u>A20 Basement Construction</u>																		
		A2010 Basement Excavation	NOT USED		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
		A2020 Basement Walls		5%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
B SHELL																		
<u>B10 Superstructure</u>																		
		B1010 Floor Construction	Wood		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Steel		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Concrete	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		10% Concrete, 90% Slab on grade, No Issues
		B1020 Roof Construction	Wood	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
			Steel		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Concrete		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<u>B20 Exterior Enclosure</u>																		
		B2010 Exterior Walls	Concrete Formed / Tilt		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Masonry	30%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
			Framed w/Panel Siding	45%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
			Framed w/Stucco	25%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
			Framed w/Masonry Veneer		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		B2020 Exterior Windows	Wood		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Aluminum/Steel	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
			Clad		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Curtain Wall		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		B2030 Exterior Doors	Wood		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Hollow Metal	49	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
			Storefront		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<u>B30 Roofing</u>																		
		B3010 Roof Coverings	Asphalt Shingle	75%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$392,386	S	Aged
			Built-Up	25%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$186,850	I	Leaks, failure
			Single Ply		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Metal		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Concrete Tile		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		B3020 Roof Openings	Skylights		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Access Hatch		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C INTERIORS																		
<u>C10 Interior Construction</u>																		
		C1010 Partitions	Framed	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
			Masonry		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		C1020 Interior Doors	Wood	106	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues

PHYSICAL CONDITION ASSESSMENT

C1030 Fittings	Hollow Metal NOT USED	20	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
C20 Stairs										
C2010 Stair Construction	Wood	5	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
	Metal	2	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
C2020 Stair Finishes	Concrete		o	None	Minor	Moderate	Major	Replace	\$0	
	Concrete Fill		o	None	Minor	Moderate	Major	Replace	\$0	
	Resilient	100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
C30 Interior Finishes										
C3010 Wall Finishes	Paint on Masonry		o	None	Minor	Moderate	Major	Replace	\$0	
	Wallboard	99%	x	None	Minor	Moderate	Major	x Replace	100%	\$443,956 S Aged, repaint. Repair wood shop wall corner damage 100 sq ft
	Wainscot		o	None	Minor	Moderate	Major	Replace	\$0	
C3020 Floor Finishes	Ceramic Tile	1%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues, showers
	Carpet / Soft Surface	40%	x	None	Minor	Moderate	Major	x Replace	100%	\$174,892 S Aged, wear
	Resilient Tile	37%	x	None	Minor	Moderate	Major	x Replace	10%	\$15,210 I Stage (in Gym area) damage,
	Resilient Sheet	2%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
	Polished Concrete	10%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
	Ceramic Tile	1%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues, showers
	Liquid Applied		o	None	Minor	Moderate	Major	Replace	\$0	
C3030 Ceiling Finishes	Wood Sports Floor	10%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
	Wallboard	10%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
	Lay-In Ceiling Tile	25%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
	Glued-Up Ceiling Tile	50%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
	Painted Structure	15%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues

D SERVICES

D10 Conveying										
D1010 Elevators & Lifts		1	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
D1020 Escalators & Moving Walks			o	None	Minor	Moderate	Major	Replace	\$0	
D1090 Other Conveying Systems		1	x	None	Minor	Moderate	Major	Replace	\$0	Stage chair lift, No Issues
D20 Plumbing										
D2010 Plumbing Fixtures		100%	x	None	Minor	Moderate	Major	Replace	\$0	Count = 128 fixtures
D2020 Domestic Water Distribution		100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
D2030 Sanitary Waste		100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
D2040 Rain Water Drainage			o	None	Minor	Moderate	Major	Replace	\$0	
D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace		
D30 HVAC										
D3010 Energy Supply		100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
D3020 Heat Generating Systems	Boiler	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$298,961 L Aged
	Air Handler	100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
	Furnace		o	None	Minor	Moderate	Major	Replace	\$0	
	Heat Exchanger		o	None	Minor	Moderate	Major	Replace	\$0	
D3030 Cooling Generating System	Component of air handler		o	None	Minor	Moderate	Major	Replace	\$0	
	Stand alone chiller		o	None	Minor	Moderate	Major	Replace	\$0	
D3040 Distribution Systems	Ductwork	100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
	Hot water return & supply	100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
D3050 Terminal & Package Units	Above ceiling VAV unit		o	None	Minor	Moderate	Major	Replace	\$0	
	In-room ventilator unit		o	None	Minor	Moderate	Major	Replace	\$0	
	In-room radiant unit		o	None	Minor	Moderate	Major	Replace	\$0	
D3060 Controls & Instrumentation		100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues

PHYSICAL CONDITION ASSESSMENT

D3070 Systems Testing & Balancing		100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$74,740	I	
D3090 Other HVAC Systems & Eq	NOT USED			None	Minor	Moderate	Major		Replace				
D40 Fire Protection													
D4010 Sprinklers		100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
D4020 Standpipes		100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
D4030 Fire Protection Specialties		100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
D4090 Other Fire Protection Syste	NOT USED			None	Minor	Moderate	Major		Replace				
D50 Electrical													
D5010 Electrical Service & Distribution		100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues, Siemens Equipment
D5020 Lighting and Branch Wiring		100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
D5030 Communications & Security	Voice / Data System	100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
	Clock / Intercom System		o	None	Minor	Moderate	Major		Replace		\$0		
	Closed Circuit Surveillance		o	None	Minor	Moderate	Major		Replace		\$0		
	Access Control System		o	None	Minor	Moderate	Major		Replace		\$0		
	Intrusion Alarm System	100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
	Fire Alarm / Detection	100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
	Lighting Control System		o	None	Minor	Moderate	Major		Replace		\$0		
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		No Issues, Kitchen Equipment
	Vocational	100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues, Shop
E1020 Institutional Equipment	Science	2200	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
	Art		o	None	Minor	Moderate	Major		Replace		\$0		
	Stage Performance	2790	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
	Restroom Accessories/Stalls	100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues, Count = 28 stalls
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%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
E2020 Movable Furnishings		100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED												
G20 Site Improvements													
G2010 Roadways		22000	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
G2020 Parking Lots		33400	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
G2030 Pedestrian Paving		14400	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
G2040 Site Development		3550	x	None	Minor	Moderate	Major	x	Replace	90%	\$221,589	I	Cattle fence and wood fence
G2050 Landscaping		151100	x	None	Minor	Moderate	Major	x	Replace	50%	\$229,744	I	Football field irrigation system does not work
G30 Site Mechanical Utilities													
G3010 Water Supply	Domestic	100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
	Fire	100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
G3020 Sanitary Sewer		100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
G3030 Storm Sewer			o	None	Minor	Moderate	Major		Replace		\$0		
G3040 Heating Distribution			o	None	Minor	Moderate	Major		Replace		\$0		
G3050 Cooling Distribution			o	None	Minor	Moderate	Major		Replace		\$0		
G3060 Fuel Distribution			o	None	Minor	Moderate	Major		Replace		\$0		

PHYSICAL CONDITION ASSESSMENT

G3090 Other Site Mechanical Utili NOT USED
 G40 Site Electrical Utilities
 G4010 Electrical Distribution Service Generator
 G4020 Site Lighting
 G4030 Site Communications & Security
 G4090 Other Site Electrical Utilitie NOT USED
 G90 Other Site Construction NOT USED

		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace			
		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
100%		<input checked="" type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	No Issues
100%		<input checked="" type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	No Issues
		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0	
		<input type="checkbox"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace			

OTHER



Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Rank (I,S,L)	Notes
C1020 Interior Door, overhead 5'x5' concession stand doors	ea	3		\$0		No Issues
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		

Physical Condition Budget Sub-Total	\$2,038,328
Budgeted Development Costs	\$774,565
Physical Condition Budget TOTAL	\$2,812,893
Replacement Budget	\$30,836,090

PHYSICAL CONDITION ASSESSMENT

District Name: Three Rivers/Josephine County SD
 Site Name: Hidden Valley HS
 Building Name: 0
 Building ID: 0

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

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

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	LEVEL OF ACTION					% of System or Finish	Automated Budget Estimate	Necessity Rank (I, S, L)	Notes						
					None	Minor	Moderate	Major	Replace										
A SUBSTRUCTURE																			
<u>A10 Foundations</u>																			
			A1010 Standard Foundations		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0			
			A1020 Special Foundations		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0			
			A1030 Slab on Grade	100%	<input checked="" type="radio"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues	
<u>A20 Basement Construction</u>																			
			A2010 Basement Excavatic NOT USED		<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace					
			A2020 Basement Walls		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0			
B SHELL																			
<u>B10 Superstructure</u>																			
			B1010 Floor Construction	Wood		<input type="radio"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Steel		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Concrete	100%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		Slab on grade, No Issues
			B1020 Roof Construction	Wood	100%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
				Steel		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Concrete		<input type="radio"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<u>B20 Exterior Enclosure</u>																			
			B2010 Exterior Walls	Concrete Formed / Tilt		<input type="radio"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0		
				Masonry	90%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$830,886	I	Main Bldg, renew exterior block coating, moisture infiltration
				Framed w/Panel Siding	10%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	30%	\$46,160	I	Ag Bldg, metal wall panels, deterioration, rust, age, paint. Replace 1,000 sf fiberglass panel at Ag Bldg near roof as well
				Framed w/Stucco		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Framed w/Masonry Veneer		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			B2020 Exterior Windows	Wood		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Aluminum/Steel	100%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$2,000,281	S	Original windows, single pane
				Clad		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Curtain Wall		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			B2030 Exterior Doors	Wood		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Hollow Metal	57	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$18,246	I	Repairs to all exterior doors main bldg. Replace the main door, Qty 1, at the AG Bldg
				Storefront		<input type="radio"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<u>B30 Roofing</u>																			
			B3010 Roof Coverings	Asphalt Shingle		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Built-Up	95%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$1,461,744	S	Main Bldg, 25 year old, original roof
				Single Ply		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Metal	5%	<input checked="" type="radio"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		Ag Bldg, No issues
				Concrete Tile		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			B3020 Roof Openings	Skylights		<input type="radio"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		

PHYSICAL CONDITION ASSESSMENT

	Access Hatch	48	x	None	Minor	Moderate	Major	x	Replace	100%	\$1,024	I	Qty = 3, 4' x 4' roof access hatches, hardware not functional, rusted		
C INTERIORS															
<u>C10 Interior Construction</u>															
C1010	Partitions	Framed	95%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues	
		Masonry	5%	x	None	Minor	Moderate	x	Major		Replace	100%	\$153,868	I	West side classrooms, water infiltration, damage
C1020	Interior Doors	Wood	214	x	None	Minor	Moderate	x	Major		Replace	12%	\$24,661	I	Replace 24 interior asbestos filled doors
		Hollow Metal	12	x	None	Minor	Moderate		Major	x	Replace	100%	\$14,084	S	Beyond useful service life
C1030	Fittings	NOT USED			None	Minor	Moderate	Major		Replace					
<u>C20 Stairs</u>															
C2010	Stair Construction	Wood	2	x	None	Minor	Moderate		Major		Replace		\$0		No Issues
		Metal			None	Minor	Moderate		Major		Replace		\$0		
		Concrete			None	Minor	Moderate		Major		Replace		\$0		
C2020	Stair Finishes	Concrete Fill			None	Minor	Moderate		Major		Replace		\$0		
		Resilient	100%	x	None	Minor	Moderate	Major		Replace		\$0			No Issues
<u>C30 Interior Finishes</u>															
C3010	Wall Finishes	Paint on Masonry			None	Minor	Moderate	Major		Replace		\$0			
		Wallboard	98%	x	None	x	Minor	Moderate	Major		Replace	100%	\$226,186	S	Minor damage throughout bldg, paint
		Wainscot			None	Minor	Moderate	Major		Replace		\$0			
		Ceramic Tile	2%	x	None	x	Minor	Moderate	Major		Replace	100%	\$3,077	S	Minor damage in restrooms, repair
C3020	Floor Finishes	Carpet / Soft Surface	50%	x	None	Minor	Moderate	Major	x	Replace	100%	\$450,063	I	Heavy wear, damage, torn, age	
		Resilient Tile	16%	x	None	Minor	Moderate	Major	x	Replace	100%	\$135,404	S	Classrooms, stage, cafeteria	
		Resilient Sheet	2%	x	None	Minor	Moderate	Major		Replace	100%	\$0	S	Kitchen	
		Polished Concrete	20%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues	
		Ceramic Tile	1%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues	
		Liquid Applied			None	Minor	Moderate	Major		Replace		\$0			
		Wood Sports Floor	11%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues	
C3030	Ceiling Finishes	Wallboard	5%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues	
		Lay-In Ceiling Tile	95%	x	None	Minor	Moderate	Major	x	Replace	100%	\$745,490	S	Original ceiling system, dirty	
		Glued-Up Ceiling Tile			None	Minor	Moderate	Major		Replace		\$0			
		Painted Structure			None	Minor	Moderate	Major		Replace		\$0			
D SERVICES															
<u>D10 Conveying</u>															
D1010	Elevators & Lifts				None	Minor	Moderate	Major		Replace		\$0			
D1020	Escalators & Moving Walks				None	Minor	Moderate	Major		Replace		\$0			
D1090	Other Conveying Systems				None	Minor	Moderate	Major		Replace		\$0			
<u>D20 Plumbing</u>															
D2010	Plumbing Fixtures		100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$1,077,075	S	Original fixtures, count = 214	
D2020	Domestic Water Distribution		100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues	
D2030	Sanitary Waste		100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues	
D2040	Rain Water Drainage		100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues	
D2090	Other Plumbing Sys	NOT USED			None	Minor	Moderate	Major		Replace					
<u>D30 HVAC</u>															
D3010	Energy Supply		100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues	
D3020	Heat Generating Sy Boiler		100%	x	None	Minor	Moderate	Major	x	Replace	50%	\$307,736	I	Replace the original 1976 boiler, 1 Ea	
	Air Handler		100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$461,603	I	Replace original equipment	
	Furnace				None	Minor	Moderate	Major		Replace		\$0			
	Heat Exchanger				None	Minor	Moderate	Major		Replace		\$0			
D3030	Cooling Generating Component of air handler		100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$461,603	I	Window unit A/C	

PHYSICAL CONDITION ASSESSMENT

Stand alone chiller		0	None	Minor	Moderate	Major	Replace		\$0		
D3040 Distribution System Ductwork	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$307,736	S	Replace
Hot water return & supply	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$769,339	I	Original 2-pipe system, numerous leaks
D3050 Terminal & Package Above ceiling VAV unit		0	None	Minor	Moderate	Major	Replace		\$0		
In-room ventilator unit		0	None	Minor	Moderate	Major	Replace		\$0		
In-room radiant unit		0	None	Minor	Moderate	Major	Replace		\$0		
D3060 Controls & Instrumentation	100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
D3070 Systems Testing & Balancing	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$153,868	I	
D3090 Other HVAC System NOT USED			None	Minor	Moderate	Major	Replace				

D40 Fire Protection

D4010 Sprinklers	1%	x	None	Minor	Moderate	Major	Replace		\$0		Stage only, from domestic water line, No Issues
D4020 Standpipes		0	None	Minor	Moderate	Major	Replace		\$0		
D4030 Fire Protection Specialties		0	None	Minor	Moderate	Major	Replace		\$0		
D4090 Other Fire Protection NOT USED			None	Minor	Moderate	Major	Replace				

D50 Electrical

D5010 Electrical Service & Distribution	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$1,230,942	I	Federal Pacific equipment, main and panelboards
D5020 Lighting and Branch Wiring	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$1,846,414	I	Original fixtures and wiring
D5030 Communications & Voice / Data System	100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
Clock / Intercom System	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$769,339	I	Not functional
Closed Circuit Surveillance	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$169,255	S	Dated technology
Access Control System		0	None	Minor	Moderate	Major	Replace		\$0		
Intrusion Alarm System	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$100,014	I	Dated technology
Fire Alarm / Detection	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$346,203		Dated technology
Lighting Control System		0	None	Minor	Moderate	Major	Replace		\$0		
D5090 Other Electrical Sys NOT USED			None	Minor	Moderate	Major	Replace				

E EQUIPMENT & FURNISHINGS

E10 Equipment

E1010 Commercial Equipr Food Service	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$307,736	I	Old equipment, beyond service life
Vocational	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$253,882	S	Old equipment, beyond service life
E1020 Institutional Equipr Science	9600	x	None	Minor	Moderate	Major	x Replace	100%	\$35,851	S	Old equipment, beyond service life
Art	2000	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
Stage Performance	1800	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
Restroom Accessories/Stalls	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$3,846,695	S	28 restroom stalls
E1030 Vehicular Equipmer NOT USED			None	Minor	Moderate	Major	Replace				
E1090 Other Equipment NOT USED			None	Minor	Moderate	Major	Replace				

E20 Furnishings

E2010 Fixed Furnishings	100%	x	None	Minor	Moderate	Major	x Replace	20%	\$369,283	S	Old equipment, beyond service life
E2020 Movable Furnishings	100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation

NOT USED

G20 Site Improvements

G2010 Roadways	81600	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G2020 Parking Lots	131000	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G2030 Pedestrian Paving	8000	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G2040 Site Development	4050	x	None	Minor	Moderate	Major	Replace		\$0		No Issues

PHYSICAL CONDITION ASSESSMENT

G2050 Landscaping		163000	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	No Issues	
G30 Site Mechanical Utilities															
G3010 Water Supply	Domestic	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	No Issues	
	Fire		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
G3020 Sanitary Sewer		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	No Issues	
G3030 Storm Sewer			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
G3040 Heating Distribution			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
G3050 Cooling Distribution			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
G3060 Fuel Distribution			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
G3090 Other Site Mechani	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace			
G40 Site Electrical Utilities															
G4010 Electrical Distributi	Service		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
	Generator	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$96,030	Original generator, beyond service life
G4020 Site Lighting		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	No Issues	
G4030 Site Communications & Security			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0		
G4090 Other Site Electrica	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace			
G90 Other Site Construction	NOT USED														

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Rank (I,S,L)	Notes
2030 Exterior Door OVH Exterior OVH / Sliding Doors 100% x	ea	3		\$0	S	AG Building, exterior sliding doors, replace
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		

Physical Condition Budget Sub-Total	\$19,021,776
Budgeted Development Costs	\$7,228,275
Physical Condition Budget TOTAL	\$26,250,051
Replacement Budget	\$67,860,459

PHYSICAL CONDITION ASSESSMENT

District Name: Three Rivers/Josephine County SD
 Site Name: Illinois Valley HS
 Building Name: 0
 Building ID: 0

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

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

			LEVEL OF ACTION					% of System or Finish	Automated Budget Estimate	Necessity Rank (I, S, L)	Notes				
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	None	Minor	Moderate					Major	Replace		
A SUBSTRUCTURE															
<u>A10 Foundations</u>															
			A1010 Standard Foundations	8%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	\$0	No Issues			
			A1020 Special Foundations		<input type="checkbox"/>	None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	\$0				
			A1030 Slab on Grade	92%	<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	\$0	No Issues			
<u>A20 Basement Construction</u>															
			A2010 Basement Excavation	NOT USED		None	<input checked="" type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace					
			A2020 Basement Walls		<input type="checkbox"/>	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	\$0				
B SHELL															
<u>B10 Superstructure</u>															
			B1010 Floor Construction	Wood	8%	<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0	Portables		
				Steel		<input type="checkbox"/>	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
				Concrete	92%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0	Slab on grade, No issues		
			B1020 Roof Construction	Wood	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0	No Issues		
				Steel		<input type="checkbox"/>	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
				Concrete		<input type="checkbox"/>	None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
<u>B20 Exterior Enclosure</u>															
			B2010 Exterior Walls	Concrete Formed / Tilt Masonry		<input type="checkbox"/>	None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	\$0			
				Framed w/Panel Siding	92%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0	Main Building		
				Framed w/Stucco	8%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	100%	\$266,561	I	Portables
				Framed w/Masonry Veneer		<input type="checkbox"/>	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
			B2020 Exterior Windows	Wood		<input type="checkbox"/>	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
				Aluminum/Steel	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	100%	\$1,443,874	I	Single pane, beyond service life, leaks
				Clad		<input type="checkbox"/>	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
				Curtain Wall		<input type="checkbox"/>	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
			B2030 Exterior Doors	Wood	8	<input checked="" type="checkbox"/>	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	100%	\$12,804	I	Portables
				Hollow Metal	59	<input checked="" type="checkbox"/>	None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	100%	\$18,886	S	Repairs, door and hardware, paint
				Storefront		<input type="checkbox"/>	None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
<u>B30 Roofing</u>															
			B3010 Roof Coverings	Asphalt Shingle	8%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	100%	\$62,198	I	Portables
				Built-Up	92%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	100%	\$1,021,819	I	Main Bldg, roof is 27 yrs old, leaks
				Single Ply		<input type="checkbox"/>	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
				Metal		<input type="checkbox"/>	None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
				Concrete Tile		<input type="checkbox"/>	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
			B3020 Roof Openings	Skylights		<input type="checkbox"/>	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
				Access Hatch	48	<input checked="" type="checkbox"/>	None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	100%	\$1,024	I	Qty = 3, 4' x 4' roof access hatches, hardware not functional, rusted
C INTERIORS															
<u>C10 Interior Construction</u>															
			C1010 Partitions	Framed	100%	<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0	No Issues		

PHYSICAL CONDITION ASSESSMENT

C1020 Interior Doors	Masonry		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Wood	128	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$177,549	I	Age, damage, wear and delamination
	Hollow Metal	20	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$23,474	I	Age, damage, wear
C1030 Fittings	NOT USED		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
C20 Stairs																
C2010 Stair Construction	Wood		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Metal		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Concrete	2	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues, stage
C2020 Stair Finishes	Concrete Fill		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Resilient	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$11	I	Worn
C30 Interior Finishes																
C3010 Wall Finishes	Paint on Masonry		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Wallboard	99%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$659,739	S	Paint all wall finishes
	Wainscot		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C3020 Floor Finishes	Ceramic Tile	1%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Carpet / Soft Surface	65%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$422,333	I	Worn, torn, dirty, original carpet
	Resilient Tile	7%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$42,761	S	VCT beyond service life
	Resilient Sheet	1%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$6,664	S	Kitchen floor covering
	Polished Concrete	15%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Ceramic Tile	2%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues, locker room showers
	Liquid Applied		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C3030 Ceiling Finishes	Wood Sports Floor	10%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues, Gym Floor
	Wallboard	20%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$188,814	S	Paint all ceiling finishes
	Lay-In Ceiling Tile	60%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$339,866	I	Original system, old, dirty, stained
	Glued-Up Ceiling Tile		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Painted Structure	20%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$55,534	S	Paint ceilings in Gym and shop areas

D SERVICES

D10 Conveying																
D1010 Elevators & Lifts			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D1020 Escalators & Moving Walks			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D1090 Other Conveying Systems			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D20 Plumbing																
D2010 Plumbing Fixtures		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$777,471	I	Original fixtures, old, stained, qty = 205
D2020 Domestic Water Distribution		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D2030 Sanitary Waste		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D2040 Rain Water Drainage		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D2090 Other Plumbing Systems	NOT USED		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
D30 HVAC																
D3010 Energy Supply		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D3020 Heat Generating Systems	Boiler	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$444,269	I	Beyond service life, original boiler
	Air Handler	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$333,202	I	Beyond service life, original AHU's
	Furnace		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3030 Cooling Generating Systems	Heat Exchanger		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Component of air handler	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$333,202	I	Window A/C Units, qty = 9
D3040 Distribution Systems	Stand alone chiller		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Ductwork	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$222,134	I	Original, dirty, beyond service life
D3050 Terminal & Package Units	Hot water return & supply	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$555,336	S	2-pipe hot water loop is 43 years old
	Above ceiling VAV unit		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	In-room ventilator unit		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	In-room radiant unit		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		

PHYSICAL CONDITION ASSESSMENT

D3060 Controls & Instrumentation		100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
D3070 Systems Testing & Balancing		100%	x	None	Minor	Moderate	Major	x Replace	100%	\$111,067	I	
D3090 Other HVAC Systems & Equip NOT USED				None	Minor	Moderate	Major	Replace				
D40 Fire Protection												
D4010 Sprinklers		2%	x	None	Minor	Moderate	Major	x Replace	100%	\$8,330	I	Stage area, domestic water line sprinkler
D4020 Standpipes			o	None	Minor	Moderate	Major	Replace		\$0		
D4030 Fire Protection Specialties			o	None	Minor	Moderate	Major	Replace		\$0		
D4090 Other Fire Protection System: NOT USED				None	Minor	Moderate	Major	Replace				
D50 Electrical												
D5010 Electrical Service & Distribution		100%	x	None	Minor	Moderate	Major	x Replace	100%	\$888,538	I	Original ITE Electrical Equipment
D5020 Lighting and Branch Wiring		100%	x	None	Minor	Moderate	Major	x Replace	100%	\$1,332,807	I	Original fixtures and building wiring
D5030 Communications & Security	Voice / Data System	100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
	Clock / Intercom System	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$555,336	I	Does not work
	Closed Circuit Surveillance	100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
	Access Control System		o	None	Minor	Moderate	Major	Replace		\$0		
	Intrusion Alarm System	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$72,194	S	Replace
	Fire Alarm / Detection	100%	x	None	Minor	Moderate	Major	Replace		\$0		New 2016
	Lighting Control System		o	None	Minor	Moderate	Major	Replace		\$0		
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	x Replace	100%	\$222,134	I	Old equipment
	Vocational	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$183,261	I	Old equipment
E1020 Institutional Equipment	Science	3060	x	None	Minor	Moderate	Major	x Replace	100%	\$11,428	I	Old, original science tables and equipment
	Art	1020	x	None	Minor	Moderate	Major	x Replace	100%	\$3,265	I	Old, original art tables and equipment
	Stage Performance	1800	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
	Restroom Accessories/Stall	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$2,776,681	I	Damaged, missing, beyond service life
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%	x	None	Minor	Moderate	Major	x Replace	100%	\$1,332,807	I	Original cabinetry, damaged, worn
E2020 Movable Furnishings		100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED											
G20 Site Improvements												
G2010 Roadways		40400	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G2020 Parking Lots		87000	x	None	x Minor	Moderate	Major	Replace	100%	\$278,487	S	Resurface and stripe
G2030 Pedestrian Paving		10000	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G2040 Site Development		6600	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G2050 Landscaping		372000	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G30 Site Mechanical Utilities												
G3010 Water Supply	Domestic	100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
	Fire		o	None	Minor	Moderate	Major	Replace		\$0		
G3020 Sanitary Sewer		100%	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
G3030 Storm Sewer			o	None	Minor	Moderate	Major	Replace		\$0		
G3040 Heating Distribution			o	None	Minor	Moderate	Major	Replace		\$0		
G3050 Cooling Distribution			o	None	Minor	Moderate	Major	Replace		\$0		

PHYSICAL CONDITION ASSESSMENT

G3060 Fuel Distribution		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0			
G3090 Other Site Mechanical Utilitie	NOT USED		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace					
G40 Site Electrical Utilities																
G4010 Electrical Distribution	Service		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0			
	Generator	100%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$96,030	I	Original 1975, undersized, beyond service life
G4020 Site Lighting			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0			
G4030 Site Communications & Security			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0			
G4090 Other Site Electrical Utilities	NOT USED		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace					
G90 Other Site Construction	NOT USED		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace					

OTHER															
Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Rank (I,S,L)	Notes									
				\$0											
				\$0											
				\$0											
				\$0											
				\$0											
				\$0											
				\$0											
				\$0											

Physical Condition Budget Sub-Total	\$15,281,888
Budgeted Development Costs	\$5,807,117
Physical Condition Budget TOTAL	\$21,089,006
Replacement Budget	\$48,984,084

PHYSICAL CONDITION ASSESSMENT

District Name: Three Rivers/Josephine County SD
 Site Name: North Valley HS
 Building Name: 0
 Building ID: 0

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

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

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	LEVEL OF ACTION					% of System or Finish	Automated Budget Estimate	Necessity Rank (I, S, L)	Notes
					None	Minor	Moderate	Major	Replace				
A SUBSTRUCTURE													
<u>A10 Foundations</u>													
			A1010 Standard Foundations		<input type="radio"/> None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace		\$0		
			A1020 Special Foundations		<input type="radio"/> None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace		\$0		
			A1030 Slab on Grade	100%	<input checked="" type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace		\$0		No Issues
<u>A20 Basement Construction</u>													
			A2010 Basement Excavation	NOT USED	<input checked="" type="checkbox"/>	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace			
			A2020 Basement Walls		<input type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace		\$0		
B SHELL													
<u>B10 Superstructure</u>													
			B1010 Floor Construction		<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
			Steel		<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
			Concrete	100%	<input checked="" type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		Slab on grade, No Issues
			B1020 Roof Construction		<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		No Issues
			Wood	100%	<input checked="" type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
			Steel		<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
			Concrete		<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
<u>B20 Exterior Enclosure</u>													
			B2010 Exterior Walls		<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace		\$0		
			Concrete Formed / Tilt		<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace				South facing exterior walls of Gym and classrooms have water infiltration and damage to the CMU, repair and seal the exterior walls
			Masonry	95%	<input checked="" type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace	15%	\$207,911	I	
			Framed w/Panel Siding	5%	<input checked="" type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	100%	\$43,771	I	Metal paneling over windows, repaint
			Framed w/Stucco		<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
			Framed w/Masonry Veneer		<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
			B2020 Exterior Windows		<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
			Aluminum/Steel	100%	<input checked="" type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	100%	\$1,896,734	I	Single pane original windows
			Clad		<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
			Curtain Wall		<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
			B2030 Exterior Doors		<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
			Wood		<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
			Hollow Metal	198	<input checked="" type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	100%	\$274,646	I	Doors and hardware are beyond service life
			Storefront		<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
<u>B30 Roofing</u>													
			B3010 Roof Coverings		<input type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
			Built-Up	100%	<input checked="" type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	100%	\$1,459,026	I	Numerous leaks, 26 years old
			Single Ply		<input type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
			Metal		<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
			Concrete Tile		<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
			B3020 Roof Openings		<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
			Skylights		<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace		\$0		
			Access Hatch	48	<input checked="" type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	100%	\$1,024	I	QTY = 3 roof hatches, 4' x 4', hardware broken, rusty, not functional
C INTERIORS													

PHYSICAL CONDITION ASSESSMENT

C10 Interior Construction

C1010 Partitions	Framed	100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues		
	Masonry		o	None	Minor	Moderate	Major	Replace	\$0			
C1020 Interior Doors	Wood	198	x	None	Minor	Moderate	Major	x Replace	75%	\$205,984	I	Asbestos filled core material
	Hollow Metal	15	x	None	Minor	Moderate	Major	Replace		\$0		No Issues
C1030 Fittings	NOT USED			None	Minor	Moderate	Major	Replace				

C20 Stairs

C2010 Stair Construction	Wood	4	x	None	Minor	Moderate	Major	Replace	\$0	No Issues
	Metal		o	None	Minor	Moderate	Major	Replace	\$0	
	Concrete		o	None	Minor	Moderate	Major	Replace	\$0	
C2020 Stair Finishes	Concrete Fill		o	None	Minor	Moderate	Major	Replace	\$0	
	Resilient	100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues

C30 Interior Finishes

C3010 Wall Finishes	Paint on Masonry	50%	x	None	x Minor	Moderate	Major	Replace	100%	\$109,427	I	Repaint all interior walls, repair interior south CMU walls where water infiltration has caused damage
	Wallboard	49%	x	None	Minor	x Moderate	Major	Replace	100%	\$214,477	I	Repaint all interior walls
	Wainscot		o	None	Minor	Moderate	Major	Replace	\$0			
	Ceramic Tile	1%	x	None	Minor	Moderate	Major	Replace	\$0			No Issues, Shower walls
C3020 Floor Finishes	Carpet / Soft Surface	67%	x	None	Minor	Moderate	Major	x Replace	100%	\$571,865	I	Original carpet, worn, dirty
	Resilient Tile	10%	x	None	Minor	Moderate	Major	x Replace	100%	\$80,246	I	Age, worn, beyond service life
	Resilient Sheet		o	None	Minor	Moderate	Major	Replace	\$0			
	Polished Concrete	10%	x	None	Minor	Moderate	Major	Replace	\$0			No Issues
	Ceramic Tile	1%	x	None	Minor	Moderate	Major	Replace	\$0			No Issues
	Liquid Applied		o	None	Minor	Moderate	Major	Replace	\$0			
	Wood Sports Floor	12%	x	None	Minor	Moderate	Major	Replace	\$0			No issues, Gyms
C3030 Ceiling Finishes	Wallboard	10%	x	None	x Minor	Moderate	Major	Replace	100%	\$21,885	I	Minor repairs throughout building, repaint
	Lay-In Ceiling Tile	65%	x	None	Minor	Moderate	Major	x Replace	100%	\$483,667	I	Original system, dirty, stained
	Glued-Up Ceiling Tile		o	None	Minor	Moderate	Major	Replace	\$0			
	Painted Structure	25%	x	None	Minor	Moderate	Major	Replace	\$0			No Issues

D SERVICES

D10 Conveying

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

D20 Plumbing

D2010 Plumbing Fixtures		100%	x	None	Minor	Moderate	Major	x Replace	100%	\$1,021,319	I	Count = 204 fixtures, old, stained, damage
D2020 Domestic Water Distribution		100%	x	None	Minor	Moderate	Major	x Replace	100%	\$437,708	I	Rusty water, multiple breaks
D2030 Sanitary Waste		100%	x	None	Minor	Moderate	Major	x Replace	100%	\$437,708	I	Multiple breaks, leaks
D2040 Rain Water Drainage		100%	x	None	Minor	Moderate	Major	Replace	\$0			No Issues
D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace				

D30 HVAC

D3010 Energy Supply		100%	x	None	Minor	Moderate	Major	Replace	\$0	No Issues		
D3020 Heat Generating Systems	Boiler	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$583,611	I	3 boilers, 1 is original, 2 do not work
	Air Handler	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$437,708	I	Beyond expected service life
	Furnace		o	None	Minor	Moderate	Major	Replace	\$0			
	Heat Exchanger		o	None	Minor	Moderate	Major	Replace	\$0			
D3030 Cooling Generating System	Component of air handler		o	None	Minor	Moderate	Major	Replace	\$0			
	Stand alone chiller		o	None	Minor	Moderate	Major	Replace	\$0			
D3040 Distribution Systems	Ductwork	100%	x	None	Minor	Moderate	Major	x Replace	100%	\$291,805	I	Original, old, dirty

PHYSICAL CONDITION ASSESSMENT

Hot water return & supply	100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$729,513	I	Aged, asbestos insulation
D3050 Terminal & Package Units: Above ceiling VAV unit		o	None	Minor	Moderate	Major		Replace		\$0		
In-room ventilator unit		o	None	Minor	Moderate	Major		Replace		\$0		
In-room radiant unit		o	None	Minor	Moderate	Major		Replace		\$0		
D3060 Controls & Instrumentation	100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
D3070 Systems Testing & Balancing	100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$145,903	I	
D3090 Other HVAC Systems & Er NOT USED			None	Minor	Moderate	Major		Replace				
D40 Fire Protection												
D4010 Sprinklers	5%	x	None	Minor	Moderate	Major	x	Replace	100%	\$27,357	I	Stage area, domestic water line
D4020 Standpipes		o	None	Minor	Moderate	Major		Replace		\$0		
D4030 Fire Protection Specialties		o	None	Minor	Moderate	Major		Replace		\$0		
D4090 Other Fire Protection Sys: NOT USED			None	Minor	Moderate	Major		Replace				
D50 Electrical												
D5010 Electrical Service & Distribution	100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$1,167,221	S	ITE equipment, 43 years old
D5020 Lighting and Branch Wiring	100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$1,750,832	I	Old fixtures and original wiring
D5030 Communications & Secur Voice / Data System	100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
Clock / Intercom System	100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$729,513	I	Not operable
Closed Circuit Surveillance	100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$160,493	I	Old equipment, outdated technology
Access Control System		o	None	Minor	Moderate	Major		Replace		\$0		
Intrusion Alarm System	100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
Fire Alarm / Detection	100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$328,281	I	Problematic, high maintenance, life safety
Lighting Control System		o	None	Minor	Moderate	Major		Replace		\$0		
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	x	Replace	100%	\$291,805	I	Original, old equipment
	Vocational	100%	x	None	Minor	Moderate	Major		Replace	50%	\$47,418	I	Many pieces of equipment have failed and are no longer used
E1020 Institutional Equipment	Science	4500	x	None	Minor	Moderate	Major	x	Replace	100%	\$16,805	I	Original old Science room equipment
	Art	1600	x	None	Minor	Moderate	Major		Replace		\$0		No issues
	Stage Performance	2400	x	None	Minor	Moderate	Major		Replace		\$0		No issues
	Restroom Accessories/Stalls	100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$3,647,566	I	Old and damaged, 15 RR Stalls
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%	x	None	Minor	Moderate	Major	x	Replace	100%	\$1,750,832	I	Original cabinets throughout the school
E2020 Movable Furnishings		100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED												
G20 Site Improvements													
G2010 Roadways		100000	x	None	Minor	Moderate	Major	x	Replace	100%	\$1,173,700	I	Repair cracks, seal, recoat, stripe
G2020 Parking Lots		125000	x	None	Minor	Moderate	Major	x	Replace	100%	\$1,200,375	I	Repair cracks, seal, recoat, stripe
G2030 Pedestrian Paving		10000	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
G2040 Site Development		9050	x	None	Minor	Moderate	Major	x	Replace	100%	\$627,663	I	Most of the fence is cattle type
G2050 Landscaping		409000	x	None	Minor	Moderate	Major	x	Replace	50%	\$621,874	I	Old football field and the irrigation around the school building do not work
G30 Site Mechanical Utilities													

PHYSICAL CONDITION ASSESSMENT

G3010 Water Supply	Domestic Fire	<input type="checkbox"/> 100%	<input checked="" type="checkbox"/> x	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0		No Issues
			<input type="checkbox"/> o	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0		
G3020 Sanitary Sewer		<input type="checkbox"/> 100%	<input checked="" type="checkbox"/> x	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0		No Issues
G3030 Storm Sewer			<input type="checkbox"/> o	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0		
G3040 Heating Distribution			<input type="checkbox"/> o	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0		
G3050 Cooling Distribution			<input type="checkbox"/> o	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0		
G3060 Fuel Distribution			<input type="checkbox"/> o	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0		
G3090 Other Site Mechanical Ut	NOT USED			None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace			
G40 Site Electrical Utilities											
G4010 Electrical Distribution	Service Generator		<input type="checkbox"/> o	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0		
		<input type="checkbox"/> 100%	<input checked="" type="checkbox"/> x	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> x Replace	100%	\$96,030	I Equipment is beyond service life
G4020 Site Lighting			<input type="checkbox"/> o	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0		
G4030 Site Communications & Security			<input type="checkbox"/> o	None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0		
G4090 Other Site Electrical Utilit	NOT USED			None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace			
G90 Other Site Construction	NOT USED										

OTHER



Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Rank (I,S,L)	Notes
B2030 Ext Doors OVH	ea	4		\$0	I	Replace, original doors
C1020 Interior doors, OVH	ea	2		\$0		No Issues
				\$0		
				\$0		
				\$0		

Physical Condition Budget Sub-Total	\$23,293,706
Budgeted Development Costs	\$8,851,608
Physical Condition Budget TOTAL	\$32,145,314
Replacement Budget	\$64,347,580

PHYSICAL CONDITION ASSESSMENT

District Name: Three Rivers/Josephine County SD
 Site Name: Merlin Alternative Scjchool
 Building Name: 0
 Building ID: 0

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

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

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	LEVEL OF ACTION					% of System or Finish	Automated Budget Estimate	Necessity Rank (I, S, L)	Notes						
					None	Minor	Moderate	Major	Replace										
A SUBSTRUCTURE																			
<u>A10 Foundations</u>																			
			A1010 Standard Foundations		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0			
			A1020 Special Foundations		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0			
			A1030 Slab on Grade	100%	<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues	
<u>A20 Basement Construction</u>																			
			A2010 Basement Excavation	NOT USED	<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace					
			A2020 Basement Walls		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0			
B SHELL																			
<u>B10 Superstructure</u>																			
			B1010 Floor Construction	Wood		<input type="radio"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Steel		<input type="radio"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Concrete	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		Slab on grade, No Issues
			B1020 Roof Construction	Wood	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
				Steel		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Concrete		<input type="radio"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<u>B20 Exterior Enclosure</u>																			
			B2010 Exterior Walls	Concrete Formed / Tilt Masonry	30%	<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
				Framed w/Panel Siding	70%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$109,914	I	Repairs and paint
				Framed w/Stucco		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Framed w/Masonry Veneer		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			B2020 Exterior Windows	Wood	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$314,039	I	Age, moisture damage, rot, single pane
				Aluminum/Steel		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Clad		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Curtain Wall		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			B2030 Exterior Doors	Wood	14	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$22,407	I	Replace all original doors
				Hollow Metal	3	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$4,161	I	Replace, damage, rust
				Storefront		<input type="radio"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<u>B30 Roofing</u>																			
			B3010 Roof Coverings	Asphalt Shingle	30%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues, new 2018
				Built-Up	70%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$109,914	I	Replace, 35 year old roof, leaks
				Single Ply		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Metal		<input type="radio"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Concrete Tile		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			B3020 Roof Openings	Skylights		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
				Access Hatch		<input type="radio"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C INTERIORS																			
<u>C10 Interior Construction</u>																			
			C1010 Partitions	Framed	100%	<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
				Masonry		<input type="radio"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			C1020 Interior Doors	Wood	18	<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$24,968	I	Original doors and hardware, 1953

PHYSICAL CONDITION ASSESSMENT

C1030 Fittings	Hollow Metal		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
	NOT USED		<input type="radio"/>	None		Minor		Moderate		Major		Replace				
C20 Stairs																
C2010 Stair Construction	Wood		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
	Metal		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
	Concrete		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
C2020 Stair Finishes	Concrete Fill		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
	Resilient		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
C30 Interior Finishes																
C3010 Wall Finishes	Paint on Masonry		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
	Wallboard	100%	<input checked="" type="checkbox"/>	None		Minor	<input checked="" type="checkbox"/>	Moderate		Major		Replace	100%	\$47,106	S	Minor repairs, repaint all interior walls
	Wainscot		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
	Ceramic Tile		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
C3020 Floor Finishes	Carpet / Soft Surface	7%	<input checked="" type="checkbox"/>	None		Minor		Moderate		Major	<input checked="" type="checkbox"/>	Replace	100%	\$6,430	I	Old, worn
	Resilient Tile	73%	<input checked="" type="checkbox"/>	None		Minor		Moderate		Major	<input checked="" type="checkbox"/>	Replace	100%	\$63,043	I	VAT and VCT, old tie system
	Resilient Sheet		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
	Polished Concrete	20%	<input checked="" type="checkbox"/>	None		Minor		Moderate		Major		Replace		\$0		No Issues
	Ceramic Tile		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
	Liquid Applied		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
	Wood Sports Floor		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
C3030 Ceiling Finishes	Wallboard		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
	Lay-In Ceiling Tile		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
	Glued-Up Ceiling Tile	100%	<input checked="" type="checkbox"/>	None		Minor		Moderate		Major	<input checked="" type="checkbox"/>	Replace	100%	\$70,659	I	Original tiles, stained, falling, failing
	Painted Structure		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		

D SERVICES

D10 Conveying

D1010 Elevators & Lifts			<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
D1020 Escalators & Moving Walks			<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
D1090 Other Conveying Systems			<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		

D20 Plumbing

D2010 Plumbing Fixtures		100%	<input checked="" type="checkbox"/>	None		Minor		Moderate		Major	<input checked="" type="checkbox"/>	Replace	90%	\$98,922	I	Qty = 21, replace all except urinals in Men's Restroom
D2020 Domestic Water Distribution		100%	<input checked="" type="checkbox"/>	None		Minor		Moderate		Major	<input checked="" type="checkbox"/>	Replace	100%	\$47,106	I	Original water pipe system
D2030 Sanitary Waste		100%	<input checked="" type="checkbox"/>	None		Minor		Moderate		Major	<input checked="" type="checkbox"/>	Replace	100%	\$47,106	I	Original SS Pipe system
D2040 Rain Water Drainage			<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
D2090 Other Plumbing Systems	NOT USED		<input type="radio"/>	None		Minor		Moderate		Major		Replace				

D30 HVAC

D3010 Energy Supply		100%	<input checked="" type="checkbox"/>	None		Minor		Moderate		Major		Replace		\$0		No Issues
D3020 Heat Generating Systems	Boiler	30%	<input checked="" type="checkbox"/>	None		Minor		Moderate		Major	<input checked="" type="checkbox"/>	Replace	100%	\$18,842	I	Original boiler, beyond service life
	Air Handler		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
	Furnace		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
	Heat Exchanger	70%	<input checked="" type="checkbox"/>	None		Minor		Moderate		Major		Replace		\$0		No Issues, new in 2014 and 2018
D3030 Cooling Generating System: Component of air handler			<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
	Stand alone chiller		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
D3040 Distribution Systems	Ductwork	100%	<input checked="" type="checkbox"/>	None		Minor		Moderate		Major		Replace		\$0		New 2002
	Hot water return & supply	100%	<input checked="" type="checkbox"/>	None		Minor		Moderate		Major	<input checked="" type="checkbox"/>	Replace	100%	\$78,510	I	2-pipe heat distribution system
D3050 Terminal & Package Units	Above ceiling VAV unit		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
	In-room ventilator unit		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
	In-room radiant unit		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0		
D3060 Controls & Instrumentation		100%	<input checked="" type="checkbox"/>	None		Minor		Moderate		Major		Replace		\$0		No Issues

PHYSICAL CONDITION ASSESSMENT

D3070 Systems Testing & Balancing		100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$15,702	I	
D3090 Other HVAC Systems & Equ	NOT USED			None	Minor	Moderate	Major		Replace				
D40 Fire Protection													
D4010 Sprinklers			o	None	Minor	Moderate	Major		Replace		\$0		
D4020 Standpipes			o	None	Minor	Moderate	Major		Replace		\$0		
D4030 Fire Protection Specialties			o	None	Minor	Moderate	Major		Replace		\$0		
D4090 Other Fire Protection System	NOT USED			None	Minor	Moderate	Major		Replace				
D50 Electrical													
D5010 Electrical Service & Distribution		100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues, updated 2002
D5020 Lighting and Branch Wiring		100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$188,424	I	Old wiring and fixtures
D5030 Communications & Security	Voice / Data System		o	None	Minor	Moderate	Major		Replace		\$0		
	Clock / Intercom System		o	None	Minor	Moderate	Major		Replace		\$0		
	Closed Circuit Surveillance		o	None	Minor	Moderate	Major		Replace		\$0		
	Access Control System		o	None	Minor	Moderate	Major		Replace		\$0		
	Intrusion Alarm System	100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
	Fire Alarm / Detection	100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues, updated 2002
	Lighting Control System		o	None	Minor	Moderate	Major		Replace		\$0		
D5090 Other Electrical Systems	NOT USED			None	Minor	Moderate	Major		Replace				

E EQUIPMENT & FURNISHINGS

E10 Equipment													
E1010 Commercial Equipment	Food Service		o	None	Minor	Moderate	Major		Replace		\$0		
	Vocational		o	None	Minor	Moderate	Major		Replace		\$0		
E1020 Institutional Equipment	Science		o	None	Minor	Moderate	Major		Replace		\$0		
	Art		o	None	Minor	Moderate	Major		Replace		\$0		
	Stage Performance		o	None	Minor	Moderate	Major		Replace		\$0		
	Restroom Accessories/Stalls	100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$392,549	I	Old, wooden stalls, qty = 6
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%	x	None	Minor	Moderate	Major	x	Replace	100%	\$188,424	I	Old cabinets. Building original, damage
E2020 Movable Furnishings		100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED												
G20 Site Improvements													
G2010 Roadways		11590	x	None	Minor	Moderate	Major	x	Replace	100%	\$117,482	I	Asphalt and base failure
G2020 Parking Lots		12875	x	None	Minor	Moderate	Major	x	Replace	100%	\$89,295	I	Asphalt and base failure
G2030 Pedestrian Paving		1750	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
G2040 Site Development		920	x	None	Minor	Moderate	Major	x	Replace	50%	\$31,903	I	West rear fence is cattle type
G2050 Landscaping		3500	x	None	Minor	Moderate	Major	x	Replace	100%	\$10,643	I	Non working system
G30 Site Mechanical Utilities													
G3010 Water Supply	Domestic	100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$15,702	I	Old, original site piping
	Fire		o	None	Minor	Moderate	Major		Replace		\$0		
G3020 Sanitary Sewer		100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$15,702	I	Old, original site SS piping
G3030 Storm Sewer			o	None	Minor	Moderate	Major		Replace		\$0		
G3040 Heating Distribution			o	None	Minor	Moderate	Major		Replace		\$0		
G3050 Cooling Distribution			o	None	Minor	Moderate	Major		Replace		\$0		
G3060 Fuel Distribution			o	None	Minor	Moderate	Major		Replace		\$0		
G3090 Other Site Mechanical Utilities	NOT USED			None	Minor	Moderate	Major		Replace				

PHYSICAL CONDITION ASSESSMENT

G40 Site Electrical Utilities

G4010 Electrical Distribution Service
Generator

<input type="checkbox"/>	o	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace
<input type="checkbox"/>	o	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace
100%	x	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	x	Replace
<input type="checkbox"/>	o	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace
<input type="checkbox"/>		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace

	\$0		
	\$0		
100%	\$47,106	I	Replace 1 old pole light in the lot
	\$0		

G4020 Site Lighting
G4030 Site Communications & Security
G4090 Other Site Electrical Utilitie: NOT USED
G90 Other Site Construction NOT USED

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Rank (I,S,L)	Notes
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		

Physical Condition Budget Sub-Total	\$2,176,059
Budgeted Development Costs	\$826,903
Physical Condition Budget TOTAL	\$3,002,962
Replacement Budget	\$6,701,666

PHYSICAL CONDITION ASSESSMENT

District Name: Three Rivers/Josephine County SD
 Site Name: District Office
 Building Name: Main Building
 Building ID: 0

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

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

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	LEVEL OF ACTION					% of System or Finish	Automated Budget Estimate	Necessity Rank (I, S, L)	Notes					
					None	Minor	Moderate	Major	Replace									
A SUBSTRUCTURE																		
<u>A10 Foundations</u>																		
		A1010 Standard Foundations			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		A1020 Special Foundations			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		A1030 Slab on Grade		100%	<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
<u>A20 Basement Construction</u>																		
		A2010 Basement Excavation	NOT USED		<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace				
		A2020 Basement Walls			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
B SHELL																		
<u>B10 Superstructure</u>																		
		B1010 Floor Construction	Wood		<input type="radio"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Steel		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Concrete	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		Slab on grade, No Issues
		B1020 Roof Construction	Wood		<input type="radio"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Steel		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Concrete		<input type="radio"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<u>B20 Exterior Enclosure</u>																		
		B2010 Exterior Walls	Concrete Formed / Tilt		<input type="radio"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace		\$0		
			Masonry	49%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
			Framed w/Panel Siding	51%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$458,882	S	Water damage, warped, old
			Framed w/Stucco		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Framed w/Masonry Veneer		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		B2020 Exterior Windows	Wood	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$599,846	S	Original 1947 wood, damaged, single pane
			Aluminum/Steel		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Clad		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Curtain Wall		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		B2030 Exterior Doors	Wood	29	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$46,415	S	Original doors and hardware
			Hollow Metal	1	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
			Storefront		<input type="radio"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<u>B30 Roofing</u>																		
		B3010 Roof Coverings	Asphalt Shingle	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$209,946	S	All roofs are 25-30 years old, beyond life
			Built-Up		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Single Ply		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Metal		<input type="radio"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Concrete Tile		<input type="radio"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		B3020 Roof Openings	Skylights		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Access Hatch		<input type="radio"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C INTERIORS																		
<u>C10 Interior Construction</u>																		
		C1010 Partitions	Framed	100%	<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues

PHYSICAL CONDITION ASSESSMENT

C1020 Interior Doors	Masonry		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Wood	59	<input checked="" type="checkbox"/>	x	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$81,839	S	Age and deterioration, doors and hardware	
	Hollow Metal		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C1030 Fittings	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
C20 Stairs																
C2010 Stair Construction	Wood		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Metal		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Concrete		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C2020 Stair Finishes	Concrete Fill		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Resilient		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C30 Interior Finishes																
C3010 Wall Finishes	Paint on Masonry		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Wallboard	100%	<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	50%	\$22,494	S	Minor wall damage and paint
	Wainscot		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C3020 Floor Finishes	Ceramic Tile		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Carpet / Soft Surface	75%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$131,591	S	All carpet is 15 years old, worn, dirty
	Resilient Tile	10%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$16,496	S	Worn and aged VCT
	Resilient Sheet		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Polished Concrete	15%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Ceramic Tile		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Liquid Applied		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C3030 Ceiling Finishes	Wood Sports Floor		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Wallboard		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Lay-In Ceiling Tile	50%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Glued-Up Ceiling Tile	50%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$67,483	S	Original ceiling tiles, failing/falling
	Painted Structure		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		

D SERVICES

D10 Conveying																
D1010 Elevators & Lifts			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D1020 Escalators & Moving Walks			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D1090 Other Conveying Systems			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D20 Plumbing																
D2010 Plumbing Fixtures		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$209,946	I	Replace all 29, aged, efficiency
D2020 Domestic Water Distribution		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$89,977	S	Original water lines 1947
D2030 Sanitary Waste		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$89,977	S	Original S.S. lines 1947
D2040 Rain Water Drainage			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D2090 Other Plumbing Systems	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
D30 HVAC																
D3010 Energy Supply		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D3020 Heat Generating Systems	Boiler	50%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$59,985	S	Original 1947 equipment, beyond service life
	Air Handler	50%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$44,988	S	
	Furnace		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Heat Exchanger		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3030 Cooling Generating Systems	Component of air handler	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$89,977	S	Beyond service Life
	Stand alone chiller		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3040 Distribution Systems	Ductwork	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$59,985	S	Beyond service Life
	Hot water return & supply	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	199%	\$298,423	I	Old 2-pipe system
D3050 Terminal & Package Units	Above ceiling VAV unit		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		

PHYSICAL CONDITION ASSESSMENT

	In-room ventilator unit		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	In-room radiant unit		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	D3060 Controls & Instrumentation	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	D3070 Systems Testing & Balancing	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$29,992	I	
	D3090 Other HVAC Systems & Equi			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
D40 Fire Protection																
	D4010 Sprinklers		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	D4020 Standpipes		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	D4030 Fire Protection Specialties		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	D4090 Other Fire Protection System			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
D50 Electrical																
	D5010 Electrical Service & Distribution	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	D5020 Lighting and Branch Wiring	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	D5030 Communications & Security Voice / Data System		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Clock / Intercom System		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Closed Circuit Surveillance	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Access Control System		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Intrusion Alarm System	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Fire Alarm / Detection		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Lighting Control System		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	D5090 Other Electrical Systems			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				

E EQUIPMENT & FURNISHINGS

E10 Equipment																	
	E1010 Commercial Equipment	Food Service		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		Vocational		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	E1020 Institutional Equipment	Science		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		Art		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		Stage Performance		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		Restroom Accessories/Stall	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$749,808	S	12 RR Stalls, old, damaged, not functional
	E1030 Vehicular Equipment	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
	E1090 Other Equipment	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
E20 Furnishings																	
	E2010 Fixed Furnishings		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	E2020 Movable Furnishings		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

	G10 Site Preparation	NOT USED															
G20 Site Improvements																	
	G2010 Roadways			0	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	G2020 Parking Lots		64764	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$449,171	I	Deterioration, damage
	G2030 Pedestrian Paving		2260	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	G2040 Site Development		1382	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	G2050 Landscaping		207370	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
G30 Site Mechanical Utilities																	
	G3010 Water Supply	Domestic	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
		Fire		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	G3020 Sanitary Sewer		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues

PHYSICAL CONDITION ASSESSMENT

G3030 Storm Sewer		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0			
G3040 Heating Distribution		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0			
G3050 Cooling Distribution		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0			
G3060 Fuel Distribution		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0			
G3090 Other Site Mechanical Utiliti	NOT USED		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace					
G40 Site Electrical Utilities																
G4010 Electrical Distribution	Service		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Generator		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G4020 Site Lighting			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G4030 Site Communications & Security			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G4090 Other Site Electrical Utilities	NOT USED		None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace					
G90 Other Site Construction	NOT USED															

OTHER																	
Description of System												Unit of Measure	Quantity	Unit Budget	Extended	Rank (I,S,L)	Notes
B2030 Exterior Overhead Doors, Qty 2, No Issues												ea	2		\$0		No Issues
															\$0		
															\$0		
															\$0		
															\$0		
															\$0		
															\$0		

Physical Condition Budget Sub-Total	\$3,807,220
Budgeted Development Costs	\$1,446,744
Physical Condition Budget TOTAL	\$5,253,964
 Replacement Budget	 \$12,800,839

PHYSICAL CONDITION ASSESSMENT

District Name: Three Rivers/Josephine County SD
 Site Name: Food Services
 Building Name: 0
 Building ID: 0

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

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

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	LEVEL OF ACTION					% of System or Finish	Automated Budget Estimate	Necessity Rank (I, S, L)	Notes					
					None	Minor	Moderate	Major	Replace									
A SUBSTRUCTURE																		
<u>A10 Foundations</u>																		
		A1010 Standard Foundations			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		A1020 Special Foundations			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		A1030 Slab on Grade		100%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
<u>A20 Basement Construction</u>																		
		A2010 Basement Excavation	NOT USED		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
		A2020 Basement Walls			<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
B SHELL																		
<u>B10 Superstructure</u>																		
		B1010 Floor Construction	Wood		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Steel		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Concrete	100%	<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		Slab on grade, No Issues
		B1020 Roof Construction	Wood		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Steel	100%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
			Concrete		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<u>B20 Exterior Enclosure</u>																		
		B2010 Exterior Walls	Concrete Formed / Tilt Masonry		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
					<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Framed w/Panel Siding	100%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$240,075	I	95% Metal panel, 5% Fiberglass panel, replace
			Framed w/Stucco		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Framed w/Masonry Veneer		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		B2020 Exterior Windows	Wood		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Aluminum/Steel	100%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$104,033	S	Original 1983 window construction
			Clad		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Curtain Wall		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		B2030 Exterior Doors	Wood		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Hollow Metal	4	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$1,280	S	Repairs and painting
			Storefront		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
<u>B30 Roofing</u>																		
		B3010 Roof Coverings	Asphalt Shingle		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Built-Up		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Single Ply		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Metal	100%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$160,050	I	Original roof, numerous leaks
			Concrete Tile		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
		B3020 Roof Openings	Skylights		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
			Access Hatch		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C INTERIORS																		
<u>C10 Interior Construction</u>																		
		C1010 Partitions	Framed	100%	<input checked="" type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
			Masonry		<input type="radio"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		

PHYSICAL CONDITION ASSESSMENT

C1020 Interior Doors	Wood	5	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$1,601	S	Repairs needed
	Hollow Metal		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C1030 Fittings	NOT USED			None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
C20 Stairs																
C2010 Stair Construction	Wood	1	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues, wood stairs to mezzanine
	Metal		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Concrete		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C2020 Stair Finishes	Concrete Fill		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Resilient		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C30 Interior Finishes																
C3010 Wall Finishes	Paint on Masonry		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Wallboard	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Wainscot		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Ceramic Tile		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C3020 Floor Finishes	Carpet / Soft Surface		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Resilient Tile	5%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Resilient Sheet		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Polished Concrete	95%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Ceramic Tile		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Liquid Applied		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Wood Sports Floor		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C3030 Ceiling Finishes	Wallboard	5%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Lay-In Ceiling Tile		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Glued-Up Ceiling Tile		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Painted Structure		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		

D SERVICES

D10 Conveying

D1010 Elevators & Lifts			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D1020 Escalators & Moving Walks			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D1090 Other Conveying Systems			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		

D20 Plumbing

D2010 Plumbing Fixtures		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$56,018	I	Replace all
D2020 Domestic Water Distribution		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$24,008	I	Dirty, rusty water, not potable
D2030 Sanitary Waste		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D2040 Rain Water Drainage			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D2090 Other Plumbing Systems	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				

D30 HVAC

D3010 Energy Supply		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D3020 Heat Generating Systems	Boiler		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Air Handler		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Furnace	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$16,005	I	Split system
	Heat Exchanger		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3030 Cooling Generating Systems	Component of air handler		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Stand alone chiller		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3040 Distribution Systems	Ductwork	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$16,005	I	Original ductwork, old
	Hot water return & supply		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3050 Terminal & Package Units	Above ceiling VAV unit		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	In-room ventilator unit		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	In-room radiant unit		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3060 Controls & Instrumentation		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues

PHYSICAL CONDITION ASSESSMENT

D3070 Systems Testing & Balancing		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D3090 Other HVAC Systems & Equi NOT USED				None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
D40 Fire Protection																
D4010 Sprinklers			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D4020 Standpipes			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D4030 Fire Protection Specialties			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D4090 Other Fire Protection System NOT USED				None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
D50 Electrical																
D5010 Electrical Service & Distribution		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$64,020	I	Main switchgear and Gould ITE panels
D5020 Lighting and Branch Wiring		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$96,030	I	Original wiring and fixtures
D5030 Communications & Security Voice / Data System		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
Clock / Intercom System			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
Closed Circuit Surveillance			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
Access Control System			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
Intrusion Alarm System		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
Fire Alarm / Detection			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
Lighting Control System			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D5090 Other Electrical Systems	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				

E EQUIPMENT & FURNISHINGS

E10 Equipment																	
E1010 Commercial Equipment	Food Service		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$16,005	I	Walk-in equipment, old, high maintenance
	Vocational			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
E1020 Institutional Equipment	Science			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Art			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Stage Performance			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Restroom Accessories/Stalls		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
E1030 Vehicular Equipment	NOT USED				None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
E1090 Other Equipment	NOT USED				None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
E20 Furnishings																	
E2010 Fixed Furnishings				<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
E2020 Movable Furnishings				<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED																
G20 Site Improvements																	
G2010 Roadways				<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G2020 Parking Lots				<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G2030 Pedestrian Paving				<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G2040 Site Development				<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G2050 Landscaping				<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G30 Site Mechanical Utilities																	
G3010 Water Supply	Domestic		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$8,003	I	Dirty, rusty water, not potable
	Fire			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G3020 Sanitary Sewer			100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
G3030 Storm Sewer				<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G3040 Heating Distribution				<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G3050 Cooling Distribution				<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G3060 Fuel Distribution				<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
G3090 Other Site Mechanical Utiliti	NOT USED				None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				

PHYSICAL CONDITION ASSESSMENT

G40 Site Electrical Utilities

G4010 Electrical Distribution Service
Generator

	o	None	Minor	Moderate	Major	Replace	\$0		
	o	None	Minor	Moderate	Major	Replace	\$0		
G4020 Site Lighting	o	None	Minor	Moderate	Major	Replace	\$0		
G4030 Site Communications & Security	o	None	Minor	Moderate	Major	Replace	\$0		
G4090 Other Site Electrical Utilities		None	Minor	Moderate	Major	Replace			

G90 Other Site Construction NOT USED

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Rank (I,S,L)	Notes
C3030 Ceiling Finish, Open to deck, not painted 95% x				\$0		No Issues
B2030 Exterior Doors, OVH 100% x	ea	2		\$0		No Issues, 2015 and 2017 new
				\$0		

Physical Condition Budget Sub-Total	\$803,131
Budgeted Development Costs	\$305,190
Physical Condition Budget TOTAL	\$1,108,321
Replacement Budget	\$4,269,375

PHYSICAL CONDITION ASSESSMENT

District Name: Three Rivers/Josephine County SD
 Site Name: Maintenance Garage
 Building Name: 0
 Building ID: 0

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

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

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	LEVEL OF ACTION					% of System or Finish	Automated Budget Estimate	Necessity Rank (I, S, L)	Notes
					None	Minor	Moderate	Major	Replace				
A SUBSTRUCTURE													
<u>A10 Foundations</u>													
			A1010 Standard Foundations		<input type="radio"/> None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	\$0			
			A1020 Special Foundations		<input type="radio"/> None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	\$0			
			A1030 Slab on Grade	100%	<input checked="" type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	\$0		No Issues	
<u>A20 Basement Construction</u>													
			A2010 Basement Excavation	NOT USED	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace				
			A2020 Basement Walls		<input type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	\$0			
B SHELL													
<u>B10 Superstructure</u>													
			B1010 Floor Construction	Wood	<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
				Steel	<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
				Concrete	100%	<input checked="" type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	\$0		Slab on grade, No Issues	
			B1020 Roof Construction	Wood	100%	<input checked="" type="radio"/> None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	\$0		No Issues	
				Steel	<input type="radio"/> None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
				Concrete	<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
<u>B20 Exterior Enclosure</u>													
			B2010 Exterior Walls	Concrete Formed / Tilt Masonry	<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	\$0			
				Framed w/Panel Siding	100%	<input checked="" type="radio"/> None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	5%	\$5,816	S Moderate repairs to CMU cracks	
				Framed w/Stucco	<input type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
				Framed w/Masonry Veneer	<input type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
			B2020 Exterior Windows	Wood	15%	<input checked="" type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	100%	\$58,162	I Wood rot, window frame	
				Aluminum/Steel	85%	<input checked="" type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	100%	\$214,231	I Age, single pane	
				Clad	<input type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
				Curtain Wall	<input type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
			B2030 Exterior Doors	Wood	4	<input checked="" type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	100%	\$6,402	I Wood rot, damage, aged	
				Hollow Metal	3	<input checked="" type="radio"/> None	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	100%	\$960	I Repairs and paint	
				Storefront	<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
<u>B30 Roofing</u>													
			B3010 Roof Coverings	Asphalt Shingle	<input type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
				Built-Up	100%	<input checked="" type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	100%	\$193,874	I 1995 roof covering, numerous leaks	
				Single Ply	<input type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
				Metal	<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
				Concrete Tile	<input type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
			B3020 Roof Openings	Skylights	<input type="radio"/> None	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
				Access Hatch	<input type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0			
C INTERIORS													
<u>C10 Interior Construction</u>													
			C1010 Partitions	Framed	85%	<input checked="" type="radio"/> None	<input checked="" type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace	\$0	No Issues	

PHYSICAL CONDITION ASSESSMENT

C1020 Interior Doors	Masonry	15%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Wood	16	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$22,194	S	Delamination, Damage, aged
	Hollow Metal	1	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$1,174	S	Replace
C1030 Fittings	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				
C20 Stairs																
C2010 Stair Construction	Wood	2	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues, stairs to mezzanine
	Metal		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Concrete		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C2020 Stair Finishes	Concrete Fill		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Resilient		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C30 Interior Finishes																
C3010 Wall Finishes	Paint on Masonry		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Wallboard	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	100%	\$58,162	S	Repaint all interiors
	Wainscot		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C3020 Floor Finishes	Ceramic Tile		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Carpet / Soft Surface	5%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$5,671	I	Worn, dirty, odor
	Resilient Tile	10%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$10,663	I	Worn, damaged
	Resilient Sheet		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Polished Concrete	85%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
	Ceramic Tile		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Liquid Applied		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
C3030 Ceiling Finishes	Wood Sports Floor		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Wallboard		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Lay-In Ceiling Tile		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Glued-Up Ceiling Tile	2%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$1,745	S	Failing/falling tiles
	Painted Structure	98%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No issues

D SERVICES

D10 Conveying

D1010 Elevators & Lifts			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D1020 Escalators & Moving Walks			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D1090 Other Conveying Systems			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		

D20 Plumbing

D2010 Plumbing Fixtures		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$135,712	I	Replace all fixtures, count = 9
D2020 Domestic Water Distribution		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$58,162	I	Dirty, rusty water
D2030 Sanitary Waste		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D2040 Rain Water Drainage			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D2090 Other Plumbing Systems	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace				

D30 HVAC

D3010 Energy Supply		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		No Issues
D3020 Heat Generating Systems	Boiler	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$77,550	I	Original boiler, beyond service life
	Air Handler		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Furnace		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Heat Exchanger		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3030 Cooling Generating Systems	Component of air handler		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Stand alone chiller		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
D3040 Distribution Systems	Ductwork		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		
	Hot water return & supply	100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace	100%	\$96,937	I	30+ year old piping, no insulation
D3050 Terminal & Package Units	Above ceiling VAV unit		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0		

PHYSICAL CONDITION ASSESSMENT

	In-room ventilator unit	100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$38,775	I	Old window units, qty 5
	In-room radiant unit		o	None	Minor	Moderate	Major		Replace		\$0		
	D3060 Controls & Instrumentation	100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$38,775	I	Old control system
	D3070 Systems Testing & Balancing	100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$19,387	I	
	D3090 Other HVAC Systems & Equip NOT USED			None	Minor	Moderate	Major		Replace				
D40 Fire Protection													
	D4010 Sprinklers		o	None	Minor	Moderate	Major		Replace		\$0		
	D4020 Standpipes		o	None	Minor	Moderate	Major		Replace		\$0		
	D4030 Fire Protection Specialties		o	None	Minor	Moderate	Major		Replace		\$0		
	D4090 Other Fire Protection System: NOT USED			None	Minor	Moderate	Major		Replace				
D50 Electrical													
	D5010 Electrical Service & Distribution	100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$155,099	I	Federal Pacific equipment
	D5020 Lighting and Branch Wiring	100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$232,649	I	Original wiring and fixtures
	D5030 Communications & Security Voice / Data System	100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues
	Clock / Intercom System		o	None	Minor	Moderate	Major		Replace		\$0		
	Closed Circuit Surveillance		o	None	Minor	Moderate	Major		Replace		\$0		
	Access Control System		o	None	Minor	Moderate	Major		Replace		\$0		
	Intrusion Alarm System		o	None	Minor	Moderate	Major		Replace		\$0		
	Fire Alarm / Detection		o	None	Minor	Moderate	Major		Replace		\$0		
	Lighting Control System		o	None	Minor	Moderate	Major		Replace		\$0		
	D5090 Other Electrical Systems NOT USED			None	Minor	Moderate	Major		Replace				

E EQUIPMENT & FURNISHINGS

E10 Equipment													
	E1010 Commercial Equipment Food Service		o	None	Minor	Moderate	Major		Replace		\$0		
	Vocational		o	None	Minor	Moderate	Major		Replace		\$0		
	E1020 Institutional Equipment Science		o	None	Minor	Moderate	Major		Replace		\$0		
	Art		o	None	Minor	Moderate	Major		Replace		\$0		
	Stage Performance		o	None	Minor	Moderate	Major		Replace		\$0		
	Restroom Accessories/Stationery	100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$484,685	I	Replace all
	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%	x	None	Minor	Moderate	Major	x	Replace	100%	\$232,649	S	Maintenance built-in cabinets
	E2020 Movable Furnishings	100%	x	None	Minor	Moderate	Major		Replace		\$0		No Issues

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation NOT USED													
G20 Site Improvements													
	G2010 Roadways		o	None	Minor	Moderate	Major		Replace		\$0		
	G2020 Parking Lots	66020	x	None	Minor	Moderate	Major	x	Replace	100%	\$457,882	I	Total failure of asphalt, base, gravel
	G2030 Pedestrian Paving		o	None	Minor	Moderate	Major		Replace		\$0		
	G2040 Site Development	1560	x	None	Minor	Moderate	Major	x	Replace	20%	\$333	I	Replace damaged fence and gates
	G2050 Landscaping		o	None	Minor	Moderate	Major		Replace		\$0		
G30 Site Mechanical Utilities													
	G3010 Water Supply Domestic	100%	x	None	Minor	Moderate	Major	x	Replace	100%	\$19,387	I	Dirty and rusty water
	Fire		o	None	Minor	Moderate	Major		Replace		\$0		

PHYSICAL CONDITION ASSESSMENT

G3020 Sanitary Sewer		100%	<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	No Issues
G3030 Storm Sewer			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
G3040 Heating Distribution			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
G3050 Cooling Distribution			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
G3060 Fuel Distribution			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
G3090 Other Site Mechanical Utilitie	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		
G40 Site Electrical Utilities														
G4010 Electrical Distribution	Service Generator		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
G4020 Site Lighting			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
G4030 Site Communications & Security			<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace	\$0	
G4090 Other Site Electrical Utilities	NOT USED			None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		
G90 Other Site Construction	NOT USED													

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Rank (I,S,L)	Notes
B2030 OVH Door, metal, 10' x 14'	ea	2		\$0	I	Old, worn,
B2030 OVH Door, wood, 10' x 14'	ea	2		\$0	I	Damaged, wood rot
				\$0		
				\$0		
				\$0		
				\$0		
				\$0		

Physical Condition Budget Sub-Total	\$2,627,034
Budgeted Development Costs	\$998,273
Physical Condition Budget TOTAL	\$3,625,307
Replacement Budget	\$6,068,053