



Oregon Trail School District 46 Facility Condition Assessment Report

SANDY, OREGON
SEPTEMBER 2018

FOR THE
LIFE OF
YOUR
BUILDING

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Report Summary

Oregon Trail School District Facility Condition Assessment Report

The intent of this report is to provide a facility condition assessment of the mechanical, electrical, and plumbing (MEP), exterior envelope, and interior finishes and systems at Oregon Trail School District's facilities. The study reviewed the physical condition of the systems and provides scoring criteria, estimates replacement/renewal costs for capital budgeting purposes, and estimates the remaining life of the systems.

All the information collected is compiled into an equipment/system inventory list that feeds a capital planning tool with a Tableau Viz overlay. By working collaboratively, the information provided translates large amounts of data into user-friendly visuals that enable high quality decision making, provides information in a format that can interfaced with work order systems, and ultimately support capital and maintenance planning processes.

OVERVIEW OF FACILITIES

Oregon Trail School District facilities are owned properties of various sizes and ages. Within those buildings, there have been multiple phases of construction and renovation. McKinstry was tasked with assessing 8 schools which span locations from Boring in the west to Welches in the east along US Highway 26. Sandy High School was omitted from the study because the school was built new in 2012.

FACILITY	APPROX. SQUARE FOOTAGE	ADDRESS	YEAR BUILT
Boring Middle School	51,330	27801 SE Dee St Boring, OR 97009	1950/1978
Cedar Ridge Middle School	123,766	17100 Bluff Rd Sandy, OR 97055	1963/1975
Firwood Elementary School	55,449	42900 SE Trubel Rd Sandy, OR 97055	1969/1973/ 1978
Kelso Elementary School	41,060	34651 SE Kelso Rd Boring, OR 97009	1978
Naas Elementary School	44,936	12240 SE School Ave Boring, OR 97009	1968/1972
Sandy Grade School	42,122	38955 Pleasant St Sandy, OR 97055	1931/1952
Welches Elementary School	31,294	24901 E Salmon River Rd Welches, OR 97067	1980
Welches Middle School	32,205	24903 E Salmon River Rd Welches, OR 97067	1969

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METHODOLOGY

Observations were generated during site visits conducted in June 2018. The weather conditions were generally mild with both sunny days and periods of rain. The walk included access to the roofs of the buildings, mechanical and electrical spaces, common spaces and classrooms. Most students were not in class as it was the last week of school. Field days were in progress allowing access to classrooms that may not have otherwise been vacant. Playgrounds and athletic fields were observed on the ground and from rooftops. Multiple photographs were taken for review and analysis.

PRODUCTION

Present during the review of the buildings were:

Eric Caldwell	McKinstry
TJ Mulqueen	McKinstry

This document combines observations and writings generated by the project team. The information was gathered by visual inspection only. No tools or destructive testing was performed for our analysis.

SCORING

Equipment and systems were given scores across several categories to help prioritize their replacements. The scoring criteria are as follows:

ASSET CONDITION	
1	Great Condition – Approximately 80%+ Remaining Life
2	Good Condition – Approximately 60-80% Remaining Life
3	Fair Condition – Approximately 30-60% Remaining Life
4	Poor Condition – Approximately 10-30% Remaining Life
5	Very Poor Condition – Approximately 0-10% Remaining Life

CLASSROOM IMPACT	
1	Little or No Impact on Occupants
2	Mild Impact to Few Occupants
3	Moderate Impact to Some Occupants
4	High Impact to Some Occupants
5	Space May Be Unusable

FIRE/LIFE SAFETY IMPACT	
1	Little or No Impact to Fire Systems or Life Safety Concerns
2	Potentially Mild Impact to Fire Systems or Life Safety Concerns
3	Potentially Moderate Impact to Fire Systems or Life Safety Concerns
4	Potentially High Impact to Fire Systems or Life Safety Concerns
5	Potentially Very High Impact to Fire Systems or Life Safety Concerns

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Other weighting or sorting criteria that can be used in the capital planning tool are:

- Life Remaining - Estimated duration until the equipment/system requires replacement
- Life Expectancy - Once replaced, how long should the equipment/system last
- Estimated Replacement Cost - The estimated cost to replace the equipment

All scores were added to create a total asset score which indicates the importance of the equipment/system with the highest scores being the most important. See the Capital Planning documents section.

REPORT SUMMARY

While a few of the schools had recent aesthetic improvements, the Oregon Trail SD's building portfolio is aging and the core building components are original. The most consistently observed deficiencies were due to age, rather than neglect. The age of the building was the typical driving factor for many of the systems or equipment that were past their expected useful life. Capital improvements and component replacements were found throughout the portfolio. The systems that received the worst scores across the portfolio were the electrical systems, interior flooring, and windows. Given that each individual asset was scored on a 1-5 basis, detailed above, the buildings that scored on average the worst (Asset Condition) across all system types were Firwood Elementary (4.36), Naas Elementary (4.55) and Welches Middle School (4.54). Their scores indicate that most all systems of the building are past poor condition and approaching unsatisfactory.

LOCATION NAME	AVERAGE ASSET CONDITION SCORE
Cedar Ridge Middle School	3.26
Boring Middle School	3.9
Firwood Elementary School	4.36
Kelso Elementary School	3.93
Naas Elementary School	4.55
Sandy Grade School	4.12
Welches Elementary School	3.57
Welches Middle School	4.54
Average Across the Portfolio	3.92*

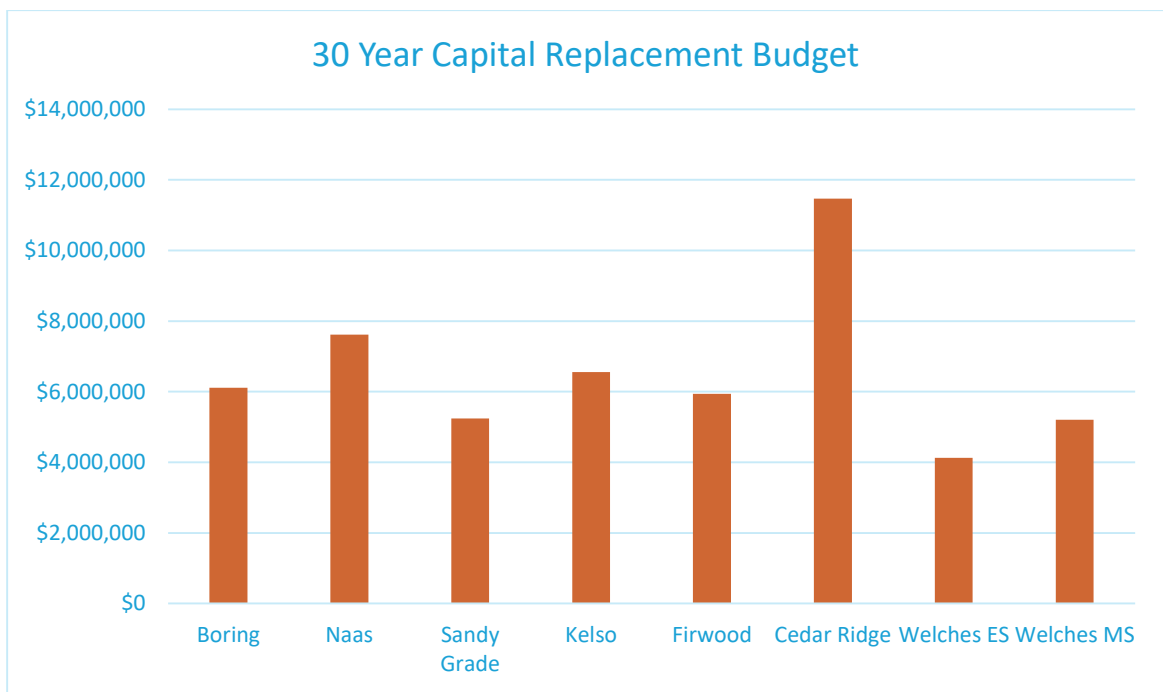
*Average is based on total asset count, not per building

The district has focused facility staff and budgets towards Sandy High School and Cedar Ridge Middle School over the past couple of years and left other schools scrambling to keep up with routine maintenance and deferred repairs. Public perception gathered from district teachers and staff in regard to the last bond cycle, is that the district spent a lot of money to make the new high school "fancy" and the rest of the schools were not considered. This perception must be addressed and the district needs to consider investing heavily into upgrading the core infrastructure of their older schools before components start to fail and areas of the school become unusable.

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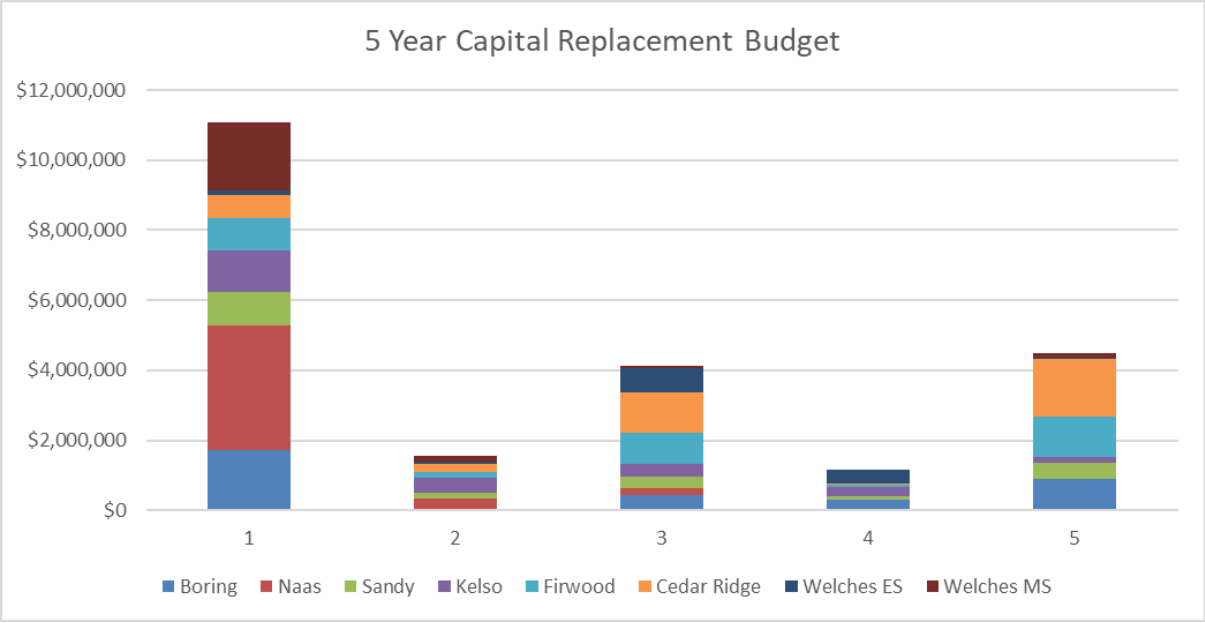
CAPITAL PLANNING

The net present value of replacing or repairing systems and equipment reviewed in this study is \$52,261,000 over 30 years. The costs are estimated as the minimum requirement to replace the current assets with like for like equipment and systems when they are projected to fail. It does not consider potential technology upgrades or increased demand at the facilities. This equates to approximately \$1.74 million dollars per year that should be allocated for capital improvement projects with at least a 3% inflation per year. The future value of the inflated costs is approximately \$77,190,000.



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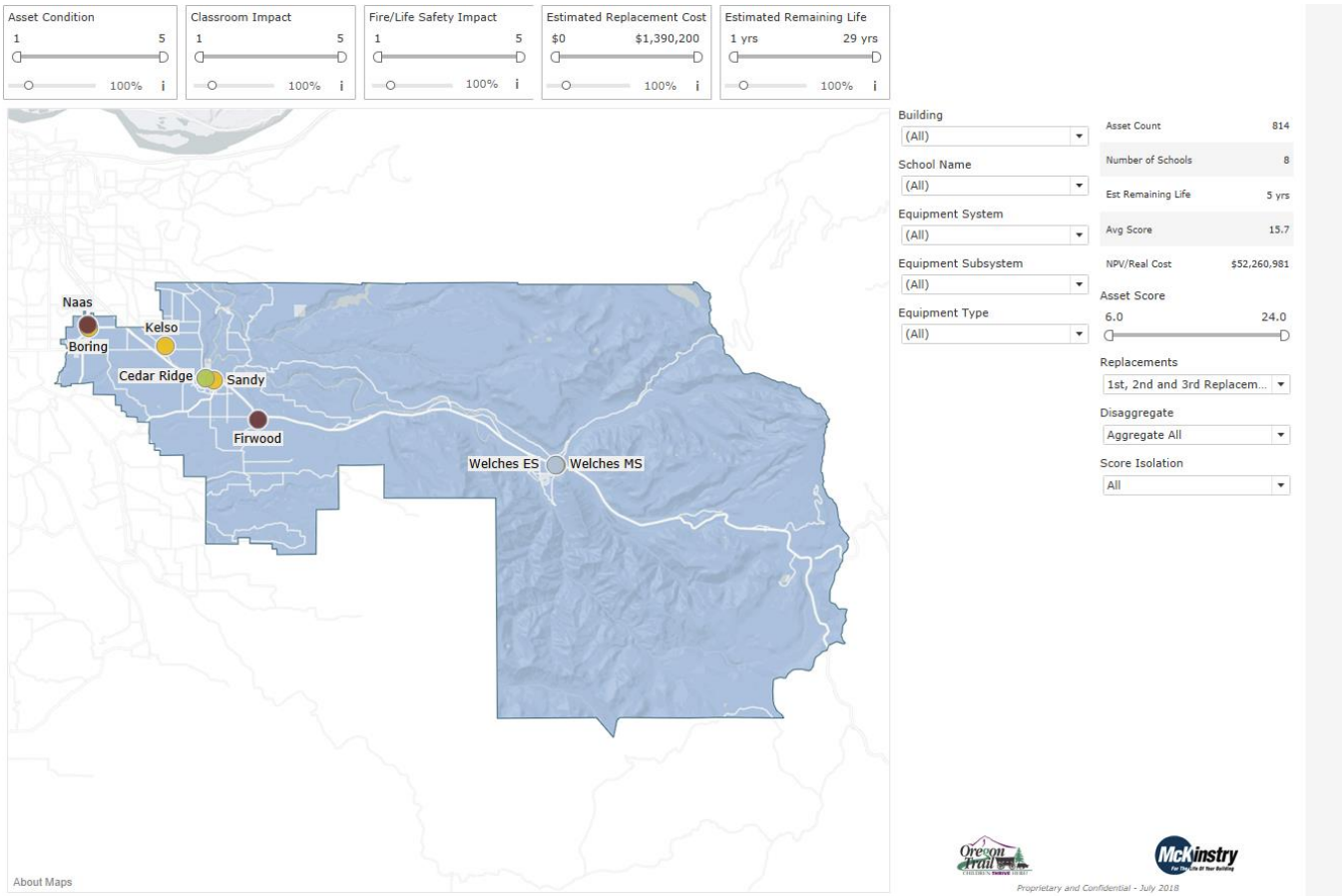
Due to aging infrastructure and some deferred capital projects, the first 5 years of capital projects average \$4.3 million dollars per year. Refer to the Capital Planning documents section.



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The FCA Interactive Visualization Tool, is an online tool that gives decision makers the ability to navigate through their schools at an asset level and communicate goals and plans to stakeholders. The decision makers can modify their priorities and to create different scenarios for different solutions to allow for a more well-rounded thought processes.

The relative color on the Viz represents a combination of scoring criteria, not just the need for replacement. As a result, buildings represented in the figure below, the dark red indicates that when compared to the rest of the portfolio, the equipment and systems combined score is a higher priority than the other buildings. It can also be seen that Naas, Firwood, and (slightly hidden behind Welches ES) Welches MS are all dark red and should be at the highest priority for receiving improvements.



When referencing the above figure, the average remaining life of equipment and systems portfolio-wide is just under 5 years. That is, 5 years until the system reaches it's expected useful life. This doesn't necessarily mean that the equipment will fail, however, the probability of failure increases each year past the expected life date. The team applied scoring and replacement costs to 814 pieces of equipment or systems in the portfolio. It shows the 8 schools documented and their estimated remaining life. The information is detailed above in the section titled Scoring. Data

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includes the Net Present Value (NPV) of all those school's assets and the average score of each asset. The score is compiled of a 1-5 rating for each of the slider scales: Asset Condition, Classroom Impact, Fire/Life Safety, Estimated Cost, and Estimated Remaining Life. See the Capital Planning documents for breakdown of the data.

REPLACEMENT NEEDS BY SCHOOL

Per the finding in the facility condition assessment, the next 5 years will require a large investment to be made at each school. Below is a breakout of the expected investment needed for each subsystem.

Boring Middle School	\$3,608,000
Electrical	\$218,000
Fire Protection	\$231,000
HVAC	\$1,232,000
Interior Floors	\$192,000
Parking Lots/Walkways	\$40,000
Playgrounds/ Athletic Fields	\$25,000
Plumbing	\$134,000
Roofing	\$749,000
Specialty	\$5,000
Walls	\$115,000
Windows	\$667,000
Cedar Ridge Middle School	\$8,667,000
Electrical	\$677,000
Elevators	\$80,000
Fire Protection	\$561,000
Food Services	\$94,000
HVAC	\$4,029,000
Interior Floors	\$464,000
Parking Lots/Walkways	\$40,000
Playgrounds/ Athletic Fields	\$25,000
Plumbing	\$64,000
Roofing	\$1,390,000
Walls	\$278,000
Windows	\$965,000

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Firwood Elementary School **\$3,342,000**

Electrical	\$362,000
Fire Protection	\$128,000
Food Services	\$57,000
HVAC	\$1,060,000
Interior Floors	\$208,000
Parking Lots/Walkways	\$30,000
Playgrounds/ Athletic Fields	\$20,000
Plumbing	\$84,000
Roofing	\$899,000
Specialty	\$10,000
Walls	\$125,000
Windows	\$360,000

Kelso Elementary School **\$3,695,000**

Electrical	\$328,000
Elevators	\$80,000
Fire Protection	\$72,000
Food Services	\$87,000
HVAC	\$1,838,000
Interior Floors	\$154,000
Parking Lots/Walkways	\$30,000
Playgrounds/ Athletic Fields	\$20,000
Plumbing	\$53,000
Roofing	\$382,000
Specialty	\$22,000
Walls	\$93,000
Windows	\$535,000

Naas Elementary School **\$4,312,000**

Electrical	\$384,000
Fire Protection	\$79,000
Food Services	\$87,000
HVAC	\$2,254,000
Interior Floors	\$169,000
Parking Lots/Walkways	\$30,000
Playgrounds/ Athletic Fields	\$20,000
Plumbing	\$46,000
Roofing	\$550,000
Specialty	\$9,000
Walls	\$101,000
Windows	\$584,000

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Sandy Grade School	\$2,962,000
Electrical	\$85,000
Elevators	\$80,000
Fire Protection	\$190,000
Food Services	\$113,000
HVAC	\$1,694,000
Interior Floors	\$158,000
Parking Lots/Walkways	\$30,000
Playgrounds/ Athletic Fields	\$20,000
Plumbing	\$33,000
Roofing	\$187,000
Specialty	\$5,000
Walls	\$95,000
Windows	\$274,000

Welches Elementary School	\$3,112,000
Electrical	\$430,000
Fire Protection	\$141,000
HVAC	\$939,000
Interior Floors	\$117,000
Parking Lots/Walkways	\$30,000
Playgrounds/ Athletic Fields	\$20,000
Plumbing	\$24,000
Roofing	\$934,000
Walls	\$70,000
Windows	\$407,000

Welches Middle School	\$3,035,000
Electrical	\$236,000
Fire Protection	\$149,000
Food Services	\$64,000
HVAC	\$1,197,000
Interior Floors	\$121,000
Parking Lots/Walkways	\$40,000
Playgrounds/ Athletic Fields	\$25,000
Plumbing	\$20,000
Roofing	\$693,000
Walls	\$72,000
Windows	\$419,000

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IMMEDIATE CONCERNS

While visiting schools there were items within each school that were noticeably unsatisfactory and should be addressed before other capital improvements are finalized.

BORING MIDDLE SCHOOL

Structural integrity testing on the old gym. There is crumbling exterior at main joists on the upper levels of the old gym.



The wooden exterior siding has rotted out for most of the building. The disintegrating near the base can be seen throughout the school. The exterior overhangs are starting to fail and birds are nesting in the openings where wooden slats are missing.



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CEDAR RIDGE MIDDLE SCHOOL

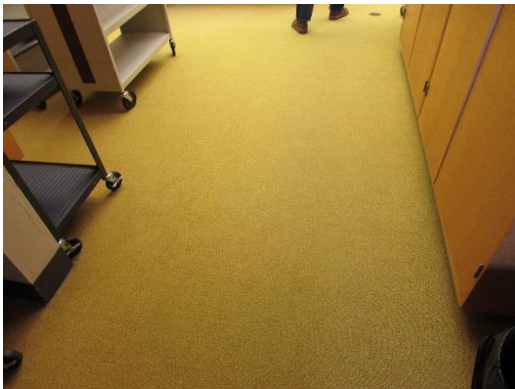
The school has recently gone through a major renovation updating just about everything on the first floor, but there was one area that seemed to have been left untouched. That area is the girl's locker room. When compared to the boy's locker room (newly renovated), the girl's locker room is in much worse condition. Among some of the issues are; the restrooms have spray paint graffiti, the locker baskets are from the 1970's, and there is a large unsecure wooden cut out in the middle of the floor that is an access hatch for a piping valve.



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FIRWOOD ELEMENTARY SCHOOL

Flooring is a concern school wide. Most of the tiled areas in the school contain asbestos and there is moderate cracking creating a possible asbestos exposure to the children. The carpeting in the classrooms and library is all original and very worn down. The gym floor is very beat up and needs to be refinished.



The heating, ventilation, air conditioning (HVAC) equipment at this school is all original and in need of a replacement or a major overhaul of system components. There were multiple areas where there was visible damage to the HVAC ducting coming off the air handlers. The exterior mechanical cooling units on Building D were in very poor shape, showing multiple areas of corrosion.



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FIRWOOD ELEMENTARY SCHOOL (CONTINUED)

The exterior covered play shed siding is in very poor condition and should be addressed.



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KELSO ELEMENTARY SCHOOL

The flooring throughout the school but especially the carpet in the classrooms is in poor condition. It all appears to be original and is well beyond its life expectancy.



The bathroom sinks are in very poor condition. The sinks are constantly breaking and they do not operate very well. The bathrooms overall at this school could use a full overhaul.



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NAAS ELEMENTARY SCHOOL

The roofing at this school is a major concern, the asphalt sheeting is bubbling up school wide. Specific areas have already been identified by the district and spray painted to prevent others from stepping on the bubbles.



The HVAC systems are all original (almost 50 years old) and look their age. They are all currently operating, but the possibility for failure of many different components is very high. Recommend a phased approach to replacing this equipment.



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SANDY GRADE SCHOOL

The school safe needs to be properly secured back onto the wall, it is starting to break away. This is a safety concern for the staff using that safe as it could easily crush a person underneath if it does fall.



The northern most point of the north wing seems to be unmaintained. There are sections of exterior windowsill falling off, the trees are overgrowing onto the roof by about 20-30 feet, and the gutters have plants growing out of them.



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WELCHES ELEMENTARY SCHOOL

Flooring is a major concern at this school, there is cracking in the vinyl composite tile throughout the school.



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WELCHES MIDDLE SCHOOL

The roof for this school is covered with about an inch of moss throughout. This roof should be replaced immediately.



Replace the broken lighting ballasts that have failed throughout the school. There about 15 ballasts that were counted that had a sticky note on them that they were failed.



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CONCLUSION

Oregon Trail School District has aging school buildings and systems, most of which have not been replaced in the school's lifetime. These systems are well beyond their life expectancy and are approaching failure, due to age and wear that has occurred over the past 30-50 years. Facility staff are aware of the current budgets and are often forced to postpone repairs due to lack of funds. This leads to building systems not operating as designed creating a variety of issues that often negatively impact the occupants. To conserve budgets in order for them to last all year round the facility staff is forced to self-perform repairs that may take outside contractors a fraction of the time. This causes the facility staff to fall behind on the regularly scheduled maintenance items. The deferred maintenance backlog throughout the schools suggest that the district is not adequately staffed to maintain all facilities along with completing repairs as they arise.

With the large amount of equipment beyond its life expectancy, the problems are only going to get worse before they get better. The district needs to start investing in their aging schools. This does not mean that they need to be torn down and replaced with new, but instead a focused and engineered solution should be the focal point of capital investments moving forward.

Capital Planning Data

McKinstry

Capital Planning Net Present Value (NPV)

Financial Data
Inflation Rate (Annual) 3.00%
Discount Rate 3.00%

Location	Building Name	NPV	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Oregon Trails School District	Boring	\$6,114,317	\$1,740,323	\$0	\$449,979	\$306,682	\$905,404	\$182,006	\$29,851	\$7,625	\$0	\$14,353	\$0	\$39,728	\$0	\$45,231	\$188,813
Oregon Trails School District	Naas	\$7,614,858	\$3,552,573	\$339,385	\$172,827	\$9,835	\$0	\$156,317	\$0	\$0	\$0	\$41,753	\$101,802	\$10,382	\$28,515	\$0	\$118,947
Oregon Trails School District	Sandy Grade	\$5,241,389	\$956,227	\$150,020	\$354,938	\$87,418	\$461,459	\$495,703	\$162,242	\$325,464	\$5,700	\$0	\$118,265	\$298,302	\$30,654	\$0	\$0
Oregon Trails School District	Kelso	\$6,554,161	\$1,174,488	\$456,033	\$358,117	\$311,433	\$153,013	\$812,651	\$0	\$15,865	\$0	\$751,993	\$83,323	\$0	\$14,258	\$3,304	\$153,172
Oregon Trails School District	Firwood	\$5,935,426	\$935,902	\$143,067	\$886,826	\$57,368	\$1,167,628	\$60,282	\$23,881	\$36,896	\$10,768	\$162,784	\$61,820	\$0	\$0	\$41,853	\$146,775
Oregon Trails School District	Cedar Ridge	\$11,468,832	\$632,595	\$225,055	\$1,132,521	\$53,544	\$1,624,644	\$0	\$0	\$1,218,036	\$598,387	\$4,567	\$55,033	\$1,924,362	\$492,824	\$91,783	\$825,882
Oregon Trails School District	Welches ES	\$4,124,548	\$152,353	\$78,280	\$701,966	\$385,405	\$62,916	\$4,057	\$0	\$754,272	\$0	\$1,218,136	\$0	\$0	\$21,386	\$102,797	\$201,174
Oregon Trails School District	Welches MS	\$5,207,450	\$1,929,014	\$160,680	\$56,758	\$0	\$126,576	\$125,855	\$0	\$527,819	\$0	\$58,715	\$69,884	\$3,045	\$0	\$11,014	\$213,383
Oregon Trails School District	Yearly Total		\$11,073,474	\$1,552,519	\$4,113,933	\$1,211,684	\$4,501,640	\$1,836,872	\$215,975	\$2,885,977	\$614,855	\$2,252,300	\$490,126	\$2,275,819	\$587,637	\$295,983	\$1,848,146

Capital Renewal NPV \$52,260,981

Location	Building Name		16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Oregon Trails School District	Boring		\$242,252	\$0	\$0	\$15,412	\$0	\$779,446	\$0	\$280,134	\$136,177	\$1,091,865	\$43,969	\$2,185,037	\$126,613	\$33,861	\$63,156
Oregon Trails School District	Naas		\$104,446	\$0	\$167,113	\$1,213,247	\$4,384	\$1,376,365	\$2,790	\$90,919	\$0	\$2,831,682	\$235,215	\$0	\$0	\$13,728	\$15,318
Oregon Trails School District	Sandy Grade		\$47,401	\$0	\$33,057	\$70,271	\$8,417	\$169,413	\$45,466	\$785,388	\$14,802	\$317,522	\$747,280	\$982,112	\$350,869	\$912,311	\$0
Oregon Trails School District	Kelso		\$213,714	\$0	\$0	\$459,580	\$0	\$506,325	\$53,493	\$32,574	\$15,098	\$1,447,620	\$1,713,234	\$618,500	\$310,980	\$8,237	\$25,922
Oregon Trails School District	Firwood		\$99,461	\$36,106	\$0	\$307,512	\$0	\$498,186	\$0	\$71,279	\$39,472	\$2,900,762	\$222,987	\$843,012	\$0	\$8,237	\$0
Oregon Trails School District	Cedar Ridge		\$45,695	\$209,458	\$546,288	\$226,194	\$70,140	\$243,229	\$7,441	\$229,597	\$81,904	\$1,011,823	\$0	\$2,496,794	\$393,168	\$3,227,036	\$0
Oregon Trails School District	Welches ES		\$0	\$0	\$52,726	\$14,641	\$20,867	\$315,207	\$83,713	\$192,399	\$0	\$0	\$0	\$75,481	\$44,426	\$1,436,819	\$5,184
Oregon Trails School District	Welches MS		\$40,196	\$0	\$0	\$218,431	\$241,039	\$312,040	\$106,037	\$22,993	\$0	\$138,515	\$1,450,988	\$1,694,002	\$44,426	\$94,949	\$69,519
Oregon Trails School District	Yearly Total		\$793,165	\$245,563	\$799,184	\$2,525,289	\$344,847	\$4,200,212	\$298,940	\$1,705,283	\$287,453	\$9,739,789	\$4,413,673	\$8,894,936	\$1,270,483	\$5,735,177	\$179,099

McKinstry
Capital Planning Data

School Type	School Name	Building	Location Description	Area Served	Equipment Tag	Equipment Type	Equipment Sub-System	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Control Number	Estimated Replacement Date	Asset Condition (1-5)	Classroom Impact (1-5)	Fire/Life Safety Impact (1-5)	EUT Score (1-5)	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
Middle School	Cedar Ridge	Main Building	Secure Entry			Fire Alarm Panel	Fire Protection	Life Safety	Honeywell		EVS-RCU		2014	15	Allowance for panels and devices.			1	3	5		\$216,591	20	35	55
Middle School	Cedar Ridge	Main Building	Outside Room N1-1C		Panel BA	Electrical Panel	Electrical	MEP and Equipment	Siemens	3006455129	P1C42ML12SATFN	250A, 208/120V	2017	29				1	4	3		\$6,500	30	59	89
Middle School	Cedar Ridge	Main Building	Outside Room N1-IDF4		Panel E	Electrical Panel	Electrical	MEP and Equipment				225A, 240/120V	1963	1	Locked			5	4	3		\$6,000	30	31	61
Middle School	Cedar Ridge	Main Building	Outside Room N1-IDF4		Panel CA	Electrical Panel	Electrical	MEP and Equipment				Square D	1963	1	Locked			5	4	3		\$6,000	30	31	61
Middle School	Cedar Ridge	Main Building	Outside of Gym Entrance	Outside of Gym Entrance	UH-7	Unit Heater	HVAC	MEP and Equipment				1/15 HP, 400 CFM, 30 MBH (Steam Heat)	2017	25				1	2	2		\$8,250	26	51	77
Middle School	Cedar Ridge	Main Building	Outside of Ladies G1-1B			Electrical Panel	Electrical	MEP and Equipment	Square D			100A, 240/120V	1963	1	Locked			5	4	3		\$3,500	30	31	61
Middle School	Cedar Ridge	Main Building	Gym	Gym	UH-1	Unit Heater	HVAC	MEP and Equipment	Modine			2x 1/3 HP, 3860 CFM, 150 MBH (Steam Heat)	1963	2				5	3	3		\$35,750	26	28	54
Middle School	Cedar Ridge	Main Building	Gym	Gym	UH-2	Unit Heater	HVAC	MEP and Equipment	Modine			2x 1/3 HP, 3860 CFM, 150 MBH (Steam Heat)	1963	2				5	3	3		\$35,750	26	28	54
Middle School	Cedar Ridge	Main Building	Gym	Gym	UH-3	Unit Heater	HVAC	MEP and Equipment	Modine			2x 1/3 HP, 3860 CFM, 150 MBH (Steam Heat)	1963	2				5	3	3		\$35,750	26	28	54
Middle School	Cedar Ridge	Main Building	Gym	Gym	UH-4	Unit Heater	HVAC	MEP and Equipment	Modine			2x 1/3 HP, 3860 CFM, 150 MBH (Steam Heat)	1963	2				5	3	3		\$35,750	26	28	54
Middle School	Cedar Ridge	Main Building	Boys Locker - G1-2		Panel CB	Electrical Panel	Electrical	MEP and Equipment	Square D		QBL44235A	225A, 208/120V	1963	1				5	4	3		\$6,000	30	31	61
Middle School	Cedar Ridge	Main Building	Boys Locker - G1-2	Boys Locker - G1-2	UH-8	Unit Heater	HVAC	MEP and Equipment				1/3 HP, 1000 CFM, (Steam Heat)	1963	1				5	3	2		\$11,250	26	27	53
Middle School	Cedar Ridge	Main Building	Boys Locker - G1-2		EF-19 (CF-1)	Exhaust Fan	HVAC	MEP and Equipment	Pace	75-25893-19	114B ME CEF	1.5 HP, 4400 CFM	1975	3				4	3	2		\$13,720	18	21	39
Middle School	Cedar Ridge	Main Building	Storage - G1-4B	Storage - G1-4B	UH-9	Unit Heater	HVAC	MEP and Equipment				1/3 HP, 1000 CFM, (Steam Heat)	1963	1				5	1	1		\$11,250	26	27	53
Middle School	Cedar Ridge	Main Building	Storage - G1-4B	Storage - G1-4B	UV-18	Unit Ventilator	HVAC	MEP and Equipment				1/4 HP, 1500 CFM, (Steam Heat)	1965	5	New Honeywell Controls			4	1	2		\$41,000	26	31	57
Middle School	Cedar Ridge	Main Building	Fitness Room G1-4		Panel FF	Electrical Panel	Electrical	MEP and Equipment	Square D		QBL 43029	100A, 208/120V	1975	1				5	4	3		\$3,500	30	31	61
Middle School	Cedar Ridge	Main Building	Laundry G1-4D	Laundry G1-4D	EUH-1	Unit Heater	HVAC	MEP and Equipment	Qmark			2 KW	1975	1				5	1	1		\$1,800	26	27	53
Middle School	Cedar Ridge	Main Building	Laundry G1-4D		HVU-7	Air Handler Unit	HVAC	MEP and Equipment	Pace	75-25893-07	57A MI CSU	1/6 HP, 450 CFM, 18 KW (Elec Heat)	1975	1				5	1	3		\$8,300	24	25	49
Middle School	Cedar Ridge	Main Building	Laundry G1-4D			Exhaust Fan	HVAC	MEP and Equipment				1/8 HP, 600 CFM	1965	1	Duct Tape is holding on the ducting to the unit			5	3	2		\$3,698	18	19	37
Middle School	Cedar Ridge	Main Building	Mat Room 213			Transfer Fan	HVAC	MEP and Equipment				1/8 HP, 1000 CFM	1963	1				5	1	1		\$900	18	19	37
Middle School	Cedar Ridge	Main Building	Upper Gym 214		Panel FB	Electrical Panel	Electrical	MEP and Equipment	ITE			100A, 208/120V	1966	1				5	4	3		\$6,000	30	31	61
Middle School	Cedar Ridge	Main Building	Mechanical 212	Small Gym	AHU-1 (HVU-1)	Air Handler Unit	HVAC	MEP and Equipment	Pace	75-25893-01	A-16F SI	3 HP, 5820 CFM, 426 lbs/hr. (Steam Heat)	1975	5	New Honeywell Controls			4	1	3		\$103,000	24	29	53
Middle School	Cedar Ridge	Main Building	Mechanical 212		AHU-2 (HVU-2)	Air Handler Unit	HVAC	MEP and Equipment	Pace	75-25893-02	A-16/16F SI	2 HP, 4350 CFM, 181 lbs/hr. (Steam Heat)	1975	5	New Honeywell Controls			4	3	3		\$94,600	24	29	53
Middle School	Cedar Ridge	Main Building	Mechanical 212		Panel FG	Electrical Panel	Electrical	MEP and Equipment	Square D		QBL 44235	225A, 208/120V	1975	1				5	4	3		\$6,000	30	31	61
Middle School	Cedar Ridge	Main Building	Mechanical 212		RF-1	Return Fan	HVAC	MEP and Equipment	Pace	75-25893-20	414B MI CEU	1.5 HP, 4400 CFM	1975	5	New Honeywell Controls			4	3	3		\$13,720	24	29	53
Middle School	Cedar Ridge	Main Building	Mechanical 212		MZU-1	Air Handler Unit	HVAC	MEP and Equipment	Pace	75-25893-08	A-9F SI	1.5 HP, 1860 CFM, 60 lbs/hr. (Steam Heat)	1975	5	New Honeywell Controls			4	3	3		\$66,900	24	29	53
Middle School	Cedar Ridge	Main Building	Storage 234		Panel C-B-2	Electrical Panel	Electrical	MEP and Equipment	Westinghouse		SG-12	100A, 208/120V	1988	10				4	4	3		\$3,500	30	40	70
Middle School	Cedar Ridge	Main Building	Girls Locker G1-3	Girls Locker G1-3	UH-10	Unit Heater	HVAC	MEP and Equipment	Modine			1/20 HP, 400 CFM, (Steam Heat)	1963	1				5	3	2		\$6,800	26	27	53
Middle School	Cedar Ridge	Main Building	Girls Locker G1-3	Girls Locker G1-3	UV-19	Unit Ventilator	HVAC	MEP and Equipment				1/4 HP, 1500 CFM, (Steam Heat)	1963	5	New Honeywell Controls			4	3	2		\$41,000	26	31	57
Middle School	Cedar Ridge	Main Building	Boiler Room G1-4E		Boiler A	Boiler	HVAC	MEP and Equipment	Pacific Steel Boiler Corp	12552		4000 MBH	1927	3	New burner installed in 1999, boiler is covered in asbestos insulation			4	5	3		\$420,000	24	27	51
Middle School	Cedar Ridge	Main Building	Boiler Room G1-4E		MDP-2	Switchboard	Electrical	MEP and Equipment	Siemens	3006455129-022010-01	SB2	2 Sections (1600A, 1600A), 208/120V	2017	29				1	5	4		\$160,000	30	59	89
Middle School	Cedar Ridge	Main Building	Boiler Room G1-4E		Panel CD	Electrical Panel	Electrical	MEP and Equipment	Square D		QBL 44235A	225A, 208/120V	1975	2				5	4	3		\$6,000	30	32	62
Middle School	Cedar Ridge	Main Building	Boiler Room G1-4E		Panel CF	Electrical Panel	Electrical	MEP and Equipment	Square D		QB-44215A	225A, 208/120V	1975	2				5	4	3		\$6,000	30	32	62
Middle School	Cedar Ridge	Main Building	Boiler Room G1-4E		Boiler B	Boiler	HVAC	MEP and Equipment	Pacific Steel Boiler Corp	35793	5281	5000 MBH	1927	3	New burner installed in 1999, boiler is covered in asbestos insulation			4	5	3		\$480,000	24	27	51
Middle School	Cedar Ridge	Main Building	Boiler Room G1-4E	Domestic Hot Water		Water Heater	Plumbing	MEP and Equipment	AO Smith	MG98-0755257-966	BTH 199 966	100 Gal, 199,900 BTU (Gas)	1998	3	115 Degree Water, No insulation on water leaving, but insulation on the return water			4	3	3		\$20,040	15	18	33
Middle School	Cedar Ridge	Main Building	Boiler Room G1-4E	Domestic Hot Water		Pump	HVAC	MEP and Equipment				Fractional	1998	3				4	3	2		\$750	10	13	23
Middle School	Cedar Ridge	Main Building	Boiler Room G1-4E	Domestic Hot Water		Pump	HVAC	MEP and Equipment				Fractional	1996	3				4	3	2		\$750	10	13	23
Middle School	Cedar Ridge	Main Building	Boiler Room G1-4E	Condensation Return		Condensate Return Tank	HVAC	MEP and Equipment				200 Gal	1976	3				4	3	2		\$9,000	25	28	53
Middle School	Cedar Ridge	Main Building	Boiler Room G1-4E	Condensation Return Boiler B		Pump	HVAC	MEP and Equipment				3/4 HP, 40 GPM	1976	1				5	4	3		\$3,600	18	19	37
Middle School	Cedar Ridge	Main Building	Boiler Room G1-4E	Condensation Return Boiler A		Pump	HVAC	MEP and Equipment				3/4 HP, 40 GPM	1976	1				5	4	3		\$3,600	18	19	37
Middle School	Cedar Ridge	Main Building	Boiler Room G1-4E		Panel CG	Electrical Panel	Electrical	MEP and Equipment	Square D		QBL43029	100A, 208/120V	1975	2				5	4	3		\$3,500	30	32	62
Middle School	Cedar Ridge	Main Building	Boiler Room G1-4E	Domestic Hot Water		Expansion Tank	HVAC	MEP and Equipment	Amtrrol			3 Gal	1998	5				3	3	2		\$425	18	23	41
Middle School	Cedar Ridge	Main Building	Boiler Room G1-4E		ATS	Automatic Transfer Switch	Electrical	MEP and Equipment	Caterpillar	TAT05377	ATC	200A, 120-480V	2005	11				2	3	4		\$4,500	24	35	59
Middle School	Cedar Ridge	Main Building	Classroom N1-10	Classroom N1-10	UV-16	Unit Ventilator	HVAC	MEP and Equipment	Daikin		U.AVS.6.H15.A.Z.78.S.23.A N.22.G.1	1/3 HP, 1500 CFM, 81.8 MBH (Steam Heat)	2017	25				1	4	2		\$41,000	26	51	77
Middle School	Cedar Ridge	Main Building	Classroom N1-12	Classroom N1-12	UV-15	Unit Ventilator	HVAC	MEP and Equipment	Daikin		U.AVS.6.H15.A.Z.78.S.23.A N.22.G.1	1/3 HP, 1500 CFM, 81.8 MBH (Steam Heat)	2017	25				1	4	2		\$41,000	26	51	77
Middle School	Cedar Ridge	Main Building	Outside of Conference N1-11		Panel CC	Electrical Panel	Electrical	MEP and Equipment				200A, 240/120V	1963	1	Locked			5	4	3		\$5,500	30	31	61
Middle School	Cedar Ridge	Main Building	Classroom N1-14	Classroom N1-14	UV-14	Unit Ventilator	HVAC	MEP and Equipment	Daikin	STNU171010036	U.AVS.6.H15.A.Z.78.S.23.A N.22.G.1	1/3 HP, 1500 CFM, 81.8 MBH (Steam Heat)	2017	25				1	4	2		\$41,000	26	51	77
Middle School	Cedar Ridge	Main Building	Classroom N1-13	Classroom N1-13	UV-17	Unit Ventilator	HVAC	MEP and Equipment	Daikin	STNU171010039	U.AVS.6.H15.A.Z.78.S.23.A N.22.G.1	1/3 HP, 1500 CFM, 81.8 MBH (Steam Heat)	2017	25				1	4	2		\$41,000	26	51	77
Middle School	Cedar Ridge	Main Building	Classroom N1-16	Classroom N1-16	UV-12	Unit Ventilator	HVAC	MEP and Equipment				1/4 HP, 1500 CFM, (Steam Heat)	1963	5	New Honeywell Controls			4	4	2		\$41,000	26	31	57
Middle School	Cedar Ridge	Main Building	Fire Riser N1-15F	Dry Sprinkler System		Air Compressor	Fire Protection	Life Safety	General Air	LT900-17.45.10.07	LT900150A	1.5 HP, 40 Gal, 60 PSI	2017	21				1	3	5		\$4,500	22	43	65
Middle School	Cedar Ridge	Main Building	Outside of Fire Riser N1-15F		CV-8	Convactor	HVAC	MEP and Equipment	Sterling			4 Feet, 16 MBH (Steam Heat)	2017	25	New Honeywell Controls			1	1	2		\$5,000	26	51	77
Middle School	Cedar Ridge	Main Building	Custodian N1-15C		Panel VI	Electrical Panel	Electrical	MEP and Equipment	Square D	D-235165		100A, 240/120V	1975	2	Old			5	4	3		\$3,500	30	32	62
Middle School	Cedar Ridge	Main Building	Custodian N1-15C (Mech Shaft)	Steam	CR-2	Condensate Pump Skid	HVAC	MEP and Equipment	Sterico	47F9692	A1225-JX	3/4 HP, 25 GPM, 20 Gal Tank	2016	18				1	4	3		\$3,500	20	38	58
Middle School	Cedar Ridge	Main Building	ADA Ramp near Cafeteria		Panel F	Electrical Panel	Electrical	MEP and Equipment	Square D	D-235171		200A, 240/120V	1975	1	Old, Installed railing is blocking the panel from being opened.			5	4	3		\$5,500	30	31	61
Middle School	Cedar Ridge	Main Building	Kichen Restroom N1-20F	Kichen Restroom N1-20F	CV-9	Convactor	HVAC	MEP and Equipment				2 Feet 8 MBH (Steam Heat)	1963	1				5	1	2		\$3,750	26	27	53
Middle School	Cedar Ridge	Main Building	ADA Ramp near Cafeteria	ADA Ramp near Cafeteria	CV-22	Convactor	HVAC	MEP and Equipment	Sterling			4 Feet, 16 MBH (Steam Heat)	2017	25				1	2	2		\$5,000	26	51	77
Middle School	Cedar Ridge	Main Building	ADA Ramp near Cafeteria	ADA Ramp near Cafeteria	CV-23	Convactor	HVAC	MEP and Equipment	Sterling			4 Feet, 16 MBH (Steam Heat)	2017	25				1	2	2		\$5,000	26	51	77
Middle School	Cedar Ridge	Main Building	Hallway outside Counselor N1-17			Electrical Panel	Electrical	MEP and Equipment	Square D		4985 EI	100A, 240/120V	1955	1	Locked			5	4	3		\$3,500	30	31	61
Middle School	Cedar Ridge	Main Building	Servery N1-20C			Walk in Cooler Air Handler	Food Services	MEP and Equipment				2x 1/15 HP, 300 CFM, 5000 BTU (DX Cooling)	2017	25	Locked up for summer			1	2	1		\$2,500	26	51	77
Middle School	Cedar Ridge	Main Building	Servery N1-20C			Walk in Freezer Air Handler	Food Services	MEP and Equipment				2x 1/15 HP, 600 CFM, 20,000 BTU (DX Cooling)	2017	25	Locked up for summer			1	2	1		\$10,000	26	51	77
Middle School	Cedar Ridge	Main Building	Servery N1-20C		Panel K	Electrical Panel	Electrical	MEP and Equipment	Siemens	3006455129	P1C42ML400ATFT	400A, 208/120V	2017	29				1	4	3		\$20,000	30	59	89
Middle School	Cedar Ridge	Main Building																							

McKinstry
Capital Planning Data

School Type	School Name	Building	Location Description	Area Served	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Control Number	Estimated Replacement Date	Asset Condition (1-5)	Classroom Impact (1-5)	Fire/Life Safety Impact (1-5)	EUT Score (1-5)	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
Middle School	Cedar Ridge	Main Building	Classroom N1-18	Classroom N1-18	UV-13	Unit Ventilator	HVAC	MEP and Equipment	Daikin	STNU171010035	U.AVS.6.H15.A.Z.68.S.23.A N.22.G.I	1/3 HP, 1500 CFM, 81.8 MBH (Steam Heat)	2017	5				1	4	2		\$41,000	26	31	57
Middle School	Cedar Ridge	Main Building	South Exit near Counselor N1-17	South Exit near Counselor N1-17	CV-4	Convector	HVAC	MEP and Equipment	Sterling			3 Feet 9.7 MBH (Steam)	1963	1				5	2	2		\$3,750	26	27	53
Middle School	Cedar Ridge	Main Building	South Exit near Counselor N1-17	South Exit near Counselor N1-17	CV-3	Convector	HVAC	MEP and Equipment	Sterling			3 Feet 9.7 MBH (Steam)	1963	1				5	2	2		\$3,750	26	27	53
Middle School	Cedar Ridge	Main Building	Counselor N1-17	Counselor N1-17	IAC-1A	Split System Air Handler	HVAC	MEP and Equipment	Daikin			1/8 HP, 300 CFM, 9000 BTU (DX Cool/Heat)	2017	17	Ceiling Unit			1	3	2		\$3,750	18	35	53
Middle School	Cedar Ridge	Main Building	Counselor N1-17	Counselor N1-17	IAC-1B	Split System Air Handler	HVAC	MEP and Equipment	Daikin			1/8 HP, 300 CFM, 9000 BTU (DX Cool/Heat)	2017	17	Ceiling Unit			1	3	2		\$3,750	18	35	53
Middle School	Cedar Ridge	Main Building	Counselor N1-17	Counselor N1-17	IAC-2A	Split System Air Handler	HVAC	MEP and Equipment	Daikin			1/8 HP, 400 CFM, 12,000 BTU (DX Heat/Cool)	2017	17	Ceiling Unit			1	3	2		\$5,000	18	35	53
Middle School	Cedar Ridge	Main Building	Counselor N1-17	Counselor N1-17	IAC-2B	Split System Air Handler	HVAC	MEP and Equipment	Daikin			1/8 HP, 400 CFM, 12,000 BTU (DX Heat/Cool)	2017	17	Ceiling Unit			1	3	2		\$5,000	18	35	53
Middle School	Cedar Ridge	Main Building	Counselor N1-17	Counselor N1-17	IAC-2C	Split System Air Handler	HVAC	MEP and Equipment	Daikin			1/8 HP, 400 CFM, 12,000 BTU (DX Heat/Cool)	2017	17	Ceiling Unit			1	3	2		\$5,000	18	35	53
Middle School	Cedar Ridge	1975 Addition	Hallway outside Classroom S1-30			Electrical Panel	Electrical	MEP and Equipment				200A, 208/120V	1975	2	Locked			5	4	3		\$5,500	30	32	62
Middle School	Cedar Ridge	1975 Addition	Office S1-31A			Water Heater	Plumbing	MEP and Equipment	State	1708105 088746	CSB-52-6-SFE 100	50 Gal, 12 KW (Elec)	2017	14				1	3	3		\$13,500	15	29	44
Middle School	Cedar Ridge	1975 Addition	IT Room	IT Room		Split System Air Handler	HVAC	MEP and Equipment	Mitsubishi	7001532T	MSY-GL24NA	1/8 HP, 800 CFM, 24,000 BTU (DX Cooling)	2015	15				1	3	3		\$10,000	18	33	51
Elementary School	Finwood	1975 Addition	IT Room			Fire Alarm Panel	Fire Protection	Life Safety	Honeywell		5820XL-EVS		2017	15	Allowance for panels and devices.			1	3	5		\$97,036	20	35	55
Middle School	Cedar Ridge	1975 Addition	Hallway			Electrical Panel	Electrical	MEP and Equipment				200A, 240/120V	1975	2	Locked			5	4	3		\$5,500	30	32	62
Middle School	Cedar Ridge	1975 Addition	Hallway			Electrical Panel	Electrical	MEP and Equipment				100A, 240/120V	1975	2	Locked			5	4	3		\$3,500	30	32	62
Middle School	Cedar Ridge	1975 Addition	Electrical S1-37C		SD-B	Switchboard	Electrical	MEP and Equipment	Circle Products	75 P003	CDP	1 Section (800A), 208/120V	1975	2	Locked			5	4	3		\$24,500	30	32	62
Middle School	Cedar Ridge	1975 Addition	Electrical S1-37C		Panel AK	Electrical Panel	Electrical	MEP and Equipment	Siemens	300E681812	P2C54ML400ATS	400A, 208/120V	2017	29				1	4	3		\$20,000	30	59	89
Middle School	Cedar Ridge	1975 Addition	Hallway near Exit/Entrance	Hallway near Exit/Entrance	UH-5	Unit Heater	HVAC	MEP and Equipment				1/20 HP, 400 CFM, (Steam Heat)	1963	1				5	2	2		\$9,800	26	27	53
Middle School	Cedar Ridge	1975 Addition	Classroom S1-49	Classroom S1-49	UV-10	Unit Ventilator	HVAC	MEP and Equipment	Daikin	STNU171010034	U.AVS.6.H15.A.Z.68.R.23, AN.22.G.I	1/3 HP, 1500 CFM, 81.8 MBH (Steam Heat)	2017	25			1	4	2		\$41,000	26	51	77	
Middle School	Cedar Ridge	1975 Addition	Classroom S1-48	Classroom S1-48	UV-5	Unit Ventilator	HVAC	MEP and Equipment	TTL			1/4 HP, 1500 CFM, (Steam Heat)	1963	5	New Honeywell Controls			4	4	2		\$41,000	26	31	57
Middle School	Cedar Ridge	1975 Addition	Classroom S1-47	Classroom S1-47	UV-9	Unit Ventilator	HVAC	MEP and Equipment	TTL			1/4 HP, 1500 CFM, (Steam Heat)	1963	5	New Honeywell Controls			4	4	2		\$41,000	26	31	57
Middle School	Cedar Ridge	1975 Addition	Classroom S1-46	Classroom S1-46	UV-4	Unit Ventilator	HVAC	MEP and Equipment	TTL			1/4 HP, 1500 CFM, (Steam Heat)	1963	5	New Honeywell Controls			4	4	2		\$41,000	26	31	57
Middle School	Cedar Ridge	1975 Addition	Classroom S1-45	Classroom S1-45	UV-8	Unit Ventilator	HVAC	MEP and Equipment	TTL			1/4 HP, 1500 CFM, (Steam Heat)	1963	5	New Honeywell Controls			4	4	2		\$41,000	26	31	57
Middle School	Cedar Ridge	1975 Addition	Classroom S1-44	Classroom S1-44	UV-3	Unit Ventilator	HVAC	MEP and Equipment	Daikin	STNU171010041	U.AVS.6.H15.A.Z.68.R.23, AN.22.G.I	1/3 HP, 1500 CFM, 81.8 MBH (Steam Heat)	2017	25			1	4	2		\$41,000	26	51	77	
Middle School	Cedar Ridge	1975 Addition	Classroom S1-43	Classroom S1-43	UV-7	Unit Ventilator	HVAC	MEP and Equipment	Daikin	STNU171010042	U.AVS.6.H15.A.Z.68.R.23, AN.22.G.I	1/3 HP, 1500 CFM, 81.8 MBH (Steam Heat)	2017	25			1	4	2		\$41,000	26	51	77	
Middle School	Cedar Ridge	1975 Addition	Classroom S1-41	Classroom S1-41	UV-6	Unit Ventilator	HVAC	MEP and Equipment	TTL			1/4 HP, 1500 CFM, (Steam Heat)	1963	5	New Honeywell Controls			4	4	2		\$41,000	26	31	57
Middle School	Cedar Ridge	1975 Addition	Classroom S1-42	Classroom S1-42	UV-2	Unit Ventilator	HVAC	MEP and Equipment	TTL			1/4 HP, 1500 CFM, (Steam Heat)	1963	5	New Honeywell Controls			4	4	2		\$41,000	26	31	57
Middle School	Cedar Ridge	1975 Addition	Classroom S1-42A			Chemical Hood	HVAC	MEP and Equipment				1316 CFM	1963	1				5	3	3		\$16,450	10	11	21
Middle School	Cedar Ridge	1975 Addition	Hallway outside Classroom S1-42			Electrical Panel	Electrical	MEP and Equipment				100A, 240/120V	1963	1				5	4	3		\$3,500	30	31	61
Middle School	Cedar Ridge	1975 Addition	Classroom S1-40	Classroom S1-40	UV-1	Unit Ventilator	HVAC	MEP and Equipment				1/4 HP, 1500 CFM, (Steam Heat)	1963	5	New Honeywell Controls			4	4	2		\$41,000	26	31	57
Middle School	Cedar Ridge	Main Building	Library IDF 2 S1-01B	Library IDF 2 S1-01B	CV-2	Convector	HVAC	MEP and Equipment				3 Feet 9.7 MBH (Steam)	1963	1				5	2	2		\$3,750	26	27	53
Middle School	Cedar Ridge	1975 Addition	Boys Restroom S1-40C	Boys Restroom S1-40C	CV-1	Convector	HVAC	MEP and Equipment				3 Feet 9.7 MBH (Steam)	1963	1				5	2	2		\$3,750	26	27	53
Middle School	Cedar Ridge	1975 Addition	West Exit/Entrance of 1975 Addition	West Exit/Entrance of 1975 Addition	UH-6	Unit Heater	HVAC	MEP and Equipment				1/20 HP, 400 CFM, (Steam Heat)	1963	1				5	2	2		\$6,800	26	27	53
Middle School	Cedar Ridge	1975 Addition	Girls Restroom S1-40A	Girls Restroom S1-40A	CV-22	Convector	HVAC	MEP and Equipment				4 Feet 16 MBH (Steam)	1963	1				5	2	2		\$5,000	26	27	53
Middle School	Cedar Ridge	1975 Addition	Mechanical S1-40B		SD-A	Switchboard	Electrical	MEP and Equipment	Square D	S539474-SE	ML-1	1 Section (1200A), 208/120V	1963	1	Old			5	5	4		\$50,000	30	31	61
Middle School	Cedar Ridge	1975 Addition	Mechanical S1-40B		Panel AF	Electrical Panel	Electrical	MEP and Equipment	Square D		QBL44235A	225A, 208/120V	1963	1				5	4	3		\$6,000	30	31	61
Middle School	Cedar Ridge	1975 Addition	Mechanical S1-40B	Domestic Hot Water		Water Heater	Plumbing	MEP and Equipment	Appliance Building Co	H-7115	300-CV	200 Gal, 54 KW (Elec)	1963	1				5	3	3		\$24,530	15	16	31
Middle School	Cedar Ridge	1975 Addition	Mechanical S1-40B	Steam	CR-1	Condensate Pump Skid	HVAC	MEP and Equipment	Sterico	47E5691	41225-JX	3/4 HP, 25 GPM, 20 Gal Tank	2016	18				1	4	3		\$3,500	20	38	58
Middle School	Cedar Ridge	1975 Addition	Mechanical S1-40B	Domestic Hot Water		Pump	Plumbing	MEP and Equipment	Bell & Gossett			Fractional	2017	9				1	3	2		\$750	10	19	29
Middle School	Cedar Ridge	Main Building	2nd Floor Mech over Offices	2nd Floor Mech over Offices	CV-24	Convector	HVAC	MEP and Equipment				4 Feet 16 MBH (Steam)	1963	1				5	1	2		\$5,000	26	27	53
Middle School	Cedar Ridge	Main Building	2nd Floor Mech over Offices	2nd Floor Mech over Offices	Panel FA	Electrical Panel	Electrical	MEP and Equipment	Square D		QBL442335A	225A, 208/120V	1975	2				5	4	3		\$6,000	30	32	62
Middle School	Cedar Ridge	Main Building	2nd Floor Mech over Offices	Corridor/Library	AHU-3	Air Handler Unit	HVAC	MEP and Equipment	McQuay	81369M-2	HD 111 H	1.5 HP, 4320 CFM, (Steam Heat)	1963	1				5	3	3		\$63,800	24	25	49
Middle School	Cedar Ridge	Main Building	2nd Floor Mech over Offices	Hot Water for Attendance and Library		Water Heater	Plumbing	MEP and Equipment	Appliance Building Co	U7117	HW 20R	35 Gal, 2000 Watt (Elec)	1964	1				5	3	3		\$4,800	15	16	31
Middle School	Cedar Ridge	Main Building	2nd Floor Offices	2nd Floor Offices	CV-25	Convector	HVAC	MEP and Equipment				4 Feet 16 MBH (Steam)	1963	1				5	1	2		\$5,000	26	27	53
Middle School	Cedar Ridge	Main Building	2nd Floor Offices	2nd Floor Offices		Window AC Unit	HVAC	MEP and Equipment	Whirlpool	QR4600163	ACQ128XR0	1 Ton	2000	2				3	1	1		\$4,000	20	22	42
Middle School	Cedar Ridge	Main Building	2nd Floor Offices Server Room	2nd Floor Offices Server Room		Window AC Unit	HVAC	MEP and Equipment	GoldStar			1 Ton	1995	3				4	1	1		\$4,000	20	23	43
Middle School	Cedar Ridge	Main Building	2nd Floor Offices	2nd Floor Offices		Window AC Unit	HVAC	MEP and Equipment	Frigidare			1 Ton	1995	3				4	1	1		\$4,000	20	23	43
Middle School	Cedar Ridge	Main Building	Room 20	Room 20	CV-21	Unit Ventilator	HVAC	MEP and Equipment				1/4 HP, 1500 CFM, (Steam Heat)	1963	5	New Controls and Valves			4	1	2		\$41,000	26	31	57
Middle School	Cedar Ridge	Main Building	Room 20	Room 20	CV-20	Unit Ventilator	HVAC	MEP and Equipment				1/4 HP, 1500 CFM, (Steam Heat)	1963	5	New Controls and Valves			4	1	2		\$41,000	26	31	57
Middle School	Cedar Ridge	Main Building	Room 21	Room 21	CV-18	Unit Ventilator	HVAC	MEP and Equipment				1/4 HP, 1500 CFM, (Steam Heat)	1963	5	New Controls and Valves			4	1	2		\$41,000	26	31	57
Middle School	Cedar Ridge	Main Building	Room 21	Room 21	CV-19	Unit Ventilator	HVAC	MEP and Equipment				1/4 HP, 1500 CFM, (Steam Heat)	1963	5	New Controls and Valves			4	1	2		\$41,000	26	31	57
Middle School	Cedar Ridge	Main Building	Room 22	Room 22	CV-17	Unit Ventilator	HVAC	MEP and Equipment				1/4 HP, 1500 CFM, (Steam Heat)	1963	5	New Controls and Valves			4	1	2		\$41,000	26	31	57
Middle School	Cedar Ridge	Main Building	Room 22	Room 22	CV-16	Unit Ventilator	HVAC	MEP and Equipment				1/4 HP, 1500 CFM, (Steam Heat)	1963	5	New Controls and Valves			4	1	2		\$41,000	26	31	57
Middle School	Cedar Ridge	Main Building	Room 23	Room 23	UV-20	Unit Ventilator	HVAC	MEP and Equipment				1/4 HP, 1500 CFM, (Steam Heat)	1963	5	New Controls and Valves			4	1	2		\$41,000	26	31	57
Middle School	Cedar Ridge	Main Building	Room 28	Room 28	CV-11	Unit Ventilator	HVAC	MEP and Equipment				1/4 HP, 1500 CFM, (Steam Heat)	1963	5	New Controls and Valves			4	1	2		\$41,000	26	31	57
Middle School	Cedar Ridge	Main Building	Room 29	Room 29	UV-24	Unit Ventilator	HVAC	MEP and Equipment	Daikin	STNU171010040	U.AVS.6.H15.A.Z.68.R.23, AN.22.G.I	1/3 HP, 1500 CFM, 81.8 MBH (Steam Heat)	2017	25			1	1	2		\$41,000	26	51	77	
Middle School	Cedar Ridge	Main Building	Room 24	Room 24	UV-21	Unit Ventilator	HVAC	MEP and Equipment				1/3 HP, 1200 CFM, 61.8 MBH (Steam)	1963	5	New Controls and Valves			4	1	2		\$41,000	26	31	57
Middle School	Cedar Ridge	Main Building	Hallway outside Room 25		Panel H	Electrical Panel	Electrical	MEP and Equipment	Square D	D-23516BW	NGB	200A, 240/120V	1955	1	Old			5	4	3		\$5,500	30	31	61
Middle School	Cedar Ridge	Main Building	Room 24A	Room 24A	CV-15	Unit Ventilator	HVAC	MEP and Equipment				1/4 HP, 1500 CFM, (Steam Heat)	1963	5	New Controls and Valves			4	1	2		\$41,000	26	31	57
Middle School	Cedar Ridge	Main Building	Room 24A	Room 24A		Window AC Unit	HVAC	MEP and Equipment				1 Ton	1990	3				5	1	1		\$4,000	20	23	43
Middle School	Cedar Ridge	Main Building	Room 25	Room 25	UV-22	Unit Ventilator	HVAC	MEP and Equipment				1/4 HP, 1500 CFM, (Steam Heat)	1963	5	New Controls and Valves			4	1	2		\$41,000	26	31	57
Middle School	Cedar Ridge	Main Building	Room 26	Room 26	UV-23	Unit Ventilator	HVAC	MEP and Equipment																	

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School Type	School Name	Building	Location Description	Area Served	Equipment Tag	Equipment Type	Equipment Subsystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Control Number	Estimated Replacement Date	Asset Condition (1-5)	Classroom Impact (1-5)	Fire/Life Safety Impact (1-5)	EUT Score (1-5)	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
Middle School	Cedar Ridge	Main Building	Main Roof			Exhaust Fan	HVAC	MEP and Equipment	Greenheck	15000024 17D	GRS-16-QD	1/20 HP, 300 CFM	2017	17				1	3	2		\$1,250	18	35	53
Middle School	Cedar Ridge	Main Building	Main Roof			Exhaust Fan	HVAC	MEP and Equipment	Greenheck	15220273 17J	GRS-16-QD	1/20 HP, 300 CFM	2017	17				1	3	2		\$1,250	18	35	53
Middle School	Cedar Ridge	Main Building	Main Roof			Exhaust Fan	HVAC	MEP and Equipment	Greenheck	14940442 17C	GRS-16-QD	1/20 HP, 300 CFM	2017	17				1	3	2		\$1,250	18	35	53
Middle School	Cedar Ridge	Main Building	Main Roof		EF-8	Exhaust Fan	HVAC	MEP and Equipment	Greenheck	14618890 16F	GRS-16-QD	1/20 HP, 300 CFM	2017	17				1	3	2		\$1,250	18	35	53
Middle School	Cedar Ridge	Main Building	Main Roof		EF-9	Exhaust Fan	HVAC	MEP and Equipment				1/2 HP, 1000 CFM	1975	1				5	3	2		\$5,398	18	19	37
Middle School	Cedar Ridge	Main Building	Main Roof			Exhaust Fan	HVAC	MEP and Equipment				1/2 HP, 1000 CFM	1975	1				5	3	2		\$5,398	18	19	37
Middle School	Cedar Ridge	Main Building	Main Roof			Exhaust Fan	HVAC	MEP and Equipment	Greenheck	15000019 17D	GRS-16-QD	1/20 HP, 300 CFM	2017	17				1	3	2		\$1,250	18	35	53
Middle School	Cedar Ridge	Main Building	Lower Roof East Side			Exhaust Fan	HVAC	MEP and Equipment				1/10 HP, 400 CFM	1963	1				5	3	2		\$3,698	18	19	37
Middle School	Cedar Ridge	Main Building	Lower Roof East Side		EF-10	Exhaust Fan	HVAC	MEP and Equipment	Greenheck	39398	B-16-8	1/8 HP, 400 CFM	1963	1				5	3	2		\$3,698	18	19	37
Middle School	Cedar Ridge	Main Building	Lower Roof East Side	Music	AHU-9 (HVU-4)	Air Handler Unit	HVAC	MEP and Equipment	Pace	75-25893-04	A-16F/A-14F SI	S: 5 HP, 4000 CFM, R: 1.5 HP, 4000 CFM, 281 lbs/hr (Steam Heat)	1975	3	New Controls			4	4	3		\$111,250	24	27	51
Middle School	Cedar Ridge	Main Building	Electric N1-20J		MDP1	Switchboard	Electrical	MEP and Equipment	Siemens	2006455129	P5C90ML120ATS	1 Section (1200A), 208/120V	2017	29				1	5	4		\$50,000	30	59	89
Middle School	Cedar Ridge	Main Building			Panel P	Electrical Panel	Electrical	MEP and Equipment	Square D	D-235163W	MLN	50A, 240V	1955	1	Old			5	4	3		\$2,500	30	31	61
Middle School	Cedar Ridge	Main Building	Fenced Outside Boiler Room		MSB	Switchboard	Electrical	MEP and Equipment	Siemens			3 Sections (1200A, 1600A, 400A), 208/120V	2017	29				1	5	4		\$150,000	30	59	89
Middle School	Cedar Ridge	Main Building	Fenced Outside Boiler Room			Generator	Electrical	MEP and Equipment	Caterpillar			50 KW	2017	21				1	3	4		\$30,000	22	43	65
Middle School	Cedar Ridge	Main Building	Attic Above Stage		RF-2	Return Fan	HVAC	MEP and Equipment	Pace		CEU 242	2 HP, 4500 CFM	1963	5	New Controls			4	3	3		\$13,850	24	29	53
Middle School	Cedar Ridge	Main Building	Attic Above Band Storage	Band Room	AHU-4	Air Handler Unit	HVAC	MEP and Equipment				1 HP, 3500 CFM, 277 MBH (Steam Heat)	1963	5	New Coil installed in 2017			4	4	3		\$60,120	24	29	53
Middle School	Cedar Ridge	Main Building	Attic Above Stage	Stage/Cafeteria	AHU-7	Air Handler Unit	HVAC	MEP and Equipment	Pace	32539A	B24S	3 HP, 4500 CFM, 570 lbs/hr (Steam Heat)	1963	5	New Controls			4	4	3		\$73,400	24	29	53
Middle School	Cedar Ridge	1975 Addition	Roof		AHU-8	Air Handler Unit	HVAC	MEP and Equipment	Daikin	FBOU170400976	DPS020AHMG2DV-4	S: 10 HP, 8000 CFM, R: 4 HP, 8000 CFM, 450 MBH (Gas Heat), 240 MBH (DX Cooling)	2017	23			1	5	3		\$105,900	24	47	71	
Middle School	Cedar Ridge	1975 Addition	Roof	IT Room		Split System Condensing Unit	HVAC	MEP and Equipment	Mitsubishi	7001061T	MUY-GL24NA	24,000 BTU (DX Cooling)	2015	15				1	3	3		\$10,000	18	33	51
Middle School	Cedar Ridge	1975 Addition	Roof		EF-7	Exhaust Fan	HVAC	MEP and Equipment				1/2 HP, 2398 CFM	1963	1				5	3	2		\$5,398	18	19	37
Middle School	Cedar Ridge	1975 Addition	Roof	Storage	EF-18	Exhaust Fan	HVAC	MEP and Equipment	Greenheck	15019476 17E	G-080-D-X	1/20 HP, 300 CFM	2017	17				1	3	2		\$1,250	18	35	53
Middle School	Cedar Ridge	1975 Addition	Roof	Science Class	EF-17	Exhaust Fan	HVAC	MEP and Equipment	Greenheck	15019474 17E	G-099-VG-4-X	1/4 HP, 1000 CFM	2017	17				1	3	3		\$4,888	18	35	53
Middle School	Cedar Ridge	1975 Addition	Roof		EF-16	Exhaust Fan	HVAC	MEP and Equipment	Greenheck	15019472 17E	G-099-VG-4-X	1/4 HP, 1000 CFM	2017	17				1	3	3		\$4,888	18	35	53
Middle School	Cedar Ridge	1975 Addition	Roof		EF-2	Exhaust Fan	HVAC	MEP and Equipment	Greenheck	39363	LB-13-8	1/4 HP, 1316 CFM	1963	1				5	3	3		\$4,888	18	19	37
Middle School	Cedar Ridge	1975 Addition	Roof		EF-31	Exhaust Fan	HVAC	MEP and Equipment	Greenheck		LB-13-8	1/4 HP, 1316 CFM	1963	1				5	3	3		\$4,888	18	19	37
Middle School	Cedar Ridge	1975 Addition	Roof	Science Class	EF-15	Exhaust Fan	HVAC	MEP and Equipment	Greenheck	15019471 17E	G-099-VG-4-X	1/4 HP, 1000 CFM	2017	17				1	3	3		\$4,888	18	35	53
Middle School	Cedar Ridge	1975 Addition	Roof		EF-1	Exhaust Fan	HVAC	MEP and Equipment	Greenheck	39382	LB-16-8	1/4 HP, 1316 CFM	1963	1				5	3	2		\$4,888	18	19	37
Middle School	Cedar Ridge	Main Building	Attic Above Kitchen	Kitchen	MAU-2	Air Handler Unit	HVAC	MEP and Equipment				1 HP, 3500 CFM, 277 MBH (Steam Heat)	1963	5				4	3	3		\$33,460	28	31	57
Middle School	Cedar Ridge	Main Building	Attic Above Kitchen	Kitchen	MAU-2	Variable Frequency Drive	HVAC	MEP and Equipment				1/2 HP, 2250 CFM, 1/2 HP	2017	13	New Motor 2017			4	3	2		\$3,800	14	27	41
Middle School	Cedar Ridge	Main Building	Hallways Entrance of 75 Addition	Hallways Entrance of 75 Addition	AHU-6	Air Handler Unit	HVAC	MEP and Equipment				1.5 HP, 2500 CFM, 10 KW (Elec Heat)	1975	1				5	3	3		\$43,800	24	25	49
Middle School	Cedar Ridge	Main Building	Hallways South of Gym	Attic South of Gym	MAU-1 (HVU-3)	Air Handler Unit	HVAC	MEP and Equipment	Pace			1/2 HP, 1800 CFM, 120 lbs/hr (Steam Heat)	1975	1				5	3	3		\$40,500	26	27	53
Middle School	Cedar Ridge	1975 Addition	Corridor 100L	Classroom 55 S1-30	VAV-1	Variable Air Volume	HVAC	MEP and Equipment	Nalor			1400 CFM, 10 KW (Elec Reheat)	2017	17				1	4	2		\$7,100	18	35	53
Middle School	Cedar Ridge	1975 Addition	Corridor 100L	Classroom 50 S1-32	VAV-2	Variable Air Volume	HVAC	MEP and Equipment	Nalor			800 CFM, 5.7 KW (Elec Reheat)	2017	17				1	4	2		\$4,800	18	35	53
Middle School	Cedar Ridge	1975 Addition	Toilet S1-30A	Classroom 51 S1-34	VAV-3	Variable Air Volume	HVAC	MEP and Equipment	Nalor			1100 CFM, 7.8 KW (Elec Reheat)	2017	17				1	4	2		\$5,600	18	35	53
Middle School	Cedar Ridge	1975 Addition	Toilet S1-30C	Classroom 52 S1-36	VAV-4	Variable Air Volume	HVAC	MEP and Equipment	Nalor			900 CFM, 6.4 KW (Elec Reheat)	2017	17				1	4	2		\$5,200	18	35	53
Middle School	Cedar Ridge	1975 Addition	Corridor 100L	Classroom 56 S1-31	VAV-5	Variable Air Volume	HVAC	MEP and Equipment	Nalor			1000 CFM, 7.1 KW (Elec Reheat)	2017	17				1	4	2		\$5,500	18	35	53
Middle School	Cedar Ridge	1975 Addition	Corridor 100N	Classroom 54 S1-35	VAV-6	Variable Air Volume	HVAC	MEP and Equipment	Nalor			1000 CFM, 7.1 KW (Elec Reheat)	2017	17				1	4	2		\$5,500	18	35	53
Middle School	Cedar Ridge	1975 Addition	Corridor 100L	Classroom 53 S1-33	VAV-7	Variable Air Volume	HVAC	MEP and Equipment	Nalor			1400 CFM, 10 KW (Elec Reheat)	2017	17				1	4	2		\$7,100	18	35	53
Middle School	Cedar Ridge	1975 Addition	Toilet S1-31B	Office S1-31A	VAV-8	Variable Air Volume	HVAC	MEP and Equipment	Nalor			250 CFM, 1.8 KW (Elec Reheat)	2017	17				1	1	2		\$2,400	18	35	53
Elementary School	Finwood	Administration	Kitchen Office	Admin Building		Switchboard	Electrical	MEP and Equipment	Coast Electric	C-P 2195		1 Sections (800A), 208/120V	1969	1				5	5	4		\$26,000	30	31	61
Elementary School	Finwood	Administration	Kitchen Office		Panel C	Electrical Panel	Electrical	MEP and Equipment	Coast Electric	C-P 2195	NLA42-4L	225A, 208/120V	1969	1				5	4	3		\$6,000	30	31	61
Elementary School	Finwood	Administration	Kitchen Office		Panel K	Electrical Panel	Electrical	MEP and Equipment	Coast Electric	C-P 2195	NLA24-4L	225A, 208/120V	1969	1				5	4	3		\$6,000	30	31	61
Elementary School	Finwood	Administration	Kitchen			Warning Oven	Food Services	MEP and Equipment	GS Blodgett	667EG-7	EF111	11 KW, 208V	1969	1				5	1	1		\$10,000	10	11	21
Elementary School	Finwood	Administration	Kitchen			Steamer	Food Services	MEP and Equipment	Cleveland	14504-911-02	21CEt8	8500 Watt, 208V	2014	4				1	1	1		\$8,500	5	9	14
Elementary School	Finwood	Administration	Kitchen			Refrigerator	Food Services	MEP and Equipment	Metalfrío				2001	1				3	1	1		\$7,500	10	11	21
Elementary School	Finwood	Administration	Kitchen			Freezer	Food Services	MEP and Equipment	Traulsen				2001	1				3	1	1		\$7,500	10	11	21
Elementary School	Finwood	Administration	Kitchen			Dishwasher	Food Services	MEP and Equipment	Hobart	23-1132-279	AM15	8.5 KW	2011	4				2	1	1		\$20,000	10	14	24
Elementary School	Finwood	Administration	Kitchen			Warning Oven	Food Services	MEP and Equipment	Epco	921002HP03	BCA72018EPT	1400 Watt	1992	1				3	1	1		\$3,500	10	11	21
Elementary School	Finwood	B	Mechanical Mezz	B	AHU-B1	Air Handler Unit	HVAC	MEP and Equipment				3 HP, 9200 CFM, 6x 20 KW Duct Heaters for each duct	1969	1				5	5	3		\$79,000	24	25	49
Elementary School	Finwood	B	Mechanical Mezz	B Wing	WH-B1	Water Heater	Plumbing	MEP and Equipment	Appliance Building	203668	HW	35 Gal, 4500 Watt (Elec)	1969	1				5	3	3		\$5,500	15	16	31
Elementary School	Finwood	B	Mechanical Mezz		EF-B1	Exhaust Fan	HVAC	MEP and Equipment				1 HP, 400 CFM	1969	1				5	3	2		\$3,698	18	19	37
Elementary School	Finwood	B	Mechanical Mezz	B Wing		Switchboard	Electrical	MEP and Equipment	Coast Electric	C-P 2195	VB	1 Sections (600A), 208/120V	1969	1				5	5	4		\$26,000	30	31	61
Elementary School	Finwood	B	Mechanical Mezz		Panel BH (Sec 2)	Electrical Panel	Electrical	MEP and Equipment	Coast Electric	C-P 2195	NLA	225A, 208/120V	1969	1				5	4	3		\$6,000	30	31	61
Elementary School	Finwood	B	Mechanical Mezz		Panel BH (Sec 1)	Electrical Panel	Electrical	MEP and Equipment	Coast Electric	C-P 2195	NLA	400A, 208/120V	1969	1				5	4	3		\$20,000	30	31	61
Elementary School	Finwood	B	B11 - Custodian		Panel B	Electrical Panel	Electrical	MEP and Equipment	Coast Electric	C-P 2195	NLA42-4L	225A, 208/120V	1969	1				5	4	3		\$6,000	30	31	61
Elementary School	Finwood	D	North Entrance/Ext			Wall Heater	HVAC	MEP and Equipment				2 KW (Elec Heat)	1978	3				4	2	2		\$1,900	25	29	55
Elementary School	Finwood	D	D11	D Wing		Water Heater	Plumbing	MEP and Equipment	American Appliance	A 873109281	EXR120D-1L	120 Gal, 4500 Watt (Elec)	1987	1	Water temp is only at 105 degrees, corrosion on drain			5	3	3		\$20,040	15	16	31
Elementary School	Finwood	D	D11	Domestic Water		Pump	Plumbing	MEP and Equipment	Bell & Gossett			1/2 HP, 10 GPM	1987	1				5	3	2		\$2,500	18	19	37
Elementary School	Finwood	D	D11	D Wing		Switchboard	Electrical	MEP and Equipment	ITE	19-63502	EC-1	2 Sections (800A, 800A), 208/120V	1978	3				4	5	4		\$64,000	30	33	63
Elementary School	Finwood	D	D11			Emergency Power Inverter	Electrical	MEP and Equipment	Illuminator	IS-S-2000-120 120 SLC	64391L2-1	10 Batteries, 90 Min., 120V/DC	2003	4				2	3	4		\$24,000	15	19	34
Elementary School	Finwood	D	D11		Panel A-1	Electrical Panel	Electrical	MEP and Equipment	ITE	19-63502	CDP	400A, 208/120V	1978	6				4	4	3		\$20,000	30	36	66
Elementary School	Finwood	D	D11		Panel A	Electrical Panel	Electrical	MEP and Equipment	ITE	19-63502	CDP	400A, 208/120V	1978	6				4	4	3		\$20,000	30	36	66</

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School Type	School Name	Building	Location Description	Area Served	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Control Number	Estimated Replacement Date	Asset Condition (1-5)	Classroom Impact (1-5)	Fire/Life Safety Impact (1-5)	EUT Score (1-5)	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
Elementary School	Finwood	A	Mechanical Mezz	A Wing	Panel AH (Sec 2)	Electrical Panel	Electrical	MEP and Equipment	Coast	C-P 2195	NLA	225A, 208/120V	1969	1				5	4	3		\$6,000	30	31	61
Elementary School	Finwood	A	Mechanical Mezz	A Wing		Switchboard	Electrical	MEP and Equipment	Coast	C-P 2414	VB	1 Section (800A), 208/120V	1969	1				5	5	4		\$26,000	30	31	61
Elementary School	Finwood	C	North Mech		Panel GB	Electrical Panel	Electrical	MEP and Equipment	ITE	19-28954	NLAB	100A, 208/120V	1973	2				5	4	3		\$3,500	30	32	62
Elementary School	Finwood	C	North Mech		Panel GC	Electrical Panel	Electrical	MEP and Equipment	ITE	19-28954	NLAB	225A, 208/120V	1973	2				5	4	3		\$6,000	30	32	62
Elementary School	Finwood	C	North Mech	Pneumatic System		Air Compressor	Specialty	MEP and Equipment	Honeywell	108-28-824326L	WP230C2C2C1A	3/4 HP, 30 Gal, 100 PSI	1973	1				5	4	3		\$3,600	22	23	45
Elementary School	Finwood	C	North Mech	C Wing North	AHU-CN	Air Handler Unit	HVAC	MEP and Equipment	Pace	73-20105-03	A-16F SI	7.5 HP, 5100 CFM, 12.5 KW Electric Duct Heat, 12.5 KW Electric Duct Heat, 7.5 KW Electric Duct Heat	1973	1	15 year old motor, 1 of 2 belts are broken			5	5	3		\$87,600	24	25	49
Elementary School	Finwood	C	South Mech	C Wing South	AHU-CS	Air Handler Unit	HVAC	MEP and Equipment	Pace	73-20105-02	A-16F SI	7.5 HP, 5500 CFM, 15 KW Electric Duct Heat, 15 KW Electric Duct Heat, 9 KW Electric Duct Heat	1973	2	Old motor			5	5	3		\$89,000	24	26	50
Elementary School	Finwood	C	South Mech	C Wing	MDP-G	Switchboard	Electrical	MEP and Equipment	ITE	19-28954		1 Section (800A), 208/120V	1973	2				5	5	4		\$32,000	30	32	62
Elementary School	Finwood	C	South Mech	C Wing	Panel GA	Electrical Panel	Electrical	MEP and Equipment	ITE	19-28954		225A, 208/120V	1973	2				5	4	3		\$6,000	30	32	62
Elementary School	Finwood	Administration	West Attic	West Admin		Air Handler Unit	HVAC	MEP and Equipment	Pace	6647632	A8	2 KW Electric Duct Heat	1969	1	Original Motor			5	3	3		\$9,600	24	25	49
Elementary School	Finwood	Administration	West Attic	West Admin	WH-1	Water Heater	Plumbing	MEP and Equipment	Alliance Building	216811	HW15R	30 Gal, 1500 Watt (Elec)	1969	1				5	3	3		\$4,300	15	16	31
Elementary School	Finwood	Administration	West Attic	West Admin	EF-W1	Exhaust Fan	HVAC	MEP and Equipment					1969	1				5	3	2		\$3,698	18	19	37
Elementary School	Finwood	Administration	East Attic	Kitchen	WH-1	Water Heater	Plumbing	MEP and Equipment	Bradford White	GM14267093-31	MI-80-18-3SF-39	80 Gal, 18 KW (Elec)	2014	11	Old water heater still sitting up in the attic			1	3	3		\$17,500	15	26	41
Elementary School	Finwood	Administration	East Attic	East Admin		Air Handler Unit	HVAC	MEP and Equipment	Pace			1/3 HP, 800 CFM, 2 KW Electric Duct Heat	1969	1	Old Motor			5	3	3		\$9,600	24	25	49
Elementary School	Finwood	Administration	East Attic	Kitchen	EF-2	Exhaust Fan	HVAC	MEP and Equipment				1/4 HP, 600 CFM	1969	1	New Motor			5	3	3		\$4,888	18	19	37
Elementary School	Finwood	Administration	East Attic	East Admin	EF-1	Exhaust Fan	HVAC	MEP and Equipment	Pace	6647636	U8	1/8 HP, 300 CFM	1969	1				5	3	2		\$3,698	18	19	37
Elementary School	Finwood	Administration	East Attic	East Admin	Panel CH	Electrical Panel	Electrical	MEP and Equipment	Coast	C-P 2195	NLA	400A, 208/120V	1969	1				5	4	3		\$20,000	30	31	61
Elementary School	Finwood	D	D-1	D-1	TU-21	Terminal Unit	HVAC	MEP and Equipment				750 CFM, 3 KW	1978	3				4	4	2		\$4,700	18	21	39
Elementary School	Finwood	D	D-2	D-2	TU-22	Terminal Unit	HVAC	MEP and Equipment				750 CFM, 3 KW	1978	3				4	4	2		\$4,700	18	21	39
Elementary School	Finwood	D	D-3	D-3	TU-23	Terminal Unit	HVAC	MEP and Equipment				950 CFM, 3 KW	1978	3				4	4	2		\$5,500	18	21	39
Elementary School	Finwood	D	D-4	D-4	TU-24	Terminal Unit	HVAC	MEP and Equipment				925 CFM, 3 KW	1978	3				4	4	2		\$5,500	18	21	39
Elementary School	Finwood	D	D-5	D-5	TU-25	Terminal Unit	HVAC	MEP and Equipment				1250 CFM, 3 KW	1978	3				4	4	2		\$6,000	18	21	39
Elementary School	Finwood	D	Lobby	Lobby	TU-26	Terminal Unit	HVAC	MEP and Equipment				255 CFM	1978	3				4	2	2		\$2,000	18	21	39
Elementary School	Finwood	D	Shared Space	Shared Space	TU-27	Terminal Unit	HVAC	MEP and Equipment				1300 CFM, 5 KW	1978	3				4	2	2		\$6,200	18	21	39
Elementary School	Finwood	D	Lobby	Lobby	TU-28	Terminal Unit	HVAC	MEP and Equipment				800 CFM, 3 KW	1978	3				4	2	2		\$2,800	18	21	39
Elementary School	Finwood	C	Roof	Toilet		Exhaust Fan	HVAC	MEP and Equipment				1/3 HP, 550 CFM	1973	1				5	3	2		\$5,355	18	19	37
Elementary School	Welches ES	Main Building	Room 12	Room 12	UV-6	Unit Ventilator	HVAC	MEP and Equipment	American Air Filter		SPJGAARBDXG 53715-027	1/4 HP, 1250 CFM, 22.75 KW (Elec Heat)	1980	3				4	4	2		\$41,000	26	29	55
Elementary School	Welches ES	Main Building	Room 11 - Custodial	Room 11 - Custodial	EF-3	Exhaust Fan	HVAC	MEP and Equipment	Pace			1/10 HP, 550 CFM	1980	3	Ceiling Exhaust Fan			4	3	2		\$3,698	18	21	39
Elementary School	Welches ES	Main Building	Room 11 - Custodial	Room 11 - Custodial		Water Heater	Plumbing	MEP and Equipment	Rheem	RH 0198132801	81V52D C	50 Gal, 4500 Watt (Electric)	1998	3				4	3	3		\$11,500	15	18	33
Elementary School	Welches ES	Main Building	Room 11 - Storage	Room 11 - Storage	EF-2	Exhaust Fan	HVAC	MEP and Equipment	Pace			1/10 HP, 550 CFM	1980	3	Ceiling Exhaust Fan			4	3	2		\$3,698	18	21	39
Elementary School	Welches ES	Main Building	Room 10	Room 10	UV-5	Unit Ventilator	HVAC	MEP and Equipment	American Air Filter		SPJGAARBDXG 53715-027	1/4 HP, 1250 CFM, 22.75 KW (Elec Heat)	1980	3				4	4	2		\$38,000	26	29	55
Elementary School	Welches ES	Main Building	North Wing Exit/Entrance	North Wing Exit/Entrance	CUH-1	Cabinet Heater	HVAC	MEP and Equipment	American Air Filter			200 CFM, 3.75 KW (Elec Heat)	1980	3				4	2	2		\$2,200	26	29	55
Elementary School	Welches ES	Main Building	Room 13	Room 13	UV-7	Unit Ventilator	HVAC	MEP and Equipment	American Air Filter		SPJGAARBDXG 53715-027	1/4 HP, 1250 CFM, 22.75 KW (Elec Heat)	1980	3				4	4	2		\$38,000	26	29	55
Elementary School	Welches ES	Main Building	Room 6 - Storage	Room 6 - Storage	EF-1	Exhaust Fan	HVAC	MEP and Equipment	Pace			1/10 HP, 300 CFM	1980	3	Ceiling Exhaust Fan			4	3	2		\$3,698	18	21	39
Elementary School	Welches ES	Main Building	PE Storage 3A	PE Storage 3A	Panel H	Electrical Panel	Electrical	MEP and Equipment	Square D		HCM 3256-8	800A, 208V	1980	2				4	4	3		\$32,000	30	32	62
Elementary School	Welches ES	Main Building	PE Storage 3A	PE Storage 3A	Panel C	Electrical Panel	Electrical	MEP and Equipment	Square D		NQOB 424	225A, 208/120V	1980	2				4	4	3		\$6,000	30	32	62
Elementary School	Welches ES	Main Building	PE Storage 3A	PE Storage 3A	Panel F	Electrical Panel	Electrical	MEP and Equipment	Square D		NQOB 424	225A, 208/120V	1980	2				4	4	3		\$6,000	30	32	62
Elementary School	Welches ES	Main Building	PE Storage 3A	Multi-Purpose Room	SF-2	Supply Fan	HVAC	MEP and Equipment	American Air Filter			1 HP, 3600 CFM, 50 KW (Elec Duct Heat)	1980	5	New Duct Heater was installed in 2014			4	4	3		\$22,000	24	29	53
Elementary School	Welches ES	Main Building	PE Storage 3C	PE Storage 3C		Sump Pump	HVAC	MEP and Equipment	DWE 806336		05332 ACEP	3 HP, 40 GPM	1980	3				4	3	2		\$8,600	16	19	35
Elementary School	Welches ES	Main Building	PE Storage 3C	PE Storage 3C	Panel G	Electrical Panel	Electrical	MEP and Equipment	Square D		HCN 3250-6	600A, 208V	1980	2				4	4	3		\$26,000	30	32	62
Elementary School	Welches ES	Main Building	PE Storage 3C	PE Storage 3C	Panel A	Electrical Panel	Electrical	MEP and Equipment	Square D		NQOB 424	225A, 208/120V	1980	2				4	4	3		\$6,000	30	32	62
Elementary School	Welches ES	Main Building	PE Storage 3C	Multi-Purpose Room	SF-1	Supply Fan	HVAC	MEP and Equipment	American Air Filter			1 HP, 3600 CFM, 50 KW (Elec Duct Heat)	1980	5	New Duct Heater was installed in 2014			4	4	3		\$22,000	24	29	53
Elementary School	Welches ES	Main Building	Room 27	Room 27	UV-11	Unit Ventilator	HVAC	MEP and Equipment	Daikin	AUBU142000017	U.AVV.6 S13.D G.12 G.23, AL.22 G.1.B.1.	1/4 HP, 1250 CFM, 10 KW (Elec Heat), 48,000 (DX Cooling)	2014	22				1	4	2		\$45,000	26	48	74
Elementary School	Welches ES	Main Building	Room 20	Room 20	UV-14	Unit Ventilator	HVAC	MEP and Equipment	American Air Filter		SPJGAARBDXG 53715-027	1/4 HP, 1250 CFM, 22.75 KW (Elec Heat)	1980	3				4	4	2		\$38,000	26	29	55
Elementary School	Welches ES	Main Building	Room 22 - Custodial	Room 22 - Custodial	EF-12	Water Heater	Plumbing	MEP and Equipment	Rheem	RH 0808R12692	82V52-2	50 Gal, 4500 Watt (Electric)	2008	3				4	3	3		\$11,500	15	20	35
Elementary School	Welches ES	Main Building	Room 22 - Custodial	Room 22 - Custodial	EF-13	Exhaust Fan	HVAC	MEP and Equipment	Pace			1/10 HP, 550 CFM	1980	3	Ceiling Exhaust Fan			4	3	2		\$3,698	18	21	39
Elementary School	Welches ES	Main Building	Room 25 - Storage	Room 25 - Storage	CUH-4	Exhaust Fan	HVAC	MEP and Equipment	Pace			1/10 HP, 550 CFM	1980	3	Ceiling Exhaust Fan			4	3	2		\$3,698	18	21	39
Elementary School	Welches ES	Main Building	South Wing Exit/Entrance	South Wing Exit/Entrance	CUH-4	Cabinet Heater	HVAC	MEP and Equipment	American Air Filter			200 CFM, 3.75 KW (Elec Heat)	1980	3				4	2	2		\$2,200	26	29	55
Elementary School	Welches ES	Main Building	Room 21	Room 21	UV-15	Unit Ventilator	HVAC	MEP and Equipment	American Air Filter		SPJGAARBDXG 53715-027	1/4 HP, 1250 CFM, 22.75 KW (Elec Heat)	1980	3				4	4	2		\$38,000	26	29	55
Elementary School	Welches ES	Main Building	Playground Exit/Entrance	Playground Exit/Entrance	CUH-3	Cabinet Heater	HVAC	MEP and Equipment	American Air Filter			200 CFM, 3.75 KW (Elec Heat)	1980	3				4	2	2		\$2,200	26	29	55
Elementary School	Welches ES	Main Building	Exit/Entrance Near Library	Exit/Entrance Near Library	CUH-6	Cabinet Heater	HVAC	MEP and Equipment	American Air Filter			200 CFM, 3.75 KW (Elec Heat)	1980	3				4	2	2		\$2,200	26	29	55
Elementary School	Welches ES	Main Building	Room 29 - Electrical		SWBD MDP	Switchboard	Electrical	MEP and Equipment	Square D		47-26410-1	3 Sections (3000A, 2000A, 1800A), 208/120V	1980	4				4	5	4		\$310,000	30	34	64
Elementary School	Sandy Grade	Main Building	Room 29 - Electrical			Fire Alarm Panel	Fire Protection	Life Safety	Honeywell		SK-5208		1980	3	Allowance for panels and devices			4	3	5		\$73,714	20	23	43
Elementary School	Welches ES	Main Building	Room 29 - Electrical		Panel B	Electrical Panel	Electrical	MEP and Equipment	Square D		NQOB 424	225A, 208/120V	1980	4				4	4	3		\$6,000	30	34	64
Elementary School	Welches ES	Main Building	Room 29 - Electrical		Panel D	Electrical Panel	Electrical	MEP and Equipment	Square D		NQOB 424	225A, 208/120V	1980	4				4	4	3		\$6,000	30	34	64
Elementary School	Welches ES	Main Building	Room 29 - Electrical		Panel I	Electrical Panel	Electrical	MEP and Equipment	Square D		NQOB 304-1	100A, 208/120V	1990	6				3	4	3		\$3,500	30	36	66
Elementary School	Welches ES	Main Building	Room 29 - Electrical		Panel E	Electrical Panel	Electrical	MEP and Equipment	Square D		NQOB 424M	60A, 208/120V	1980	4				4	3	3		\$2,500	30	34	64
Elementary School	Welches ES	Main Building	Room 30 - Mechanical	Room 30 - Mechanical		Unit Heater	HVAC	MEP and Equipment	Cadet		CEH005M	5 KW (Elec)	1996	4				5	3	1		\$2,200	26	30	56
Elementary School	Welches ES	Main Building	Work Room	Work Room	F-2/AHU-2	Furnace	HVAC	MEP and Equipment	Cumberland	479-0001-100	CEUJADA-12B	1/2 HP, 1700 CFM, 35 KW (Elec Heat)	1980	1	New motor in 1991			5	3	3		\$35,000	26	27	53
Elementary School	Welches ES	Main Building	Outside Main Office	Server Room		Split System Condensing Unit	HVAC	MEP and Equipment	Daikin	G000504	RKN18KEVJUS	18,000 BTU (DX Cooling)	2013	13	Cooling Only			1	3	3		\$7,500	18	31	49
Elementary School	Welches ES	Main Building	Outside Main Office	Main Office	CU-1	Split System Condensing Unit	HVAC	MEP and Equipment	Trane	142348KSSF	4TWB3060B1000CA	60,000 BTU (DX Cooling/Heating)	2014	14	Unit is a Heat Pump			1	3	3		\$25,000	18	32	50
Elementary School	Welches ES																								

McKinstry
Capital Planning Data

School Type	School Name	Building	Location Description	Area Served	Equipment Tag	Equipment Type	Equipment Subsystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx. Install Date	Estimated Remaining Life	Notes	Control Number	Estimated Replacement Date	Asset Condition (1-5)	Classroom Impact (1-5)	Fire/Life Safety Impact (1-5)	EUT Score (1-5)	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
Elementary School	Welches ES	Main Building	Roof	Work Room	EF-17	Exhaust Fan	HVAC	MEP and Equipment	Pace			1/2 HP, 1125 CFM	1980	3				4	3	2		\$5,398	18	21	39
Middle School	Welches MS	Main Building	Room 26 - Fire Sprinkler		Main Distr	Switchboard	Electrical	MEP and Equipment	Square D		ST498974SE	3 Sections (1500A, 800A, 800A), 208/120V	1969	2				5	5	4		\$144,000	30	32	62
Middle School	Welches MS	Main Building	Room 26 - Fire Sprinkler			Water Heater	Plumbing	MEP and Equipment	Appliance Building	3L68 30040	175C	100 Gal, 24,000 Watt (Elec)	1969	1				5	3	3		\$19,600	15	16	31
Middle School	Welches MS	Main Building	Room 26 - Fire Sprinkler			Unit Heater	HVAC	MEP and Equipment	Dayton			5 KW (Elec)	2004	12				3	2	2		\$2,200	26	38	64
Middle School	Welches MS	Main Building	Room 26 - Fire Sprinkler	Dry Sprinkler System		Air Compressor	Fire Protection	Life Safety	Emglo	D04J905013	K15S-30S	1.5 HP, 40 Gal, 50 PSI	2004	8				3	5	5		\$4,500	22	30	52
Middle School	Welches MS	Main Building	Room 26 - Fire Sprinkler	Freezer		Walk in Condensing Unit	Food Services	MEP and Equipment	Copeland	08D20984U	FJAL-A225-TFC-001	7000 BTU (DX Cooling)	2008	16				3	2	1		\$3,500	26	42	68
Middle School	Welches MS	Main Building	Room 26 - Fire Sprinkler	Cooler		Walk in Condensing Unit	Food Services	MEP and Equipment	Copeland		F3AD-B151-TFC-020	5000 BTU (DX Cooling)	2008	16				3	2	1		\$2,500	26	42	68
Middle School	Welches MS	Main Building	Room 26 - Fire Sprinkler		Panel SD (Sec A)	Electrical Panel	Electrical	MEP and Equipment	Square D		QMB	400A, 208/120V	1969	1				5	4	3		\$20,000	30	31	61
Middle School	Welches MS	Main Building	Room 26 - Fire Sprinkler		Panel A	Electrical Panel	Electrical	MEP and Equipment	Square D		QBL 44235	225A, 208/120V	1969	1				5	4	3		\$6,000	30	31	61
Middle School	Welches MS	Main Building	Room 26 - Fire Sprinkler	Room 26 - Fire Sprinkler	EF-23	Exhaust Fan	HVAC	MEP and Equipment					1990	1	Does not operate			5	3	2		\$1,250	18	19	37
Middle School	Welches MS	Main Building	Exit near Kitchen	Exit near Kitchen	CUH-5	Cabinet Heater	HVAC	MEP and Equipment					1969	1				5	2	2		\$2,500	26	27	53
Middle School	Welches MS	Main Building	Room 4B - Freezer			Walk in Freezer Air Handler	Food Services	MEP and Equipment	Heatcraft	D99B06172	LSF070BJ	2x 1/15 HP, 7000 BTU (DX Cooling)	1999	3				4	2	1		\$3,500	26	29	55
Middle School	Welches MS	Main Building	Room 4A - Cooler			Walk in Cooler Air Handler	Food Services	MEP and Equipment				2x 1/15 HP, 5000 BTU (DX Cooling)	1980	1	Lots of interior rust in the cooler			5	2	1		\$2,500	26	27	53
Middle School	Welches MS	Main Building	Room 4 - Kitchen			Exhaust Hood	Food Services	MEP and Equipment					1969	1	Interior Grill is very dirty			5	2	2		\$10,000	10	11	21
Middle School	Welches MS	Main Building	Room 4 - Kitchen			Oven	Food Services	MEP and Equipment					1969	1				5	1	1		\$10,000	10	11	21
Middle School	Welches MS	Main Building	Room 4 - Kitchen			Dishwasher	Food Services	MEP and Equipment					1969	1				5	1	1		\$20,000	10	11	21
Middle School	Welches MS	Main Building	Room 4 - Kitchen			Electric Range	Food Services	MEP and Equipment					1969	1				5	1	1		\$12,000	10	11	21
Middle School	Welches MS	Main Building	Room 4 - Kitchen		UV-3	Unit Ventilator	HVAC	MEP and Equipment				1/4 HP, 1000 CFM, 8 KW (Elec Heat)	1969	1				5	3	2		\$38,000	26	27	53
Middle School	Welches MS	Main Building	Room 4 - Kitchen		Panel K	Electrical Panel	Electrical	MEP and Equipment				400A, 208/120V	1969	6				5	4	3		\$20,000	30	36	66
Middle School	Welches MS	Main Building	Room 4 - Kitchen		Panel B	Electrical Panel	Electrical	MEP and Equipment				150A, 208/120V	2003	15				2	4	3		\$4,200	30	45	75
Middle School	Welches MS	Main Building	Exit near Play Area (North)		CUH-6	Cabinet Heater	HVAC	MEP and Equipment				1/12 HP, 200 CFM, 5 KW (Elec Heat)	1969	1				5	2	2		\$2,500	26	27	53
Middle School	Welches MS	Main Building	Room 6 - Boys Locker Rm		UV-1	Unit Ventilator	HVAC	MEP and Equipment				1/4 HP, 1000 CFM, 8 KW (Elec Heat)	1969	1				5	3	2		\$38,000	26	27	53
Middle School	Welches MS	Main Building	Room 6 - Boys Locker Rm	Room 6 - Boys Locker Rm	EF-20	Exhaust Fan	HVAC	MEP and Equipment				1/4 HP, 1000 CFM, 8 KW (Elec Heat)	1969	1				5	2	2		\$3,698	18	19	37
Middle School	Welches MS	Main Building	Room 6 - Boys Locker Rm	Room 6 - Boys Locker Rm	EF-29	Exhaust Fan	HVAC	MEP and Equipment				1/6 HP, 400 CFM	1969	1				5	3	2		\$3,698	18	19	37
Middle School	Welches MS	Main Building	Room 7 - Girls Locker Rm	Room 7 - Girls Locker Rm	EF-34	Exhaust Fan	HVAC	MEP and Equipment				1/6 HP, 400 CFM	1969	1				5	3	2		\$3,698	18	19	37
Middle School	Welches MS	Main Building	Room 7 - Girls Locker Rm	Room 7 - Girls Locker Rm	EF-30	Exhaust Fan	HVAC	MEP and Equipment				1/6 HP, 400 CFM	1969	1				5	3	2		\$3,698	18	19	37
Middle School	Welches MS	Main Building	Room 7 - Girls Locker Rm	Room 7 - Girls Locker Rm	UV-2	Unit Ventilator	HVAC	MEP and Equipment				1/4 HP, 1000 CFM, 8 KW (Elec Heat)	1969	1				5	2	2		\$38,000	26	27	53
Middle School	Welches MS	Main Building	Room 24			Window AC Unit	HVAC	MEP and Equipment	Friedrich			1/4 HP, 1000 CFM, 8 KW (Elec Heat)	1969	4				5	4	2		\$38,000	26	27	53
Middle School	Welches MS	Main Building	Room 25			Window AC Unit	HVAC	MEP and Equipment	Friedrich			1/4 HP, 1000 CFM, 8 KW (Elec Heat)	1969	2				5	4	2		\$38,000	26	27	53
Middle School	Welches MS	Main Building	Room 25			Window AC Unit	HVAC	MEP and Equipment	Friedrich			1/4 HP, 1000 CFM, 8 KW (Elec Heat)	1969	2				5	4	2		\$6,000	20	22	42
Middle School	Welches MS	Main Building	Exit to South Play Field		CUH-2	Cabinet Heater	HVAC	MEP and Equipment				1/12 HP, 200 CFM, 5 KW (Elec Heat)	1969	1				5	2	2		\$2,500	26	27	53
Middle School	Welches MS	Main Building	Exit near Play Area (South)		CUH-1	Cabinet Heater	HVAC	MEP and Equipment				1/12 HP, 200 CFM, 5 KW (Elec Heat)	1969	1				5	2	2		\$2,500	26	27	53
Middle School	Welches MS	Main Building	Room 10		CUV-4	Unit Ventilator	HVAC	MEP and Equipment	Singer			1/4 HP, 1250 CFM, 10 KW (Elec Heat), 15,000 BTU (DX Cooling)	1969	1	Internal Compressor			5	4	2		\$45,000	26	27	53
Middle School	Welches MS	Main Building	Room 11		CUV-5	Unit Ventilator	HVAC	MEP and Equipment	Daikin	AUBU142000016	U.AVV.6.S13.D.G.12.G.23.AL.22.G.1.B.1	1/4 HP, 1250 CFM, 10 KW (Elec Heat), 18,000 BTU (DX Cooling)	2014	22	Split System			1	4	2		\$45,000	26	48	74
Middle School	Welches MS	Main Building	Room 12		CUV-6	Unit Ventilator	HVAC	MEP and Equipment	Singer			1/4 HP, 1250 CFM, 10 KW (Elec Heat), 15,000 BTU (DX Cooling)	1969	1	Internal Compressor			5	4	2		\$45,000	26	27	53
Middle School	Welches MS	Main Building	Gym - Stage			Unit Ventilator	HVAC	MEP and Equipment				1/4 HP, 1000 CFM, 8 KW (Elec Heat)	1980	3				4	3	2		\$38,000	26	29	55
Middle School	Welches MS	Main Building	Gym - Stage			Electrical Panel	Electrical	MEP and Equipment	Square D	QBL 44235		225A, 208/120V	1969	1				5	4	3		\$6,000	30	31	61
Middle School	Welches MS	Main Building	Room 14		CUV-8	Unit Ventilator	HVAC	MEP and Equipment	Singer	188420000	29000302	1/4 HP, 1250 CFM, 10 KW (Elec Heat), 15,000 BTU (DX Cooling)	1969	1	Internal Compressor			5	4	2		\$45,000	26	27	53
Middle School	Welches MS	Main Building	Exit to Parking Lot (South)		CUH-3	Cabinet Heater	HVAC	MEP and Equipment				1/12 HP, 200 CFM, 5 KW (Elec Heat)	1969	1				5	2	2		\$2,500	26	27	53
Middle School	Welches MS	Main Building	Hallway outside Room 17B		Panel C	Electrical Panel	Electrical	MEP and Equipment	Square D		QEL 44235	225A, 208/120V	1969	1				5	4	3		\$6,000	30	31	61
Middle School	Welches MS	Main Building	Room 15 - Library		CUV-9	Unit Ventilator	HVAC	MEP and Equipment	Singer	188420045	29000302	1/4 HP, 1250 CFM, 10 KW (Elec Heat), 15,000 BTU (DX Cooling)	1969	1	Internal Compressor			5	3	2		\$45,000	26	27	53
Middle School	Welches MS	Main Building	Room 16 - Storage			Window AC Unit	HVAC	MEP and Equipment	Kenmore	JK52013343	2539750556	1/2 Ton	1995	3				3	1	1		\$2,000	20	23	43
Middle School	Welches MS	Main Building	Exit to Parking Lot (North)		CUH-4	Cabinet Heater	HVAC	MEP and Equipment				1/12 HP, 200 CFM, 5 KW (Elec Heat)	1969	1				5	2	2		\$2,500	26	27	53
Elementary School	Welches ES	Main Building	Room 1 - Main Office			Fire Alarm Panel	Fire Protection	Life Safety	Honeywell		SK-5208		2014	15	Allowance for panels and devices.			1	3	5		\$54,765	20	35	55
Middle School	Welches MS	Main Building	Room 1B - Staff			AC Unit	HVAC	MEP and Equipment				2 Ton	1995	3				3	2	2		\$10,000	20	23	43
Middle School	Welches MS	Main Building	Room 1D - Office		CUV-10	Unit Ventilator	HVAC	MEP and Equipment	Remington			1/4 HP, 1000 CFM, 8 KW (Elec Heat)	1969	1				5	2	2		\$38,000	26	27	53
Middle School	Welches MS	Main Building	Room 1D - Office	Room 1D - Office	EF-11	Exhaust Fan	HVAC	MEP and Equipment				1/10 HP, 200 CFM	1969	1				5	3	2		\$3,698	18	19	37
Middle School	Welches MS	Main Building	Hallway outside 17A		Panel D	Electrical Panel	Electrical	MEP and Equipment	Square D		NQOD442L225	225A, 208/120V	1996	8				5	4	3		\$6,000	30	38	68
Middle School	Welches MS	Main Building	Hallway outside 17A		Panel E	Electrical Panel	Electrical	MEP and Equipment	Square D		QBL 41223	400A, 208/120V	1969	1				5	4	3		\$3,500	30	31	61
Middle School	Welches MS	Main Building	Gym Mezz	Gym	AHU-1	Air Handler Unit	HVAC	MEP and Equipment				2 HP, 4000 CFM, 18 KW (Elec Heat)	1969	1	Old Motor, Unsafe Access			5	4	3		\$38,640	24	25	49
Middle School	Welches MS	Main Building	Room 17C - Gym Storage		Panel SD (Sec D)	Electrical Panel	Electrical	MEP and Equipment	Square D		QMB	400A, 208/120V	1969	1				5	4	3		\$20,000	30	31	61
Middle School	Welches MS	Main Building	Room 3 - Cafeteria			Split System Air Handler	HVAC	MEP and Equipment	Mitsubishi	1001188	MS2-GE24NA	1/6 HP, 800 CFM, 24,000 BTU (DX Cooling/Heating)	2010	10	Main source of heat for cafeteria during winter			3	3	3		\$10,000	18	28	46
Middle School	Welches MS	Main Building	Room 20		CUV-16	Unit Ventilator	HVAC	MEP and Equipment	Singer	188420019	29000302	1/4 HP, 1250 CFM, 10 KW (Elec Heat), 15,000 BTU (DX Cooling)	1969	1	Internal Compressor			5	4	2		\$45,000	26	27	53
Middle School	Welches MS	Main Building	Roof			Condensing Unit	HVAC	MEP and Equipment	Daikin			18,000 BTU (DX Cooling)	2014	14	refrigerant piping is poorly insulated			2	4	2		\$7,500	18	32	50
Middle School	Welches MS	Main Building	Roof			Split System Condensing Unit	HVAC	MEP and Equipment	Mitsubishi	1001465T	MU2-GE24NA	24,000 BTU (DX Cooling)	2010	10	Lots of biogrowth on side of unit			3	3	3		\$10,000	18	28	46
Middle School	Welches MS	Main Building	Roof	Storage	EF-1	Exhaust Fan	HVAC	MEP and Equipment				1/10 HP, 200 CFM	1969	1				5	3	2		\$3,698	18	19	37
Middle School	Welches MS	Main Building	Roof	Toilets	EF-2	Exhaust Fan	HVAC	MEP and Equipment				1/10 HP, 200 CFM	1969	1				5	3	2		\$3,698	18	19	37
Middle School	Welches MS	Main Building	Roof	Toilets	EF-3	Exhaust Fan	HVAC	MEP and Equipment				1/10 HP, 200 CFM	1969	1				5	3	2		\$3,698	18	19	37
Middle School	Welches MS	Main Building	Roof	Office Area	EF-8	Exhaust Fan	HVAC	MEP and Equipment				1/10 HP, 200 CFM	1969	1				5	3	2		\$3,698	18	19	37
Middle School	Welches MS	Main Building	Roof	Office Area	EF-12	Exhaust Fan	HVAC	MEP and Equipment				1/10 HP, 200 CFM	1969	1				5	3	2		\$3,698	18	19	37
Middle School	Welches MS	Main Building	Roof	Office Area	EF-13	Exhaust Fan	HVAC	MEP and Equipment				1/10 HP, 200 CFM	1969	1				5	3	2		\$3,698	18	19	37
Middle School	Welches MS	Main Building	Roof	Break Room	EF-14	Exhaust Fan	HVAC	MEP and Equipment				1/6 HP, 400 CFM	1969	1				5	3	2		\$3,698	18	19	37
Middle School	Welches MS	Main Building	Roof	Classroom	EF-15	Exhaust Fan	HVAC	MEP and Equipment				1/6 HP, 400 CFM	1969	1				5	3	2		\$3,698	18	19	37
Middle School	Welches MS	Main																							

McKinstry
Capital Planning Data

School Type	School Name	Building	Location Description	Area Served	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx. Install Date	Estimated Remaining Life	Notes	Control Number	Estimated Replacement Date	Asset Condition (1-5)	Classroom Impact (1-5)	Fire/Life Safety Impact (1-5)	EUI Score (1-5)	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
Middle School	Welches MS	Main Building	Room 13	Room 13	CUV-7	Unit Ventilator	HVAC	MEP and Equipment	Singer			1/4 HP, 1250 CFM, 10 KW (Elec Heat), 15,000 BTU (DX Cooling)	1969	1	Internal Compressor			5	4	2		\$45,000	26	27	53
Elementary School	Sandy Grade	Main Building	Room 307 - Office	Room 307 - Office		Unit Ventilator	HVAC	MEP and Equipment				1/3 HP, 1200 CFM, (Steam Heat), 18,000 BTU (DX Cooling)	2004	12				3	2	2		\$45,000	26	38	64
Elementary School	Sandy Grade	Main Building	Room 307 - Office	Room 307 - Office		Cabinet Heater	HVAC	MEP and Equipment				1/8 HP, 300 CFM, (Steam Heat)	1931	1				5	2	2		\$4,375	26	27	53
Elementary School	Sandy Grade	Main Building	Room -307A	Room -307A		Cabinet Heater	HVAC	MEP and Equipment				1/8 HP, 300 CFM, (Steam Heat)	1931	1				5	4	2		\$4,375	26	27	53
Elementary School	Sandy Grade	Main Building	Room 308	Room 308		Unit Ventilator	HVAC	MEP and Equipment				1/3 HP, 1200 CFM, (Steam Heat)	2004	12				3	4	2		\$41,000	26	38	64
Elementary School	Sandy Grade	Main Building	East Stairwell	East Stairwell		Radiant Heater	HVAC	MEP and Equipment				2 Feet (Steam Heat)	1931	1				5	2	2		\$2,500	24	25	49
Elementary School	Sandy Grade	Main Building	Outside Room 310	Outside Room 310	Panel F	Electrical Panel	Electrical	MEP and Equipment	Square D			100A, 208/120V	1962	1				5	4	3		\$3,500	30	31	61
Elementary School	Sandy Grade	Main Building	Gym Stage	Gym Stage		Electrical Panel	Electrical	MEP and Equipment	Cutler Hammer			125A, 208/120V	1962	1				5	4	3		\$3,700	30	31	61
Elementary School	Sandy Grade	Main Building	Front Entrance	Front Entrance		Radiant Heater	HVAC	MEP and Equipment				3 Feet (Steam Heat)	1931	1				5	2	2		\$3,750	24	25	49
Elementary School	Sandy Grade	Main Building	Room 305	Room 305		Unit Ventilator	HVAC	MEP and Equipment				1/3 HP, 1200 CFM, (Steam Heat)	2004	12				3	4	2		\$41,000	26	38	64
Elementary School	Sandy Grade	Main Building	Room 304	Room 304		Unit Ventilator	HVAC	MEP and Equipment				1/3 HP, 1200 CFM, (Steam Heat)	2004	12				3	4	2		\$41,000	26	38	64
Elementary School	Sandy Grade	Main Building	West Stairwell	West Stairwell		Radiant Heater	HVAC	MEP and Equipment				3 Feet (Steam Heat)	1931	1				5	2	2		\$3,750	24	25	49
Elementary School	Sandy Grade	Main Building	Outside Room 303	Outside Room 303	Panel G	Electrical Panel	Electrical	MEP and Equipment	Square D			100A, 208/120V	1962	1				5	4	3		\$3,500	30	31	61
Elementary School	Sandy Grade	Main Building	Gym Mezz	Gym		Air Handler Unit	HVAC	MEP and Equipment				1.5 HP, 3500 CFM, (Steam Heat)	1962	2				5	4	3		\$63,800	24	26	50
Elementary School	Sandy Grade	Main Building	Room 303	Room 303		Unit Ventilator	HVAC	MEP and Equipment				1/3 HP, 1200 CFM, (Steam Heat)	2004	12				3	4	2		\$41,000	26	38	64
Elementary School	Sandy Grade	Main Building	Room 302	Room 302		Fan Coil Unit	HVAC	MEP and Equipment	Airmaster		BCDF207DA	1/4 HP, 1000 CFM, (Steam Heat)	1987	3				4	4	2		\$5,000	18	21	39
Elementary School	Sandy Grade	Main Building	North Stairwell	North Stairwell		Cabinet Heater	HVAC	MEP and Equipment				1/8 HP, 300 CFM, (Steam Heat)	1931	1				5	2	2		\$4,375	26	27	53
Elementary School	Sandy Grade	Main Building	Room 301	Room 301		Fan Coil Unit	HVAC	MEP and Equipment	Airmaster		BCDF207DA	1/4 HP, 1000 CFM, (Steam Heat)	1987	3				4	4	2		\$5,000	18	21	39
Elementary School	Sandy Grade	Main Building	Room 300	Room 300		Cabinet Heater	HVAC	MEP and Equipment				1/8 HP, 300 CFM, (Steam Heat)	1931	1				5	4	2		\$4,375	26	27	53
Elementary School	Sandy Grade	Main Building	Lower Roof	Kitchen Range		Exhaust Fan	HVAC	MEP and Equipment				3 HP, 6000 CFM	1973	1				5	3	3		\$18,750	18	19	37
Elementary School	Sandy Grade	Main Building	Lower Roof	Walk in Cooler		Walk in Condensing Unit	Food Services	MEP and Equipment	Heatcraft	T10L11424	LHT014L6BF	14,000 BTU (DX Cooling)	2010	18				2	2	1		\$7,000	26	44	70
Elementary School	Sandy Grade	Main Building	Lower Roof	Walk in Freezer		Walk in Condensing Unit	Food Services	MEP and Equipment	Copeland		AJ131GT-193-J7	13,100 BTU (DX Cooling)	1985	1	Fan blades were not shielded, unit looked in very poor condition			5	2	1		\$6,600	26	27	53
Elementary School	Sandy Grade	Main Building	Exit to North Wing	Exit to North Wing		Unit Heater	HVAC	MEP and Equipment	Dayton			5 KW (Elec)	2014	22				1	2	2		\$2,200	26	48	74
Elementary School	Sandy Grade	Main Building	Outside Room 200	Outside Room 200		Condensate Pump Skid	HVAC	MEP and Equipment		4CH0567	1134-GDAX	2x 1/3 HP, 600 GPM, 10 Gal Tank	2016	1				3	3	1		\$4,000	20	38	58
Elementary School	Sandy Grade	Main Building	Room 200	Room 200		Fan Coil Unit	HVAC	MEP and Equipment	Airmaster		BCDF207DA	1/4 HP, 1000 CFM, (Steam Heat)	1987	3				4	4	2		\$5,000	18	21	39
Elementary School	Sandy Grade	Main Building	Outside Room 200	Outside Room 200	Panel H	Electrical Panel	Electrical	MEP and Equipment				225A, 208/120V	1962	1	Old			5	4	3		\$6,000	30	31	61
Elementary School	Sandy Grade	Main Building	Room 201	Room 201		Fan Coil Unit	HVAC	MEP and Equipment	Airmaster		BCDF207DA	1/4 HP, 1000 CFM, (Steam Heat)	1987	3				4	4	2		\$5,000	18	21	39
Elementary School	Sandy Grade	Main Building	Room 202	Room 202		Fan Coil Unit	HVAC	MEP and Equipment	Airmaster		BCDF207DA	1/4 HP, 1000 CFM, (Steam Heat)	1987	3				4	4	2		\$5,000	18	21	39
Elementary School	Sandy Grade	Main Building	West Bathrooms	West Bathrooms		Exhaust Fan	HVAC	MEP and Equipment				1/4 HP, 800 CFM	1962	1				5	3	2		\$4,888	18	19	37
Elementary School	Sandy Grade	Main Building	West Bathrooms	West Bathrooms		Exhaust Fan	HVAC	MEP and Equipment				1/6 HP, 600 CFM	1962	1				5	3	2		\$3,698	18	19	37
Elementary School	Sandy Grade	Main Building	Room 204 - Work Rm	Room 204 - Work Rm		Radiant Heater	HVAC	MEP and Equipment				6 Feet (Steam Heat)	1931	1	No insulation on steam piping			5	2	2		\$7,500	24	25	49
Elementary School	Sandy Grade	Main Building	Room 214 - Cafeteria	Room 214 - Cafeteria		Unit Heater	HVAC	MEP and Equipment	Dayton			5 KW (Elec)	2014	22				1	3	2		\$2,200	26	48	74
Elementary School	Sandy Grade	Main Building	Walk in Cooler	Walk in Cooler		Walk in Cooler Air Handler	Food Services	MEP and Equipment	Heatcraft	D01G00319	LSC090AJ	2x 1/20 HP, 300 CFM, 9000 BTU (DX Cooling)	2001	9				3	2	1		\$4,500	26	35	61
Elementary School	Sandy Grade	Main Building	Walk in Freezer	Walk in Freezer		Walk in Freezer Air Handler	Food Services	MEP and Equipment	RecoId	183955	LLE-2	2x 1/20 HP, 300 CFM, 13,000 BTU (DX Cooling)	1985	1	Insulation on refrigerant piping has lots of electrical tape wrapped around it			5	2	1		\$6,500	26	27	53
Elementary School	Sandy Grade	Main Building	Room 216 - Kitchen	Room 216 - Kitchen		Oven	Food Services	MEP and Equipment	Blodgett			1990 Watt	1997	1				3	1	1		\$5,500	10	11	21
Elementary School	Sandy Grade	Main Building	Room 216 - Kitchen	Room 216 - Kitchen		Warming Oven	Food Services	MEP and Equipment	C199-HM2000			11 KW	1997	1				3	1	1		\$10,000	10	11	21
Elementary School	Sandy Grade	Main Building	Room 216 - Kitchen	Room 216 - Kitchen		Oven	Food Services	MEP and Equipment	Blodgett	973EF-12	EF-111	11 KW	1997	1				3	1	1		\$5,500	10	11	21
Elementary School	Sandy Grade	Main Building	Room 216 - Kitchen	Room 216 - Kitchen		Range	Food Services	MEP and Equipment	Hotpoint			Gas	1973	1				5	1	1		\$12,000	10	11	21
Elementary School	Sandy Grade	Main Building	Room 216 - Kitchen	Room 216 - Kitchen		Steamer	Food Services	MEP and Equipment	Groen	564C	EE-60	36 KW	1973	1				5	1	1		\$18,500	5	6	11
Elementary School	Sandy Grade	Main Building	Room 216 - Kitchen	Room 216 - Kitchen		Steamer	Food Services	MEP and Equipment	Groen	873 H	EE-60	36 KW	1962	1				5	1	1		\$18,500	5	6	11
Elementary School	Sandy Grade	Main Building	Room 216 - Kitchen	Room 216 - Kitchen		Unit Ventilator	HVAC	MEP and Equipment				1/6 HP, 600 CFM, 20 MBH (Steam)	1973	1				5	2	2		\$41,000	26	27	53
Elementary School	Sandy Grade	Main Building	Room 216 - Kitchen Closet	Room 216 - Kitchen		Air Handler Unit	HVAC	MEP and Equipment				3 HP, 6000 CFM, 388 MBH (Steam)	1973	2				5	3	3		\$71,050	24	26	50
Elementary School	Sandy Grade	Main Building	Room 216 - Kitchen Closet	Room 216 - Kitchen		Condensate Pump Skid	HVAC	MEP and Equipment				1/3 HP, 9 GPM, 10 Gal Tank	1973	1				5	4	3		\$2,800	20	21	41
Elementary School	Sandy Grade	Main Building	Exterior Kitchen Wall	Room 216 - Kitchen		Exhaust Fan	HVAC	MEP and Equipment				1/3 HP, 1000 CFM	1973	1				5	3	2		\$5,355	18	19	37
Elementary School	Sandy Grade	Main Building	Room 215A	Room 215A	Panel K	Electrical Panel	Electrical	MEP and Equipment	GE		NLAB	400A, 240/120V	1973	1				5	4	3		\$20,000	30	31	61
Elementary School	Sandy Grade	Main Building	Room 215 - Dishwasher	Room 215 - Dishwasher		Dishwasher	Food Services	MEP and Equipment	Hobart	12-140-221	C44A	15,000 Watt	2011	3				2	1	1		\$20,000	10	13	23
Elementary School	Sandy Grade	Main Building	Room 205	Room 205		Fan Coil Unit	HVAC	MEP and Equipment	Airmaster		BCDF207DA	1/4 HP, 1000 CFM, (Steam Heat)	1987	3				4	4	2		\$5,000	18	21	39
Elementary School	Sandy Grade	Main Building	Room 206	Room 206		Condensate Pump Skid	HVAC	MEP and Equipment	Sterlco	4CH0568	41210-GDAX	2x 1/2 HP, 20 GPM, 30 Gal Tank	2016	18				1	4	3		\$4,500	20	38	58
Elementary School	Sandy Grade	Main Building	Room 207	Room 207		Fan Coil Unit	HVAC	MEP and Equipment	Airmaster		BCDF207DA	1/4 HP, 1000 CFM, (Steam Heat)	1987	3				4	3	2		\$5,000	18	21	39
Elementary School	Sandy Grade	Main Building	East Hallway	Room 208 - Staff		Elevator	Elevators	MEP and Equipment	Montgomery Kone	CP-HH-83088	S510-95	25 HP (2 Stories)	1983	4				3	3	2		\$80,000	30	34	64
Elementary School	Sandy Grade	Main Building	Room 208 - Staff	Room 208 - Staff		Radiant Heater	HVAC	MEP and Equipment				6 Feet (Steam Heat)	1931	1				5	2	2		\$7,500	24	25	49
Elementary School	Sandy Grade	Main Building	Room 212 - Boiler	Main Building Steam	B-1	Boiler	HVAC	MEP and Equipment	Well-McLain	CP3655276	688	1,703 MBH (Gas)	1999	5	Steam Boiler			3	5	3		\$195,000	24	29	53
Elementary School	Sandy Grade	Main Building	Room 212 - Boiler	North Wing Heating Water	B-2	Boiler	HVAC	MEP and Equipment	Well-McLain	CP3544047	688	1,703 MBH (Gas)	1999	5				3	5	3		\$195,000	24	29	53
Elementary School	Sandy Grade	Main Building	Room 212 - Boiler	North Wing Heating Water		Air Separator	HVAC	MEP and Equipment	Taco	T04991	ACO25F-1	30 Gal	1999	5				3	3	2		\$5,000	18	23	41
Elementary School	Sandy Grade	Main Building	Room 212 - Boiler	North Wing Heating Water		Pump	HVAC	MEP and Equipment	Bell & Gossett		PHD-1-6203	1.5 HP, 50 GPM	1999	2	In poor condition			5	4	3		\$4,800	18	20	38
Elementary School	Sandy Grade	Main Building	Room 212 - Boiler	North Wing Heating Water		Expansion Tank	HVAC	MEP and Equipment	Brunner			100 Gal	1999	5				3	3	2		\$15,000	18	23	41
Elementary School	Sandy Grade	Main Building	Room 212 - Boiler	North Wing Heating Water		Condensate Pump Skid	HVAC	MEP and Equipment		39J6484	41215-GSF	2x 1/3 HP, 14 GPM, 20 Gal Tank	1999	6	New Motor Installed 2018			3	4	3		\$4,000	20	38	58
Elementary School	Sandy Grade	Main Building	Room 212 - Boiler	North Wing Heating Water		Condensate Pump Skid	HVAC	MEP and Equipment	Sterlco			2x 1/2 HP, 30 GPM, 30 Gal Tank	2016	18				4	3	3		\$4,500	20	38	58
Elementary School	Sandy Grade	Main Building	Room 212 - Boiler	Domestic Hot Water - Main Building		Water Heater	Plumbing	MEP and Equipment	AO Smith	1020M001070	BTH 199 100	100 Gal, 199,900 BTU (Gas)	2010	7				3	3	3		\$20,040	15	22	37
Elementary School	Sandy Grade	Main Building	Room 212 - Boiler	Domestic Hot Water - Main Building		Pump	Plumbing	MEP and Equipment	Bell & Gossett			Fractional	2010	3				3	3	3		\$750	10	13	23
Elementary School	Sandy Grade	Main Building	Room 212 - Boiler	Domestic Hot Water - Main Building		Expansion Tank	HVAC	MEP and Equipment				3 Gal	2016	16				1	3	2		\$425	18	34	52
Elementary School	Sandy Grade	Main Building	Room 212 - Boiler	Room 212 - Boiler	Panel A	Electrical Panel	Electrical	MEP and Equipment	GE		NLAB	225A, 208/120V	1973	2				5	4	3		\$6,000	30	32	62
Elementary School	Sandy Grade	Main Building	Room 212 - Boiler	Room 212 - Boiler	Panel D	Electrical Panel	Electrical	MEP and Equipment	Square D		COO12	60A, 240/120V	1962	1				5	4	3		\$2,500	30	31	61
Elementary School	Sandy Grade	Main Building																							

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Capital Planning Data

School Type	School Name	Building	Location Description	Area Served	Equipment Tag	Equipment Type	Equipment Subsystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Control Number	Estimated Replacement Date	Asset Condition (1-5)	Classroom Impact (1-5)	Fire/Life Safety Impact (1-5)	EUT Score (1-5)	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement	
Elementary School	Sandy Grade	North Wing	Room 108 - Library	Room 108 - Library		Unit Ventilator	HVAC	MEP and Equipment				1/3 HP, 1260 CFM, (Heating Water)	1952	1				5	3	2		\$41,000	26	27	53	
Elementary School	Sandy Grade	North Wing	Room 108 - Library	Room 108 - Library		Unit Ventilator	HVAC	MEP and Equipment				1/3 HP, 1260 CFM, (Heating Water)	1952	1				5	3	2		\$41,000	26	27	53	
Elementary School	Sandy Grade	North Wing	Room 109	Room 109		Unit Ventilator	HVAC	MEP and Equipment				1/3 HP, 1260 CFM, (Heating Water)	1952	1				5	4	2		\$41,000	26	27	53	
Elementary School	Naas	Main Building	Room 224			Switchboard	Electrical	MEP and Equipment	ITE	19-19341-050	VBU	3 Sections (1800A, 1800A, 1800A), 208/120V	1972	2				5	5	4		\$270,000	30	32	62	
Elementary School	Naas	Main Building	Room 224		Panel F (Sec 1)	Electrical Panel	Electrical	MEP and Equipment	ITE	19-19341	NLAB	225A, 208/120V	1972	2				5	4	3		\$6,000	30	32	62	
Elementary School	Naas	Main Building	Room 224		Panel F (Sec 2)	Electrical Panel	Electrical	MEP and Equipment	ITE	19-19341	NLAB	225A, 208/120V	1972	2				5	4	3		\$6,000	30	32	62	
Elementary School	Naas	Main Building	Room 211		Panel A	Electrical Panel	Electrical	MEP and Equipment	Zinsco	SO 90262	AJ683023	225A, 208/120V	1968	1				5	4	3		\$6,000	30	31	61	
Elementary School	Naas	Main Building	Room 211		Panel A	Electrical Panel	Electrical	MEP and Equipment	Zinsco	SO 90262	AJ683024	225A, 208/120V	1968	1				5	4	3		\$6,000	30	31	61	
Elementary School	Naas	Main Building	Room 213			Fire Alarm Panel	Fire Protection	Life Safety	Honeywell	SK-5208			2014	15	Allowance for panels and devices.			1	2014	3	5		\$78,638	20	35	55
Elementary School	Naas	Main Building	Room 213 Mezz			Switchboard	Electrical	MEP and Equipment	Square D		12-3478100A	1 Section (800A), 208/120V	1990	10				3	5	4		\$32,000	30	40	70	
Elementary School	Naas	Main Building	Room 213 Mezz		Panel B	Electrical Panel	Electrical	MEP and Equipment	Zinsco	SO 90262	AJ683025	225A, 208/120V	1968	1				5	4	3		\$6,000	30	31	61	
Elementary School	Naas	Main Building	Room 213 Mezz	Heating Water	B-1	Boiler	HVAC	MEP and Equipment	AJAX	21770-11V	WG-1250	1,250 MBH (Gas)	1968	1				5	5	3		\$162,000	24	25	49	
Elementary School	Naas	Main Building	Room 213 Mezz	B-1		Expansion Tank	HVAC	MEP and Equipment	Roy E Hanson	73150	NB3844	80 Gal	1967	1				5	3	2		\$13,260	18	19	37	
Elementary School	Naas	Main Building	Room 213 Mezz	Pneumatic System		Air Compressor	Specialty	MEP and Equipment	DeVilbiss	RUBU5030	H2600	1/2 HP, 30 Gal, 100 PSI	1968	1				5	4	3		\$2,450	22	23	45	
Elementary School	Naas	Main Building	Room 213 Mezz	Pneumatic System		Air Dryer	Specialty	MEP and Equipment	Hankison	N80101150006853	8010-115	10 SCFM @ 100 PSIG	2001	4				3	4	3		\$2,550	16	20	36	
Elementary School	Naas	Main Building	Room 213 Mezz	Domestic Hot Water		Water Heater	Plumbing	MEP and Equipment	Appliance Building	C-68	11-50-120	50 Gal, 120,000 BTU (Gas)	1968	1	No drain pan underneath WH that is in this attic space			5	3	3		\$17,000	15	16	31	
Elementary School	Naas	Main Building	Room 213 Mezz	Domestic Hot Water		Pump	Plumbing	MEP and Equipment	Bell & Gossett		H21	Fractional	1989	1				5	3	3		\$750	10	11	21	
Elementary School	Naas	Main Building	Room 213 Mezz	Northeast Classrooms	AHU-4E	Air Handler Unit	HVAC	MEP and Equipment	Pace			S: 10 HP, 11,155 CFM, R: 7.5 HP, 11,155 CFM, 506 MBH (Heating Water), 337 MBH (DX Cooling)	1968	1				5	5	3		\$228,000	24	25	49	
Elementary School	Naas	Main Building	Room 213 Mezz	Heating Water Circ	AHU-4E (Pump)	Pump	HVAC	MEP and Equipment				3/4 HP, 40 GPM	1985	3				4	4	3		\$3,600	18	21	39	
Elementary School	Naas	Main Building	Room 213 Mezz	Northwest Classrooms	AHU-4W	Air Handler Unit	HVAC	MEP and Equipment	Pace			S: 7.5 HP, 8755 CFM, R: 5 HP, 8755 CFM, 397 MBH (Heating Water), 265 MBH (DX Cooling)	1968	1				5	5	3		\$165,000	24	25	49	
Elementary School	Naas	Main Building	Room 213 Mezz	Heating Water Circ	AHU-4W (Pump)	Pump	HVAC	MEP and Equipment	Bell & Gossett			1.5 HP, 51 GPM	1995	1	Pump is leaking water on pipes below and causing damage			5	4	3		\$4,800	18	19	37	
Elementary School	Naas	Main Building	Roof	AHU-4E and 4W		Condensing Unit	HVAC	MEP and Equipment	Trane	621-635A8C-23575	RA-5003	530 MBH (DX Cooling)	1968	1	Unit rusting all over, piping insulation is falling apart			5	4	3		\$220,800	18	19	37	
Elementary School	Naas	Main Building	Roof	Toilets		Exhaust Fan	HVAC	MEP and Equipment				1/2 HP, 1000 CFM	1968	1				5	3	2		\$5,398	18	19	37	
Elementary School	Naas	Main Building	North Penthouse		Panel M1	Electrical Panel	Electrical	MEP and Equipment	ITE	19-19341	NLAB	400A, 208/120V	1972	2				5	4	3		\$20,000	30	32	62	
Elementary School	Naas	Main Building	North Penthouse	East Classrooms	MZU-E	Air Handler Unit	HVAC	MEP and Equipment	Carrier	721150296	27BA1003B--109--	S: 10 HP, 9490 CFM, R: 2 HP, 8980 CFM, 410 MBH (Heating Water), 286 MBH (DX Cooling)	1972	1	High Static Pressure (.4)			5	5	3		\$142,000	24	25	49	
Elementary School	Naas	Main Building	North Penthouse	Heating Water Circ	MZU-E (Pump)	Pump	HVAC	MEP and Equipment	Bell & Gossett			3/4 HP, 65 GPM	1995	3				4	4	3		\$3,600	18	21	39	
Elementary School	Naas	Main Building	North Penthouse	Heating Water	B-2	Boiler	HVAC	MEP and Equipment	AJAX	5741-73	WG-675	675 MBH (Gas)	1973	1	Heating water. Unit has some major rusting			4	5	3		\$120,000	24	25	49	
Elementary School	Naas	Main Building	North Penthouse	B-2		Expansion Tank	HVAC	MEP and Equipment				100 Gal	1973	1				5	3	2		\$15,000	18	19	37	
Elementary School	Naas	Main Building	Roof	MZU-R		Condensing Unit	HVAC	MEP and Equipment	Carrier	B296006	38A8028430	310 MBH (DX Cooling)	1972	1	In poor condition			5	4	3		\$130,000	19	19	37	
Elementary School	Naas	Main Building	Roof	MZU-MP		Condensing Unit	HVAC	MEP and Equipment	Carrier	B294943	38AB024420	236 MBH (DX Cooling)	1972	1	In poor condition			5	4	3		\$98,500	18	19	37	
Elementary School	Naas	Main Building	South Penthouse		Panel M2	Electrical Panel	Electrical	MEP and Equipment	ITE	19-19341	NLAB	225A, 208/120V	1972	1				5	4	3		\$6,000	30	31	61	
Elementary School	Naas	Main Building	South Penthouse	Heating Water	B-3	Boiler	HVAC	MEP and Equipment	AJAX	71-25324	WG-525	525 MBH (Gas)	1973	1				5	5	3		\$115,000	24	25	49	
Elementary School	Naas	Main Building	South Penthouse	B-3		Expansion Tank	HVAC	MEP and Equipment				100 Gal	1973	1				5	3	2		\$15,000	18	19	37	
Elementary School	Naas	Main Building	South Penthouse	Multipurpose Room	MZU-MP	Air Handler Unit	HVAC	MEP and Equipment	Carrier	721150297	27BA0903B--100--	S: 5 HP, 7280 CFM, R: 2 HP, 7280 CFM, 315 MBH (Heating Water), 220 MBH (DX Cooling)	1972	1	Fan wheel safety covers were removed and sitting on the floor			5	5	3		\$115,000	24	25	49	
Elementary School	Naas	Main Building	South Penthouse	Heating Water Circ	MZU-MP (Pump)	Pump	HVAC	MEP and Equipment	Bell & Gossett			3/4 HP, 35 GPM	1995	3				4	4	3		\$3,600	18	21	39	
Elementary School	Naas	Main Building	South Penthouse	MZU-C&K		Condensing Unit	HVAC	MEP and Equipment	Carrier	B295057	38AB034420	355 MBH (DX Cooling)	1972	1				5	4	3		\$148,000	18	19	37	
Elementary School	Naas	Main Building	Roof	Toilets		Exhaust Fan	HVAC	MEP and Equipment				1/3 HP, 500 CFM	1972	1				5	3	2		\$5,355	18	19	37	
Elementary School	Naas	Main Building	Roof	Toilets		Exhaust Fan	HVAC	MEP and Equipment				1/3 HP, 500 CFM	1972	1				5	3	2		\$5,355	18	19	37	
Elementary School	Naas	Main Building	Roof	Toilets		Exhaust Fan	HVAC	MEP and Equipment				1/6 HP, 300 CFM	1972	1				5	3	2		\$3,698	18	19	37	
Elementary School	Naas	Main Building	Roof	Toilets		Exhaust Fan	HVAC	MEP and Equipment				Fractional	1972	1				5	3	2		\$1,250	18	19	37	
Elementary School	Naas	Main Building	Roof	Toilets		Exhaust Fan	HVAC	MEP and Equipment				1/3 HP, 500 CFM	1972	1				5	3	2		\$5,355	18	19	37	
Elementary School	Naas	Main Building	Roof	Toilets		Exhaust Fan	HVAC	MEP and Equipment				1/3 HP, 500 CFM	1972	1				5	3	2		\$5,355	18	19	37	
Elementary School	Naas	Main Building	South Mechanical Mezz	Cafeteria and Kitchen	MZU-C&K	Air Handler Unit	HVAC	MEP and Equipment	Carrier	721150293	39BA1054UD25----	S: 7.5 HP, 11,446 CFM, R: 2 HP, 6400 CFM, 571 MBH (Heating Water), 100 MBH (Heating Water), 55 MBH (Heating Water), 347 MBH (DX Cooling)	1972	1	There are 3 separate zones and each zone has its own heating coil			5	4	3		\$198,000	24	25	49	
Elementary School	Naas	Main Building	South Mechanical Mezz		B-4	Boiler	HVAC	MEP and Equipment	AJAX	71-25427	WG-1050	1,050 MBH (Gas)	1972	1				5	5	3		\$148,000	24	25	49	
Elementary School	Naas	Main Building	South Mechanical Mezz	Domestic Hot Water		Storage Tank	Plumbing	MEP and Equipment	AO Smith	L960603517830	TJV-120M	119 Gal	1996	4				4	3	3		\$6,500	26	30	56	
Elementary School	Naas	Main Building	South Mechanical Mezz	Domestic Hot Water		Pump	Plumbing	MEP and Equipment	Bell & Gossett			Fractional	1996	2				4	3	3		\$750	10	12	22	
Elementary School	Naas	Main Building	South Mechanical Mezz	Domestic Hot Water		Pump	Plumbing	MEP and Equipment	Bell & Gossett			Fractional	1996	2				4	3	3		\$750	10	12	22	
Elementary School	Naas	Main Building	South Mechanical Mezz	Domestic Hot Water		Water Heater	Plumbing	MEP and Equipment	AO Smith	MB99-0806558-966	BTH 199 966	100 Gal, 199,900 BTU (Gas)	1999	3	Currently out of operation			5	3	3		\$20,040	15	16	31	
Elementary School	Naas	Main Building	South Mechanical Mezz	Walk in Freezer		Walk in Condensing Unit	Food Services	MEP and Equipment	Copeland	04G00388D	RS70C1-PFV-959	12,000 BTU (DX Cooling)	2004	12				3	2	1		\$6,000	26	38	64	
Elementary School	Naas	Main Building	South Mechanical Mezz	Dishwasher Exhaust		Exhaust Fan	HVAC	MEP and Equipment	Pace	71-16896-04	U-SF	1/4 HP, 400 CFM	1971	1				5	3	2		\$4,888	18	19	37	
Elementary School	Naas	Main Building	South Mechanical Mezz		Panel M3	Electrical Panel	Electrical	MEP and Equipment	ITE	19-19341	NLAB	225A, 208/120V	1972	1				5	4	3		\$30,000	30	32	62	
Elementary School	Naas	Main Building	South Mechanical Mezz	Pneumatic System		Air Compressor	Specialty	MEP and Equipment	Quincy	UTY705010	BMQTS3QC8BT	1.5 HP, 40 Gal, 100 PSI	1971	21				5	4	3		\$4,500	22	43	65	
Elementary School	Naas	Main Building	South Mechanical Mezz	B-4		Expansion Tank	HVAC	MEP and Equipment				100 Gal	1972	1				5	3	2		\$15,000	18	19	37	
Elementary School	Naas	Main Building	Roof	Kitchen Exhaust		Exhaust Fan	HVAC	MEP and Equipment				1/4 HP, 800 CFM	1972	1				5	3	2		\$4,888	18	19	37	
Elementary School	Naas	Main Building	Roof	Range Hood		Exhaust Fan	HVAC	MEP and Equipment				1/2 HP, 1500 CFM	1972	1				5	3	3		\$5,398	18	19	37	
Elementary School	Naas	Main Building	Roof	Toilets		Exhaust Fan	HVAC	MEP and Equipment				1/3 HP, 500 CFM	1972	1				5	3	2		\$5,355	18	19	37	
Elementary School	Naas	Main Building		Office Area		Package Unit	HVAC	MEP and Equipment	Amana	9205217309	PGA60B1353A	3/4 HP, 1650 CFM, 60,000 BTU (DX Cooling), 135,000 BTU (Gas Heating)	1992	3				4	3	3		\$25,000	20	23	43	
Elementary School	Naas	Main Building		Walk in Cooler		Walk in Condensing Unit	Food Services	MEP and Equipment	Heatcraft	T03E04102	LZT025L6C	25,000 BTU (DX Cooling)	2003	11				3	2	1		\$12,500	26	37	63	
Elementary School	Naas	Main Building	Cafeteria		Panel D	Electrical Panel	Electrical	MEP and Equipment	ITE	19-19341	NLAB	225A, 208/120V	1972	2				5	4	3		\$6,000	30	32	62	
Elementary School	Naas	Main Building	Room 102 - Kitchen			Oven	Food Services	MEP and Equipment	Vulcan-Hart	76105548	ET-88	25 KW	1978	1				5	1	1		\$5,500	10	11	21	
Elementary School	Naas	Main Building	Room 102 - Kitchen			Oven	Food Services	MEP and Equipment	Blodgett	770FF-11	EF111	5.6 KW	1977	1				5	1	1		\$10,000	10	11	21	
Elementary School	Naas	Main Building	Room 102 - Kitchen			Range	Food Services	MEP and Equipment	Hotpoint				1968	1												

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Capital Planning Data

School Type	School Name	Building	Location Description	Area Served	Equipment Tag	Equipment Type	Equipment Subsystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Control Number	Estimated Replacement Date	Asset Condition (1-5)	Classroom Impact (1-5)	Fire/Life Safety Impact (1-5)	EUT Score (1-5)	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement	
Elementary School	Kelso	Main Building	Room 300 - Mechanical Mezz	Classroom Toilets	EF-4	Exhaust Fan	HVAC	MEP and Equipment	Pace	7834658-05	U-91	1/3 HP, 700 CFM	1978	3				4	3	2		\$5,355	18	21	39	
Elementary School	Kelso	Main Building	Room 201 - Mechanical		SWBD	Switchboard	Electrical	MEP and Equipment	Square D	47235852	SW1	1 Section (800A), 208/120V	1978	4				4	5	4		\$32,000	30	34	64	
Elementary School	Kelso	Main Building	Room 201 - Mechanical		Panel E	Electrical Panel	Electrical	MEP and Equipment	Square D	QBL31223		100A, 208/120V	1978	4				4	4	3		\$3,500	30	34	64	
Elementary School	Kelso	Main Building	Room 201 - Mechanical		Panel M2	Electrical Panel	Electrical	MEP and Equipment	Square D	QBL44235		225A, 208/120V	1978	4				4	4	3		\$6,000	30	34	64	
Elementary School	Kelso	Main Building	Room 201 - Mechanical	Emergency Lighting		Emergency Power Inverter	Electrical	MEP and Equipment	Illuminator	57898L1-1	IPS-48-3000-120	30 Battery, 90 Min, 3000 VA, 120V	1999	6				2	3	4		\$36,000	15	21	36	
Elementary School	Kelso	Main Building	Room 201 - Mechanical	Music Room	ASU-4	Air Handler Unit	HVAC	MEP and Equipment	Pace	78-34662-04	A-12B	1 HP, 1500 CFM, 21 MBH (Heating Water), 51 MBH (DX Cooling)	1978	1				5	4	3		\$30,000	24	25	49	
Elementary School	Kelso	Main Building	Room 201 - Mechanical		ASU-4	Return Fan	HVAC	MEP and Equipment	Pace	78-34658-04	A-9	1/3 HP, 1300 CFM	1978	3				4	4	3		\$5,355	24	27	51	
Elementary School	Kelso	Main Building	Room 201 - Mechanical	IMC and Offices	ASU-3	Air Handler Unit	HVAC	MEP and Equipment	Pace	78-34662-03	A-20F	7.5 HP, 8265 CFM, 140 MBH (Heating Water), 221 MBH (DX Cooling)	1978	1				5	4	3		\$202,000	24	25	49	
Elementary School	Kelso	Main Building	Room 201 - Mechanical		ASU-3	Return Fan	HVAC	MEP and Equipment	Pace	78-34658-03	A-22	2 HP, 7085 CFM	1978	1	New Motor 2014, Ducting transitions have holes leaking air			5	4	3		\$13,850	24	25	49	
Elementary School	Kelso	Main Building	Room 201 - Mechanical	Locker Rooms	EF-6	Exhaust Fan	HVAC	MEP and Equipment	Pace	78-34658-07	U-9F	1/3 HP, 650 CFM	1978	3				4	3	2		\$5,355	18	21	39	
Elementary School	Kelso	Main Building	Room 201 - Mechanical	General Area Toilets	EF-5	Exhaust Fan	HVAC	MEP and Equipment	Pace	78-34658-06	U-6F	1/3 HP, 650 CFM	1978	3				4	3	2		\$5,355	18	21	39	
Elementary School	Kelso	Main Building	Roof		ASU-2	Condensing Unit	HVAC	MEP and Equipment	Carrier	A986237	38AE016500	180 MBH (DX Cooling)	1979	1				5	4	3		\$75,000	18	19	37	
Elementary School	Kelso	Main Building	Roof		ASU-1	Condensing Unit	HVAC	MEP and Equipment	Carrier	D897130	38AE014500	151 MBH (DX Cooling)	1979	1				5	4	3		\$63,000	18	19	37	
Elementary School	Kelso	Main Building	Roof		ASU-3	Condensing Unit	HVAC	MEP and Equipment	Carrier	B996883	38AD024410	221 MBH (DX Cooling)	1979	1				5	4	3		\$92,100	18	19	37	
Elementary School	Kelso	Main Building	Roof		ASU-4	Condensing Unit	HVAC	MEP and Equipment	Carrier	C856562	38RF042300	42 MBH (DX Cooling)	1978	1				5	4	3		\$17,500	18	19	37	
Elementary School	Kelso	Main Building	Roof	Range	EF-2	Exhaust Fan	HVAC	MEP and Equipment				2 HP, 5400 CFM	1978	3				4	3	3		\$13,850	18	21	39	
Elementary School	Kelso	Modular		Room M1		Heat Pump	HVAC	MEP and Equipment	Bard	225D082494762-02	WA372-A10VX4XXX	1/3 HP, 1000 CFM, 10,000 BTU (DX Cooling/Heating)	2008	10				3	4	2		\$5,500	20	30	50	
Elementary School	Kelso	Modular	Modular	Room M2		Heat Pump	HVAC	MEP and Equipment	Bard	225D082494761-02	WA372-A10VX4XXX	1/3 HP, 1000 CFM, 10,000 BTU (DX Cooling/Heating)	2008	10				3	4	2		\$5,500	20	30	50	
Elementary School	Kelso	Main Building	Room 106 - Server	Server Room		Split System Air Handler	HVAC	MEP and Equipment	Fujitsu		ASU12RL2	1/10 HP, 400 CFM, 12,000 BTU (DX Cooling)	2013	13				2	3	3		\$5,000	18	31	49	
Elementary School	Kelso	Main Building	Outside Gym Hallway	Server Room		Split System Condensing Unit	HVAC	MEP and Equipment	Fujitsu	E'YN001354	AQU12RL2	12,000 BTU (DX Cooling)	2013	13				2	3	3		\$5,000	18	31	49	
Elementary School	Kelso	Main Building	Gym Hallway	Hallway		Radiant Heater	HVAC	MEP and Equipment				6x 4 Feet, 17 MBH (Heating Water)	1978	3				4	2	2		\$4,000	24	27	51	
Elementary School	Kelso	Main Building	Gym Mechanical	Gym	ASU-5	Air Handler Unit	HVAC	MEP and Equipment	Pace	78-34662-05	A-24FC	5 HP, 9600 CFM, 130 MBH (Heating Water)	1978	1				5	4	3		\$162,000	24	25	49	
Elementary School	Kelso	Main Building	Near Office Entrance	Admin Area	CUH-1	Cabinet Heater	HVAC	MEP and Equipment				1/30 HP, 100 CFM, 20 MBH (Heating Water)	1978	3				4	2	2		\$3,800	26	29	55	
Elementary School	Kelso	Main Building	Library	Library		Radiant Heater	HVAC	MEP and Equipment				3x 4 Feet, 8.5 MBH (Heating Water)	1978	3				4	3	2		\$30,000	24	27	51	
Elementary School	Kelso	Main Building	Library	Library		Radiant Heater	HVAC	MEP and Equipment				2 Feet, 1.4 MBH (Heating Water)	1978	3				4	3	2		\$2,500	24	27	51	
Elementary School	Kelso	Main Building	Room 116	Room 116		Radiant Heater	HVAC	MEP and Equipment				3x 4 Feet, 8.5 MBH (Heating Water)	1978	3				4	4	2		\$30,000	24	27	51	
Elementary School	Kelso	Main Building	Room 116	Room 116		Radiant Heater	HVAC	MEP and Equipment				5 Feet, 3.5 MBH (Heating Water)	1978	3				4	4	2		\$6,250	24	27	51	
Elementary School	Kelso	Main Building	Storage near Kitchen	Storage near Kitchen		Radiant Heater	HVAC	MEP and Equipment				5 Feet, 3.5 MBH (Heating Water)	1978	3				4	2	2		\$6,250	24	27	51	
Elementary School	Kelso	Main Building	Room 205	Room 205		Radiant Heater	HVAC	MEP and Equipment				18 Feet, 12.8 MBH (Heating Water)	1978	3				4	2	2		\$22,500	24	27	51	
Elementary School	Kelso	Main Building	Room 208	Room 208		Radiant Heater	HVAC	MEP and Equipment				16 Feet, 11.4 MBH (Heating Water)	1978	3				4	4	2		\$20,000	24	27	51	
Elementary School	Kelso	Main Building	Room 207	Room 207		Radiant Heater	HVAC	MEP and Equipment				16 Feet, 11.4 MBH (Heating Water)	1978	3				4	4	2		\$20,000	24	27	51	
Elementary School	Kelso	Main Building	Room 206	Room 206		Radiant Heater	HVAC	MEP and Equipment				16 Feet, 11.4 MBH (Heating Water)	1978	3				4	4	2		\$20,000	24	27	51	
Elementary School	Kelso	Main Building	Room 205	Room 205		Radiant Heater	HVAC	MEP and Equipment				16 Feet, 11.4 MBH (Heating Water)	1978	3				4	4	2		\$20,000	24	27	51	
Elementary School	Kelso	Main Building	Room 204	Room 204		Radiant Heater	HVAC	MEP and Equipment				17 Feet, 12.1 MBH (Heating Water)	1978	3				4	4	2		\$21,250	24	27	51	
Elementary School	Kelso	Main Building	Outside Room 120		Panel B	Electrical Panel	Electrical	MEP and Equipment	Square D		QBL44235	225A, 208/120V	1978	3				4	4	3		\$6,000	30	33	63	
Elementary School	Kelso	Main Building	Room 119 - Kitchen			Dishwasher	Food Services	MEP and Equipment	Shero	28590-12-79	SC-20-2	1.5 HP	1978	5				5	1	1		\$20,000	10	11	21	
Elementary School	Kelso	Main Building	Room 119 - Kitchen			Oven	Food Services	MEP and Equipment	Duke Manufacturing	20-JBH-0225	E101-E		2002	5				5	1	1		\$5,500	10	15	25	
Elementary School	Kelso	Main Building	Room 119 - Kitchen			Oven	Food Services	MEP and Equipment					1976	1				5	1	1		\$5,500	10	11	21	
Elementary School	Kelso	Main Building	Room 119 - Kitchen			Range	Food Services	MEP and Equipment	GE			(Electric)	1978	1				5	1	1		\$12,000	10	11	21	
Elementary School	Kelso	Main Building	Room 119 - Kitchen			Steamer	Food Services	MEP and Equipment	Market Forge				1978	1				5	1	1		\$18,000	5	6	11	
Elementary School	Kelso	Main Building	Room 119B - Cooler	Room 119B - Cooler		Walk in Cooler Air Handler	Food Services	MEP and Equipment	Vollrath	24791-0-12	KR-750	2x 1/15 HP, 300 CFM, 7500 BTU (DX Cooling)	1979	1	43 degrees			5	2	1		\$3,750	26	27	53	
Elementary School	Kelso	Main Building	Room 119C - Freezer	Room 119C - Freezer		Walk in Freezer Air Handler	Food Services	MEP and Equipment				2x 1/15 HP, 400 CFM, 15,000 BTU (DX Cooling)	2000	8	9 degrees			3	2	1		\$7,500	26	34	60	
Elementary School	Kelso	Main Building	Room 119 - Kitchen		Panel K	Electrical Panel	Electrical	MEP and Equipment	Square D		ABL44241	400A, 208/120V	1978	4				4	4	3		\$20,000	30	34	64	
Elementary School	Kelso	Main Building	Room 119 - Kitchen		Panel K1	Electrical Panel	Electrical	MEP and Equipment	Square D		80015-053-54	400A, 208/120V	1978	4				4	4	3		\$30,000	30	34	64	
Elementary School	Kelso	Main Building	Room 121 - Mechanical			Fire Alarm Panel	Fire Protection	Life Safety	Honeywell		SK-5208		2014	15	Allowance for panels and devices.			1	3	5		\$72,065	20	35	55	
Elementary School	Kelso	Main Building	Room 121 - Mechanical	Heating Water		Boiler	HVAC	MEP and Equipment	IBR	7547563	PF-506	950 MBH (Gas)	1978	4	Heating Water Generation			4	5	3		\$140,000	24	28	52	
Elementary School	Kelso	Main Building	Room 121 - Mechanical	Pneumatics		Air Compressor	Specialty	MEP and Equipment				2x 5 HP, 60 Gal, 150 PSI	1978	1	Really poor condition			5	4	3		\$17,000	22	23	45	
Elementary School	Kelso	Main Building	Room 121 - Mechanical	Walk in Cooler		Walk in Condensing Unit	Food Services	MEP and Equipment	Copeland	97Q15909H	CRA1-0150-TFC-270	15,000 BTU (DX Cooling)	1997	5				4	2	1		\$7,500	26	31	57	
Elementary School	Kelso	Main Building	Room 121 - Mechanical	Walk in Freezer		Walk in Condensing Unit	Food Services	MEP and Equipment	Copeland	13G62437R	EAJA-015A-TAC-800	15,000 (DX Cooling)	2013	21				2	2	1		\$7,500	26	47	73	
Elementary School	Kelso	Main Building	Room 121 - Mechanical	Pneumatics		Air Dryer	Specialty	MEP and Equipment	Hankison	H510A151102006	HPRS-10	10 SCFM @ 100 PSIG	2010	8				2	4	3		\$5,400	16	24	40	
Elementary School	Kelso	Main Building	Room 121 - Mechanical		Panel M1	Electrical Panel	Electrical	MEP and Equipment			QBL 44235	225A, 208/120V	1978	3				4	4	3		\$6,000	30	34	64	
Elementary School	Kelso	Main Building	Room 121 - Mechanical	Room 121 - Mechanical		Exhaust Fan	HVAC	MEP and Equipment				1/3 HP, 1000 CFM	1978	4	New Motor			4	3	2		\$5,355	18	22	40	
Elementary School	Kelso	Main Building	Room 121 - Mechanical	Kitchen Hot Water		Storage Tank	Plumbing	MEP and Equipment	AO Smith	MA940319072830	TJV-120M	119 Gal	1994	3				4	3	3		\$6,500	24	27	51	
Elementary School	Kelso	Main Building	Room 121 - Mechanical	Kitchen Hot Water	GWH-1	Water Heater	Plumbing	MEP and Equipment	National	79-11426	N-753302D-ASME	90 Gal, 360,000 BTU (Gas)	1979	1	Rusted in out in many places, 125 degree			5	3	3		\$26,570	15	16	31	
Elementary School	Kelso	Main Building	Room 121 - Mechanical	Kitchen Hot Water	RHWP-1	Pump	Plumbing	MEP and Equipment	Bell & Gossett		NBF-22	Fractional	2008	4				3	3	3		\$750	10	14	24	
Elementary School	Kelso	Main Building	Room 121 - Mechanical	Kitchen Hot Water	RHWP-2	Pump	Plumbing	MEP and Equipment	Bell & Gossett		NBF-22	Fractional	2008	4				3	3	3		\$750	10	14	24	
Elementary School	Kelso	Main Building	Room 121 - Mechanical	Kitchen Hot Water	RHWP-3	Pump	Plumbing	MEP and Equipment	Bell & Gossett		NBF-22	Fractional	2008	4				3	3	3		\$750	10	14	24	
Elementary School	Kelso	Main Building	Room 121 - Mechanical			Switchboard	Electrical	MEP and Equipment	Square D		SW2	3 Sections (800A, 2000A, 1000A), 208/120V	1978	6				4	5	4		\$183,000	30	36	66	
Elementary School	Kelso	Main Building	Room 121 - Mechanical	Heating Water		Expansion Tank	HVAC	MEP and Equipment		20EA78		100 Gal	1978	3				4	4	3	2		\$15,000	18	21	39
Elementary School	Kelso	Main Building	Room 121 - Mechanical Mezz	Kitchen	ASU-7	Air Handler Unit	HVAC	MEP and Equipment	Pace	78-34662-06	A-14/12F	3 HP, 5400 CFM, 350 MBH (Heating Water)	1978	1	Original Motor			5	3	3		\$145,833	24	25	49	
Elementary School	Kelso	Main Building	Room 121 - Mechanical Mezz	Kitchen	EF-3	Exhaust Fan	HVAC	MEP and Equipment	Pace	78-34658-04	U-12F	1/3 HP, 1200 CFM	1978	1				5	3	2		\$5,355	18	19	37	
Middle School	Boring	Main Building	Outside Room 2		Panel B	Electrical Panel	Electrical	MEP and Equipment	Square D		QBL 44235	225A, 208/120V	1978	6												

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Capital Planning Data

School Type	School Name	Building	Location Description	Area Served	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Control Number	Estimated Replacement Date	Asset Condition (1-5)	Classroom Impact (1-5)	Fire/Life Safety Impact (1-5)	EUT Score (1-5)	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
Middle School	Boring	Main Building	Roof		EF-6	Exhaust Fan	HVAC	MEP and Equipment				1/3 HP, 1200 CFM	1978	1				5	3	2		\$5,355	18	19	37
Middle School	Boring	Main Building	Roof		EF-9	Exhaust Fan	HVAC	MEP and Equipment				1/6 HP, 300 CFM	1978	1				5	3	2		\$3,698	18	19	37
Middle School	Boring	Main Building	Room 26 - Computer			Split System Air Handler	HVAC	MEP and Equipment				1/6 HP, 1000 CFM, 42,000 BTU (DX Cooling)	2015	15	Ceiling mount			1	3	3		\$17,500	18	33	51
Middle School	Boring	Main Building	Room 26 - Computer			Electrical Panel	Electrical	MEP and Equipment	Culter Hammer			125A, 240/120V	1990	8				3	4	3		\$3,700	30	38	68
Middle School	Boring	Main Building	Room 24B - Boys Locker			Unit Heater	HVAC	MEP and Equipment		3R944	HH13-E14N1ASAU	15,000 BTU (Steam)	1950	1	Piping Insulation is failing			5	2	2		\$6,500	26	27	53
Middle School	Boring	Main Building	Stage			Electrical Panel	Electrical	MEP and Equipment				100A, 240/120V	1978	4				4	4	3		\$3,500	30	34	64
Middle School	Boring	Main Building	Stage			Electrical Panel	Electrical	MEP and Equipment				225A, 208/120V	1978	4				4	4	3		\$6,000	30	34	64
Middle School	Boring	Main Building	Gym Mezz	Gym		Air Handler Unit	HVAC	MEP and Equipment				1.5 HP, 6170 CFM, (Steam Heating)	1950	1	Chiller has never been			5	4	3		\$77,125	24	25	49
Middle School	Boring	Main Building	Room 24C - Girls Locker			Unit Heater	HVAC	MEP and Equipment		3R945	HH13-E14N1ASAU	15,000 BTU (Steam)	1950	1				5	2	2		\$6,500	26	27	53
Middle School	Boring	Main Building	Outside front of school			Split System Condensing Unit	HVAC	MEP and Equipment	Mitsubishi	1000254T	MUY-D30NA-1	30,000 BTU (DX Cooling)	2012	12				2	3	3		\$12,500	18	30	48
Middle School	Boring	Old Gym	Shop Area			Unit Heater	HVAC	MEP and Equipment				38,000 BTU (Steam Heat)	1978	3				4	1	2		\$9,000	26	29	55
Middle School	Boring	Old Gym	Shop Area	Steam		Condensate Pump Skid	HVAC	MEP and Equipment	Watchman	7803		1/3 HP, 20 GPM, 10 Gal Tank	1978	1				5	4	3		\$2,800	20	21	41
Middle School	Boring	Old Gym	Shop Area			Electrical Panel	Electrical	MEP and Equipment				200A, 208/120V	1978	3				4	4	3		\$5,500	30	33	63
Middle School	Boring	Old Gym	Shop Area		Panel B	Electrical Panel	Electrical	MEP and Equipment	Westinghouse			100A, 208/120V	1980	4				4	4	3		\$3,500	30	34	64
Middle School	Boring	Old Gym	Office			Wall Heater	HVAC	MEP and Equipment				2 KW (Elec Heat)	1980	4				4	2	2		\$1,800	26	30	56
Middle School	Boring	Old Gym	Gym			Unit Heater	HVAC	MEP and Equipment	Trane			150,000 BTU (Steam)	1978	1				5	3	3		\$35,750	26	27	53
Middle School	Boring	Old Gym	Gym			Electrical Panel	Electrical	MEP and Equipment	Square D			80A, 208/120V	1978	4				4	4	3		\$3,200	30	34	64
Middle School	Boring	Portable	Room W/6			Electrical Panel	Electrical	MEP and Equipment	Siemens			200A, 208/120V	1987	10				4	4	3		\$5,500	30	40	70
Middle School	Boring	Portable	Room W/7			Electrical Panel	Electrical	MEP and Equipment				200A, 208/120V	1987	10				4	4	3		\$5,500	30	40	70
Middle School	Boring	Portable	Outside Room W/6			Heat Pump	HVAC	MEP and Equipment	Wall-King			1/3 HP, 1000 CFM, 30,000 BTU (DX Heat/Cool)	2000	7				3	1	2		\$12,500	20	27	47
Middle School	Boring	Portable	Outside Room W/7			Heat Pump	HVAC	MEP and Equipment	Wall-King			1/3 HP, 1000 CFM, 30,000 BTU (DX Heat/Cool)	2000	7				3	4	2		\$12,500	20	27	47
Middle School	Boring	Main Building	Room 1A		Panel D	Electrical Panel	Electrical	MEP and Equipment	Square D			225A, 208/120V	1978	4				4	4	3		\$6,000	30	34	64
Middle School	Boring	Main Building	Room 1A Mezz		FC-2	Fan Coil Unit	HVAC	MEP and Equipment	Pace	78-32803-02	SCF-57A ME	1/6 HP, 310 CFM, 9.4 MBH (Heating Water), 7.6 MBH (Chilled Water)	1978	3	Chiller never utilized, chilled water coil never used			4	4	2		\$9,000	18	21	39
Middle School	Boring	Main Building	Room 1A Mezz		FC-1	Fan Coil Unit	HVAC	MEP and Equipment	Pace			3/4 HP, 1450 CFM, 32.3 MBH (Heating Water), 44 MBH (Chilled Water)	1978	3	Chiller never utilized, chilled water coil never used			4	4	2		\$9,000	18	21	39
Middle School	Boring	Main Building	Room 1A Mezz	Domestic Hot Water		Water Heater	Plumbing	MEP and Equipment	Rheem	M051701438	XE40M06ST45U1	40 Gal, 4500 Watt (Elec)	2017	14	water piping not insulated			2	3	3		\$5,800	15	29	44
Middle School	Boring	Main Building	Room 1A Mezz		CH-1	Chiller	HVAC	MEP and Equipment	Dunham-Bush	780600118	AIPC-5	60 MBH (DX Cooling)	1978	5	Chiller has never been utilized, per facility staff			3	1	1		\$55,000	20	25	45
Middle School	Boring	Main Building	Room 1A Mezz	Chilled Water		Pump	HVAC	MEP and Equipment	Bell & Gossett			3/4 HP, 15 GPM	1978	3				4	1	3		\$3,600	18	21	39
Middle School	Boring	Main Building	Room 1A Mezz	Chilled Water		Expansion Tank	HVAC	MEP and Equipment	Ace Buehler	51863	X12-010	15 Gal	1978	3				4	1	2		\$900	18	21	39
Middle School	Boring	Main Building	Room 1A Mezz	Band Room/Classrooms	AHU-2	Air Handler Unit	HVAC	MEP and Equipment	Pace	78-32816-06	A-24F	7.5 HP, 12,760 CFM	1978	4				4	4	3		\$37,000	24	28	52
Middle School	Boring	Main Building	Attic	Room 22	HC-1	Heating Coil	HVAC	MEP and Equipment	Colmac Coil			2050 CFM, 64.4 MBH (Heating Water)	1978	3				4	4	2		\$6,500	20	23	43
Middle School	Boring	Main Building	Attic	Room 21	HC-2	Heating Coil	HVAC	MEP and Equipment	Colmac Coil			1185 CFM, 49.2 MBH (Heating Water)	1978	3				4	4	2		\$6,800	20	23	43
Middle School	Boring	Main Building	Attic	Room 23	HC-3	Heating Coil	HVAC	MEP and Equipment	Colmac Coil			1560 CFM, 43.2 MBH (Heating Water)	1978	3				4	4	2		\$8,100	20	23	43
Middle School	Boring	Main Building	Attic	Room 20	HC-4	Heating Coil	HVAC	MEP and Equipment	Colmac Coil			1245 CFM, 35.7 MBH (Heating Water)	1978	3				4	4	2		\$6,900	20	23	43
Middle School	Boring	Main Building	Attic	Room 18	HC-5	Heating Coil	HVAC	MEP and Equipment	Colmac Coil			970 CFM, 36.3 MBH (Heating Water)	1978	3				4	4	2		\$5,500	20	23	43
Middle School	Boring	Main Building	Attic	Room 13	HC-6	Heating Coil	HVAC	MEP and Equipment	Colmac Coil			1890 CFM, 46.5 MBH (Heating Water)	1978	3				4	4	2		\$9,500	20	23	43
Middle School	Boring	Main Building	Attic	Room 17	HC-7	Heating Coil	HVAC	MEP and Equipment	Colmac Coil			970 CFM, 36.3 MBH (Heating Water)	1978	3				4	4	2		\$5,500	20	23	43
Middle School	Boring	Main Building	Attic	Room 14	HC-8	Heating Coil	HVAC	MEP and Equipment	Colmac Coil			1235 CFM, 32.8 MBH (Heating Water)	1978	3				4	4	2		\$6,900	20	23	43
Middle School	Boring	Main Building	Attic	Room 16	HC-9	Heating Coil	HVAC	MEP and Equipment	Colmac Coil			1680 CFM, 59.2 MBH (Heating Water)	1978	3				4	4	2		\$8,100	20	23	43
Middle School	Boring	Main Building	Attic	Room 15	HC-10	Heating Coil	HVAC	MEP and Equipment	Colmac Coil			1530 CFM, 47.5 MBH (Heating Water)	1978	3				4	4	2		\$6,100	20	23	43
Middle School	Boring	Main Building	Attic	Room 3	HC-11	Heating Coil	HVAC	MEP and Equipment	Colmac Coil			2060 CFM, 59.1 MBH (Heating Water)	1978	3				4	4	2		\$9,500	20	23	43
Middle School	Boring	Main Building	Attic	Room 2	HC-12	Heating Coil	HVAC	MEP and Equipment	Colmac Coil			1685 CFM, 68.1 MBH (Heating Water)	1978	3				4	4	2		\$8,100	20	23	43
Middle School	Boring	Main Building	Attic	Room 4	HC-13	Heating Coil	HVAC	MEP and Equipment	Colmac Coil			1900 CFM, 53 MBH (Heating Water)	1978	3				4	4	2		\$9,500	20	23	43
Middle School	Boring	Main Building	Attic	Room 5	HC-14	Heating Coil	HVAC	MEP and Equipment	Colmac Coil			1535 CFM, 41.8 MBH (Heating Water)	1978	3				4	4	2		\$6,100	20	23	43
Middle School	Boring	Main Building	Attic	Staff Lounge	HC-15	Heating Coil	HVAC	MEP and Equipment	Colmac Coil			1065 CFM, 27.7 MBH (Heating Water)	1978	3				4	2	2		\$6,200	20	23	43
Middle School	Boring	Main Building	Attic	Conference Room	HC-16	Heating Coil	HVAC	MEP and Equipment	Colmac Coil			150 CFM, 4.8 MBH (Heating Water)	1978	3				4	2	2		\$2,400	20	23	43
Middle School	Boring	Main Building	Attic	School Entrance	HC-17	Heating Coil	HVAC	MEP and Equipment	Colmac Coil			875 CFM, 34.7 MBH (Heating Water)	1978	3				4	2	2		\$5,500	20	23	43
Middle School	Boring	Main Building	Attic	Main Office	HC-18	Heating Coil	HVAC	MEP and Equipment	Colmac Coil			525 CFM, 12.2 MBH (Heating Water)	1978	3				4	2	2		\$3,500	20	23	43
Middle School	Boring	Main Building	Attic	Main Office	HC-19	Heating Coil	HVAC	MEP and Equipment	Colmac Coil			500 CFM, 11.6 MBH (Heating Water)	1978	3				4	2	2		\$3,500	20	23	43
Middle School	Boring	Main Building	Attic	Library	HC-20	Heating Coil	HVAC	MEP and Equipment	Colmac Coil			2000 CFM, 72.7 MBH (Heating Water)	1978	3				4	3	2		\$9,500	20	23	43
Middle School	Boring	Main Building	Attic	Computer Lab	HC-21	Heating Coil	HVAC	MEP and Equipment	Colmac Coil			770 CFM, 24.4 MBH (Heating Water)	1978	3				4	3	2		\$5,500	20	23	43
Middle School	Boring	Main Building	Attic	Toilet	EF-1	Exhaust Fan	HVAC	MEP and Equipment	Pace			1/4 HP, 360 CFM	1978	3				4	3	2		\$4,888	18	21	39
Middle School	Boring	Main Building	Attic	Science Room	EF-3	Exhaust Fan	HVAC	MEP and Equipment	Pace			1/4 HP, 1100 CFM	1978	3				4	3	2		\$4,888	18	21	39
Middle School	Boring	Main Building	Attic	Toilet	EF-4	Exhaust Fan	HVAC	MEP and Equipment				1/10 HP, 355 CFM	1978	3				4	3	2		\$3,698	18	21	39
Middle School	Boring	Main Building	Attic	Toilet	EF-10	Exhaust Fan	HVAC	MEP and Equipment				1/10 HP, 355 CFM	1978	3				4	3	2		\$3,698	18	21	39
Middle School	Boring	All Buildings			EF-5	Exhaust Fan	HVAC	MEP and Equipment				Fractional	1978	3				4	3	2		\$1,250	18	21	39
Middle School	Boring	All Buildings				Control System	HVAC	MEP and Equipment					1978	1	Pneumatic			5	3	3		\$128,325	20	21	41
Middle School	Boring	All Buildings				Roofing	Roofing	Structure and Envelope					1995	5	80% Asphalt Shingle, 20% Metal			3	5	1		\$749,440	22	27	49
Middle School	Boring	All Buildings				Exterior Walls	Walls	Structure and Envelope				Replacemnt cost is an allowance for repairs and new paint	1978	1	60% Framed Panel, 40% Masonry			5	2	1		\$115,493	15	16	31
Middle School	Boring	All Buildings				Windows	Windows	Structure and Envelope				Budget to replace single pane.	1978	1	Single Pane			5	4	1		\$667,290	40	41	81
Middle School	Boring	All Buildings				Parking Lots/Walkways	Parking Lots/Walkways	Site Development					1978	1	Poor Condition, Crumbling. Allowance for slurry coat and repair every 10 years.			5	1	1		\$40,000	15	16	31
Middle School	Boring	All Buildings				Sprinkler System	Fire Protection	Life Safety					1978	4	Wet System			4	5	5		\$141,158	35	39	74
Middle School	Boring	All Buildings				Playgrounds/ Athletic Fields	Playgrounds/ Athletic Fields	Site Development				Allowance for playground and site every 10 years.	1978	4	Fair Condition			3	1	1		\$25,000	10	14	24
Middle School	Boring	All Buildings				Interior Floors	Interior Floors	Interiors					1978	1	ACT, in poor condition with cracks and chucks missing			5	2	1		\$192,488	20	21	41
Elementary School	Kelso	Main Building				Control System	HVAC	MEP and Equipment					1978	5	Pneumatics			4	3	3		\$102,950	20	25	45
Elementary School	Kelso	Main Building				Roofing	Roofing	Structure and Envelope					2000	6	Asphalt Shingle (50% newer, 50% old)			4	5	1		\$381,500	20	26	46
Elementary School	Kelso	Main Building				Exterior Walls	Walls	Structure and Envelope				Replacemnt cost is an allowance for repairs and new paint	1978	1	Framed Panel, peeling paint everywhere, some rot			5	2						

McKinstry
Capital Planning Data

School Type	School Name	Building	Location Description	Area Served	Equipment Tag	Equipment Type	Equipment Sub-System	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx. Install Date	Estimated Remaining Life	Notes	Control Number	Estimated Replacement Date	Asset Condition (1-5)	Classroom Impact (1-5)	Fire/Life Safety Impact (1-5)	EUI Score (1-5)	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
Elementary School	Sandy Grade	All Buildings				Exterior Walls	Walls	Structure and Envelope				Replacemnt cost is an allowance for repairs and new paint	1952	8	Masonry			3	2	1		\$94,775	15	23	38
Elementary School	Sandy Grade	All Buildings				Windows	Windows	Structure and Envelope					1973	6	50% Single Pane, 50% Double Pane			4	4	1		\$273,793	40	46	86
Elementary School	Sandy Grade	All Buildings				Parking Lots/Walkways	Parking Lots/Walkways	Site Development					1952	1	Crumbling sidewalks, no parking lot. Allowance for slurry coat and repair every 10 years.			5	1	1		\$30,000	15	16	31
Elementary School	Sandy Grade	All Buildings				Sprinkler System	Fire Protection	Life Safety					1973	7	Wet System			4	5	5		\$115,836	35	42	77
Elementary School	Sandy Grade	All Buildings				Playgrounds/ Athletic Fields	Playgrounds/ Athletic Fields	Site Development				Allowance for playground and site every 10 years.	1973	1	No Field, Playground and hard surface play area are in poor condition			5	1	1		\$20,000	10	11	21
Elementary School	Sandy Grade	All Buildings				Interior Floors	Interior Floors	Interiors					1973	8	Some carpet in classrooms, concrete in hallways and newer VCT in north wing			3	2	1		\$157,958	20	28	48
Elementary School	Welches ES	Main Building				Control System	HVAC	MEP and Equipment					2014	15	Digital			3	3	3		\$78,235	20	35	55
Elementary School	Welches ES	Main Building				Roofing	Roofing	Structure and Envelope					1980	10	Metal			2	5	1		\$933,600	30	40	70
Elementary School	Welches ES	Main Building				Exterior Walls	Walls	Structure and Envelope				Replacemnt cost is an allowance for repairs and new paint	1980	8	60% Masonry, 40% Framed Panel			3	2	1		\$70,412	15	23	38
Elementary School	Welches ES	Main Building				Windows	Windows	Structure and Envelope					1980	8	Double Pane			3	4	1		\$406,822	40	48	88
Elementary School	Welches ES	Main Building				Parking Lots/Walkways	Parking Lots/Walkways	Site Development					1980	8	Parking Lot in fair condition, curbs are crumbling, some sidewalk damage. Allowance for slurry coat and repair every 10 years.			3	1	1		\$30,000	15	23	38
Elementary School	Welches ES	Main Building				Sprinkler System	Fire Protection	Life Safety					1980	8	Wet System			3	5	5		\$86,059	35	43	78
Elementary School	Welches ES	Main Building				Playgrounds/ Athletic Fields	Playgrounds/ Athletic Fields	Site Development				Allowance for playground and site every 10 years.	1980	8	Shared Field and Playground with MS, in fair condition			3	1	1		\$20,000	10	18	28
Elementary School	Welches ES	Main Building				Interior Floors	Interior Floors	Interiors					1980	1	VCT but cracking everywhere			5	2	1		\$117,353	20	21	41
Middle School	Welches MS	Main Building				Control System	HVAC	MEP and Equipment					2014	15	Digital (Newer)			3	3	3		\$80,513	20	35	55
Middle School	Welches MS	Main Building				Roofing	Roofing	Structure and Envelope					1969	1	Single Ply (entire roof has moss and plant life growing on it)			5	5	1		\$693,000	25	26	51
Middle School	Welches MS	Main Building				Exterior Walls	Walls	Structure and Envelope				Replacemnt cost is an allowance for repairs and new paint	1969	5	Masonry			4	2	1		\$72,461	15	20	35
Middle School	Welches MS	Main Building				Windows	Windows	Structure and Envelope					1969	8	Double Pane			4	4	1		\$418,665	40	48	88
Middle School	Welches MS	Main Building				Fire Alarm Panel	Fire Protection	Life Safety						15	Allowance for panels and devices.			3	3	5		\$56,359	20	35	55
Middle School	Welches MS	Main Building				Parking Lots/Walkways	Parking Lots/Walkways	Site Development					1969	5	Parking lot in fair condition, lots of cracks. Allowance for slurry coat and repair every 10 years.			4	1	1		\$40,000	15	20	35
Middle School	Welches MS	Main Building				Sprinkler System	Fire Protection	Life Safety					1969	6	Dry Sprinkler System			4	5	5		\$88,564	35	41	76
Middle School	Welches MS	Main Building				Playgrounds/ Athletic Fields	Playgrounds/ Athletic Fields	Site Development				Allowance for playground and site every 10 years.	1969	10	Shared Field and Playground with ES, in fair condition			3	1	1		\$25,000	10	20	30
Middle School	Welches MS	Main Building				Interior Floors	Interior Floors	Interiors					1969	1	ACT, but no major cracks			5	2	1		\$120,769	20	21	41
Middle School	Cedar Ridge	All Buildings				Control System	HVAC	MEP and Equipment					2017	15	Digital (New)			1	3	3		\$309,415	20	35	55
Middle School	Cedar Ridge	All Buildings				Roofing	Roofing	Structure and Envelope					2005	12	Asphalt Sheet			2	5	1		\$1,390,200	20	32	52
Middle School	Cedar Ridge	All Buildings				Exterior Walls	Walls	Structure and Envelope				Replacemnt cost is an allowance for repairs and new paint	2000	18	90% Masonry, 10% Framed Panel			1	2	1		\$278,474	15	33	48
Middle School	Cedar Ridge	All Buildings				Windows	Windows	Structure and Envelope				Budget to replace single pane.	1995	8	60% Single Pane, 40% Double Pane			4	4	1		\$965,375	40	48	88
Middle School	Cedar Ridge	All Buildings				Parking Lots/Walkways	Parking Lots/Walkways	Site Development					2017	20	Very good condition. Allowance for slurry coat and repair every 10 years.			1	1	1		\$40,000	15	35	50
Middle School	Cedar Ridge	All Buildings				Sprinkler System	Fire Protection	Life Safety					1975	13	Wet System			1	5	5		\$340,357	35	48	83
Middle School	Cedar Ridge	All Buildings				Playgrounds/ Athletic Fields	Playgrounds/ Athletic Fields	Site Development				Allowance for playground and site every 10 years.	1975	8	Field is in fair condition, tennis courts in poor condition			3	1	1		\$25,000	10	18	28
Middle School	Cedar Ridge	All Buildings				Interior Floors	Interior Floors	Interiors					2005	9	VCT			3	2	1		\$464,123	20	29	49
Elementary School	Finwood	All Buildings				Control System	HVAC	MEP and Equipment					1978	5	Pneumatics			4	3	3		\$138,623	20	25	45
Elementary School	Finwood	All Buildings				Roofing	Roofing	Structure and Envelope					1995	5	100% Asphalt			4	5	1		\$898,800	20	25	45
Elementary School	Finwood	All Buildings				Exterior Walls	Walls	Structure and Envelope				Replacemnt cost is an allowance for repairs and new paint	1978	10	70% Masonry, 30% Panel			3	2	1		\$124,760	15	25	40
Elementary School	Finwood	All Buildings				Windows	Windows	Structure and Envelope				Budget to replace single pane.	1978	3	50% Single Pane, 50% Double Pane			4	4	1		\$360,419	40	43	83
Elementary School	Finwood	All Buildings				Parking Lots/Walkways	Parking Lots/Walkways	Site Development					1978	8	Damaged areas, Parking Lot in fair condition. Allowance for slurry coat and repair every 10 years.			3	1	1		\$30,000	15	23	38
Elementary School	Finwood	All Buildings				Sprinkler System	Fire Protection	Life Safety					1973	1	20% Covered			5	5	5		\$30,497	35	36	71
Elementary School	Finwood	All Buildings				Playgrounds/ Athletic Fields	Playgrounds/ Athletic Fields	Site Development				Allowance for playground and site every 10 years.	1978	7	Fields are in fair condition, covered play area is in poor condition			4	1	1		\$20,000	10	17	27
Elementary School	Finwood	All Buildings				Interior Floors	Interior Floors	Interiors					1978	1	Carpet in classrooms, ACT in hallways (most all is in poor condition)			5	2	1		\$207,934	20	21	41
Elementary School	Kelso	Watershed	Watershed	Submersible Pump		Variable Frequency Drive	Plumbing	MEP and Equipment	Yaskawa	20151A	CIMR-P7U2015	15 HP	2003	4				3	2	2		\$17,000	15	19	34
Elementary School	Kelso	Watershed	Watershed	Well Water for school		Sump Pump	Plumbing	MEP and Equipment	Franklin		2366038120	15 HP, 75 GPM	2003	4				3	2	2		\$23,400	18	22	40
Elementary School	Kelso	Watershed	Watershed			Electrical Panel	Electrical	MEP and Equipment	Siemens		G1224L3125CU	125A, 208/120V	2003	15			2	2	2		\$3,700	30	45	75	
Elementary School	Kelso	Watershed	Watershed			Transformer	Electrical	MEP and Equipment	GE		CAT 95G32	3 kVA, 480V	1980	6			4	2	2		\$2,500	30	36	66	
Elementary School	Kelso	Watershed	Watershed	Well Water for school		Storage Tank	Plumbing	MEP and Equipment	Flexcon Industries		PC366R	119 Gal	2003	11				2	2	2		\$6,500	28	37	63

Boring Middle School

PHYSICAL CONDITION ASSESSMENT

District Name:	Oregon Trail SD 46
Site Name:	Boring Middle School
Building Name:	Main Building
Building ID:	19269731A

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														
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace	% of System or Finish	Automated Budget Estimate	Notes
A SUBSTRUCTURE																	
A10 Foundations																	
		A1010 Standard Foundations			x	None		Minor		Moderate		Major		Replace		\$0	
		A1020 Special Foundations		20	x	None		Minor		Moderate		Major		Replace		\$0	Post and Beam for gym
		A1030 Slab on Grade		80		None		Minor		Moderate		Major		Replace	0%	\$0	
A20 Basement Construction																	
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace			
		A2020 Basement Walls			x	None		Minor		Moderate		Major		Replace		\$0	
B SHELL																	
B10 Superstructure																	
		B1010 Floor Construction	Wood	20%		None		Minor		Moderate		Major		Replace		\$0	Gym
			Steel		x	None		Minor		Moderate		Major		Replace		\$0	
			Concrete	80%		None		Minor		Moderate		Major		Replace	0%	\$0	
		B1020 Roof Construction	Wood	100%		None		Minor		Moderate		Major		Replace	0%	\$0	
			Steel		x	None		Minor		Moderate		Major		Replace		\$0	
			Concrete		x	None		Minor		Moderate		Major		Replace		\$0	
B20 Exterior Enclosure																	
		B2010 Exterior Walls	Concrete Formed / Tilt		x	None		Minor		Moderate		Major		Replace		\$0	
			Masonry	20%	x	None		Minor		Moderate	x	Major		Replace	10%	\$9,994	
			Framed w/Panel Siding	80%		None		Minor	x	Moderate		Major		Replace	10%	\$23,985	bottom of siding is rotted
			Framed w/Stucco		x	None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Masonry Veneer		x	None		Minor		Moderate		Major		Replace		\$0	
		B2020 Exterior Windows	Wood		x	None		Minor		Moderate		Major		Replace		\$0	
		single	Aluminum/Steel	100		None		Minor		Moderate		Major		Replace		\$0	
			Clad		x	None		Minor		Moderate		Major		Replace		\$0	
			Curtain Wall		x	None		Minor		Moderate		Major		Replace		\$0	
		B2030 Exterior Doors	Wood		x	None		Minor		Moderate		Major		Replace		\$0	
			Hollow Metal		x	None		Minor		Moderate		Major		Replace		\$0	
			Storefront	100		None		Minor		Moderate		Major		Replace		\$0	
B30 Roofing																	
		B3010 Roof Coverings	Asphalt Shingle	70%		None		Minor		Moderate		Major		Replace		\$0	
			Built-Up	20%		None		Minor		Moderate		Major		Replace		\$0	
			Single Ply		x	None		Minor		Moderate		Major		Replace		\$0	
			Metal	10%		None		Minor		Moderate		Major		Replace		\$0	
			Concrete Tile		x	None		Minor		Moderate		Major		Replace		\$0	
		B3020 Roof Openings	Skylights		x	None		Minor		Moderate		Major		Replace		\$0	
			Access Hatch		x	None		Minor		Moderate		Major		Replace		\$0	

PHYSICAL CONDITION ASSESSMENT

INTERIORS																
C10 Interior Construction																
C1010 Partitions	Framed		x	None		Minor		Moderate		Major		Replace		\$0		
	Masonry		x	None		Minor		Moderate		Major		Replace		\$0		
C1020 Interior Doors	Wood	80%		None		Minor		Moderate		Major		Replace		\$0		
	Hollow Metal	20%		None		Minor		Moderate		Major		Replace		\$0	hinges are malfunctioning	
C1030 Fittings	NOT USED			None		Minor		Moderate		Major		Replace				
C20 Stairs																
C2010 Stair Construction	Wood		x	None		Minor		Moderate		Major		Replace		\$0		
	Metal		x	None		Minor		Moderate		Major		Replace		\$0		
	Concrete		x	None		Minor		Moderate		Major		Replace		\$0		
C2020 Stair Finishes	Concrete Fill		x	None		Minor		Moderate		Major		Replace		\$0		
	Resilient		x	None		Minor		Moderate		Major		Replace		\$0		
C30 Interior Finishes																
C3010 Wall Finishes	Paint on Masonry		x	None		Minor		Moderate		Major		Replace		\$0		
	Wallboard	100%		None		Minor		Moderate		Major		Replace		\$0		
	Wainscot		x	None		Minor		Moderate		Major		Replace		\$0		
	Ceramic Tile			None		Minor		Moderate		Major		Replace		\$0		
C3020 Floor Finishes	Carpet / Soft Surface	10%		None		Minor		Moderate		Major	x	Replace		\$0		
	Asbestos															
C3030 Ceiling Finishes	Resilient Tile	70%		None		Minor		Moderate		Major		Replace		\$0		
	Resilient Sheet	20%		None		Minor		Moderate		Major		Replace		\$0		
	Polished Concrete		x	None		Minor		Moderate		Major		Replace		\$0		
	Ceramic Tile		x	None		Minor		Moderate		Major		Replace		\$0		
	Liquid Applied		x	None		Minor		Moderate		Major		Replace		\$0		
	Wood Sports Floor		x	None		Minor		Moderate		Major		Replace		\$0		
	Wallboard		x	None		Minor		Moderate		Major		Replace		\$0		
	Lay-In Ceiling Tile	40%		None	x	Minor		Moderate		Major		Replace	20%	\$5,996		
	Glued-Up Ceiling Tile	60%		None		Minor		Moderate		Major		Replace		\$0		
	Painted Structure		x	None		Minor		Moderate		Major		Replace		\$0	unpainted wood ceiling	
D SERVICES																
D10 Conveying																
D1010 Elevators & Lifts			x	None		Minor		Moderate		Major		Replace		\$0		
	D1020 Escalators & Moving Walks		x	None		Minor		Moderate		Major		Replace		\$0		
	D1090 Other Conveying Systems		x	None		Minor		Moderate		Major		Replace		\$0		
D20 Plumbing																
D2010 Plumbing Fixtures		100%		None		Minor		Moderate		Major		Replace	0%	\$0		
	D2020 Domestic Water Distribution		100%	None		Minor		Moderate		Major		Replace	0%	\$0		
	D2030 Sanitary Waste		100%	None		Minor		Moderate		Major		Replace	0%	\$0		
	D2040 Rain Water Drainage			None		Minor		Moderate		Major		Replace		\$0		
	D2090 Other Plumbing Systems	NOT USED			None		Minor		Moderate		Major		Replace			
D30 HVAC																
D3010 Energy Supply		100%		None		Minor		Moderate		Major		Replace	0%	\$0		
	D3020 Heat Generating Systems	Boiler	2		None	x	Minor		Moderate		Major		Replace	100%	\$149,906	1 for heating 1 for domestic
		Air Handler	3		None		Minor		Moderate	x	Major		Replace	25%	\$74,953	just moves air for main space. West air handler OSA damper does not work

PHYSICAL CONDITION ASSESSMENT

D3030 Cooling Generating Systems	Furnace		x	None		Minor		Moderate		Major		Replace		\$0	
	Heat Exchanger		x	None		Minor		Moderate		Major		Replace		\$0	
	Component of air handler		x	None		Minor		Moderate		Major		Replace		\$0	
	Stand alone chiller		x	None		Minor		Moderate		Major		Replace		\$0	
D3040 Distribution Systems	Ductwork		X	None		Minor		Moderate		Major		Replace		\$0	
D3050 Terminal & Package Units	Hot water return & supply	100%		None	x	Minor		Moderate		Major		Replace	20%	\$14,991	
	Above ceiling VAV unit		x	None		Minor		Moderate		Major		Replace		\$0	
	In-room ventilator unit		x	None		Minor		Moderate		Major		Replace		\$0	
	In-room radiant unit	14		None	x	Minor		Moderate		Major		Replace	5%	\$34,978	
D3060 Controls & Instrumentation	Pnuematic	100%		None		Minor		Moderate	x	Major		Replace	20%	\$9,994	
D3070 Systems Testing & Balancing			x	None		Minor		Moderate		Major		Replace		\$0	
D3090 Other HVAC Systems & Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
<u>D40 Fire Protection</u>															
D4010 Sprinklers	Wet system	100%		None		Minor		Moderate		Major		Replace		\$0	
D4020 Standpipes			x	None		Minor		Moderate		Major		Replace		\$0	
D4030 Fire Protection Specialties			x	None		Minor		Moderate		Major		Replace		\$0	
D4090 Other Fire Protection Systems	NOT USED			None		Minor		Moderate		Major		Replace			
<u>D50 Electrical</u>															
D5010 Electrical Service & Distribution		100%		None		Minor		Moderate		Major		Replace		\$0	
D5020 Lighting and Branch Wiring	T8	100%		None		Minor		Moderate		Major		Replace		\$0	T8 lighting
D5030 Communications & Security	Voice / Data System		x	None		Minor		Moderate		Major		Replace		\$0	Through phone system
	Clock / Intercom System		x	None		Minor		Moderate		Major		Replace		\$0	Through phone system
	Closed Circuit Surveillance	100%		None		Minor		Moderate		Major		Replace		\$0	Cameras throughout the middle school
	Access Control System	100%		None		Minor		Moderate		Major		Replace		\$0	Single point of entry at main entrance
	Intrusion Alarm System	100%		None		Minor		Moderate		Major		Replace		\$0	
	Fire Alarm / Detection	100%		None		Minor		Moderate		Major		Replace		\$0	Silent Knight
	Lighting Control System		x	None		Minor		Moderate		Major		Replace		\$0	
	NOT USED			None		Minor		Moderate		Major		Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment

E1010 Commercial Equipment	Food Service		x	None		Minor		Moderate		Major		Replace		\$0	No cafeteria or common space
	Vocational		x	None		Minor		Moderate		Major		Replace		\$0	
E1020 Institutional Equipment	Science		x	None		Minor		Moderate		Major		Replace		\$0	
	Art		x	None		Minor		Moderate		Major		Replace		\$0	
	Stage Performance		x	None		Minor		Moderate		Major		Replace		\$0	
	Restroom Accessories/Stalls	100%		None	x	Minor		Moderate		Major		Replace	20%	\$49,969	
E1030 Vehicular Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E1090 Other Equipment	NOT USED			None		Minor		Moderate		Major		Replace			

E20 Furnishings

E2010 Fixed Furnishings		100%		None	x	Minor		Moderate		Major		Replace	10%	\$7,495	
E2020 Movable Furnishings		100%		None		Minor		Moderate		Major		Replace		\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

PHYSICAL CONDITION ASSESSMENT

G10 Site Preparation NOT USED

G20 Site Improvements

G2010 Roadways		x	None		Minor		Moderate		Major		Replace		\$0	
G2020 Parking Lots		x	None		Minor		Moderate		Major		Replace		\$0	
G2030 Pedestrian Paving	1300		None		Minor		Moderate		Major		Replace		\$0	
G2040 Site Development	1920		None		Minor		Moderate		Major		Replace		\$0	
G2050 Landscaping	17159		None		Minor		Moderate		Major		Replace		\$0	

G30 Site Mechanical Utilities

G3010 Water Supply	Domestic	100%		None		Minor		Moderate		Major		Replace		\$0	
	Fire	100%		None		Minor		Moderate		Major		Replace		\$0	
G3020 Sanitary Sewer		100%		None		Minor		Moderate		Major		Replace		\$0	
G3030 Storm Sewer		100%		None		Minor		Moderate		Major		Replace		\$0	
G3040 Heating Distribution		100%		None		Minor		Moderate		Major		Replace		\$0	10% of insulation is bad
G3050 Cooling Distribution			x	None		Minor		Moderate		Major		Replace		\$0	
G3060 Fuel Distribution		100%		None		Minor		Moderate		Major		Replace		\$0	
G3090 Other Site Mechanical Utilities	NOT USED			None		Minor		Moderate		Major		Replace			

G40 Site Electrical Utilities

G4010 Electrical Distribution	Service	100%		None		Minor		Moderate		Major		Replace		\$0	
	Generator		x	None		Minor		Moderate		Major		Replace		\$0	
G4020 Site Lighting		100%		None		Minor		Moderate		Major		Replace		\$0	
G4030 Site Communications & Security		100%		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	Notes
Heating/Cooling System:				\$0	
steam boiler for air handler heat via hx steam to hw. Chiller is winerized and retired in place only would serve music room. 1 air handler serves everything up to library.				\$0	
FIMS:				\$0	
				\$0	
Lighting:				\$0	
Occ or switches?				\$0	
T8 switches but occ in bathrooms				\$0	

FLIR legend:
390 23a
No cafeteria or common space

Physical Condition Budget Sub-Total	\$382,260
Budgeted Development Costs	\$145,259
Physical Condition Budget TOTAL	\$527,519
Replacement Budget	\$17,696,844
Facility Condition Index (FCI)	3.0%

PHYSICAL CONDITION ASSESSMENT

District Name:	Oregon Trail SD 46
Site Name:	Boring Middle School
Building Name:	Old Gym
Building ID:	19269731B

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	Notes
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace
A SUBSTRUCTURE														
A10 Foundations														
		A1010 Standard Foundations			x	None		Minor		Moderate		Major		Replace
		A1020 Special Foundations			x	None		Minor		Moderate		Major		Replace
		A1030 Slab on Grade		100		None		Minor		Moderate		Major		Replace
A20 Basement Construction														
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace
		A2020 Basement Walls				None		Minor		Moderate		Major		Replace
B SHELL														
B10 Superstructure														
		B1010 Floor Construction	Wood		x	None		Minor		Moderate		Major		Replace
			Steel		x	None		Minor		Moderate		Major		Replace
			Concrete	100%		None		Minor		Moderate		Major		Replace
		B1020 Roof Construction	Wood	100%		None		Minor		Moderate	x	Major		Replace
			Steel		x	None		Minor		Moderate		Major		Replace
			Concrete		x	None		Minor		Moderate		Major		Replace
B20 Exterior Enclosure														
		B2010 Exterior Walls	Concrete Formed / Tilt		x	None		Minor		Moderate		Major		Replace
			Masonry	100%		None		Minor		Moderate	x	Major		Replace
			Framed w/Panel Siding		x	None		Minor		Moderate		Major		Replace
			Framed w/Stucco		x	None		Minor		Moderate		Major		Replace
			Framed w/Masonry Veneer		x	None		Minor		Moderate		Major		Replace
		B2020 Exterior Windows	Wood		x	None		Minor		Moderate		Major		Replace
			Aluminum/Steel		x	None		Minor		Moderate		Major		Replace
		single and OLD	Clad	100%		None		Minor		Moderate	x	Major		Replace
			Curtain Wall		x	None		Minor		Moderate		Major		Replace
		B2030 Exterior Doors	Wood		x	None		Minor		Moderate		Major		Replace
			Hollow Metal	100		None		Minor		Moderate		Major		Replace
			Storefront		x	None		Minor		Moderate		Major		Replace
B30 Roofing														
		B3010 Roof Coverings	Asphalt Shingle	100%		None	x	Minor		Moderate		Major		Replace
			Built-Up		x	None		Minor		Moderate		Major		Replace
			Single Ply		x	None		Minor		Moderate		Major		Replace
			Metal		x	None		Minor		Moderate		Major		Replace
			Concrete Tile		x	None		Minor		Moderate		Major		Replace

PHYSICAL CONDITION ASSESSMENT

B3020 Roof Openings	Skylights		x	None		Minor		Moderate		Major		Replace		\$0	
	Access Hatch		x	None		Minor		Moderate		Major		Replace		\$0	
C INTERIORS															
C10 Interior Construction															
C1010 Partitions	Framed	50%		None		Minor		Moderate		Major		Replace		\$0	
	Masonry	50%		None		Minor		Moderate	x	Major		Replace	25%	\$29,366	Cracks in some bricks
C1020 Interior Doors	Wood	100%		None		Minor		Moderate		Major		Replace		\$0	
	Hollow Metal		x	None		Minor		Moderate		Major		Replace		\$0	
C1030 Fittings	NOT USED			None		Minor		Moderate		Major		Replace			
C20 Stairs															
C2010 Stair Construction	Wood		x	None		Minor		Moderate		Major		Replace		\$0	
	Metal		x	None		Minor		Moderate		Major		Replace		\$0	
	Concrete		x	None		Minor		Moderate		Major		Replace		\$0	
C2020 Stair Finishes	Concrete Fill		x	None		Minor		Moderate		Major		Replace		\$0	
	Resilient		x	None		Minor		Moderate		Major		Replace		\$0	
C30 Interior Finishes															
C3010 Wall Finishes	Paint on Masonry	75%		None	x	Minor		Moderate		Major		Replace	50%	\$6,607	
	Wallboard	25%		None		Minor	x	Moderate		Major		Replace	50%	\$4,405	
	Wainscot		x	None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile		x	None		Minor		Moderate		Major		Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	80%		None		Minor		Moderate		Major	x	Replace	100%	\$54,973	
	Resilient Tile	20%		None	x	Minor		Moderate		Major		Replace	50%	\$2,937	
	Resilient Sheet		x	None		Minor		Moderate		Major		Replace		\$0	
	Polished Concrete		x	None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile		x	None		Minor		Moderate		Major		Replace		\$0	
	Liquid Applied		x	None		Minor		Moderate		Major		Replace		\$0	
	Wood Sports Floor		x	None		Minor		Moderate		Major		Replace		\$0	
	C3030 Ceiling Finishes	Wallboard		x	None		Minor		Moderate		Major		Replace		\$0
Lay-In Ceiling Tile		x	None		Minor		Moderate		Major		Replace		\$0		
Glued-Up Ceiling Tile	10%		None	x	Minor		Moderate		Major		Replace	30%	\$652	Stained and requires replacement	
	Painted Structure		x	None		Minor		Moderate		Major		Replace		\$0	unpainted wood ceiling
D SERVICES															
D10 Conveying															
D1010 Elevators & Lifts			x	None		Minor		Moderate		Major		Replace		\$0	
	D1020 Escalators & Moving Walks		x	None		Minor		Moderate		Major		Replace		\$0	
	D1090 Other Conveying Systems		x	None		Minor		Moderate		Major		Replace		\$0	
D20 Plumbing															
D2010 Plumbing Fixtures		100%		None		Minor		Moderate		Major		Replace		\$0	
	D2020 Domestic Water Distribution		100%	None		Minor		Moderate		Major		Replace		\$0	
	D2030 Sanitary Waste		100%	None		Minor		Moderate		Major		Replace		\$0	
	D2040 Rain Water Drainage		x	None		Minor		Moderate		Major		Replace		\$0	
	D2090 Other Plumbing Systems	NOT USED			None		Minor		Moderate		Major		Replace		
D30 HVAC															
D3010 Energy Supply			x	None		Minor		Moderate		Major		Replace		\$0	
	D3020 Heat Generating Systems	Boiler		x	None		Minor		Moderate		Major		Replace		\$0

PHYSICAL CONDITION ASSESSMENT

D3030 Cooling Generating Systems	Air Handler		x	None		Minor		Moderate		Major		Replace		\$0	
	Furnace	100%		None		Minor		Moderate		Major		Replace		\$0	Two steam unit heaters
	Heat Exchanger		x	None		Minor		Moderate		Major		Replace		\$0	
	Component of air handler		x	None		Minor		Moderate		Major		Replace		\$0	
	Stand alone chiller		x	None		Minor		Moderate		Major		Replace		\$0	
D3040 Distribution Systems	Ductwork	20%		None		Minor		Moderate		Major		Replace		\$0	
D3050 Terminal & Package Units	Hot water return & supply		x	None		Minor		Moderate		Major		Replace		\$0	
	Above ceiling VAV unit		x	None		Minor		Moderate		Major		Replace		\$0	
	In-room ventilator unit		x	None		Minor		Moderate		Major		Replace		\$0	
	In-room radiant unit		x	None		Minor		Moderate		Major		Replace		\$0	
D3060 Controls & Instrumentation			x	None		Minor		Moderate		Major		Replace		\$0	
D3070 Systems Testing & Balancing			x	None		Minor		Moderate		Major		Replace		\$0	
D3090 Other HVAC Systems & Equipment	NOT USED			None		Minor		Moderate		Major		Replace			

D40 Fire Protection

D4010 Sprinklers			x	None		Minor		Moderate		Major		Replace		\$0	
D4020 Standpipes			x	None		Minor		Moderate		Major		Replace		\$0	
D4030 Fire Protection Specialties		100%		None		Minor		Moderate		Major		Replace		\$0	Only fire extinguishers
D4090 Other Fire Protection Systems	NOT USED			None		Minor		Moderate		Major		Replace			

D50 Electrical

D5010 Electrical Service & Distribution		100%		None		Minor		Moderate		Major		Replace		\$0	
D5020 Lighting and Branch Wiring		100%		None		Minor		Moderate		Major		Replace		\$0	Old T8s and switches
D5030 Communications & Security	Voice / Data System		x	None		Minor		Moderate		Major		Replace		\$0	
	Clock / Intercom System	100%		None		Minor		Moderate		Major		Replace		\$0	standalone clocks
	Closed Circuit Surveillance		x	None		Minor		Moderate		Major		Replace		\$0	
	Access Control System		x	None		Minor		Moderate		Major		Replace		\$0	
	Intrusion Alarm System	10%		None		Minor		Moderate		Major		Replace		\$0	
	Fire Alarm / Detection		x	None		Minor		Moderate		Major		Replace		\$0	
	Lighting Control System		x	None		Minor		Moderate		Major		Replace		\$0	
D5090 Other Electrical Systems	NOT USED			None		Minor		Moderate		Major		Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment

E1010 Commercial Equipment	Food Service		x	None		Minor		Moderate		Major		Replace		\$0	
	Vocational		x	None		Minor		Moderate		Major		Replace		\$0	
E1020 Institutional Equipment	Science		x	None		Minor		Moderate		Major		Replace		\$0	
	Art		x	None		Minor		Moderate		Major		Replace		\$0	
	Stage Performance		x	None		Minor		Moderate		Major		Replace		\$0	
	Restroom Accessories/Stalls		x	None		Minor		Moderate		Major		Replace		\$0	
E1030 Vehicular Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E1090 Other Equipment	NOT USED			None		Minor		Moderate		Major		Replace			

E20 Furnishings

E2010 Fixed Furnishings		100%		None	x	Minor		Moderate		Major		Replace	40%	\$7,048	
E2020 Movable Furnishings		25%		None		Minor		Moderate		Major	x	Replace	25%	\$13,215	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

PHYSICAL CONDITION ASSESSMENT

G BUILDING SITE WORK															
G10 Site Preparation		NOT USED													
G20 Site Improvements															
G2010 Roadways			x	None		Minor		Moderate		Major		Replace		\$0	
G2020 Parking Lots			x	None		Minor		Moderate		Major		Replace		\$0	
G2030 Pedestrian Paving			x	None		Minor		Moderate		Major		Replace		\$0	
G2040 Site Development			x	None		Minor		Moderate		Major		Replace		\$0	
G2050 Landscaping			x	None		Minor		Moderate		Major		Replace		\$0	
G30 Site Mechanical Utilities															
G3010 Water Supply	Domestic	100%		None		Minor		Moderate		Major		Replace		\$0	
	Fire		x	None		Minor		Moderate		Major		Replace		\$0	
G3020 Sanitary Sewer			x	None		Minor		Moderate		Major		Replace		\$0	
G3030 Storm Sewer			x	None		Minor		Moderate		Major		Replace		\$0	
G3040 Heating Distribution		100%		None		Minor		Moderate		Major		Replace		\$0	Old Steam piping (but appears in good condition)
G3050 Cooling Distribution			x	None		Minor		Moderate		Major		Replace		\$0	
G3060 Fuel Distribution			x	None		Minor		Moderate		Major		Replace		\$0	
G3090 Other Site Mechanical Utilities	NOT USED			None		Minor		Moderate		Major		Replace			
G40 Site Electrical Utilities															
G4010 Electrical Distribution	Service		x	None		Minor		Moderate		Major		Replace		\$0	
	Generator		x	None		Minor		Moderate		Major		Replace		\$0	
G4020 Site Lighting			x	None		Minor		Moderate		Major		Replace		\$0	
G4030 Site Communications & Security			x	None		Minor		Moderate		Major		Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED			None		Minor		Moderate		Major		Replace			
G90 Other Site Construction		NOT USED													
OTHER															
Description of System							Unit of Measure		Quantity		Unit Budget		Extended	Notes	
Heating/Cooling System:													\$0		
1 gas unit heater in supply area and 1 steam heater in gym													\$0		
FIMS:													\$0		
													\$0		
Lighting:													\$0		
Occ or switches?													\$0		
T8 and switches													\$0		
FLIR legend:															

PHYSICAL CONDITION ASSESSMENT

District Name:	Oregon Trail SD 46
Site Name:	Boring Middle School
Building Name:	Portable
Building ID:	19269731C

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														
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace	% of System or Finish	Automated Budget Estimate	Notes
A SUBSTRUCTURE																	
A10 Foundations																	
		A1010 Standard Foundations														\$0	
		A1020 Special Foundations		100%												\$0	Concrete footings
		A1030 Slab on Grade														\$0	
A20 Basement Construction																	
		A2010 Basement Excavation	NOT USED														
		A2020 Basement Walls														\$0	
B SHELL																	
B10 Superstructure																	
		B1010 Floor Construction	Wood	100%												\$0	
			Steel													\$0	
			Concrete													\$0	
		B1020 Roof Construction	Wood	100%												\$0	
			Steel													\$0	
			Concrete													\$0	
B20 Exterior Enclosure																	
		B2010 Exterior Walls	Concrete Formed / Tilt													\$0	
			Masonry													\$0	
			Framed w/Panel Siding	100%											60%	\$7,518	
			Framed w/Stucco													\$0	
			Framed w/Masonry Veneer													\$0	
		B2020 Exterior Windows	Wood													\$0	
			Aluminum/Steel	100%											50%	\$5,221	
			Clad													\$0	
			Curtain Wall													\$0	
		B2030 Exterior Doors	Wood													\$0	
			Hollow Metal	1												\$0	
			Storefront													\$0	
B30 Roofing																	
		B3010 Roof Coverings	Asphalt Shingle													\$0	
			Built-Up													\$0	
			Single Ply													\$0	
			Metal	100%												\$0	In good condition
			Concrete Tile													\$0	
		B3020 Roof Openings	Skylights	50											100%	\$1,554	Leak in skylight
			Access Hatch													\$0	

PHYSICAL CONDITION ASSESSMENT

INTERIORS															
C10 Interior Construction															
C1010 Partitions	Framed		x	None		Minor		Moderate		Major		Replace		\$0	
	Masonry		x	None		Minor		Moderate		Major		Replace		\$0	
C1020 Interior Doors	Wood	1		None		Minor		Moderate		Major		Replace		\$0	
	Hollow Metal		x	None		Minor		Moderate		Major		Replace		\$0	
C1030 Fittings	NOT USED			None		Minor		Moderate		Major		Replace			
C20 Stairs															
C2010 Stair Construction	Wood		x	None		Minor		Moderate		Major		Replace		\$0	
	Metal		x	None		Minor		Moderate		Major		Replace		\$0	
	Concrete		x	None		Minor		Moderate		Major		Replace		\$0	
C2020 Stair Finishes	Concrete Fill		x	None		Minor		Moderate		Major		Replace		\$0	
	Resilient		x	None		Minor		Moderate		Major		Replace		\$0	
C30 Interior Finishes															
C3010 Wall Finishes	Paint on Masonry		x	None		Minor		Moderate		Major		Replace		\$0	
	Wallboard	100%		None	x	Minor		Moderate		Major		Replace	20%	\$626	
	Wainscot		x	None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile		x	None		Minor		Moderate		Major		Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	100%		None		Minor		Moderate		Major		Replace		\$0	
	Resilient Tile		x	None		Minor		Moderate		Major		Replace		\$0	
	Resilient Sheet		x	None		Minor		Moderate		Major		Replace		\$0	
	Polished Concrete		x	None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile		x	None		Minor		Moderate		Major		Replace		\$0	
	Liquid Applied		x	None		Minor		Moderate		Major		Replace		\$0	
	Wood Sports Floor		x	None		Minor		Moderate		Major		Replace		\$0	
C3030 Ceiling Finishes	Wallboard		x	None		Minor		Moderate		Major		Replace		\$0	
	Lay-In Ceiling Tile	100%		None	x	Minor		Moderate		Major		Replace	20%	\$626	
	Glued-Up Ceiling Tile		x	None		Minor		Moderate		Major		Replace		\$0	
	Painted Structure		x	None		Minor		Moderate		Major		Replace		\$0	unpainted wood ceiling
D SERVICES															
D10 Conveying															
D1010 Elevators & Lifts			x	None		Minor		Moderate		Major		Replace		\$0	
	D1020 Escalators & Moving Walks		x	None		Minor		Moderate		Major		Replace		\$0	
	D1090 Other Conveying Systems		x	None		Minor		Moderate		Major		Replace		\$0	
D20 Plumbing															
D2010 Plumbing Fixtures			x	None		Minor		Moderate		Major		Replace		\$0	
	D2020 Domestic Water Distribution		x	None		Minor		Moderate		Major		Replace		\$0	
	D2030 Sanitary Waste		x	None		Minor		Moderate		Major		Replace		\$0	
	D2040 Rain Water Drainage	100%		None		Minor	X	Moderate		Major		Replace	20%	\$418	Downspout doesn't make it to the ground
D2090 Other Plumbing Systems	NOT USED			None		Minor		Moderate		Major		Replace			
D30 HVAC															
D3010 Energy Supply			x	None		Minor		Moderate		Major		Replace		\$0	
	D3020 Heat Generating Systems		x	None		Minor		Moderate		Major		Replace		\$0	
	Boiler			None		Minor		Moderate		Major		Replace		\$0	Two heat pumps
	Air Handler	2		None		Minor		Moderate		Major		Replace		\$0	
	Furnace		x	None		Minor		Moderate		Major		Replace		\$0	

PHYSICAL CONDITION ASSESSMENT

D3030 Cooling Generating Systems	Heat Exchanger		x	None		Minor		Moderate		Major		Replace		\$0	
	Component of air handler		x	None		Minor		Moderate		Major		Replace		\$0	
	Stand alone chiller		x	None		Minor		Moderate		Major		Replace		\$0	
	D3040 Distribution Systems		X	None		Minor		Moderate		Major		Replace		\$0	
D3050 Terminal & Package Units	Hot water return & supply		x	None		Minor		Moderate		Major		Replace		\$0	
	Above ceiling VAV unit		x	None		Minor		Moderate		Major		Replace		\$0	
	In-room ventilator unit		x	None		Minor		Moderate		Major		Replace		\$0	
	In-room radiant unit		x	None		Minor		Moderate		Major		Replace		\$0	
D3060 Controls & Instrumentation		100%		None		Minor		Moderate		Major		Replace		\$0	Honeywell controls for heat pumps
D3070 Systems Testing & Balancing			x	None		Minor		Moderate		Major		Replace		\$0	
D3090 Other HVAC Systems & Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
D40 Fire Protection															
D4010 Sprinklers			x	None		Minor		Moderate		Major		Replace		\$0	
D4020 Standpipes			x	None		Minor		Moderate		Major		Replace		\$0	
D4030 Fire Protection Specialties			x	None		Minor		Moderate		Major		Replace		\$0	
D4090 Other Fire Protection Systems	NOT USED			None		Minor		Moderate		Major		Replace			
D50 Electrical															
D5010 Electrical Service & Distribution		100%		None		Minor		Moderate		Major		Replace		\$0	
D5020 Lighting and Branch Wiring		100%		None		Minor		Moderate		Major		Replace		\$0	T8 w/ switches
D5030 Communications & Security	Voice / Data System		x	None		Minor		Moderate		Major		Replace		\$0	
	Clock / Intercom System		x	None		Minor		Moderate		Major		Replace		\$0	
	Closed Circuit Surveillance		x	None		Minor		Moderate		Major		Replace		\$0	
	Access Control System		x	None		Minor		Moderate		Major		Replace		\$0	
	Intrusion Alarm System		x	None		Minor		Moderate		Major		Replace		\$0	
	Fire Alarm / Detection		x	None		Minor		Moderate		Major		Replace		\$0	
	Lighting Control System		x	None		Minor		Moderate		Major		Replace		\$0	
	D5090 Other Electrical Systems	NOT USED		None		Minor		Moderate		Major		Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment

E1010 Commercial Equipment	Food Service		x	None		Minor		Moderate		Major		Replace		\$0	
	Vocational		x	None		Minor		Moderate		Major		Replace		\$0	
E1020 Institutional Equipment	Science		x	None		Minor		Moderate		Major		Replace		\$0	
	Art		x	None		Minor		Moderate		Major		Replace		\$0	
	Stage Performance		x	None		Minor		Moderate		Major		Replace		\$0	
	Restroom Accessories/Stalls		x	None		Minor		Moderate		Major		Replace		\$0	
E1030 Vehicular Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E1090 Other Equipment	NOT USED			None		Minor		Moderate		Major		Replace			

E20 Furnishings

E2010 Fixed Furnishings			x	None		Minor		Moderate		Major		Replace		\$0	
E2020 Movable Furnishings		100%		None		Minor		Moderate		Major		Replace		\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED
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PHYSICAL CONDITION ASSESSMENT

G20 Site Improvements

G2010 Roadways		X	None		Minor		Moderate		Major		Replace		\$0	
G2020 Parking Lots		X	None		Minor		Moderate		Major		Replace		\$0	
G2030 Pedestrian Paving			None		Minor		Moderate		Major		Replace		\$0	
G2040 Site Development		X	None		Minor		Moderate		Major		Replace		\$0	
G2050 Landscaping		X	None		Minor		Moderate		Major		Replace		\$0	

G30 Site Mechanical Utilities

G3010 Water Supply	Domestic		X	None		Minor		Moderate		Major		Replace		\$0	
	Fire		X	None		Minor		Moderate		Major		Replace		\$0	
G3020 Sanitary Sewer			X	None		Minor		Moderate		Major		Replace		\$0	
G3030 Storm Sewer			X	None		Minor		Moderate		Major		Replace		\$0	
G3040 Heating Distribution			X	None		Minor		Moderate		Major		Replace		\$0	Standalone heat pump
G3050 Cooling Distribution			X	None		Minor		Moderate		Major		Replace		\$0	Standalone heat pump
G3060 Fuel Distribution			X	None		Minor		Moderate		Major		Replace		\$0	
G3090 Other Site Mechanical Utilities	NOT USED			None		Minor		Moderate		Major		Replace			

G40 Site Electrical Utilities

G4010 Electrical Distribution	Service		x	None		Minor		Moderate		Major		Replace		\$0	
	Generator		x	None		Minor		Moderate		Major		Replace		\$0	
G4020 Site Lighting			x	None		Minor		Moderate		Major		Replace		\$0	
G4030 Site Communications & Security			x	None		Minor		Moderate		Major		Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED			None		Minor		Moderate		Major		Replace			

G90 Other Site Construction

NOT USED

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Notes
Heating/Cooling System:				\$0	
Heat pump				\$0	
Portable's staircase/ramp	Repair	1	5000	\$5,000	Is failing, wood splitting and rotting out in areas
				\$0	
Lighting:				\$0	
Occ or switches?				\$0	
T8 w/ switches				\$0	

FLIR legend:
324

Physical Condition Budget Sub-Total	\$20,963
Budgeted Development Costs	\$7,966
Physical Condition Budget TOTAL	\$28,928
Replacement Budget	\$739,570
Facility Condition Index (FCI)	3.9%

Cedar Ridge Middle School

PHYSICAL CONDITION ASSESSMENT

District Name:	Oregon Trail SD 46
Site Name:	Cedar Ridge Middle School
Building Name:	Main (North Building)
Building ID:	192610232CD

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			Type (as applicable)	% of Building or Number	LEVEL OF ACTION						% of System or Finish	Automated Budget Estimate	Notes					
Level 1	Level 2	Level 3			None	Minor	Moderate	Major	Replace									
A SUBSTRUCTURE																		
A10 Foundations																		
		A1010 Standard Foundations		x	None	Minor	Moderate	Major	Replace		\$0							
		A1020 Special Foundations		x	None	Minor	Moderate	Major	Replace		\$0							
		A1030 Slab on Grade		100%	None	Minor	Moderate	Major	Replace		\$0							
A20 Basement Construction																		
		A2010 Basement Excavation	NOT USED		None	Minor	Moderate	Major	Replace									
		A2020 Basement Walls		x	None	Minor	Moderate	Major	Replace		\$0							
B SHELL																		
B10 Superstructure																		
		B1010 Floor Construction	Wood	x	None	Minor	Moderate	Major	Replace		\$0							
			Steel	50%	None	Minor	Moderate	Major	Replace		\$0							
			Concrete	50%	None	Minor	Moderate	Major	Replace		\$0							
		B1020 Roof Construction	Wood	80%	None	Minor	Moderate	Major	Replace		\$0							
			Steel	20%	None	Minor	Moderate	Major	x Replace	100%	\$547,653	Gym needs new roof						
			Concrete	x	None	Minor	Moderate	Major	Replace		\$0							
B20 Exterior Enclosure																		
		B2010 Exterior Walls	Concrete Formed / Tilt	x	None	Minor	Moderate	Major	Replace		\$0							
			Masonry	90%	None	Minor	Moderate	Major	Replace		\$0	red brick and CMU						
			Framed w/Panel Siding	10%	None	Minor	Moderate	Major	Replace		\$0							
			Framed w/Stucco	x	None	Minor	Moderate	Major	Replace		\$0							
			Framed w/Masonry Veneer	x	None	Minor	Moderate	Major	Replace		\$0							
		B2020 Exterior Windows	Wood	x	None	Minor	Moderate	Major	Replace		\$0							
			Aluminum/Steel	100%	None	Minor	x Moderate	Major	Replace	20%	\$109,531	Single Pane & Double Pane mix						
			Clad	x	None	Minor	Moderate	Major	Replace		\$0							
			Curtain Wall	x	None	Minor	Moderate	Major	Replace		\$0							
		B2030 Exterior Doors	Wood	x	None	Minor	Moderate	Major	Replace		\$0							
			Hollow Metal	x	None	Minor	Moderate	Major	Replace		\$0							
			Storefront	100%	None	Minor	Moderate	Major	x Replace	100%	\$2,610							
B30 Roofing																		
		B3010 Roof Coverings	Asphalt Shingle	100%	None	Minor	Moderate	Major	x Replace	25%	\$191,679	Gym covering						
			Built-Up	x	None	Minor	Moderate	Major	Replace		\$0							
			Single Ply	x	None	Minor	Moderate	Major	Replace		\$0							
			Metal	x	None	Minor	Moderate	Major	Replace		\$0							
			Concrete Tile	x	None	Minor	Moderate	Major	Replace		\$0							
		B3020 Roof Openings	Skylights	x	None	Minor	Moderate	Major	Replace		\$0							
			Access Hatch	x	None	Minor	Moderate	Major	Replace		\$0							
C INTERIORS																		
C10 Interior Construction																		
		C1010 Partitions	Framed	100%	None	Minor	Moderate	Major	Replace		\$0							
			Masonry	x	None	Minor	Moderate	Major	Replace		\$0							
		C1020 Interior Doors	Wood	80%	None	Minor	x Moderate	Major	Replace	100%	\$298	Non-ADA						

PHYSICAL CONDITION ASSESSMENT

C1030 Fittings	Hollow Metal	20%		None	Minor	Moderate	Major	Replace		\$0			
	NOT USED			None	Minor	Moderate	Major	Replace					
<u>C20 Stairs</u>													
C2010 Stair Construction	Wood	100%		None	Minor	Moderate	Major	Replace		\$0			
	Metal		x	None	Minor	Moderate	Major	Replace		\$0			
C2020 Stair Finishes	Concrete		x	None	Minor	Moderate	Major	Replace		\$0			
	Concrete Fill		x	None	Minor	Moderate	Major	Replace		\$0			
	Resilient	100%		None	Minor	Moderate	Major	Replace		\$0			
<u>C30 Interior Finishes</u>													
C3010 Wall Finishes	Paint on Masonry	10%		None	Minor	Moderate	Major	Replace		\$0	locker rooms		
	Wallboard	90%		None	Minor	Moderate	Major	Replace		\$0			
	Wainscot		x	None	Minor	Moderate	Major	Replace		\$0			
	Ceramic Tile		x	None	Minor	Moderate	Major	Replace		\$0			
C3020 Floor Finishes	Carpet / Soft Surface	5%		None	Minor	Moderate	Major	Replace		\$0			
	Resilient Tile	80%		None	Minor	Moderate	Major	Replace		\$0			
	Resilient Sheet		x	None	Minor	Moderate	Major	Replace		\$0			
	Polished Concrete		x	None	Minor	Moderate	Major	Replace		\$0			
	Ceramic Tile	5%		None	Minor	Moderate	Major	Replace		\$0			
	Liquid Applied			None	Minor	Moderate	Major	Replace		\$0			
	Wood Sports Floor	10%		None	Minor	x	Moderate	Major	Replace	100%	\$68,457	2nd floor gym	
	Wallboard		x	None	Minor		Moderate	Major	Replace		\$0		
C3030 Ceiling Finishes	Lay-In Ceiling Tile	80%		None	Minor	x	Moderate	Major	Replace	20%	\$43,812		
	Glued-Up Ceiling Tile	20%		None	Minor		Moderate	Major	x	Replace	5%	\$4,929	
	Painted Structure		x	None	Minor		Moderate	Major	Replace		\$0		
D SERVICES													
<u>D10 Conveying</u>													
D1010 Elevators & Lifts		2		None	Minor	Moderate	Major	Replace		\$0	lights are out		
	D1020 Escalators & Moving Walks		x	None	Minor	Moderate	Major	Replace		\$0			
	D1090 Other Conveying Systems		x	None	Minor	Moderate	Major	Replace		\$0			
<u>D20 Plumbing</u>													
D2010 Plumbing Fixtures		100%		None	Minor	x	Moderate	Major	Replace	25%	\$109,531	Faucets vary throughout, not consistent	
D2020 Domestic Water Distribution		100%		None	Minor		Moderate	Major	Replace		\$0		
D2030 Sanitary Waste		100%		None	Minor		Moderate	Major	Replace		\$0		
D2040 Rain Water Drainage		100%		None	Minor		Moderate	Major	Replace		\$0		
D2090 Other Plumbing Systems	NOT USED			None	Minor		Moderate	Major	Replace				
<u>D30 HVAC</u>													
D3010 Energy Supply		100%		None	Minor		Moderate	Major	Replace		\$0		
D3020 Heat Generating Systems	Boiler	2		None	Minor		Moderate	Major	Replace		\$0		
	Air Handler	5		None	Minor		Moderate	x	Major	Replace	50%	\$547,653	5 air handlers
	Furnace		x	None	Minor		Moderate		Major	Replace		\$0	
	Heat Exchanger		x	None	Minor		Moderate		Major	Replace		\$0	
	Component of air handler	20%		None	Minor		Moderate		Major	Replace		\$0	
D3030 Cooling Generating Systems	Stand alone chiller		x	None	Minor		Moderate		Major	Replace		\$0	
	Ductwork	50%		None	Minor	x	Moderate		Major	Replace	25%	\$41,074	
D3040 Distribution Systems	Hot water return & supply		x	None	Minor		Moderate		Major	Replace		\$0	5 Unit heaters
	Above ceiling VAV unit			None	Minor		Moderate		Major	Replace		\$0	
	In-room ventilator unit	100%		None	Minor		Moderate		Major	Replace		\$0	12 Unit Ventilators
	In-room radiant unit		x	None	Minor		Moderate		Major	Replace		\$0	
D3050 Terminal & Package Units													
D3060 Controls & Instrumentation		100%		None	Minor		Moderate		Major	Replace		\$0	Recent controls upgrade March 2017
D3070 Systems Testing & Balancing			x	None	Minor		Moderate		Major	Replace		\$0	

PHYSICAL CONDITION ASSESSMENT

D3090 Other HVAC Systems & Equipment	NOT USED		None	Minor	Moderate	Major	Replace	
<u>D40 Fire Protection</u>								
D4010 Sprinklers		100%	None	Minor	Moderate	Major	Replace	\$0Wet System
D4020 Standpipes		x	None	Minor	Moderate	Major	Replace	\$0
D4030 Fire Protection Specialties		x	None	Minor	Moderate	Major	Replace	\$0
D4090 Other Fire Protection Systems	NOT USED		None	Minor	Moderate	Major	Replace	
<u>D50 Electrical</u>								
D5010 Electrical Service & Distribution		100%	None	Minor	Moderate	Major	Replace	\$0
D5020 Lighting and Branch Wiring	T8	100%	None	Minor	Moderate	Major	Replace	\$0T8 Lighting (80%) & LED lighting (20%)
D5030 Communications & Security	Voice / Data System	100%	None	Minor	Moderate	Major	Replace	\$0Phone system
	Clock / Intercom System	x	None	Minor	Moderate	Major	Replace	\$0
	Closed Circuit Surveillance	x	None	Minor	Moderate	Major	Replace	\$0
	Access Control System	100%	None	Minor	Moderate	Major	Replace	\$0Single point of entry
	Intrusion Alarm System	100%	None	Minor	Moderate	Major	Replace	\$0
	Fire Alarm / Detection	100%	None	Minor	Moderate	Major	Replace	\$0
	Lighting Control System	x	None	Minor	Moderate	Major	Replace	\$0Switches and zone lighting
D5090 Other Electrical Systems	NOT USED		None	Minor	Moderate	Major	Replace	

E EQUIPMENT & FURNISHINGS

<u>E10 Equipment</u>								
E1010 Commercial Equipment	Food Service	100%	None	Minor	Moderate	Major	Replace	\$0LED lights, all new equipment
	Vocational	x	None	Minor	Moderate	Major	Replace	\$0
E1020 Institutional Equipment	Science		None	Minor	Moderate	Major	Replace	\$0
	Art		None	Minor	Moderate	Major	Replace	\$0
	Stage Performance	10000	None	Minor	Moderate	Major	Replace	\$0
	Restroom Accessories/Stalls	100%	None	Minor	xModerate	Major	Replace	25%\$205,370Some are missing doors
E1030 Vehicular Equipment	NOT USED		None	Minor	Moderate	Major	Replace	
E1090 Other Equipment	NOT USED		None	Minor	Moderate	Major	Replace	
<u>E20 Furnishings</u>								
E2010 Fixed Furnishings		100%	None	xMinor	Moderate	Major	Replace	20%\$32,859
E2020 Movable Furnishings		100%	None	Minor	Moderate	Major	Replace	\$0Returning chairs due to height

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED							
<u>G20 Site Improvements</u>								
G2010 Roadways		12000	None	Minor	Moderate	Major	Replace	\$0
G2020 Parking Lots		25000	None	Minor	Moderate	Major	Replace	\$0
G2030 Pedestrian Paving		3000	None	Minor	Moderate	Major	Replace	\$0
G2040 Site Development		2000	None	Minor	Moderate	Major	Replace	\$0
G2050 Landscaping		1000	None	Minor	Moderate	Major	Replace	\$0
<u>G30 Site Mechanical Utilities</u>								
G3010 Water Supply	Domestic	100%	None	Minor	Moderate	Major	Replace	\$0
	Fire	100%	None	Minor	Moderate	Major	Replace	\$0
G3020 Sanitary Sewer		100%	None	Minor	Moderate	Major	Replace	\$0
G3030 Storm Sewer		100%	None	Minor	Moderate	Major	Replace	\$0
G3040 Heating Distribution		100%	None	Minor	Moderate	Major	Replace	\$0
G3050 Cooling Distribution		100%	None	Minor	Moderate	Major	Replace	\$0
G3060 Fuel Distribution		100%	None	Minor	Moderate	Major	Replace	\$0
G3090 Other Site Mechanical Utilities	NOT USED		None	Minor	Moderate	Major	Replace	

PHYSICAL CONDITION ASSESSMENT

<u>G40 Site Electrical Utilities</u>														
G4010 Electrical Distribution	Service	100%	None	Minor	Moderate	Major	Replace	\$0						
	Generator	1	None	Minor	Moderate	Major	Replace	\$0						
G4020 Site Lighting		100%	None	Minor	Moderate	Major	Replace	\$0						
G4030 Site Communications & Security		100%	None	Minor	Moderate	Major	Replace	\$0						
G4090 Other Site Electrical Utilities	NOT USED		None	Minor	Moderate	Major	Replace							
<u>G90 Other Site Construction</u>														

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Notes
Heating/Cooling System:				\$0	
4 hw heating fans in gym. AHUs in upstairs gym are old steam heat (3). UVs (steam heat) in classrooms. Steam r 1 gwh, 2 ewhs				\$0	
FIMS:				\$0	
				\$0	
Lighting:				\$0	
Occ or switches?				\$0	
10% LED. 2 classrooms, office, and SE corridor Had to Delamp T8s due to brightness. T5s in gym Occ sensors in gym and office area, custodial and bus ramp area, cafeteria.				\$0	

FLIR legend:
392

2ndfloor gym is in complete disrepair.

Physical Condition Budget Sub-Total	\$1,905,456
Budgeted Development Costs	\$724,073
Physical Condition Budget TOTAL	\$2,629,530
Replacement Budget	\$38,791,306
Facility Condition Index (FCI)	6.8%

UVs are old/ noisy and teachers turn them off Heat and OSA
Roof needs attention
Rust and crud in DW. Old galvanized.

PHYSICAL CONDITION ASSESSMENT

District Name:	Oregon Trail SD 46
Site Name:	Cedar Ridge Middle School
Building Name:	Main (South Building)
Building ID:	192610232AB

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

			LEVEL OF ACTION														
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace	% of System or Finish	Automated Budget Estimate	Notes
A SUBSTRUCTURE																	
A10 Foundations																	
	A1010 Standard Foundations				x	None		Minor		Moderate		Major		Replace		\$0	
	A1020 Special Foundations				x	None		Minor		Moderate		Major		Replace		\$0	
	A1030 Slab on Grade			100%		None		Minor		Moderate		Major		Replace		\$0	
A20 Basement Construction																	
	A2010 Basement Excavation		NOT USED			None		Minor		Moderate		Major		Replace			
	A2020 Basement Walls				x	None		Minor		Moderate		Major		Replace		\$0	
B SHELL																	
B10 Superstructure																	
	B1010 Floor Construction	Wood			x	None		Minor		Moderate		Major		Replace		\$0	
		Steel		50%		None		Minor		Moderate		Major		Replace		\$0	
		Concrete		50%		None		Minor		Moderate		Major		Replace		\$0	
	B1020 Roof Construction	Wood		100%		None		Minor		Moderate		Major		Replace		\$0	
		Steel			x	None		Minor		Moderate		Major		Replace		\$0	
		Concrete			x	None		Minor		Moderate		Major		Replace		\$0	
B20 Exterior Enclosure																	
	B2010 Exterior Walls	Concrete Formed / Tilt			x	None		Minor		Moderate		Major		Replace		\$0	
		Masonry		90%		None		Minor		Moderate		Major		Replace		\$0	red brick and CMU
		Framed w/Panel Siding		10%		None		Minor		Moderate		Major		Replace		\$0	
		Framed w/Stucco			x	None		Minor		Moderate		Major		Replace		\$0	
		Framed w/Masonry Veneer			x	None		Minor		Moderate		Major		Replace		\$0	
	B2020 Exterior Windows	Wood			x	None		Minor		Moderate		Major		Replace		\$0	
	single	Aluminum/Steel		100%		None		Minor	x	Moderate		Major		Replace	20%	\$44,310	Single Pane & Double Pane mix
		Clad			x	None		Minor		Moderate		Major		Replace		\$0	
		Curtain Wall			x	None		Minor		Moderate		Major		Replace		\$0	
	B2030 Exterior Doors	Wood			x	None		Minor		Moderate		Major		Replace		\$0	
		Hollow Metal			x	None		Minor		Moderate		Major		Replace		\$0	
		Storefront		100%		None		Minor	x	Moderate		Major		Replace	50%	\$311	
B30 Roofing																	
	B3010 Roof Coverings	Asphalt Shingle		100%		None		Minor		Moderate		Major	x	Replace	100%	\$310,173	Roof covering needs replaced
		Built-Up			x	None		Minor		Moderate		Major		Replace		\$0	
		Single Ply			x	None		Minor		Moderate		Major		Replace		\$0	
		Metal			x	None		Minor		Moderate		Major		Replace		\$0	
		Concrete Tile			x	None		Minor		Moderate		Major		Replace		\$0	
	B3020 Roof Openings	Skylights			x	None		Minor		Moderate		Major		Replace		\$0	
		Access Hatch			x	None		Minor		Moderate		Major		Replace		\$0	
C INTERIORS																	
C10 Interior Construction																	
	C1010 Partitions	Framed		100%		None		Minor		Moderate		Major		Replace		\$0	
		Masonry			x	None		Minor		Moderate		Major		Replace		\$0	
	C1020 Interior Doors	Wood		80%		None		Minor	x	Moderate		Major		Replace	100%	\$298	Non-ADA

PHYSICAL CONDITION ASSESSMENT

C1030 Fittings	Hollow Metal	10%		None	Minor	Moderate	Major	Replace		\$0		
	NOT USED			None	Minor	Moderate	Major	Replace				
<u>C20 Stairs</u>												
C2010 Stair Construction	Wood	100%		None	Minor	Moderate	Major	Replace		\$0		
	Metal		x	None	Minor	Moderate	Major	Replace		\$0		
	Concrete		x	None	Minor	Moderate	Major	Replace		\$0		
C2020 Stair Finishes	Concrete Fill		x	None	Minor	Moderate	Major	Replace		\$0		
	Resilient	100%		None	Minor	Moderate	Major	Replace		\$0		
<u>C30 Interior Finishes</u>												
C3010 Wall Finishes	Paint on Masonry	10%		None	Minor	Moderate	Major	Replace		\$0	locker rooms	
	Wallboard	90%		None	Minor	Moderate	Major	Replace		\$0		
	Wainscot		x	None	Minor	Moderate	Major	Replace		\$0		
	Ceramic Tile		x	None	Minor	Moderate	Major	Replace		\$0		
C3020 Floor Finishes	Carpet / Soft Surface	5%		None	Minor	Moderate	Major	Replace		\$0		
	Resilient Tile	80%		None	Minor	Moderate	Major	Replace		\$0		
	Resilient Sheet		x	None	Minor	Moderate	Major	Replace		\$0		
	Polished Concrete		x	None	Minor	Moderate	Major	Replace		\$0		
	Ceramic Tile	5%		None	Minor	Moderate	Major	Replace		\$0		
	Liquid Applied			None	Minor	Moderate	Major	Replace		\$0		
	Wood Sports Floor	10%		None	Minor	x	Moderate	Major	Replace	100%	\$27,694	2nd floor gym
C3030 Ceiling Finishes	Wallboard		x	None	Minor	Moderate	Major	Replace		\$0		
	Lay-In Ceiling Tile	80%		None	Minor	x	Moderate	Major	Replace	20%	\$17,724	
	Glued-Up Ceiling Tile	20%		None	Minor	Moderate	Major	x	Replace	5%	\$1,994	
	Painted Structure		x	None	Minor	Moderate	Major	Replace		\$0		
D SERVICES												
<u>D10 Conveying</u>												
D1010 Elevators & Lifts		2		None	Minor	Moderate	Major	Replace		\$0	lights are out	
	D1020 Escalators & Moving Walks		x	None	Minor	Moderate	Major	Replace		\$0		
	D1090 Other Conveying Systems		x	None	Minor	Moderate	Major	Replace		\$0		
<u>D20 Plumbing</u>												
D2010 Plumbing Fixtures		100%		None	Minor	x	Moderate	Major	Replace	25%	\$44,310	Faucets vary throughout, not consistent
D2020 Domestic Water Distribution		100%		None	Minor	Moderate	Major	Replace		\$0		
D2030 Sanitary Waste		100%		None	Minor	Moderate	Major	Replace		\$0		
D2040 Rain Water Drainage		100%		None	Minor	Moderate	Major	Replace		\$0		
D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace				
<u>D30 HVAC</u>												
D3010 Energy Supply		100%		None	Minor	Moderate	Major	Replace		\$0		
D3020 Heat Generating Systems	Boiler	2		None	Minor	Moderate	Major	Replace		\$0		
	Air Handler	5		None	Minor	Moderate	x	Major	Replace	50%	\$221,552	
	Furnace		x	None	Minor	Moderate	Major	Replace		\$0		
	Heat Exchanger		x	None	Minor	Moderate	Major	Replace		\$0		
	Component of air handler	20%		None	Minor	Moderate	Major	Replace		\$0		
D3030 Cooling Generating Systems	Stand alone chiller		x	None	Minor	Moderate	Major	Replace		\$0		
	Ductwork	50%		None	Minor	x	Moderate	Major	Replace	25%	\$16,616	
D3040 Distribution Systems	Hot water return & supply		x	None	Minor	Moderate	Major	Replace		\$0		
	Above ceiling VAV unit			None	Minor	Moderate	Major	Replace		\$0		
	In-room ventilator unit	100%		None	Minor	Moderate	Major	Replace		\$0		
D3050 Terminal & Package Units	In-room radiant unit		x	None	Minor	Moderate	Major	Replace		\$0		
		100%		None	Minor	Moderate	Major	Replace		\$0	Recent controls upgrade March 2017	
D3060 Controls & Instrumentation												
D3070 Systems Testing & Balancing			x	None	Minor	Moderate	Major	Replace		\$0		

PHYSICAL CONDITION ASSESSMENT

D3090 Other HVAC Systems & Equipment	NOT USED			None		Minor		Moderate		Major		Replace	
D40 Fire Protection													
D4010 Sprinklers	Wet system	100%		None		Minor		Moderate		Major		Replace	\$0
D4020 Standpipes			x	None		Minor		Moderate		Major		Replace	\$0
D4030 Fire Protection Specialties			x	None		Minor		Moderate		Major		Replace	\$0
D4090 Other Fire Protection Systems	NOT USED			None		Minor		Moderate		Major		Replace	
D50 Electrical													
D5010 Electrical Service & Distribution		100%		None		Minor		Moderate		Major		Replace	\$0
D5020 Lighting and Branch Wiring	T8	100%		None		Minor		Moderate		Major		Replace	\$0
D5030 Communications & Security	Voice / Data System	100%		None		Minor		Moderate		Major		Replace	\$0
	Clock / Intercom System		x	None		Minor		Moderate		Major		Replace	\$0
	Closed Circuit Surveillance		x	None		Minor		Moderate		Major		Replace	\$0
	Access Control System	100%		None		Minor		Moderate		Major		Replace	\$0
	Intrusion Alarm System	100%		None		Minor		Moderate		Major		Replace	\$0
	Fire Alarm / Detection	100%		None		Minor		Moderate		Major		Replace	\$0
	Lighting Control System		x	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%		None		Minor		Moderate		Major		Replace		\$0	LED lights, all new equipment
	Vocational		x	None		Minor		Moderate		Major		Replace		\$0	
E1020 Institutional Equipment	Science	5000		None		Minor		Moderate		Major	x	Replace	100%	\$21,753	Roof over science building needs replaced
	Art	1000		None		Minor		Moderate		Major		Replace		\$0	
	Stage Performance			None		Minor		Moderate		Major		Replace		\$0	
	Restroom Accessories/Stalls	100%		None		Minor	x	Moderate		Major		Replace	25%	\$83,082	Some are missing doors
E1030 Vehicular Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E1090 Other Equipment	NOT USED			None		Minor		Moderate		Major		Replace			Disco ball is good
E20 Furnishings															
E2010 Fixed Furnishings		100%		None	x	Minor		Moderate		Major		Replace	20%	\$13,293	
E2020 Movable Furnishings		100%		None		Minor		Moderate		Major		Replace		\$0	Returning chairs due to height

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

<u>G10 Site Preparation</u>		NOT USED													
<u>G20 Site Improvements</u>															
G2010 Roadways			x	None		Minor		Moderate		Major		Replace		\$0	Data is in North end data sheet
G2020 Parking Lots			x	None		Minor		Moderate		Major		Replace		\$0	Data is in North end data sheet
G2030 Pedestrian Paving			x	None		Minor		Moderate		Major		Replace		\$0	Data is in North end data sheet
G2040 Site Development			x	None		Minor		Moderate		Major		Replace		\$0	Data is in North end data sheet
G2050 Landscaping			x	None		Minor		Moderate		Major		Replace		\$0	Data is in North end data sheet
<u>G30 Site Mechanical Utilities</u>															
G3010 Water Supply	Domestic	100%		None		Minor		Moderate		Major		Replace		\$0	
	Fire	100%		None		Minor		Moderate		Major		Replace		\$0	
G3020 Sanitary Sewer		100%		None		Minor		Moderate		Major		Replace		\$0	
G3030 Storm Sewer		100%		None		Minor		Moderate		Major		Replace		\$0	
G3040 Heating Distribution		100%		None		Minor		Moderate		Major		Replace		\$0	
G3050 Cooling Distribution		100%		None		Minor		Moderate		Major		Replace		\$0	
G3060 Fuel Distribution		100%		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	100%		None		Minor		Moderate		Major		Replace		\$0	
	Generator			None		Minor		Moderate		Major		Replace		\$0	
G4020 Site Lighting		100%		None		Minor		Moderate		Major		Replace		\$0	
G4030 Site Communications & Security		100%		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	Notes
Heating/Cooling System:				\$0	
AHUs in upstairs gym are old steam heat (3). UVs (steam heat) in classrooms. Steam radiators in hallways. Cent 1 gwh, 2 ewhs				\$0	
FIMS:				\$0	
				\$0	
Lighting:				\$0	
Occ or switches?				\$0	
10% LED. 2 classrooms, office, and SE corridor Had to Delamp T8s due to brightness. T5s in gym Occ sensors in gym and office area, custodial and bus ramp area, cafeteria.				\$0	

FLIR legend:
392

2ndfloor gym is in complete disrepair.

Physical Condition Budget Sub-Total	\$803,112
Budgeted Development Costs	\$305,183
Physical Condition Budget TOTAL	\$1,108,294
Replacement Budget	\$15,692,963
Facility Condition Index (FCI)	7.1%

UVs are old/ noisy and teachers turn them off Heat and OSA
Roof needs attention
Rust and crud in DW. Old galvanized.

Firwood Elementary School

PHYSICAL CONDITION ASSESSMENT

District Name:	Oregon Trail SD 46
Site Name:	Firwood Elementary School
Building Name:	Administration Building
Building ID:	192610121E

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

			LEVEL OF ACTION														
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace	% of System or Finish	Automated Budget Estimate	Notes
A SUBSTRUCTURE																	
A10 Foundations																	
		A1010 Standard Foundations			x	None		Minor		Moderate		Major		Replace		\$0	
		A1020 Special Foundations			x	None		Minor		Moderate		Major		Replace		\$0	
		A1030 Slab on Grade		100%		None		Minor		Moderate		Major		Replace		\$0	
A20 Basement Construction																	
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace			
		A2020 Basement Walls				None		Minor		Moderate		Major		Replace		\$0	
B SHELL																	
B10 Superstructure																	
		B1010 Floor Construction	Wood		x	None		Minor		Moderate		Major		Replace		\$0	
			Steel		x	None		Minor		Moderate		Major		Replace		\$0	
			Concrete	100%		None		Minor		Moderate		Major		Replace		\$0	
		B1020 Roof Construction	Wood	100%		None		Minor		Moderate		Major		Replace		\$0	
			Steel		x	None		Minor		Moderate		Major		Replace		\$0	
			Concrete		x	None		Minor		Moderate		Major		Replace		\$0	
B20 Exterior Enclosure																	
		B2010 Exterior Walls	Concrete Formed / Tilt		x	None		Minor		Moderate		Major		Replace		\$0	
			Masonry	100%		None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Panel Siding		x	None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Stucco		x	None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Masonry Veneer		x	None		Minor		Moderate		Major		Replace		\$0	
		B2020 Exterior Windows	Wood		x	None		Minor		Moderate		Major		Replace		\$0	
			Aluminum/Steel	100%		None		Minor		Moderate		Major	x	Replace	50%	\$24,182	Exterior frames are rotting and double pane is damaged
			Clad		x	None		Minor		Moderate		Major		Replace		\$0	
			Curtain Wall		x	None		Minor		Moderate		Major		Replace		\$0	
		B2030 Exterior Doors	Wood		x	None		Minor		Moderate		Major		Replace		\$0	
			Hollow Metal	2		None		Minor		Moderate		Major		Replace		\$0	
			Storefront	3		None		Minor		Moderate		Major		Replace		\$0	
B30 Roofing																	
		B3010 Roof Coverings	Asphalt Shingle		x	None		Minor		Moderate		Major		Replace		\$0	
			Built-Up		x	None		Minor		Moderate		Major		Replace		\$0	
			Single Ply	34%		None		Minor		Moderate		Major		Replace		\$0	
			Metal	66%		None		Minor		Moderate		Major		Replace		\$0	
			Concrete Tile		x	None		Minor		Moderate		Major		Replace		\$0	
		B3020 Roof Openings	Skylights		x	None		Minor		Moderate		Major		Replace		\$0	
			Access Hatch		x	None		Minor		Moderate		Major		Replace		\$0	
C INTERIORS																	
C10 Interior Construction																	
		C1010 Partitions	Framed	100%		None		Minor		Moderate		Major		Replace		\$0	

PHYSICAL CONDITION ASSESSMENT

C1020 Interior Doors	Masonry		x	None		Minor		Moderate		Major		Replace		\$0	
	Wood	4		None		Minor	x	Moderate		Major		Replace	100%	\$1,492	non-ADA handles
	Hollow Metal		x	None		Minor		Moderate		Major		Replace		\$0	
	NOT USED			None		Minor		Moderate		Major		Replace			
C20 Stairs															
C2010 Stair Construction	Wood		x	None		Minor		Moderate		Major		Replace		\$0	
	Metal		x	None		Minor		Moderate		Major		Replace		\$0	
	Concrete		x	None		Minor		Moderate		Major		Replace		\$0	
C2020 Stair Finishes	Concrete Fill		x	None		Minor		Moderate		Major		Replace		\$0	
	Resilient		x	None		Minor		Moderate		Major		Replace		\$0	
C30 Interior Finishes															
C3010 Wall Finishes	Paint on Masonry		x	None		Minor		Moderate		Major		Replace		\$0	
	Wallboard	100%		None		Minor		Moderate		Major		Replace		\$0	
	Wainscot		x	None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile		x	None		Minor		Moderate		Major		Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	10%		None		Minor		Moderate		Major		Replace		\$0	
	Resilient Tile	60%		None		Minor		Moderate		Major	x	Replace	50%	\$6,138	Asbestos tile in admin office area
	Resilient Sheet		x	None		Minor		Moderate		Major		Replace		\$0	
	Polished Concrete	20%		None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile	10%		None		Minor		Moderate		Major		Replace		\$0	
	Liquid Applied		x	None		Minor		Moderate		Major		Replace		\$0	
	Wood Sports Floor		x	None		Minor		Moderate		Major		Replace		\$0	
C3030 Ceiling Finishes	Wallboard		x	None		Minor		Moderate		Major		Replace		\$0	
	Lay-In Ceiling Tile	50%		None		Minor		Moderate		Major		Replace		\$0	
	Glued-Up Ceiling Tile		x	None		Minor		Moderate		Major		Replace		\$0	
	Painted Structure	50%		None		Minor		Moderate		Major		Replace		\$0	unpainted wood ceiling
D SERVICES															
D10 Conveying															
D1010 Elevators & Lifts			x	None		Minor		Moderate		Major		Replace		\$0	
	D1020 Escalators & Moving Walks		x	None		Minor		Moderate		Major		Replace		\$0	
	D1090 Other Conveying Systems		x	None		Minor		Moderate		Major		Replace		\$0	
D20 Plumbing															
D2010 Plumbing Fixtures		100%		None		Minor		Moderate		Major		Replace		\$0	
	D2020 Domestic Water Distribution		100%	None		Minor		Moderate		Major		Replace		\$0	
	D2030 Sanitary Waste		100%	None		Minor		Moderate		Major		Replace		\$0	
	D2040 Rain Water Drainage		100%	None		Minor		Moderate		Major		Replace		\$0	
	D2090 Other Plumbing Systems			None		Minor		Moderate		Major		Replace			
D30 HVAC															
D3010 Energy Supply		100%		None		Minor		Moderate		Major		Replace		\$0	
	D3020 Heat Generating Systems		100%	None	x	Minor		Moderate		Major		Replace	50%	\$2,790	2 Electric water heaters
	Air Handler	2		None		Minor		Moderate		Major		Replace		\$0	
	Furnace		x	None		Minor		Moderate		Major		Replace		\$0	
	Heat Exchanger		x	None		Minor		Moderate		Major		Replace		\$0	
	D3030 Cooling Generating Systems		x	None		Minor		Moderate		Major		Replace		\$0	
	Stand alone chiller		x	None		Minor		Moderate		Major		Replace		\$0	
	D3040 Distribution Systems		100%	None		Minor		Moderate		Major		Replace		\$0	
	Hot water return & supply		100%	None		Minor		Moderate		Major		Replace		\$0	
	D3050 Terminal & Package Units		x	None		Minor		Moderate		Major		Replace		\$0	

PHYSICAL CONDITION ASSESSMENT

D3060 Controls & Instrumentation D3070 Systems Testing & Balancing D3090 Other HVAC Systems & Equipment	In-room ventilator unit		x	None	Minor	Moderate	Major	Replace		\$0	"Beer can" actuator for strip heat outdated and malfunctioning
	In-room radiant unit		x	None	Minor	Moderate	Major	Replace		\$0	
		100%		None	Minor	Moderate	Major	x Replace	40%	\$2,976	
				None	Minor	Moderate	Major	Replace		\$0	
	NOT USED			None	Minor	Moderate	Major	Replace			
D40 Fire Protection											
D4010 Sprinklers D4020 Standpipes D4030 Fire Protection Specialties D4090 Other Fire Protection Systems				None	Minor	Moderate	Major	Replace		\$0	
				None	Minor	Moderate	Major	Replace		\$0	
				None	Minor	Moderate	Major	Replace		\$0	
				None	Minor	Moderate	Major	Replace			
	NOT USED			None	Minor	Moderate	Major	Replace			
D50 Electrical											
D5010 Electrical Service & Distribution D5020 Lighting and Branch Wiring D5030 Communications & Security		100%		None	Minor	x Moderate	Major	Replace	100%	\$11,161	
		100%		None	Minor	Moderate	x Major	Replace	50%	\$11,161	
	Voice / Data System	100%		None	Minor	Moderate	Major	Replace		\$0	Use phone system (inefficient)
	Clock / Intercom System		x	None	Minor	Moderate	Major	Replace		\$0	
	Closed Circuit Surveillance	100%		None	Minor	Moderate	Major	Replace		\$0	Surveillance system in office
	Access Control System	100%		None	Minor	Moderate	Major	Replace		\$0	
	Intrusion Alarm System	100%		None	Minor	Moderate	Major	Replace		\$0	
	Fire Alarm / Detection	100%		None	Minor	Moderate	Major	Replace		\$0	
	Lighting Control System		x	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%		None	x Minor	Moderate	Major	Replace	50%	\$744	
	Vocational		x	None	Minor	Moderate	Major	Replace		\$0	
E1020 Institutional Equipment	Science		x	None	Minor	Moderate	Major	Replace		\$0	
	Art		x	None	Minor	Moderate	Major	Replace		\$0	
	Stage Performance		x	None	Minor	Moderate	Major	Replace		\$0	
	Restroom Accessories/Stalls	100%		None	Minor	Moderate	Major	Replace		\$0	
				None	Minor	Moderate	Major	Replace			
E1030 Vehicular Equipment	NOT USED			None	Minor	Moderate	Major	Replace			
E1090 Other Equipment	NOT USED			None	Minor	Moderate	Major	Replace			
E20 Furnishings											
E2010 Fixed Furnishings		100%		None	x Minor	Moderate	Major	Replace	50%	\$2,790	
	E2020 Movable Furnishings	100%		None	Minor	Moderate	Major	Replace		\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation											
G20 Site Improvements											
G2010 Roadways		8000		None	x Minor	Moderate	Major	Replace	40%	\$5,569	
	G2020 Parking Lots	50000		None	Minor	Moderate	Major	Replace		\$0	
	G2030 Pedestrian Paving	4000		None	Minor	Moderate	x Major	Replace	25%	\$14,916	
	G2040 Site Development	2500		None	Minor	Moderate	Major	Replace		\$0	
	G2050 Landscaping	3000		None	Minor	Moderate	Major	Replace		\$0	
G30 Site Mechanical Utilities											
G3010 Water Supply	Domestic	100%		None	Minor	Moderate	Major	Replace		\$0	
	Fire	100%		None	Minor	Moderate	Major	Replace		\$0	

PHYSICAL CONDITION ASSESSMENT

G3020 Sanitary Sewer		<div><div>100%</div><div></div></div>	None	<div><div></div><div>Minor</div></div>	<div><div></div><div>Moderate</div></div>	<div><div></div><div>Major</div></div>	<div><div></div><div>Replace</div></div>		\$0	
G3030 Storm Sewer		<div><div>100%</div><div></div></div>	None	<div><div></div><div>Minor</div></div>	<div><div></div><div>Moderate</div></div>	<div><div></div><div>Major</div></div>	<div><div></div><div>Replace</div></div>		\$0	
G3040 Heating Distribution		<div><div>100%</div><div></div></div>	None	<div><div></div><div>Minor</div></div>	<div><div></div><div>Moderate</div></div>	<div><div></div><div>Major</div></div>	<div><div></div><div>Replace</div></div>		\$0	
G3050 Cooling Distribution		<div><div></div><div>x</div></div>	None	<div><div></div><div>Minor</div></div>	<div><div></div><div>Moderate</div></div>	<div><div></div><div>Major</div></div>	<div><div></div><div>Replace</div></div>		\$0	
G3060 Fuel Distribution		<div><div></div><div>x</div></div>	None	<div><div></div><div>Minor</div></div>	<div><div></div><div>Moderate</div></div>	<div><div></div><div>Major</div></div>	<div><div></div><div>Replace</div></div>		\$0	
G3090 Other Site Mechanical Utilities	NOT USED		None	<div><div></div><div>Minor</div></div>	<div><div></div><div>Moderate</div></div>	<div><div></div><div>Major</div></div>	<div><div></div><div>Replace</div></div>			
G40 Site Electrical Utilities										
G4010 Electrical Distribution	Service	<div><div>100%</div><div></div></div>	None	<div><div></div><div>Minor</div></div>	<div><div></div><div>Moderate</div></div>	<div><div></div><div>Major</div></div>	<div><div></div><div>Replace</div></div>		\$0	
	Generator	<div><div></div><div>x</div></div>	None	<div><div></div><div>Minor</div></div>	<div><div></div><div>Moderate</div></div>	<div><div></div><div>Major</div></div>	<div><div></div><div>Replace</div></div>		\$0	
G4020 Site Lighting		<div><div>100%</div><div></div></div>	None	<div><div></div><div>Minor</div></div>	<div><div></div><div>Moderate</div></div>	<div><div></div><div>Major</div></div>	<div><div></div><div>Replace</div></div>		\$0	
G4030 Site Communications & Security		<div><div>100%</div><div></div></div>	None	<div><div></div><div>Minor</div></div>	<div><div></div><div>Moderate</div></div>	<div><div></div><div>Major</div></div>	<div><div></div><div>Replace</div></div>		\$0	
G4090 Other Site Electrical Utilities	NOT USED		None	<div><div></div><div>Minor</div></div>	<div><div></div><div>Moderate</div></div>	<div><div></div><div>Major</div></div>	<div><div></div><div>Replace</div></div>			
G90 Other Site Construction	NOT USED									

OTHER										
Description of System					Unit of Measure		Quantity		Unit Budget	
Heating/Cooling System:										
2 air handler electric strip. 2 ewh										
FIMS:										
Lighting:										
Occ or switches?										
Switches										


FLIR legend:
324


Physical Condition Budget Sub-Total	\$83,919
Budgeted Development Costs	\$31,889
Physical Condition Budget TOTAL	\$115,809
Replacement Budget	\$1,249,428
Facility Condition Index (FCI)	9.3%

PHYSICAL CONDITION ASSESSMENT

District Name:	Oregon Trail SD 46
Site Name:	Firwood Elementary School
Building Name:	Building A
Building ID:	192610121A

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	Notes
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace
A SUBSTRUCTURE														
A10 Foundations														
		A1010 Standard Foundations		<div><div></div><div>x</div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div></div><div></div></div> Replace
		A1020 Special Foundations		<div><div></div><div>x</div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div></div><div></div></div> Replace
		A1030 Slab on Grade		<div><div>100%</div><div></div></div>		None		<div><div></div><div></div></div> Minor		<div><div>x</div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div></div><div></div></div> Replace
A20 Basement Construction														
		A2010 Basement Excavation	NOT USED	<div><div></div><div></div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div></div><div></div></div> Replace
		A2020 Basement Walls		<div><div></div><div></div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div></div><div></div></div> Replace
B SHELL														
B10 Superstructure														
		B1010 Floor Construction	Wood	<div><div></div><div>x</div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div></div><div></div></div> Replace
			Steel	<div><div></div><div>x</div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div></div><div></div></div> Replace
			Concrete	<div><div>100%</div><div></div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div></div><div></div></div> Replace
		B1020 Roof Construction	Wood	<div><div>100%</div><div></div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div>x</div><div></div></div> Major		<div><div></div><div></div></div> Replace
			Steel	<div><div></div><div>x</div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div></div><div></div></div> Replace
			Concrete	<div><div></div><div>x</div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div></div><div></div></div> Replace
B20 Exterior Enclosure														
		B2010 Exterior Walls	Concrete Formed / Tilt	<div><div></div><div>x</div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div></div><div></div></div> Replace
			Masonry	<div><div>70%</div><div></div></div>		None		<div><div></div><div></div></div> Minor		<div><div>x</div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div></div><div></div></div> Replace
			Framed w/Panel Siding	<div><div>30%</div><div></div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div></div><div></div></div> Replace
			Framed w/Stucco	<div><div></div><div>x</div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div></div><div></div></div> Replace
			Framed w/Masonry Veneer	<div><div></div><div>x</div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div></div><div></div></div> Replace
		B2020 Exterior Windows	Wood	<div><div></div><div>x</div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div></div><div></div></div> Replace
			Aluminum/Steel	<div><div>100%</div><div></div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div>x</div><div></div></div> Major		<div><div></div><div></div></div> Replace
			Clad	<div><div></div><div>x</div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div></div><div></div></div> Replace
			Curtain Wall	<div><div></div><div>x</div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div></div><div></div></div> Replace
		B2030 Exterior Doors	Wood	<div><div></div><div>x</div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div></div><div></div></div> Replace
			Hollow Metal	<div><div></div><div>x</div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div></div><div></div></div> Replace
			Storefront	<div><div>2</div><div></div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div></div><div></div></div> Replace
B30 Roofing														
		B3010 Roof Coverings	Asphalt Shingle	<div><div>100%</div><div></div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div>x</div><div></div></div> Replace
			Built-Up	<div><div></div><div>x</div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div></div><div></div></div> Replace
			Single Ply	<div><div></div><div>x</div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div></div><div></div></div> Replace
			Metal	<div><div></div><div>x</div></div>		None		<div><div></div><div></div></div> Minor		<div><div></div><div></div></div> Moderate		<div><div></div><div></div></div> Major		<div><div></div><div></div></div> Replace

PHYSICAL CONDITION ASSESSMENT

B3020 Roof Openings	Concrete Tile		x	None		Minor		Moderate		Major		Replace		\$0	
	Skylights		x	None		Minor		Moderate		Major		Replace		\$0	
	Access Hatch		x	None		Minor		Moderate		Major		Replace		\$0	
C INTERIORS															
C10 Interior Construction															
C1010 Partitions	Framed	100%		None		Minor		Moderate		Major		Replace		\$0	
	Masonry			None		Minor		Moderate		Major		Replace		\$0	
C1020 Interior Doors	Wood	6		None		Minor	x	Moderate		Major		Replace	100%	\$2,237	Non-Ada door handles
	Hollow Metal			None		Minor		Moderate		Major		Replace		\$0	
C1030 Fittings	NOT USED			None		Minor		Moderate		Major		Replace			
C20 Stairs															
C2010 Stair Construction	Wood		x	None		Minor		Moderate		Major		Replace		\$0	
	Metal		x	None		Minor		Moderate		Major		Replace		\$0	
	Concrete		x	None		Minor		Moderate		Major		Replace		\$0	
C2020 Stair Finishes	Concrete Fill		x	None		Minor		Moderate		Major		Replace		\$0	
	Resilient		x	None		Minor		Moderate		Major		Replace		\$0	
C30 Interior Finishes															
C3010 Wall Finishes	Paint on Masonry		x	None		Minor		Moderate		Major		Replace		\$0	
	Wallboard	50%		None	x	Minor		Moderate		Major		Replace	20%	\$1,842	
	Wainscot	50%		None	x	Minor		Moderate		Major		Replace	40%	\$3,685	
C3020 Floor Finishes	Ceramic Tile		x	None		Minor		Moderate		Major		Replace		\$0	
	Carpet / Soft Surface		x	None		Minor		Moderate		Major		Replace		\$0	
	Resilient Tile	100%		None	x	Minor		Moderate		Major		Replace	40%	\$12,283	Asbestos
	Resilient Sheet		x	None		Minor		Moderate		Major		Replace		\$0	
	Polished Concrete		x	None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile		x	None		Minor		Moderate		Major		Replace		\$0	
	Liquid Applied		x	None		Minor		Moderate		Major		Replace		\$0	
C3030 Ceiling Finishes	Wood Sports Floor		x	None		Minor		Moderate		Major		Replace		\$0	
	Wallboard	50%		None		Minor		Moderate		Major		Replace		\$0	
	Lay-In Ceiling Tile			None		Minor		Moderate		Major		Replace		\$0	
	Glued-Up Ceiling Tile			None		Minor		Moderate		Major		Replace		\$0	
	Painted Structure	50%		None		Minor		Moderate		Major		Replace		\$0	
D SERVICES															
D10 Conveying															
D1010 Elevators & Lifts			x	None		Minor		Moderate		Major		Replace		\$0	
			x	None		Minor		Moderate		Major		Replace		\$0	
			x	None		Minor		Moderate		Major		Replace		\$0	
D20 Plumbing															
D2010 Plumbing Fixtures		100%		None		Minor	x	Moderate		Major		Replace	40%	\$19,653	
D2020 Domestic Water Distribution		100%		None		Minor		Moderate		Major		Replace		\$0	
D2030 Sanitary Waste		100%		None		Minor		Moderate		Major		Replace		\$0	
D2040 Rain Water Drainage		100%		None		Minor	x	Moderate		Major		Replace	20%	\$2,457	Gutter system has damage at transitions
D2090 Other Plumbing Systems	NOT USED			None		Minor		Moderate		Major		Replace			
D30 HVAC															
D3010 Energy Supply			x	None		Minor		Moderate		Major		Replace		\$0	

PHYSICAL CONDITION ASSESSMENT

D3020 Heat Generating Systems	Boiler	100%		None	x	Minor		Moderate		Major		Replace	100%	\$18,425	Hot Water heaters
	Air Handler	1		None		Minor		Moderate		Major		Replace		\$0	
	Furnace		x	None		Minor		Moderate		Major		Replace		\$0	
	Heat Exchanger		x	None		Minor		Moderate		Major		Replace		\$0	
D3030 Cooling Generating Systems	Component of air handler		x	None		Minor		Moderate		Major		Replace		\$0	
	Stand alone chiller		x	None		Minor		Moderate		Major		Replace		\$0	
D3040 Distribution Systems	Ductwork	100%		None		Minor	x	Moderate		Major		Replace	50%	\$18,425	Ductwork is open in places and losing air
	Hot water return & supply	100%		None		Minor		Moderate		Major		Replace		\$0	
D3050 Terminal & Package Units	Above ceiling VAV unit		x	None		Minor		Moderate		Major		Replace		\$0	
	In-room ventilator unit		x	None		Minor		Moderate		Major		Replace		\$0	
	In-room radiant unit		x	None		Minor		Moderate		Major		Replace		\$0	
		100%		None		Minor		Moderate	x	Major		Replace	100%	\$12,283	Pneumatic controls that are starting to fail
D3060 Controls & Instrumentation				None		Minor		Moderate		Major		Replace		\$0	
D3070 Systems Testing & Balancing				None		Minor		Moderate		Major		Replace		\$0	
D3090 Other HVAC Systems & Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
D40 Fire Protection															
D4010 Sprinklers			x	None		Minor		Moderate		Major		Replace		\$0	
D4020 Standpipes			x	None		Minor		Moderate		Major		Replace		\$0	
D4030 Fire Protection Specialties		100%		None		Minor		Moderate		Major		Replace		\$0	
D4090 Other Fire Protection Systems	NOT USED			None		Minor		Moderate		Major		Replace			
D50 Electrical															
D5010 Electrical Service & Distribution		100%		None		Minor		Moderate		Major		Replace		\$0	
D5020 Lighting and Branch Wiring		100%		None		Minor		Moderate		Major		Replace		\$0	
D5030 Communications & Security	Voice / Data System	100%		None		Minor		Moderate		Major		Replace		\$0	Phone system
	Clock / Intercom System		x	None		Minor		Moderate		Major		Replace		\$0	
	Closed Circuit Surveillance		x	None		Minor		Moderate		Major		Replace		\$0	
	Access Control System		x	None		Minor		Moderate		Major		Replace		\$0	Done at admin office
	Intrusion Alarm System		x	None		Minor		Moderate		Major		Replace		\$0	
	Fire Alarm / Detection		x	None		Minor		Moderate		Major		Replace		\$0	
	Lighting Control System		x	None		Minor		Moderate		Major		Replace		\$0	
D5090 Other Electrical Systems	NOT USED			None		Minor		Moderate		Major		Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment															
E1010 Commercial Equipment	Food Service		x	None		Minor		Moderate		Major		Replace		\$0	
	Vocational		x	None		Minor		Moderate		Major		Replace		\$0	
E1020 Institutional Equipment	Science		x	None		Minor		Moderate		Major		Replace		\$0	
	Art		x	None		Minor		Moderate		Major		Replace		\$0	
	Stage Performance		x	None		Minor		Moderate		Major		Replace		\$0	
	Restroom Accessories/Stalls	100%		None		Minor	x	Moderate		Major		Replace	40%	\$36,850	
E1030 Vehicular Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E1090 Other Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E20 Furnishings															
E2010 Fixed Furnishings		100%		None	x	Minor		Moderate		Major		Replace	50%	\$9,212	Dated and worn
E2020 Movable Furnishings		100%		None		Minor		Moderate		Major		Replace		\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

PHYSICAL CONDITION ASSESSMENT

G BUILDING SITE WORK

G10 Site Preparation

NOT USED

G20 Site Improvements

G2010 Roadways		x	None		Minor	Moderate		Major		Replace		\$0	
G2020 Parking Lots		x	None		Minor	Moderate		Major		Replace		\$0	
G2030 Pedestrian Paving	2000		None		Minor	Moderate	x	Major		Replace	50%	\$14,916	
G2040 Site Development		x	None		Minor	Moderate		Major		Replace		\$0	
G2050 Landscaping		x	None		Minor	Moderate		Major		Replace		\$0	

G30 Site Mechanical Utilities

G3010 Water Supply	Domestic	100%		None	Minor	Moderate	Major		Replace		\$0	
	Fire		x	None	Minor	Moderate	Major		Replace		\$0	
G3020 Sanitary Sewer		100%		None	Minor	Moderate	Major		Replace		\$0	
G3030 Storm Sewer		100%		None	Minor	Moderate	Major		Replace		\$0	
G3040 Heating Distribution		100%		None	Minor	Moderate	Major		Replace		\$0	
G3050 Cooling Distribution			x	None	Minor	Moderate	Major		Replace		\$0	
G3060 Fuel Distribution			x	None	Minor	Moderate	Major		Replace		\$0	
G3090 Other Site Mechanical Utilities	NOT USED			None	Minor	Moderate	Major		Replace			

G40 Site Electrical Utilities

G4010 Electrical Distribution	Service	100%		None	Minor	Moderate	Major	Replace		\$0	
	Generator		x	None	Minor	Moderate	Major	Replace		\$0	
G4020 Site Lighting		100%		None	Minor	Moderate	Major	Replace		\$0	
G4030 Site Communications & Security		100%		None	Minor	Moderate	Major	Replace		\$0	Phone system
G4090 Other Site Electrical Utilities	NOT USED			None	Minor	Moderate	Major	Replace			

G90 Other Site Construction

NOT USED

[illegible]

Description of System			Unit of Measure	Quantity	Unit Budget	Extended	Notes
	Heating/Cooling System:					\$0	
	1 air handler w/ electric reheat no AC					\$0	
	FIMS:					\$0	
						\$0	
	Lighting:					\$0	
	Occ or switches?					\$0	
	T8 switches					\$0	

[illegible]

Physical Condition Budget Sub-Total	\$335,783
Budgeted Development Costs	\$127,597
Physical Condition Budget TOTAL	\$463,380
Replacement Budget	\$4,125,241
Facility Condition Index (FCI)	11.2%

PHYSICAL CONDITION ASSESSMENT

District Name:	Oregon Trail SD 46
Site Name:	Firwood Elementary School
Building Name:	Building B
Building ID:	192610121B

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													
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace	% of System or Finish	Automated Budget Estimate	Notes
A SUBSTRUCTURE																	
A10 Foundations																	
		A1010 Standard Foundations			x	None		Minor		Moderate		Major		Replace		\$0	
		A1020 Special Foundations			x	None		Minor		Moderate		Major		Replace		\$0	
		A1030 Slab on Grade		100%		None		Minor		Moderate		Major		Replace		\$0	
A20 Basement Construction																	
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace			
		A2020 Basement Walls			x	None		Minor		Moderate		Major		Replace		\$0	
B SHELL																	
B10 Superstructure																	
		B1010 Floor Construction	Wood		x	None		Minor		Moderate		Major		Replace		\$0	
			Steel		x	None		Minor		Moderate		Major		Replace		\$0	
			Concrete	100%		None		Minor		Moderate		Major		Replace		\$0	
		B1020 Roof Construction	Wood	100%		None		Minor		Moderate		Major		Replace		\$0	
			Steel			None		Minor		Moderate		Major		Replace		\$0	
			Concrete			None		Minor		Moderate		Major		Replace		\$0	
B20 Exterior Enclosure																	
		B2010 Exterior Walls	Concrete Formed / Tilt		x	None		Minor		Moderate		Major		Replace		\$0	
			Masonry	100%		None		Minor	x	Moderate		Major		Replace	20%	\$14,740	
			Framed w/Panel Siding		x	None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Stucco		x	None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Masonry Veneer		x	None		Minor		Moderate		Major		Replace		\$0	
		B2020 Exterior Windows	Wood		x	None		Minor		Moderate		Major		Replace		\$0	
			Aluminum/Steel	100%		None		Minor		Moderate		Major		Replace		\$0	
			Clad		x	None		Minor		Moderate		Major		Replace		\$0	
			Curtain Wall		x	None		Minor		Moderate		Major		Replace		\$0	
		B2030 Exterior Doors	Wood			None		Minor		Moderate		Major		Replace		\$0	
			Hollow Metal			None		Minor		Moderate		Major		Replace		\$0	
			Storefront	4		None		Minor		Moderate		Major		Replace		\$0	
B30 Roofing																	
		B3010 Roof Coverings	Asphalt Shingle	100%		None		Minor		Moderate		Major		Replace		\$0	
			Built-Up		x	None		Minor		Moderate		Major		Replace		\$0	
			Single Ply		x	None		Minor		Moderate		Major		Replace		\$0	
			Metal		x	None		Minor		Moderate		Major		Replace		\$0	
			Concrete Tile		x	None		Minor		Moderate		Major		Replace		\$0	
		B3020 Roof Openings	Skylights		x	None		Minor		Moderate		Major		Replace		\$0	
			Access Hatch		x	None		Minor		Moderate		Major		Replace		\$0	

PHYSICAL CONDITION ASSESSMENT

INTERIORS															
C10 Interior Construction															
C1010 Partitions	Framed	100%		None		Minor		Moderate		Major		Replace		\$0	
	Masonry			None		Minor		Moderate		Major		Replace		\$0	
C1020 Interior Doors	Wood	6		None		Minor	x	Moderate		Major		Replace	100%	\$2,237	Doors old and damaged
	Hollow Metal			None		Minor		Moderate		Major		Replace		\$0	
C1030 Fittings	NOT USED			None		Minor		Moderate		Major		Replace			
C20 Stairs															
C2010 Stair Construction	Wood			None		Minor		Moderate		Major		Replace		\$0	
	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			None		Minor		Moderate		Major		Replace		\$0	
C30 Interior Finishes															
C3010 Wall Finishes	Paint on Masonry		x	None		Minor		Moderate		Major		Replace		\$0	
	Wallboard	80%		None		Minor		Moderate		Major		Replace		\$0	
	Wainscot	20%		None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile		x	None		Minor		Moderate		Major		Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface		x	None		Minor		Moderate		Major		Replace		\$0	
	Resilient Tile	100%		None	x	Minor		Moderate		Major		Replace	40%	\$12,283	
	Resilient Sheet		x	None		Minor		Moderate		Major		Replace		\$0	
	Polished Concrete		x	None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile		x	None		Minor		Moderate		Major		Replace		\$0	
	Liquid Applied		x	None		Minor		Moderate		Major		Replace		\$0	
	Wood Sports Floor		x	None		Minor		Moderate		Major		Replace		\$0	
C3030 Ceiling Finishes	Wallboard		x	None		Minor		Moderate		Major		Replace		\$0	
	Lay-In Ceiling Tile		x	None		Minor		Moderate		Major		Replace		\$0	
	Glued-Up Ceiling Tile		x	None		Minor		Moderate		Major		Replace		\$0	
	Painted Structure	100%		None		Minor		Moderate		Major		Replace		\$0	
D SERVICES															
D10 Conveying															
D1010 Elevators & Lifts			x	None		Minor		Moderate		Major		Replace		\$0	
	D1020 Escalators & Moving Walks		x	None		Minor		Moderate		Major		Replace		\$0	
	D1090 Other Conveying Systems		x	None		Minor		Moderate		Major		Replace		\$0	
D20 Plumbing															
D2010 Plumbing Fixtures		100%		None		Minor		Moderate		Major		Replace		\$0	
	D2020 Domestic Water Distribution		100%	None	x	Minor		Moderate		Major		Replace	20%	\$6,142	Old and rusted in places
D2030 Sanitary Waste		100%		None		Minor		Moderate		Major		Replace		\$0	
D2040 Rain Water Drainage		100%		None		Minor	x	Moderate		Major		Replace	100%	\$12,283	Gutter system is damaged at transitions
D2090 Other Plumbing Systems	NOT USED			None		Minor		Moderate		Major		Replace			
D30 HVAC															
D3010 Energy Supply			x	None		Minor		Moderate		Major		Replace		\$0	
D3020 Heat Generating Systems	Boiler	100%		None		Minor	x	Moderate		Major		Replace	25%	\$7,677	Water heater is old and needs to be replaced
	Air Handler	1		None		Minor		Moderate		Major		Replace		\$0	
	Furnace		x	None		Minor		Moderate		Major		Replace		\$0	

PHYSICAL CONDITION ASSESSMENT

D3030 Cooling Generating Systems	Heat Exchanger	<div></div> <div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	
	Component of air handler	<div></div> <div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	
	Stand alone chiller	<div></div> <div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	
D3040 Distribution Systems	Ductwork	100%	<div></div> None	<div></div> Minor	<div></div> Moderate	<div></div> xMajor	<div></div> Replace	50%	\$6,142	Ductwork is open at seams and leaking air
	Hot water return & supply	100%	<div></div> None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	
D3050 Terminal & Package Units	Above ceiling VAV unit	<div></div> <div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	
	In-room ventilator unit	<div></div> <div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	
	In-room radiant unit	<div></div> <div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	
D3060 Controls & Instrumentation		100%	<div></div> None	<div></div> Minor	<div></div> Moderate	<div></div> xMajor	<div></div> Replace	25%	\$3,071	Pneumatic controls
D3070 Systems Testing & Balancing		<div></div> <div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	
D3090 Other HVAC Systems & Equipment	NOT USED	<div></div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>		
D40 Fire Protection										
D4010 Sprinklers		<div></div> <div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	
D4020 Standpipes		<div></div> <div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	
D4030 Fire Protection Specialties		100%	<div></div> None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	
D4090 Other Fire Protection Systems	NOT USED	<div></div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>		
D50 Electrical										
D5010 Electrical Service & Distribution		100%	<div></div> None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	
D5020 Lighting and Branch Wiring		100%	<div></div> None	<div></div> Minor	<div></div> Moderate	<div></div> xMajor	<div></div> Replace	20%	\$14,740	Some light fixutres damaged and need replaced/updated
D5030 Communications & Security	Voice / Data System	100%	<div></div> None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	
	Clock / Intercom System	<div></div> <div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	
	Closed Circuit Surveillance	<div></div> <div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	
	Access Control System	<div></div> <div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	
	Intrusion Alarm System	100%	<div></div> None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	Security door alarms
	Fire Alarm / Detection	<div></div>	<div></div> None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	
	Lighting Control System	<div></div> <div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	
	NOT USED	<div></div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>		

E EQUIPMENT & FURNISHINGS

E10 Equipment

E1010 Commercial Equipment	Food Service	<div></div> <div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	
	Vocational	<div></div> <div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	
E1020 Institutional Equipment	Science	<div></div> <div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	
	Art	<div></div> <div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	
	Stage Performance	<div></div> <div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	
	Restroom Accessories/Stalls	100%	<div></div> None	<div></div> xMinor	<div></div> Moderate	<div></div> Major	<div></div> Replace	25%	\$15,354	Stalls need to be updated/replaced
E1030 Vehicular Equipment	NOT USED	<div></div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>		
E1090 Other Equipment	NOT USED	<div></div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>		

E20 Furnishings

E2010 Fixed Furnishings		100%	<div></div> None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	
E2020 Movable Furnishings		100%	<div></div> None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	<div></div>	\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

PHYSICAL CONDITION ASSESSMENT

G10 Site Preparation NOT USED

G20 Site Improvements

G2010 Roadways		x	None		Minor		Moderate		Major		Replace		\$0	
G2020 Parking Lots		x	None		Minor		Moderate		Major		Replace		\$0	
G2030 Pedestrian Paving	2000		None		Minor		Moderate		Major		Replace		\$0	
G2040 Site Development		x	None		Minor		Moderate		Major		Replace		\$0	
G2050 Landscaping		x	None		Minor		Moderate		Major		Replace		\$0	

G30 Site Mechanical Utilities

G3010 Water Supply Domestic Fire

G3020 Sanitary Sewer

G3030 Storm Sewer

G3040 Heating Distribution

G3050 Cooling Distribution

G3060 Fuel Distribution

G3090 Other Site Mechanical Utilities NOT USED

100%		None		Minor		Moderate		Major		Replace		\$0	
	x	None		Minor		Moderate		Major		Replace		\$0	
100%		None		Minor		Moderate		Major		Replace		\$0	
100%		None		Minor		Moderate		Major		Replace		\$0	
100%		None		Minor		Moderate		Major		Replace		\$0	
	x	None		Minor		Moderate		Major		Replace		\$0	
	x	None		Minor		Moderate		Major		Replace		\$0	
		None		Minor		Moderate		Major		Replace			

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

100%		None		Minor		Moderate		Major		Replace		\$0	
	x	None		Minor		Moderate		Major		Replace		\$0	
100%		None		Minor		Moderate		Major		Replace		\$0	
100%		None		Minor		Moderate		Major		Replace		\$0	
		None		Minor		Moderate		Major		Replace			

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Notes
Heating/Cooling System:				\$0	
1 air handler electric heat. ewh heater				\$0	
FIMS:				\$0	
				\$0	
Lighting:				\$0	
Occ or switches?				\$0	
Switches				\$0	

FLIR legend:
328

Physical Condition Budget Sub-Total	\$94,669
Budgeted Development Costs	\$35,974
Physical Condition Budget TOTAL	\$130,644
Replacement Budget	\$4,125,241
Facility Condition Index (FCI)	3.2%

PHYSICAL CONDITION ASSESSMENT

District Name:	Oregon Trail SD 46
Site Name:	Firwood Elementary School
Building Name:	Building C
Building ID:	192610121C

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	Notes
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace
A SUBSTRUCTURE														
A10 Foundations														
		A1010 Standard Foundations			x	None		Minor		Moderate		Major		Replace
		A1020 Special Foundations			x	None		Minor		Moderate		Major		Replace
		A1030 Slab on Grade		100%		None		Minor		Moderate		Major		Replace
A20 Basement Construction														
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace
		A2020 Basement Walls			x	None		Minor		Moderate		Major		Replace
B SHELL														
B10 Superstructure														
		B1010 Floor Construction	Wood		x	None		Minor		Moderate		Major		Replace
			Steel		x	None		Minor		Moderate		Major		Replace
			Concrete	100%		None		Minor		Moderate		Major		Replace
		B1020 Roof Construction	Wood	100%		None		Minor		Moderate		Major		Replace
			Steel		x	None		Minor		Moderate		Major		Replace
			Concrete		x	None		Minor		Moderate		Major		Replace
B20 Exterior Enclosure														
		B2010 Exterior Walls	Concrete Formed / Tilt Masonry		x	None		Minor		Moderate		Major		Replace
			Framed w/Panel Siding	60%		None		Minor	x	Moderate		Major	40%	Replace
			Framed w/Stucco	40%		None		Minor		Moderate		Major		Replace
			Framed w/Masonry Veneer		x	None		Minor		Moderate		Major		Replace
		B2020 Exterior Windows	Wood		x	None		Minor		Moderate		Major		Replace
			Aluminum/Steel	100%		None		Minor		Moderate		Major		Replace
			Clad		x	None		Minor		Moderate		Major		Replace
			Curtain Wall		x	None		Minor		Moderate		Major		Replace
		B2030 Exterior Doors	Wood		x	None		Minor		Moderate		Major		Replace
			Hollow Metal		x	None		Minor		Moderate		Major		Replace
			Storefront	3		None		Minor	x	Moderate		Major	20%	Replace
B30 Roofing														
		B3010 Roof Coverings	Asphalt Shingle	100%		None	x	Minor		Moderate		Major	40%	Replace
			Built-Up		x	None		Minor		Moderate		Major		Replace
			Single Ply		x	None		Minor		Moderate		Major		Replace
			Metal		x	None		Minor		Moderate		Major		Replace
			Concrete Tile		x	None		Minor		Moderate		Major		Replace
		B3020 Roof Openings	Skylights		x	None		Minor		Moderate		Major		Replace
			Access Hatch		x	None		Minor		Moderate		Major		Replace

PHYSICAL CONDITION ASSESSMENT

INTERIORS															
C10 Interior Construction															
C1010 Partitions	Framed	100%		None		Minor		Moderate		Major		Replace		\$0	
	Masonry		x	None		Minor		Moderate		Major		Replace		\$0	
C1020 Interior Doors	Wood		x	None		Minor		Moderate		Major		Replace		\$0	
	Hollow Metal	6		None		Minor	x	Moderate		Major		Replace	20%	\$447	Non-ADA door handles
C1030 Fittings	NOT USED			None		Minor		Moderate		Major		Replace			
C20 Stairs															
C2010 Stair Construction	Wood		x	None		Minor		Moderate		Major		Replace		\$0	
	Metal		x	None		Minor		Moderate		Major		Replace		\$0	
	Concrete		x	None		Minor		Moderate		Major		Replace		\$0	
C2020 Stair Finishes	Concrete Fill		x	None		Minor		Moderate		Major		Replace		\$0	
	Resilient		x	None		Minor		Moderate		Major		Replace		\$0	
C30 Interior Finishes															
C3010 Wall Finishes	Paint on Masonry		x	None		Minor		Moderate		Major		Replace		\$0	
	Wallboard	100%		None		Minor		Moderate		Major		Replace		\$0	
	Wainscot		x	None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile		x	None		Minor		Moderate		Major		Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	70%		None		Minor		Moderate		Major	x	Replace	100%	\$46,086	
	Resilient Tile	30%		None	x	Minor		Moderate		Major		Replace	30%	\$2,532	
	Resilient Sheet		x	None		Minor		Moderate		Major		Replace		\$0	
	Polished Concrete		x	None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile		x	None		Minor		Moderate		Major		Replace		\$0	
	Liquid Applied		x	None		Minor		Moderate		Major		Replace		\$0	
	Wood Sports Floor		x	None		Minor		Moderate		Major		Replace		\$0	
C3030 Ceiling Finishes	Wallboard		x	None		Minor		Moderate		Major		Replace		\$0	
	Lay-In Ceiling Tile	100%		None	x	Minor		Moderate		Major		Replace	40%	\$6,752	Damaged ceiling tiles
	Glued-Up Ceiling Tile		x	None		Minor		Moderate		Major		Replace		\$0	
	Painted Structure		x	None		Minor		Moderate		Major		Replace		\$0	
D SERVICES															
D10 Conveying															
D1010 Elevators & Lifts			x	None		Minor		Moderate		Major		Replace		\$0	
	D1020 Escalators & Moving Walks		x	None		Minor		Moderate		Major		Replace		\$0	
	D1090 Other Conveying Systems		x	None		Minor		Moderate		Major		Replace		\$0	
D20 Plumbing															
D2010 Plumbing Fixtures		100%		None		Minor		Moderate		Major		Replace		\$0	
	D2020 Domestic Water Distribution	100%		None		Minor		Moderate		Major		Replace		\$0	
	D2030 Sanitary Waste	100%		None		Minor		Moderate		Major		Replace		\$0	
	D2040 Rain Water Drainage	100%		None		Minor		Moderate		Major		Replace		\$0	
D2090 Other Plumbing Systems	NOT USED			None		Minor		Moderate		Major		Replace			
D30 HVAC															
D3010 Energy Supply			x	None		Minor		Moderate		Major		Replace		\$0	
D3020 Heat Generating Systems	Boiler	100%		None	x	Minor		Moderate		Major		Replace	15%	\$2,532	1 electric water heater that is old and needs to be replaced
	Air Handler	2		None		Minor		Moderate		Major		Replace		\$0	

PHYSICAL CONDITION ASSESSMENT

D3030 Cooling Generating Systems	Furnace		x	None		Minor		Moderate		Major		Replace		\$0	
	Heat Exchanger		x	None		Minor		Moderate		Major		Replace		\$0	
	Component of air handler		x	None		Minor		Moderate		Major		Replace		\$0	
	Stand alone chiller		x	None		Minor		Moderate		Major		Replace		\$0	
D3040 Distribution Systems	Ductwork	100%		None		Minor	x	Moderate		Major		Replace	20%	\$6,752	
D3050 Terminal & Package Units	Hot water return & supply	100%		None		Minor		Moderate		Major		Replace		\$0	
	Above ceiling VAV unit		x	None		Minor		Moderate		Major		Replace		\$0	
	In-room ventilator unit		x	None		Minor		Moderate		Major		Replace		\$0	
	In-room radiant unit		x	None		Minor		Moderate		Major		Replace		\$0	
D3060 Controls & Instrumentation			x	None		Minor		Moderate		Major		Replace		\$0	
D3070 Systems Testing & Balancing			x	None		Minor		Moderate		Major		Replace		\$0	
D3090 Other HVAC Systems & Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
D40 Fire Protection															
D4010 Sprinklers		100%		None		Minor		Moderate		Major		Replace		\$0	Sprinkler heads are old and different from what we've seen - may or may not be compliant
D4020 Standpipes			x	None		Minor		Moderate		Major		Replace		\$0	
D4030 Fire Protection Specialties		100%		None		Minor		Moderate		Major		Replace		\$0	
D4090 Other Fire Protection Systems	NOT USED			None		Minor		Moderate		Major		Replace			
D50 Electrical															
D5010 Electrical Service & Distribution		100%		None		Minor		Moderate		Major		Replace		\$0	
D5020 Lighting and Branch Wiring		100%		None		Minor		Moderate		Major		Replace		\$0	
D5030 Communications & Security	Voice / Data System	100%		None		Minor		Moderate		Major		Replace		\$0	Phone system
	Clock / Intercom System		x	None		Minor		Moderate		Major		Replace		\$0	
	Closed Circuit Surveillance	100%		None		Minor		Moderate		Major		Replace		\$0	
	Access Control System		x	None		Minor		Moderate		Major		Replace		\$0	
	Intrusion Alarm System	100%		None		Minor		Moderate		Major		Replace		\$0	
	Fire Alarm / Detection	100%		None		Minor		Moderate		Major		Replace		\$0	
	Lighting Control System		x	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		x	None		Minor		Moderate		Major		Replace		\$0	
	Vocational		x	None		Minor		Moderate		Major		Replace		\$0	
E1020 Institutional Equipment	Science		x	None		Minor		Moderate		Major		Replace		\$0	
	Art		x	None		Minor		Moderate		Major		Replace		\$0	
	Stage Performance		x	None		Minor		Moderate		Major		Replace		\$0	
	Restroom Accessories/Stalls	100%		None		Minor		Moderate		Major		Replace		\$0	In decent shape
E1030 Vehicular Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E1090 Other Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E20 Furnishings															
E2010 Fixed Furnishings		100%		None		Minor		Moderate		Major		Replace		\$0	
E2020 Movable Furnishings		100%		None		Minor		Moderate		Major		Replace		\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

PHYSICAL CONDITION ASSESSMENT

District Name:	Oregon Trail SD 46
Site Name:	Firwood Elementary School
Building Name:	Building D
Building ID:	192610121D

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	Notes
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace
A SUBSTRUCTURE														
A10 Foundations														
		A1010 Standard Foundations			x	None		Minor		Moderate		Major		Replace
		A1020 Special Foundations			x	None		Minor		Moderate		Major		Replace
		A1030 Slab on Grade		100%		None		Minor		Moderate		Major		Replace
A20 Basement Construction														
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace
		A2020 Basement Walls			x	None		Minor		Moderate		Major		Replace
B SHELL														
B10 Superstructure														
		B1010 Floor Construction	Wood		x	None		Minor		Moderate		Major		Replace
			Steel		x	None		Minor		Moderate		Major		Replace
			Concrete	100%		None		Minor		Moderate		Major		Replace
		B1020 Roof Construction	Wood	100%		None		Minor		Moderate		Major		Replace
			Steel		x	None		Minor		Moderate		Major		Replace
			Concrete		x	None		Minor		Moderate		Major		Replace
B20 Exterior Enclosure														
		B2010 Exterior Walls	Concrete Formed / Tilt		x	None		Minor		Moderate		Major		Replace
			Masonry	60%		None		Minor		Moderate		Major		Replace
			Framed w/Panel Siding	40%		None		Minor		Moderate		Major		Replace
			Framed w/Stucco		x	None		Minor		Moderate		Major		Replace
			Framed w/Masonry Veneer		x	None		Minor		Moderate		Major		Replace
		B2020 Exterior Windows	Wood		x	None		Minor		Moderate		Major		Replace
			Aluminum/Steel	100%		None		Minor	x	Moderate		Major	20%	\$22,575
			Clad		x	None		Minor		Moderate		Major		Replace
			Curtain Wall		x	None		Minor		Moderate		Major		Replace
		B2030 Exterior Doors	Wood			None		Minor		Moderate		Major		Replace
			Hollow Metal			None		Minor		Moderate		Major		Replace
			Storefront	6		None		Minor		Moderate		Major		Replace
B30 Roofing														
		B3010 Roof Coverings	Asphalt Shingle	100%		None		Minor		Moderate		Major		Replace
			Built-Up		x	None		Minor		Moderate		Major		Replace
			Single Ply		x	None		Minor		Moderate		Major		Replace
			Metal		x	None		Minor		Moderate		Major		Replace
			Concrete Tile		x	None		Minor		Moderate		Major		Replace
		B3020 Roof Openings	Skylights	16		None		Minor		Moderate		Major	x	100%
			Access Hatch			None		Minor		Moderate		Major		\$0

PHYSICAL CONDITION ASSESSMENT

INTERIORS															
C10 Interior Construction															
C1010 Partitions	Framed	100%		None		Minor		Moderate		Major		Replace		\$0	
	Masonry		x	None		Minor		Moderate		Major		Replace		\$0	
C1020 Interior Doors	Wood	7		None		Minor	x	Moderate		Major		Replace	100%	\$2,610	Non-ADA door knobs
	Hollow Metal			None		Minor		Moderate		Major		Replace		\$0	
C1030 Fittings	NOT USED			None		Minor		Moderate		Major		Replace			
C20 Stairs															
C2010 Stair Construction	Wood		x	None		Minor		Moderate		Major		Replace		\$0	
	Metal		x	None		Minor		Moderate		Major		Replace		\$0	
	Concrete		x	None		Minor		Moderate		Major		Replace		\$0	
C2020 Stair Finishes	Concrete Fill		x	None		Minor		Moderate		Major		Replace		\$0	
	Resilient		x	None		Minor		Moderate		Major		Replace		\$0	
C30 Interior Finishes															
C3010 Wall Finishes	Paint on Masonry		x	None		Minor		Moderate		Major		Replace		\$0	
	Wallboard	50%		None		Minor		Moderate		Major		Replace		\$0	
	Wainscot	50%		None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile			None		Minor		Moderate		Major		Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	30%		None		Minor		Moderate		Major	x	Replace	100%	\$39,620	carpet is in bad condition
	Resilient Tile	40%		None	x	Minor		Moderate		Major		Replace	20%	\$4,515	cracks in some tiles
	Resilient Sheet			None		Minor		Moderate		Major		Replace		\$0	
	Polished Concrete			None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile	10%		None		Minor		Moderate		Major		Replace		\$0	
	Liquid Applied	20%		None		Minor		Moderate		Major	x	Replace	200%	\$144,482	Gym floor replacement to include disposal of hazmat
	Wood Sports Floor			None		Minor		Moderate		Major		Replace		\$0	
C3030 Ceiling Finishes	Wallboard			None		Minor		Moderate		Major		Replace		\$0	
	Lay-In Ceiling Tile	30%		None	x	Minor		Moderate		Major		Replace	40%	\$4,064	Ceiling tiles damaged
	Glued-Up Ceiling Tile	30%		None		Minor		Moderate		Major		Replace		\$0	
	Painted Structure	40%		None		Minor		Moderate		Major		Replace		\$0	
D SERVICES															
D10 Conveying															
D1010 Elevators & Lifts			x	None		Minor		Moderate		Major		Replace		\$0	
	D1020 Escalators & Moving Walks		x	None		Minor		Moderate		Major		Replace		\$0	
	D1090 Other Conveying Systems		x	None		Minor		Moderate		Major		Replace		\$0	
D20 Plumbing															
D2010 Plumbing Fixtures		100%		None		Minor		Moderate		Major		Replace		\$0	
D2020 Domestic Water Distribution		100%		None	x	Minor		Moderate		Major		Replace	50%	\$28,219	Piping is old and not insulated. Water heater well past life
D2030 Sanitary Waste		100%		None		Minor		Moderate		Major		Replace		\$0	
D2040 Rain Water Drainage		100%		None		Minor	x	Moderate		Major		Replace	30%	\$6,773	debris in gutters and sagging
D2090 Other Plumbing Systems	NOT USED			None		Minor		Moderate		Major		Replace			
D30 HVAC															
D3010 Energy Supply			x	None		Minor		Moderate		Major		Replace		\$0	
D3020 Heat Generating Systems	Boiler		x	None		Minor		Moderate		Major		Replace		\$0	

PHYSICAL CONDITION ASSESSMENT

D3030 Cooling Generating Systems	Air Handler	100%		None		Minor		Moderate	x	Major		Replace	10%	\$4,515	Refrigerant piping needs to be reinsulated
	Furnace		x	None		Minor		Moderate		Major		Replace		\$0	
	Heat Exchanger		x	None		Minor		Moderate		Major		Replace		\$0	
	Component of air handler		x	None		Minor		Moderate		Major		Replace		\$0	
	Stand alone chiller		x	None		Minor		Moderate		Major		Replace		\$0	
D3040 Distribution Systems	Ductwork	100%		None		Minor	x	Moderate		Major		Replace	50%	\$33,863	Classrooms not getting adequate ventilation/cooling
	Hot water return & supply	100%		None	x	Minor		Moderate		Major		Replace	20%	\$6,773	Piping old and rusty
D3050 Terminal & Package Units	Above ceiling VAV unit		x	None		Minor		Moderate		Major		Replace		\$0	
	In-room ventilator unit		x	None		Minor		Moderate		Major		Replace		\$0	
	In-room radiant unit		x	None		Minor		Moderate		Major		Replace		\$0	
D3060 Controls & Instrumentation		100%		None		Minor		Moderate	x	Major		Replace	50%	\$11,288	Old pneumatic controls
D3070 Systems Testing & Balancing				None		Minor		Moderate		Major		Replace		\$0	
D3090 Other HVAC Systems & Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
D40 Fire Protection															
D4010 Sprinklers		100%		None		Minor		Moderate		Major		Replace		\$0	
D4020 Standpipes			x	None		Minor		Moderate		Major		Replace		\$0	
D4030 Fire Protection Specialties		100%		None		Minor		Moderate		Major		Replace		\$0	
D4090 Other Fire Protection Systems	NOT USED			None		Minor		Moderate		Major		Replace			
D50 Electrical															
D5010 Electrical Service & Distribution		100%		None		Minor		Moderate		Major		Replace		\$0	
D5020 Lighting and Branch Wiring		100%		None		Minor		Moderate		Major		Replace		\$0	
D5030 Communications & Security	Voice / Data System	100%		None		Minor		Moderate		Major		Replace		\$0	
	Clock / Intercom System		x	None		Minor		Moderate		Major		Replace		\$0	
	Closed Circuit Surveillance		x	None		Minor		Moderate		Major		Replace		\$0	
	Access Control System		x	None		Minor		Moderate		Major		Replace		\$0	
	Intrusion Alarm System	100%		None		Minor		Moderate		Major		Replace		\$0	
	Fire Alarm / Detection		x	None		Minor		Moderate		Major		Replace		\$0	
	Lighting Control System		x	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		x	None		Minor		Moderate		Major		Replace		\$0	
	Vocational		x	None		Minor		Moderate		Major		Replace		\$0	
E1020 Institutional Equipment	Science		x	None		Minor		Moderate		Major		Replace		\$0	
	Art		x	None		Minor		Moderate		Major		Replace		\$0	
	Stage Performance		x	None		Minor		Moderate		Major		Replace		\$0	
	Restroom Accessories/Stalls	100%		None		Minor		Moderate		Major		Replace		\$0	
E1030 Vehicular Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E1090 Other Equipment	NOT USED			None		Minor		Moderate		Major		Replace			

E20 Furnishings

E2010 Fixed Furnishings		100%		None		Minor		Moderate		Major		Replace		\$0	
E2020 Movable Furnishings		100%		None		Minor		Moderate		Major		Replace		\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

PHYSICAL CONDITION ASSESSMENT

G BUILDING SITE WORK

G10 Site Preparation

NOT USED

G20 Site Improvements

G2010 Roadways		x	None		Minor		Moderate		Major		Replace		\$0	
G2020 Parking Lots		x	None		Minor		Moderate		Major		Replace		\$0	
G2030 Pedestrian Paving	2500		None		Minor		Moderate	x	Major		Replace	20%	\$7,458	Some cracks present
G2040 Site Development		x	None		Minor		Moderate		Major		Replace		\$0	
G2050 Landscaping		x	None		Minor		Moderate		Major		Replace		\$0	

G30 Site Mechanical Utilities

G3010 Water Supply	Domestic Fire	100%		None	Minor	Moderate	Major		Replace		\$0	
			x	None	Minor	Moderate	Major		Replace		\$0	
G3020 Sanitary Sewer		100%		None	Minor	Moderate	Major		Replace		\$0	
G3030 Storm Sewer			x	None	Minor	Moderate	Major		Replace		\$0	
G3040 Heating Distribution		100%		None	Minor	Moderate	Major		Replace		\$0	
G3050 Cooling Distribution		100%		None	Minor	Moderate	Major		Replace		\$0	
G3060 Fuel Distribution			x	None	Minor	Moderate	Major		Replace		\$0	
G3090 Other Site Mechanical Utilities	NOT USED			None	Minor	Moderate	Major		Replace			

G40 Site Electrical Utilities

G4010 Electrical Distribution	Service	100%		None	Minor	Moderate	Major	Replace		\$0	
	Generator		x	None	Minor	Moderate	Major	Replace		\$0	
G4020 Site Lighting		100%		None	Minor	Moderate	Major	Replace		\$0	
G4030 Site Communications & Security		100%		None	Minor	Moderate	Major	Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED			None	Minor	Moderate	Major	Replace			

G90 Other Site Construction

NOT USED

[illegible]

Description of System			Unit of Measure	Quantity	Unit Budget	Extended	Notes
	Heating/Cooling System:					\$0	
	1 ewh, 3 air handlers - 2 of 3 have refrigerant piping, 3 have duct heaters					\$0	
	FIMS:					\$0	
						\$0	
	Lighting:					\$0	
	Occ or switches?					\$0	
						\$0	
						\$0	

[illegible]

Physical Condition Budget Sub-Total	\$318,246
Budgeted Development Costs	\$120,934
Physical Condition Budget TOTAL	\$439,180
Replacement Budget	\$7,581,727
Facility Condition Index (FCI)	5.8%

PHYSICAL CONDITION ASSESSMENT

District Name:	Oregon Trail SD 46
Site Name:	Firwood Elementary School
Building Name:	Covered Playshed
Building ID:	192610121F

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				LEVEL OF ACTION													
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace	% of System or Finish	Automated Budget Estimate	Notes
A SUBSTRUCTURE																	
A10 Foundations																	
		A1010 Standard Foundations			X	None		Minor		Moderate		Major		Replace		\$0	
		A1020 Special Foundations			X	None		Minor		Moderate		Major		Replace		\$0	
		A1030 Slab on Grade		10%		None		Minor		Moderate		Major		Replace		\$0	rest is asphalt
A20 Basement Construction																	
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace			
		A2020 Basement Walls			X	None		Minor		Moderate		Major		Replace		\$0	
B SHELL																	
B10 Superstructure																	
		B1010 Floor Construction	Wood		X	None		Minor		Moderate		Major		Replace		\$0	
			Steel		X	None		Minor		Moderate		Major		Replace		\$0	
			Concrete	100%		None		Minor	X	Moderate		Major		Replace	20%	\$34,033	cracking and uneven
		B1020 Roof Construction	Wood	100%		None		Minor		Moderate		Major	X	Replace	100%	\$136,133	Wood crossbeams are rotting
			Steel		X	None		Minor		Moderate		Major		Replace		\$0	
			Concrete		X	None		Minor		Moderate		Major		Replace		\$0	
B20 Exterior Enclosure																	
		B2010 Exterior Walls	Concrete Formed / Tilt		X	None		Minor		Moderate		Major		Replace		\$0	
			Masonry	40%		None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Panel Siding	60%		None		Minor	X	Moderate		Major		Replace	40%	\$9,802	Siding is rotting
			Framed w/Stucco		X	None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Masonry Veneer		X	None		Minor		Moderate		Major		Replace		\$0	
		B2020 Exterior Windows	Wood		X	None		Minor		Moderate		Major		Replace		\$0	
			Aluminum/Steel		X	None		Minor		Moderate		Major		Replace		\$0	
			Clad		X	None		Minor		Moderate		Major		Replace		\$0	
			Curtain Wall		X	None		Minor		Moderate		Major		Replace		\$0	
		B2030 Exterior Doors	Wood		X	None		Minor		Moderate		Major		Replace		\$0	
			Hollow Metal		X	None		Minor		Moderate		Major		Replace		\$0	
			Storefront		X	None		Minor		Moderate		Major		Replace		\$0	
B30 Roofing																	
		B3010 Roof Coverings	Asphalt Shingle	100%		None		Minor		Moderate		Major		Replace		\$0	
			Built-Up		X	None		Minor		Moderate		Major		Replace		\$0	
			Single Ply		X	None		Minor		Moderate		Major		Replace		\$0	
			Metal		X	None		Minor		Moderate		Major		Replace		\$0	
			Concrete Tile		X	None		Minor		Moderate		Major		Replace		\$0	
		B3020 Roof Openings	Skylights		X	None		Minor		Moderate		Major		Replace		\$0	
			Access Hatch		X	None		Minor		Moderate		Major		Replace		\$0	

PHYSICAL CONDITION ASSESSMENT

INTERIORS															
C10 Interior Construction															
C1010 Partitions	Framed		x	None		Minor		Moderate		Major		Replace		\$0	
	Masonry		x	None		Minor		Moderate		Major		Replace		\$0	
C1020 Interior Doors	Wood		x	None		Minor		Moderate		Major		Replace		\$0	
	Hollow Metal		x	None		Minor		Moderate		Major		Replace		\$0	
C1030 Fittings	NOT USED			None		Minor		Moderate		Major		Replace			
C20 Stairs															
C2010 Stair Construction	Wood		x	None		Minor		Moderate		Major		Replace		\$0	
	Metal		x	None		Minor		Moderate		Major		Replace		\$0	
	Concrete		x	None		Minor		Moderate		Major		Replace		\$0	
C2020 Stair Finishes	Concrete Fill		x	None		Minor		Moderate		Major		Replace		\$0	
	Resilient		x	None		Minor		Moderate		Major		Replace		\$0	
C30 Interior Finishes															
C3010 Wall Finishes	Paint on Masonry		x	None		Minor		Moderate		Major		Replace		\$0	
	Wallboard		x	None		Minor		Moderate		Major		Replace		\$0	
	Wainscot		x	None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile		x	None		Minor		Moderate		Major		Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface		x	None		Minor		Moderate		Major		Replace		\$0	
	Resilient Tile		x	None		Minor		Moderate		Major		Replace		\$0	
	Resilient Sheet		x	None		Minor		Moderate		Major		Replace		\$0	
	Polished Concrete		x	None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile		x	None		Minor		Moderate		Major		Replace		\$0	
	Liquid Applied		x	None		Minor		Moderate		Major		Replace		\$0	
	Wood Sports Floor		x	None		Minor		Moderate		Major		Replace		\$0	
C3030 Ceiling Finishes	Wallboard		x	None		Minor		Moderate		Major		Replace		\$0	
	Lay-In Ceiling Tile		x	None		Minor		Moderate		Major		Replace		\$0	
	Glued-Up Ceiling Tile		x	None		Minor		Moderate		Major		Replace		\$0	
	Painted Structure		x	None		Minor		Moderate		Major		Replace		\$0	
D SERVICES															
D10 Conveying															
D1010 Elevators & Lifts			x	None		Minor		Moderate		Major		Replace		\$0	
	D1020 Escalators & Moving Walks		x	None		Minor		Moderate		Major		Replace		\$0	
	D1090 Other Conveying Systems		x	None		Minor		Moderate		Major		Replace		\$0	
D20 Plumbing															
D2010 Plumbing Fixtures			x	None		Minor		Moderate		Major		Replace		\$0	
D2020 Domestic Water Distribution			x	None		Minor		Moderate		Major		Replace		\$0	
D2030 Sanitary Waste			x	None		Minor		Moderate		Major		Replace		\$0	
D2040 Rain Water Drainage			x	None		Minor		Moderate		Major		Replace		\$0	
D2090 Other Plumbing Systems	NOT USED			None		Minor		Moderate		Major		Replace			
D30 HVAC															
D3010 Energy Supply			x	None		Minor		Moderate		Major		Replace		\$0	
D3020 Heat Generating Systems	Boiler		x	None		Minor		Moderate		Major		Replace		\$0	
	Air Handler		x	None		Minor		Moderate		Major		Replace		\$0	
	Furnace		x	None		Minor		Moderate		Major		Replace		\$0	

PHYSICAL CONDITION ASSESSMENT

D3030 Cooling Generating Systems	Heat Exchanger	<div></div> <div>x</div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>	\$0	
	Component of air handler	<div></div> <div>x</div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>	\$0	
	Stand alone chiller	<div></div> <div>x</div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>	\$0	
D3040 Distribution Systems	Ductwork	<div></div> <div>x</div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>	\$0	
	Hot water return & supply	<div></div> <div>x</div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>	\$0	
D3050 Terminal & Package Units	Above ceiling VAV unit	<div></div> <div>x</div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>	\$0	
	In-room ventilator unit	<div></div> <div>x</div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>	\$0	
	In-room radiant unit	<div></div> <div>x</div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>	\$0	
D3060 Controls & Instrumentation		<div></div> <div>x</div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>	\$0	
D3070 Systems Testing & Balancing		<div></div> <div>x</div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>	\$0	
D3090 Other HVAC Systems & Equipment	NOT USED	<div></div> <div></div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>		
D40 Fire Protection														
D4010 Sprinklers		<div></div> <div></div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>	\$0	
D4020 Standpipes		<div></div> <div></div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>	\$0	
D4030 Fire Protection Specialties		<div></div> <div></div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>	\$0	
D4090 Other Fire Protection Systems	NOT USED	<div></div> <div></div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>		
D50 Electrical														
D5010 Electrical Service & Distribution		<div></div> <div>x</div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>	\$0	
D5020 Lighting and Branch Wiring		<div></div> <div>x</div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>	\$0	
D5030 Communications & Security	Voice / Data System	<div></div> <div>x</div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>	\$0	
	Clock / Intercom System	<div></div> <div>x</div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>	\$0	
	Closed Circuit Surveillance	<div></div> <div>x</div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>	\$0	
	Access Control System	<div></div> <div>x</div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>	\$0	
	Intrusion Alarm System	<div></div> <div>x</div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>	\$0	
	Fire Alarm / Detection	<div></div> <div>x</div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>	\$0	
	Lighting Control System	<div></div> <div>x</div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>	\$0	
		<div></div> <div></div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>		
	NOT USED	<div></div> <div></div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>		

E EQUIPMENT & FURNISHINGS

E10 Equipment

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

E20 Furnishings

E2010 Fixed Furnishings		<div></div> <div>x</div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>	\$0	
E2020 Movable Furnishings		<div></div> <div>x</div>	None	<div></div> <div></div>	Minor	<div></div> <div></div>	Moderate	<div></div> <div></div>	Major	<div></div> <div></div>	Replace	<div></div>	\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED
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PHYSICAL CONDITION ASSESSMENT

G20 Site Improvements

G2010 Roadways		x	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
G2020 Parking Lots		x	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
G2030 Pedestrian Paving		x	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
G2040 Site Development		x	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
G2050 Landscaping		x	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	

G30 Site Mechanical Utilities

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

G40 Site Electrical Utilities

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

G90 Other Site Construction

NOT USED

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Notes
Heating/Cooling System:				\$0	
				\$0	
FIMS:				\$0	
				\$0	
Lighting:				\$0	
Occ or switches?				\$0	
				\$0	

FLIR legend:

Physical Condition Budget Sub-Total	\$179,968
Budgeted Development Costs	\$68,388
Physical Condition Budget TOTAL	\$248,356
Replacement Budget	\$2,285,956
Facility Condition Index (FCI)	10.9%

Kelso Elementary School

PHYSICAL CONDITION ASSESSMENT

District Name:	Oregon Trail SD 46
Site Name:	Kelso Elementary School
Building Name:	Well House
Building ID:	19269923C

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	Notes	
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major				
A SUBSTRUCTURE																
A10 Foundations																
		A1010 Standard Foundations														
		A1020 Special Foundations														
		A1030 Slab on Grade														
A20 Basement Construction																
		A2010 Basement Excavation	NOT USED													
		A2020 Basement Walls														
B SHELL																
B10 Superstructure																
		B1010 Floor Construction	Wood													
			Steel													
			Concrete													
		B1020 Roof Construction	Wood													
			Steel													
			Concrete													
B20 Exterior Enclosure																
		B2010 Exterior Walls	Concrete Formed / Tilt													
			Masonry													
			Framed w/Panel Siding													
			Framed w/Stucco													
			Framed w/Masonry Veneer													
		B2020 Exterior Windows	Wood													
			Aluminum/Steel													
			Clad													
			Curtain Wall													
		B2030 Exterior Doors	Wood													
			Hollow Metal													
			Storefront													
B30 Roofing																
		B3010 Roof Coverings	Asphalt Shingle													
			Built-Up													
			Single Ply													
			Metal													
			Concrete Tile													
		B3020 Roof Openings	Skylights													
			Access Hatch													
C INTERIORS																
C10 Interior Construction																
		C1010 Partitions	Framed													
			Masonry													
		C1020 Interior Doors	Wood													
			Hollow Metal													
		C1030 Fittings	NOT USED													
C20 Stairs																
		C2010 Stair Construction	Wood													

PHYSICAL CONDITION ASSESSMENT

C2020 Stair Finishes	Metal		x	None		Minor		Moderate		Major		Replace		\$0	
	Concrete		x	None		Minor		Moderate		Major		Replace		\$0	
	Concrete Fill		x	None		Minor		Moderate		Major		Replace		\$0	
	Resilient		x	None		Minor		Moderate		Major		Replace		\$0	
<u>C30 Interior Finishes</u>															
C3010 Wall Finishes	Paint on Masonry		x	None		Minor		Moderate		Major		Replace		\$0	
	Wallboard		x	None		Minor		Moderate		Major		Replace		\$0	
	Wainscot		x	None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile		x	None		Minor		Moderate		Major		Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface		x	None		Minor		Moderate		Major		Replace		\$0	
	Resilient Tile		x	None		Minor		Moderate		Major		Replace		\$0	
	Resilient Sheet		x	None		Minor		Moderate		Major		Replace		\$0	
	Polished Concrete		x	None		Minor		Moderate		Major		Replace		\$0	
C3030 Ceiling Finishes	Ceramic Tile		x	None		Minor		Moderate		Major		Replace		\$0	
	Liquid Applied		x	None		Minor		Moderate		Major		Replace		\$0	
	Wood Sports Floor		x	None		Minor		Moderate		Major		Replace		\$0	
	Wallboard		x	None		Minor		Moderate		Major		Replace		\$0	
	Lay-In Ceiling Tile		x	None		Minor		Moderate		Major		Replace		\$0	
	Glued-Up Ceiling Tile		x	None		Minor		Moderate		Major		Replace		\$0	
	Painted Structure		x	None		Minor		Moderate		Major		Replace		\$0	
D SERVICES															
<u>D10 Conveying</u>															
D1010 Elevators & Lifts			x	None		Minor		Moderate		Major		Replace		\$0	
D1020 Escalators & Moving Walks			x	None		Minor		Moderate		Major		Replace		\$0	
D1090 Other Conveying Systems			x	None		Minor		Moderate		Major		Replace		\$0	
<u>D20 Plumbing</u>															
D2010 Plumbing Fixtures		100%		None		Minor		Moderate		Major	x	Replace	300%	\$3,132	Will need to redirect outflow line so it does not discharge into the street
D2020 Domestic Water Distribution			x	None		Minor		Moderate		Major		Replace		\$0	
D2030 Sanitary Waste			x	None		Minor		Moderate		Major		Replace		\$0	
D2040 Rain Water Drainage			x	None		Minor		Moderate		Major		Replace		\$0	
D2090 Other Plumbing Systems		NOT USED		None		Minor		Moderate		Major		Replace			
<u>D30 HVAC</u>															
D3010 Energy Supply			x	None		Minor		Moderate		Major		Replace		\$0	
D3020 Heat Generating Systems	Boiler		x	None		Minor		Moderate		Major		Replace		\$0	
	Air Handler		x	None		Minor		Moderate		Major		Replace		\$0	
	Furnace		x	None		Minor		Moderate		Major		Replace		\$0	
	Heat Exchanger		x	None		Minor		Moderate		Major		Replace		\$0	
D3030 Cooling Generating Systems	Component of air handler		x	None		Minor		Moderate		Major		Replace		\$0	
	Stand alone chiller		x	None		Minor		Moderate		Major		Replace		\$0	
D3040 Distribution Systems	Ductwork		x	None		Minor		Moderate		Major		Replace		\$0	
	Hot water return & supply		x	None		Minor		Moderate		Major		Replace		\$0	
D3050 Terminal & Package Units	Above ceiling VAV unit		x	None		Minor		Moderate		Major		Replace		\$0	
	In-room ventilator unit		x	None		Minor		Moderate		Major		Replace		\$0	
	In-room radiant unit		x	None		Minor		Moderate		Major		Replace		\$0	
D3060 Controls & Instrumentation			x	None		Minor		Moderate		Major		Replace		\$0	
D3070 Systems Testing & Balancing			x	None		Minor		Moderate		Major		Replace		\$0	
D3090 Other HVAC Systems & Equipment		NOT USED		None		Minor		Moderate		Major		Replace			
<u>D40 Fire Protection</u>															
D4010 Sprinklers			x	None		Minor		Moderate		Major		Replace		\$0	
D4020 Standpipes			x	None		Minor		Moderate		Major		Replace		\$0	
D4030 Fire Protection Specialties			x	None		Minor		Moderate		Major		Replace		\$0	
D4090 Other Fire Protection Systems		NOT USED		None		Minor		Moderate		Major		Replace			
<u>D50 Electrical</u>															

PHYSICAL CONDITION ASSESSMENT

D5010 Electrical Service & Distribution		100%		None	Minor	Moderate	Major	Replace		\$0	
D5020 Lighting and Branch Wiring			x	None	Minor	Moderate	Major	Replace		\$0	
D5030 Communications & Security	Voice / Data System		x	None	Minor	Moderate	Major	Replace		\$0	
	Clock / Intercom System		x	None	Minor	Moderate	Major	Replace		\$0	
	Closed Circuit Surveillance		x	None	Minor	Moderate	Major	Replace		\$0	
	Access Control System		x	None	Minor	Moderate	Major	Replace		\$0	
	Intrusion Alarm System		x	None	Minor	Moderate	Major	Replace		\$0	
	Fire Alarm / Detection		x	None	Minor	Moderate	Major	Replace		\$0	
	Lighting Control System		x	None	Minor	Moderate	Major	Replace		\$0	
D5090 Other Electrical Systems	NOT USED			None	Minor	Moderate	Major	Replace			

E EQUIPMENT & FURNISHINGS

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

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED										
G20 Site Improvements											
G2010 Roadways			x	None	Minor	Moderate	Major	Replace		\$0	
G2020 Parking Lots			x	None	Minor	Moderate	Major	Replace		\$0	
G2030 Pedestrian Paving			x	None	Minor	Moderate	Major	Replace		\$0	
G2040 Site Development			x	None	Minor	Moderate	Major	Replace		\$0	
G2050 Landscaping			x	None	Minor	Moderate	Major	Replace		\$0	
G30 Site Mechanical Utilities											
G3010 Water Supply	Domestic		x	None	Minor	Moderate	Major	Replace		\$0	
	Fire		x	None	Minor	Moderate	Major	Replace		\$0	
G3020 Sanitary Sewer			x	None	Minor	Moderate	Major	Replace		\$0	
G3030 Storm Sewer			x	None	Minor	Moderate	Major	Replace		\$0	
G3040 Heating Distribution			x	None	Minor	Moderate	Major	Replace		\$0	
G3050 Cooling Distribution			x	None	Minor	Moderate	Major	Replace		\$0	
G3060 Fuel Distribution			x	None	Minor	Moderate	Major	Replace		\$0	
G3090 Other Site Mechanical Utilities	NOT USED			None	Minor	Moderate	Major	Replace			
G40 Site Electrical Utilities											
G4010 Electrical Distribution	Service	100%		None	Minor	Moderate	Major	Replace		\$0	
	Generator		x	None	Minor	Moderate	Major	Replace		\$0	
G4020 Site Lighting			x	None	Minor	Moderate	Major	Replace		\$0	
G4030 Site Communications & Security			x	None	Minor	Moderate	Major	Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED			None	Minor	Moderate	Major	Replace			
G90 Other Site Construction	NOT USED										

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Notes
Heating/Cooling System:				\$0	

PHYSICAL CONDITION ASSESSMENT

					\$0
					\$0
					\$0
Lighting:					\$0
Occ or switches?					\$0
					\$0

FLIR legend:

Physical Condition Budget Sub-Total	\$3,505
Budgeted Development Costs	\$1,332
Physical Condition Budget TOTAL	\$4,837
Replacement Budget	\$50,094
Facility Condition Index (FCI)	9.7%

Principal - comfort complaints (hot upstairs and cold downstairs, bad flooring, #1 flooring. No dedicated cafeteria. Water is not consumed by students (requesting filters) well system. Bathroom sinks do not work (sand build up). Playground drainage is bad - winter becomes a small swamp.

PHYSICAL CONDITION ASSESSMENT

District Name:	Oregon Trail SD 46
Site Name:	Kelso Elementary School
Building Name:	Main Building
Building ID:	19269923A

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	Notes
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	None	Minor	Moderate	Major	Replace						
A SUBSTRUCTURE															
A10 Foundations															
		A1010 Standard Foundations													
		A1020 Special Foundations													
		A1030 Slab on Grade													
A20 Basement Construction															
		A2010 Basement Excavation	NOT USED												
		A2020 Basement Walls													
B SHELL															
B10 Superstructure															
		B1010 Floor Construction	Wood												
			Steel												
			Concrete												
		B1020 Roof Construction	Wood												
			Steel												
			Concrete												
B20 Exterior Enclosure															
		B2010 Exterior Walls	Concrete Formed / Tilt												
			Masonry												
			Framed w/Panel Siding												
			Framed w/Stucco												
			Framed w/Masonry Veneer												
		B2020 Exterior Windows	Wood												
		double	Aluminum/Steel												
			Clad												
			Curtain Wall												
		B2030 Exterior Doors	Wood												
			Hollow Metal												
			Storefront												
B30 Roofing															
		B3010 Roof Coverings	Asphalt Shingle												
			Built-Up												
			Single Ply												
			Metal												
			Concrete Tile												
		B3020 Roof Openings	Skylights												
			Access Hatch												
C INTERIORS															
C10 Interior Construction															
		C1010 Partitions	Framed												
			Masonry												
		C1020 Interior Doors	Wood												
			Hollow Metal												
		C1030 Fittings	NOT USED												
C20 Stairs															

PHYSICAL CONDITION ASSESSMENT

C2010 Stair Construction	Wood	2		None	Minor	Moderate	Major	Replace		\$0	
	Metal		x	None	Minor	Moderate	Major	Replace		\$0	
	Concrete		x	None	Minor	Moderate	Major	Replace		\$0	
	Concrete Fill		x	None	Minor	Moderate	Major	Replace		\$0	Carpet
C2020 Stair Finishes	Resilient		x	None	Minor	Moderate	Major	Replace		\$0	
<u>C30 Interior Finishes</u>											
C3010 Wall Finishes	Paint on Masonry		x	None	Minor	Moderate	Major	Replace		\$0	
	Wallboard	50%		None	Minor	Moderate	Major	Replace	80%	\$29,286	Minor damage throughout
	Wainscot	50%		None	Minor	Moderate	Major	Replace		\$0	
	Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	70%		None	Minor	Moderate	Major	x Replace	100%	\$199,877	Principal - top priority to replace
	Resilient Tile			None	Minor	Moderate	Major	Replace		\$0	
	Resilient Sheet	30%		None	Minor	Moderate	Major	Replace		\$0	
	Polished Concrete			None	Minor	Moderate	Major	Replace		\$0	
C3030 Ceiling Finishes	Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	
	Liquid Applied			None	Minor	Moderate	Major	Replace		\$0	
	Wood Sports Floor			None	Minor	Moderate	Major	Replace		\$0	
	Wallboard	20%		None	Minor	Moderate	Major	Replace		\$0	
	Lay-In Ceiling Tile	20%		None	Minor	x Moderate	Major	Replace	80%	\$19,524	Ceiling tile damaged throughout school
	Glued-Up Ceiling Tile	40%		None	Minor	Moderate	Major	Replace		\$0	
	Painted Structure	20%		None	Minor	Moderate	Major	Replace		\$0	unpainted wood ceiling
D SERVICES											
<u>D10 Conveying</u>											
D1010 Elevators & Lifts		2		None	Minor	Moderate	Major	Replace		\$0	
			x	None	Minor	Moderate	Major	Replace		\$0	
			x	None	Minor	Moderate	Major	Replace		\$0	
<u>D20 Plumbing</u>											
D2010 Plumbing Fixtures		100%		None	Minor	x Moderate	Major	Replace	50%	\$97,620	Bathroom water faucets are in very poor condition and require replacement
D2020 Domestic Water Distribution	3 wh (1 gas 2 elec)	100%		None	Minor	Moderate	Major	Replace		\$0	Corroding and will fail, bad sulfur smell in water. Has filters for sand/sediment
D2030 Sanitary Waste		100%		None	Minor	Moderate	Major	Replace		\$0	
D2040 Rain Water Drainage		100%		None	Minor	Moderate	Major	Replace		\$0	
D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace			
<u>D30 HVAC</u>											
D3010 Energy Supply				None	Minor	Moderate	Major	Replace		\$0	
D3020 Heat Generating Systems	Boiler	1		None	Minor	Moderate	Major	Replace		\$0	Cast iron sectional
In room hw radiators	Air Handler	5		None	Minor	Moderate	x Major	Replace	100%	\$488,101	Out of date and ready to fail
	Furnace		x	None	Minor	Moderate	Major	Replace		\$0	
	Heat Exchanger		x	None	Minor	Moderate	Major	Replace		\$0	
D3030 Cooling Generating Systems	Component of air handler	100%		None	Minor	Moderate	x Major	Replace	200%	\$195,240	All 4 need work including replacing line sets and compressors
	Stand alone chiller		x	None	Minor	Moderate	Major	Replace		\$0	
D3040 Distribution Systems	Ductwork	100%		None	Minor	Moderate	Major	Replace		\$0	
D3050 Terminal & Package Units	Hot water return & supply	100%		None	Minor	Moderate	Major	Replace		\$0	
	Above ceiling VAV unit		x	None	Minor	Moderate	Major	Replace		\$0	
	In-room ventilator unit		x	None	Minor	Moderate	Major	Replace		\$0	
	In-room radiant unit	100%		None	Minor	Moderate	Major	Replace		\$0	
D3060 Controls & Instrumentation		100%		None	Minor	Moderate	x Major	Replace	25%	\$12,203	pneumatic tubing loose
D3070 Systems Testing & Balancing			x	None	Minor	Moderate	Major	Replace		\$0	
D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major	Replace			
<u>D40 Fire Protection</u>											
D4010 Sprinklers			x	None	Minor	Moderate	Major	Replace		\$0	None (smoke)
D4020 Standpipes			x	None	Minor	Moderate	Major	Replace		\$0	

PHYSICAL CONDITION ASSESSMENT

D4030 Fire Protection Specialties		<div><div>100%</div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	Extinguishers
D4090 Other Fire Protection Systems	NOT USED	<div><div></div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace	<div><div></div><div></div></div>		
D50 Electrical															
D5010 Electrical Service & Distribution		<div><div>100%</div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
D5020 Lighting and Branch Wiring		<div><div>100%</div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
D5030 Communications & Security	Voice / Data System	<div><div>100%</div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
	Clock / Intercom System	<div><div></div><div>x</div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	Lithuania master clock system is broken now use battery clock
	Closed Circuit Surveillance	<div><div></div><div>x</div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
	Access Control System	<div><div>100%</div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	Single point of entry at front office
	Intrusion Alarm System	<div><div></div><div>x</div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
	Fire Alarm / Detection	<div><div></div><div>x</div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
	Lighting Control System	<div><div></div><div>x</div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
D5090 Other Electrical Systems	NOT USED	<div><div></div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace	<div><div></div><div></div></div>		
E EQUIPMENT & FURNISHINGS															
E10 Equipment															
E1010 Commercial Equipment	Food Service	<div><div>2</div><div></div></div>	<div><div></div><div></div></div>	None	<div><div>x</div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace	100%	\$39,048	steamer and cook pot does not work
	Vocational	<div><div></div><div>x</div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
E1020 Institutional Equipment	Science	<div><div></div><div>x</div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
	Art	<div><div></div><div>x</div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
	Stage Performance	<div><div></div><div>x</div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
	Restroom Accessories/Stalls	<div><div>100%</div><div></div></div>	<div><div></div><div></div></div>	None	<div><div>x</div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace	25%	\$61,013	Push button lavs (water) problematic
E1030 Vehicular Equipment	NOT USED	<div><div></div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace	<div><div></div><div></div></div>		
E1090 Other Equipment	NOT USED	<div><div></div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace	<div><div></div><div></div></div>		
E20 Furnishings															
E2010 Fixed Furnishings		<div><div>100%</div><div></div></div>	<div><div></div><div></div></div>	None	<div><div>x</div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace	30%	\$21,965	
E2020 Movable Furnishings		<div><div>100%</div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED															
G BUILDING SITE WORK															
G10 Site Preparation															
G20 Site Improvements															
G2010 Roadways		<div><div></div><div>x</div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
G2020 Parking Lots		<div><div>10000</div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
G2030 Pedestrian Paving		<div><div>3000</div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
G2040 Site Development		<div><div></div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
G2050 Landscaping		<div><div></div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
G30 Site Mechanical Utilities															
G3010 Water Supply	Domestic	<div><div>100%</div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div>x</div><div></div></div>	Replace	100%	\$48,810	Water is bad tasting and could be coming from distribution
	Fire	<div><div></div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
G3020 Sanitary Sewer		<div><div>100%</div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div>x</div><div></div></div>	Replace	100%	\$48,810	Septic system is in bad shape
G3030 Storm Sewer		<div><div>100%</div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
G3040 Heating Distribution		<div><div>100%</div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
G3050 Cooling Distribution		<div><div>100%</div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
G3060 Fuel Distribution		<div><div></div><div>x</div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
G3090 Other Site Mechanical Utilities	NOT USED	<div><div></div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace	<div><div></div><div></div></div>		
G40 Site Electrical Utilities															
G4010 Electrical Distribution	Service	<div><div>100%</div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
	Generator	<div><div></div><div>x</div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
G4020 Site Lighting		<div><div>100%</div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	2 of 4 are failing
G4030 Site Communications & Security		<div><div>100%</div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED	<div><div></div><div></div></div>	<div><div></div><div></div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace	<div><div></div><div></div></div>		

PHYSICAL CONDITION ASSESSMENT

G90 Other Site Construction

NOT USED

OTHER

Description of System		Unit of Measure	Quantity	Unit Budget	Extended	Notes
Heating/Cooling System:					\$0	
Boiler (hw sectional), air handlers (2 serve upstairs and downstairs classrooms - heating hot water and mechanical cooling dual dech system) (1 unit for band room - same as previ					\$0	
ACCU-1 condensing fan fail, ACCU-2 compressor fail, ACCU-3 compressor fan fail, condenser fan fail for band room					\$0	
					\$0	
Lighting:					\$0	
Occ or switches?					\$0	
T8 switches					\$0	

[illegible]

AC - compressors broken. Use R22 and have to replace line sets and compressors.

9 Units that serve classroom - really hard to get to

Physical Condition Budget Sub-Total	\$1,758,921
Budgeted Development Costs	\$668,390
Physical Condition Budget TOTAL	\$2,427,312
Replacement Budget	\$16,392,427
Facility Condition Index (FCI)	14.8%

Principal - comfort complaints (hot upstairs and cold downstairs, bad flooring, #1 flooring. No dedicated cafeteria. Water is not consumed by students (requesting filters) well system. Bathroom sinks do not work (sand build up). Playground drainage is bad - winter becomes a small swamp.

PHYSICAL CONDITION ASSESSMENT

District Name:	Oregon Trail SD 46
Site Name:	Kelso Elementary School
Building Name:	Portable
Building ID:	19269923B

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													
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace	% of System or Finish	Automated Budget Estimate	Notes
A SUBSTRUCTURE																	
A10 Foundations																	
		A1010 Standard Foundations			X	None		Minor		Moderate		Major		Replace		\$0	
		A1020 Special Foundations		100%		None		Minor		Moderate	X	Major		Replace	25%	\$19,490	sitting on blocks and siding
		A1030 Slab on Grade			X	None		Minor		Moderate		Major		Replace		\$0	
A20 Basement Construction																	
		A2010 Basement Excavation	NOT USED					Minor		Moderate		Major		Replace			
		A2020 Basement Walls			X	None		Minor		Moderate		Major		Replace		\$0	
B SHELL																	
B10 Superstructure																	
		B1010 Floor Construction	Wood	100%		None		Minor		Moderate		Major		Replace		\$0	
			Steel		X	None		Minor		Moderate		Major		Replace		\$0	
			Concrete		X	None		Minor		Moderate		Major		Replace		\$0	
		B1020 Roof Construction	Wood	100%		None		Minor		Moderate		Major		Replace		\$0	
			Steel		X	None		Minor		Moderate		Major		Replace		\$0	
			Concrete		X	None		Minor		Moderate		Major		Replace		\$0	
B20 Exterior Enclosure																	
		B2010 Exterior Walls	Concrete Formed / Tilt		X	None		Minor		Moderate		Major		Replace		\$0	
			Masonry		X	None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Panel Siding	100%		None		Minor		Moderate	X	Major		Replace	25%	\$5,569	Rotting support beams
			Framed w/Stucco		X	None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Masonry Veneer		X	None		Minor		Moderate		Major		Replace		\$0	
		B2020 Exterior Windows double	Wood		X	None		Minor		Moderate		Major		Replace		\$0	
			Aluminum/Steel	100%		None		Minor	X	Moderate		Major		Replace	50%	\$5,569	Gaskets blown
			Clad		X	None		Minor		Moderate		Major		Replace		\$0	
			Curtain Wall		X	None		Minor		Moderate		Major		Replace		\$0	
		B2030 Exterior Doors	Wood		X	None		Minor		Moderate		Major		Replace		\$0	
			Hollow Metal	2		None		Minor		Moderate		Major		Replace		\$0	
			Storefront		X	None		Minor		Moderate		Major		Replace		\$0	
B30 Roofing																	
		B3010 Roof Coverings	Asphalt Shingle	100%		None		Minor		Moderate		Major		Replace		\$0	
			Built-Up		X	None		Minor		Moderate		Major		Replace		\$0	
			Single Ply		X	None		Minor		Moderate		Major		Replace		\$0	
			Metal		X	None		Minor		Moderate		Major		Replace		\$0	
			Concrete Tile		X	None		Minor		Moderate		Major		Replace		\$0	
		B3020 Roof Openings	Skylights		X	None		Minor		Moderate		Major		Replace		\$0	
			Access Hatch		X	None		Minor		Moderate		Major		Replace		\$0	

PHYSICAL CONDITION ASSESSMENT

INTERIORS																
C10 Interior Construction																
C1010 Partitions	Framed	100%		None		Minor		Moderate		Major		Replace		\$0		
	Masonry		x	None		Minor		Moderate		Major		Replace		\$0		
C1020 Interior Doors	Wood		x	None		Minor		Moderate		Major		Replace		\$0		
	Hollow Metal		x	None		Minor		Moderate		Major		Replace		\$0		
C1030 Fittings	NOT USED			None		Minor		Moderate		Major		Replace				
C20 Stairs																
C2010 Stair Construction	Wood		x	None		Minor		Moderate		Major		Replace		\$0		
	Metal		x	None		Minor		Moderate		Major		Replace		\$0		
	Concrete		x	None		Minor		Moderate		Major		Replace		\$0		
C2020 Stair Finishes	Concrete Fill		x	None		Minor		Moderate		Major		Replace		\$0	Carpet	
	Resilient		x	None		Minor		Moderate		Major		Replace		\$0		
C30 Interior Finishes																
C3010 Wall Finishes	Paint on Masonry		x	None		Minor		Moderate		Major		Replace		\$0		
	Wallboard	100%		None		Minor		Moderate		Major		Replace		\$0		
	Wainscot		x	None		Minor		Moderate		Major		Replace		\$0		
	Ceramic Tile		x	None		Minor		Moderate		Major		Replace		\$0		
C3020 Floor Finishes	Carpet / Soft Surface	100%		None		Minor		Moderate		Major	x	Replace		\$0		
	Resilient Tile		x	None		Minor		Moderate		Major		Replace		\$0		
	Resilient Sheet		x	None		Minor		Moderate		Major		Replace		\$0		
	Polished Concrete		x	None		Minor		Moderate		Major		Replace		\$0		
	Ceramic Tile		x	None		Minor		Moderate		Major		Replace		\$0		
	Liquid Applied		x	None		Minor		Moderate		Major		Replace		\$0		
	Wood Sports Floor		x	None		Minor		Moderate		Major		Replace		\$0		
C3030 Ceiling Finishes	Wallboard		x	None		Minor		Moderate		Major		Replace		\$0		
	Lay-In Ceiling Tile	100%		None	x	Minor		Moderate		Major		Replace	40%	\$1,336		
	Glued-Up Ceiling Tile		x	None		Minor		Moderate		Major		Replace		\$0		
	Painted Structure		x	None		Minor		Moderate		Major		Replace		\$0	unpainted wood ceiling	
D SERVICES																
D10 Conveying																
D1010 Elevators & Lifts			x	None		Minor		Moderate		Major		Replace		\$0		
	D1020 Escalators & Moving Walks		x	None		Minor		Moderate		Major		Replace		\$0		
	D1090 Other Conveying Systems		x	None		Minor		Moderate		Major		Replace		\$0		
D20 Plumbing																
D2010 Plumbing Fixtures			x	None		Minor		Moderate		Major		Replace		\$0		
	D2020 Domestic Water Distribution		x	None		Minor		Moderate		Major		Replace		\$0	Corroding and will fail	
	D2030 Sanitary Waste		x	None		Minor		Moderate		Major		Replace		\$0		
	D2040 Rain Water Drainage	100%		None		Minor		Moderate		Major		Replace		\$0		
	D2090 Other Plumbing Systems	NOT USED			None		Minor		Moderate		Major		Replace			
D30 HVAC																
D3010 Energy Supply			x	None		Minor		Moderate		Major		Replace		\$0		
	D3020 Heat Generating Systems	Boiler		x	None		Minor		Moderate		Major		Replace		\$0	
	In room hw radiators	Air Handler	2		None		Minor		Moderate		Major		Replace		\$0	heat pump
	Furnace		x	None		Minor		Moderate		Major		Replace		\$0		

PHYSICAL CONDITION ASSESSMENT

D3030 Cooling Generating Systems	Heat Exchanger		x	None		Minor		Moderate		Major		Replace		\$0	
	Component of air handler		x	None		Minor		Moderate		Major		Replace		\$0	
	Stand alone chiller		x	None		Minor		Moderate		Major		Replace		\$0	
D3040 Distribution Systems	Ductwork		X	None		Minor		Moderate		Major		Replace		\$0	
	Hot water return & supply		x	None		Minor		Moderate		Major		Replace		\$0	
D3050 Terminal & Package Units	Above ceiling VAV unit		x	None		Minor		Moderate		Major		Replace		\$0	
	In-room ventilator unit		x	None		Minor		Moderate		Major		Replace		\$0	
	In-room radiant unit		x	None		Minor		Moderate		Major		Replace		\$0	
D3060 Controls & Instrumentation			x	None		Minor		Moderate		Major		Replace		\$0	
D3070 Systems Testing & Balancing			x	None		Minor		Moderate		Major		Replace		\$0	
D3090 Other HVAC Systems & Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
D40 Fire Protection															
D4010 Sprinklers	None (smoke)		x	None		Minor		Moderate		Major		Replace		\$0	
D4020 Standpipes			x	None		Minor		Moderate		Major		Replace		\$0	
D4030 Fire Protection Specialties		100%		None		Minor		Moderate		Major		Replace		\$0	
D4090 Other Fire Protection Systems	NOT USED			None		Minor		Moderate		Major		Replace			
D50 Electrical															
D5010 Electrical Service & Distribution		100%		None		Minor		Moderate		Major		Replace		\$0	
D5020 Lighting and Branch Wiring		100%		None		Minor		Moderate		Major		Replace		\$0	
D5030 Communications & Security	Voice / Data System	100%		None		Minor		Moderate		Major		Replace		\$0	Phone system
	Clock / Intercom System		x	None		Minor		Moderate		Major		Replace		\$0	
	Closed Circuit Surveillance		x	None		Minor		Moderate		Major		Replace		\$0	
	Access Control System		x	None		Minor		Moderate		Major		Replace		\$0	
	Intrusion Alarm System		x	None		Minor		Moderate		Major		Replace		\$0	
	Fire Alarm / Detection	100%		None		Minor		Moderate		Major		Replace		\$0	
	Lighting Control System		x	None		Minor		Moderate		Major		Replace		\$0	
				None		Minor		Moderate		Major		Replace			
	D5090 Other Electrical Systems			None		Minor		Moderate		Major		Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment

E1010 Commercial Equipment	Food Service		x	None		Minor		Moderate		Major		Replace		\$0	
	Vocational		x	None		Minor		Moderate		Major		Replace		\$0	
E1020 Institutional Equipment	Science		x	None		Minor		Moderate		Major		Replace		\$0	
	Art		x	None		Minor		Moderate		Major		Replace		\$0	
	Stage Performance		x	None		Minor		Moderate		Major		Replace		\$0	
	Restroom Accessories/Stalls		x	None	x	Minor		Moderate		Major		Replace		\$0	
E1030 Vehicular Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E1090 Other Equipment	NOT USED			None		Minor		Moderate		Major		Replace			

E20 Furnishings

E2010 Fixed Furnishings			x	None		Minor		Moderate		Major		Replace		\$0	
E2020 Movable Furnishings		100%		None		Minor		Moderate		Major		Replace		\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED
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PHYSICAL CONDITION ASSESSMENT

G20 Site Improvements

G2010 Roadways		x	None		Minor		Moderate		Major		Replace		\$0	
G2020 Parking Lots		x	None		Minor		Moderate		Major		Replace		\$0	
G2030 Pedestrian Paving		x	None		Minor		Moderate		Major		Replace		\$0	
G2040 Site Development		x	None		Minor		Moderate		Major		Replace		\$0	
G2050 Landscaping		x	None		Minor		Moderate		Major		Replace		\$0	

G30 Site Mechanical Utilities

G3010 Water Supply	Domestic		x	None		Minor		Moderate		Major		Replace		\$0	
	Fire		x	None		Minor		Moderate		Major		Replace		\$0	
G3020 Sanitary Sewer			x	None		Minor		Moderate		Major		Replace		\$0	
G3030 Storm Sewer			x	None		Minor		Moderate		Major		Replace		\$0	
G3040 Heating Distribution		100%		None		Minor		Moderate		Major		Replace		\$0	Heat pump attached
G3050 Cooling Distribution		100%		None		Minor		Moderate		Major		Replace		\$0	Heat pump attached
G3060 Fuel Distribution			x	None		Minor		Moderate		Major		Replace		\$0	
G3090 Other Site Mechanical Utilities	NOT USED			None		Minor		Moderate		Major		Replace			

G40 Site Electrical Utilities

G4010 Electrical Distribution	Service	100%		None		Minor		Moderate		Major		Replace		\$0	
	Generator		x	None		Minor		Moderate		Major		Replace		\$0	
G4020 Site Lighting			x	None		Minor		Moderate		Major		Replace		\$0	
G4030 Site Communications & Security			x	None		Minor		Moderate		Major		Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED			None		Minor		Moderate		Major		Replace			

G90 Other Site Construction

NOT USED

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Notes
Heating/Cooling System:				\$0	
				\$0	
FIMS:				\$0	
				\$0	
Lighting:				\$0	
Occ or switches?				\$0	
T8 switches				\$0	

FLIR legend:
349

Physical Condition Budget Sub-Total	\$31,964
Budgeted Development Costs	\$12,146
Physical Condition Budget TOTAL	\$44,110
Replacement Budget	\$748,070
Facility Condition Index (FCI)	5.9%

Naas Elementary School

PHYSICAL CONDITION ASSESSMENT

District Name:	Oregon Trail SD 46
Site Name:	NAAS Elementary School
Building Name:	Main
Building ID:	19269624A

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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	Notes
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace
A SUBSTRUCTURE														
A10 Foundations														
		A1010 Standard Foundations			x	None		Minor		Moderate		Major		Replace
		A1020 Special Foundations			x	None		Minor		Moderate		Major		Replace
		A1030 Slab on Grade		100%		None		Minor		Moderate		Major		Replace
A20 Basement Construction														
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace
		A2020 Basement Walls			x	None		Minor		Moderate		Major		Replace
B SHELL														
B10 Superstructure														
		B1010 Floor Construction	Wood		x	None		Minor		Moderate		Major		Replace
			Steel		x	None		Minor		Moderate		Major		Replace
			Concrete	100%		None		Minor		Moderate		Major		Replace
		B1020 Roof Construction	Wood	100%		None		Minor		Moderate		Major		Replace
			Steel		x	None		Minor		Moderate		Major		Replace
			Concrete		x	None		Minor		Moderate		Major		Replace
B20 Exterior Enclosure														
		B2010 Exterior Walls	Concrete Formed / Tilt		x	None		Minor		Moderate		Major		Replace
			Masonry	40%		None		Minor		Moderate		Major		Replace
			Framed w/Panel Siding	60%		None		Minor	x	Moderate		Major	25%	\$50,270
			Framed w/Stucco		x	None		Minor		Moderate		Major		Replace
			Framed w/Masonry Veneer		x	None		Minor		Moderate		Major		Replace
		B2020 Exterior Windows	Wood		x	None		Minor		Moderate		Major		Replace
			Aluminum/Steel	100%		None		Minor		Moderate	x	Major	20%	\$89,369
			Clad		x	None		Minor		Moderate		Major		Replace
			Curtain Wall		x	None		Minor		Moderate		Major		Replace
		B2030 Exterior Doors	Wood		x	None		Minor		Moderate		Major		Replace
			Hollow Metal	26		None		Minor		Moderate		Major		Replace
			Storefront	6		None		Minor		Moderate		Major		Replace
B30 Roofing														
		B3010 Roof Coverings	Asphalt Shingle	100%		None		Minor	x	Moderate		Major		Replace
			Built-Up		x	None		Minor		Moderate		Major		Replace
			Single Ply		x	None		Minor		Moderate		Major		Replace
			Metal		x	None		Minor		Moderate		Major		Replace
			Concrete Tile		x	None		Minor		Moderate		Major		Replace
		B3020 Roof Openings	Skylights	2		None		Minor		Moderate		Major		Replace
			Access Hatch		x	None		Minor		Moderate		Major		Replace

PHYSICAL CONDITION ASSESSMENT

C INTERIORS

C10 Interior Construction

C1010 Partitions	Framed	100%		None	Minor	Moderate	Major	Replace		\$0	
	Masonry		x	None	Minor	Moderate	Major	Replace		\$0	
C1020 Interior Doors	Wood	45		None	Minor	x Moderate	Major	Replace	100%	\$16,781	Non-ADA doors
	Hollow Metal		x	None	Minor	Moderate	Major	Replace		\$0	
C1030 Fittings	NOT USED			None	Minor	Moderate	Major	Replace			

C20 Stairs

C2010 Stair Construction	Wood	2		None	Minor	Moderate	Major	Replace		\$0	
	Metal		x	None	Minor	Moderate	Major	Replace		\$0	
	Concrete		x	None	Minor	Moderate	Major	Replace		\$0	
C2020 Stair Finishes	Concrete Fill		x	None	Minor	Moderate	Major	Replace		\$0	Carpet
	Resilient		x	None	Minor	Moderate	Major	Replace		\$0	

C30 Interior Finishes

C3010 Wall Finishes	Paint on Masonry		x	None	Minor	Moderate	Major	Replace		\$0	
	Wallboard	50%		None	Minor	Moderate	Major	Replace		\$0	
	Wainscot	50%		None	Minor	Moderate	Major	Replace		\$0	
	Ceramic Tile		x	None	Minor	Moderate	Major	Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	20%		None	Minor	Moderate	Major	x Replace	100%	\$65,351	
	Resilient Tile	70%		None	Minor	Moderate	Major	Replace		\$0	
	Resilient Sheet		x	None	Minor	Moderate	Major	Replace		\$0	
	Polished Concrete		x	None	Minor	Moderate	Major	Replace		\$0	
	Ceramic Tile	10%		None	Minor	Moderate	Major	Replace		\$0	
	Liquid Applied		x	None	Minor	Moderate	Major	Replace		\$0	
	Wood Sports Floor		x	None	Minor	Moderate	Major	Replace		\$0	
C3030 Ceiling Finishes	Wallboard		x	None	Minor	Moderate	Major	Replace		\$0	
	Lay-In Ceiling Tile		x	None	Minor	Moderate	Major	Replace		\$0	
	Glued-Up Ceiling Tile	60%		None	x Minor	Moderate	Major	Replace	30%	\$18,600	
	Painted Structure	40%		None	Minor	Moderate	Major	x Replace	75%	\$41,892	

D SERVICES

D10 Conveying

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

D20 Plumbing

D2010 Plumbing Fixtures		100%		None	Minor	x Moderate	Major	Replace	20%	\$44,684	
D2020 Domestic Water Distribution		100%		None	Minor	Moderate	Major	x Replace	25%	\$41,892	Water heaters: Corroding and will fail
D2030 Sanitary Waste		100%		None	Minor	Moderate	Major	Replace		\$0	
D2040 Rain Water Drainage		100%		None	Minor	Moderate	Major	Replace		\$0	
D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace			

D30 HVAC

D3010 Energy Supply		100%		None	Minor	Moderate	Major	Replace		\$0	
D3020 Heat Generating Systems	Boiler	4		None	x Minor	Moderate	Major	Replace	20%	\$67,027	Ajax atmospheric
	Air Handler	5		None	Minor	Moderate	x Major	Replace	25%	\$139,639	
	Furnace		x	None	Minor	Moderate	Major	Replace		\$0	

PHYSICAL CONDITION ASSESSMENT

D3030 Cooling Generating Systems	Heat Exchanger		x	None		Minor		Moderate		Major		Replace		\$0	
	Component of air handler		x	None		Minor		Moderate		Major		Replace		\$0	
	Stand alone chiller		x	None		Minor		Moderate		Major		Replace		\$0	
D3040 Distribution Systems	Ductwork	100%		None		Minor		Moderate		Major		Replace		\$0	
	Hot water return & supply	100%		None		Minor	x	Moderate		Major		Replace		\$0	
D3050 Terminal & Package Units	Above ceiling VAV unit		x	None		Minor		Moderate		Major		Replace		\$0	
	In-room ventilator unit		x	None		Minor		Moderate		Major		Replace		\$0	
	In-room radiant unit	100%		None	x	Minor		Moderate		Major		Replace	100%	\$55,855	Can't maintain consistent heat
D3060 Controls & Instrumentation	Pneumatics	100%		None		Minor		Moderate	x	Major		Replace	100%	\$55,855	Old Pneumatics
D3070 Systems Testing & Balancing			x	None		Minor		Moderate		Major		Replace		\$0	
D3090 Other HVAC Systems & Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
D40 Fire Protection															
D4010 Sprinklers			x	None		Minor		Moderate		Major		Replace		\$0	extinguishers
D4020 Standpipes			x	None		Minor		Moderate		Major		Replace		\$0	
D4030 Fire Protection Specialties		100%		None		Minor		Moderate		Major		Replace		\$0	
D4090 Other Fire Protection Systems	NOT USED			None		Minor		Moderate		Major		Replace			
D50 Electrical															
D5010 Electrical Service & Distribution		100%		None		Minor		Moderate		Major		Replace		\$0	
D5020 Lighting and Branch Wiring		100%		None		Minor		Moderate		Major		Replace		\$0	
D5030 Communications & Security	Voice / Data System	100%		None		Minor		Moderate		Major		Replace		\$0	Phone system
	Clock / Intercom System		x	None		Minor		Moderate		Major		Replace		\$0	
	Closed Circuit Surveillance		x	None		Minor		Moderate		Major		Replace		\$0	
	Access Control System	100%		None		Minor		Moderate		Major		Replace		\$0	
	Intrusion Alarm System	100%		None		Minor		Moderate		Major		Replace		\$0	
	Fire Alarm / Detection	100%		None		Minor		Moderate		Major		Replace		\$0	
	Lighting Control System	100%		None		Minor		Moderate		Major		Replace		\$0	
				None		Minor		Moderate		Major		Replace		\$0	
	NOT USED			None		Minor		Moderate		Major		Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment

E1010 Commercial Equipment	Food Service	100%		None		Minor		Moderate		Major		Replace		\$0	All equipment in good condition
	Vocational		x	None		Minor		Moderate		Major		Replace		\$0	
E1020 Institutional Equipment	Science		x	None		Minor		Moderate		Major		Replace		\$0	
	Art		x	None		Minor		Moderate		Major		Replace		\$0	
	Stage Performance		x	None		Minor		Moderate		Major		Replace		\$0	
	Restroom Accessories/Stalls	100%		None	x	Minor		Moderate		Major		Replace	25%	\$69,819	
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	Original or donated	100%		None		Minor		Moderate		Major		Replace		\$0	
		100%		None		Minor		Moderate		Major		Replace		\$0	Cafeteria tables are tough to get deployed (serves NAAS and boring and gym)

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

PHYSICAL CONDITION ASSESSMENT

<u>G10 Site Preparation</u>		NOT USED									
<u>G20 Site Improvements</u>											
G2010 Roadways		9000		None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
G2020 Parking Lots		11000		None	<div></div> Minor	<div></div> Moderate	X Major	<div></div> Replace	20%	\$24,611	
G2030 Pedestrian Paving		4500		None	<div></div> Minor	<div></div> Moderate	x Major	<div></div> Replace	50%	\$33,561	Walkways are starting to erode
G2040 Site Development	Play asphalt	1800		None	<div></div> Minor	<div></div> Moderate	X Major	<div></div> Replace	20%	\$447	asphalt uneven and cracking
G2050 Landscaping			x	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
<u>G30 Site Mechanical Utilities</u>											
G3010 Water Supply	Domestic	100%		None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
	Fire		x	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
G3020 Sanitary Sewer		100%		None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	Need to maintain filter
G3030 Storm Sewer		100%		None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
G3040 Heating Distribution		100%		None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
G3050 Cooling Distribution		100%		None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
G3060 Fuel Distribution			x	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
G3090 Other Site Mechanical Utilities	NOT USED			None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace			
<u>G40 Site Electrical Utilities</u>											
G4010 Electrical Distribution	Service	100%		None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
	Generator		x	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
G4020 Site Lighting		100%		None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
G4030 Site Communications & Security		100%		None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED			None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace			
<u>G90 Other Site Construction</u>		NOT USED									

OTHER												
Description of System					Unit of Measure		Quantity		Unit Budget		Extended	Notes
Heating/Cooling System:											\$0	
2 air handlers which using heating hot water from boiler and mechanical cooling for spaces. Constant volume. 2 gas wh											\$0	
principal - 15 years- need space, boiler system (cant maintain consistent heat).											\$0	
Tiling is showing wear. Ceiling leaks. Ballast retrofits few years back no other upgrade. Intercom is through phones.											\$0	
ADA Issue: no ADA access from one part of the building to the cafeteria (unless you go outside)											\$0	
											\$0	
T8 switches											\$0	
FLIR legend:												
364												
					Physical Condition Budget Sub-Total					\$955,291		
Building overall in good shape					Budgeted Development Costs					\$363,011		
bad balacing issue in 101 pod					Physical Condition Budget TOTAL					\$1,318,302		
					Replacement Budget					\$18,758,533		
					Facility Condition Index (FCI)					7.0%		

Sandy Grade School

PHYSICAL CONDITION ASSESSMENT

District Name:	Oregon Trail SD 46
Site Name:	Sandy Grade
Building Name:	Main
Building ID:	192610022A

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	Notes
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace
A SUBSTRUCTURE														
A10 Foundations														
		A1010 Standard Foundations			x	None		Minor		Moderate		Major		Replace
		A1020 Special Foundations			x	None		Minor		Moderate		Major		Replace
		A1030 Slab on Grade		100%		None		Minor		Moderate		Major		Replace
A20 Basement Construction														
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace
		A2020 Basement Walls		40%		None	x	Minor		Moderate		Major	20%	Replace
B SHELL														
B10 Superstructure														
		B1010 Floor Construction	Wood	25%		None		Minor		Moderate		Major		Replace
			Steel		x	None		Minor		Moderate		Major		Replace
			Concrete	75%		None		Minor		Moderate		Major		Replace
		B1020 Roof Construction	Wood	100%		None		Minor		Moderate		Major		Replace
			Steel		x	None		Minor		Moderate		Major		Replace
			Concrete		x	None		Minor		Moderate		Major		Replace
B20 Exterior Enclosure														
		B2010 Exterior Walls	Concrete Formed / Tilt		x	None		Minor		Moderate		Major		Replace
			Masonry	100%		None		Minor	x	Moderate		Major	40%	Replace
			Framed w/Panel Siding		x	None		Minor		Moderate		Major		Replace
			Framed w/Stucco		x	None		Minor		Moderate		Major		Replace
			Framed w/Masonry Veneer		x	None		Minor		Moderate		Major		Replace
		B2020 Exterior Windows	Wood	20%		None		Minor		Moderate		Major	50%	Replace
		single and double	Aluminum/Steel	80%		None		Minor		Moderate		Major		Replace
			Clad		x	None		Minor		Moderate		Major		Replace
			Curtain Wall		x	None		Minor		Moderate		Major		Replace
		B2030 Exterior Doors	Wood		x	None		Minor		Moderate		Major		Replace
			Hollow Metal		x	None		Minor		Moderate		Major		Replace
			Storefront	5		None		Minor		Moderate		Major		Replace
B30 Roofing														
		B3010 Roof Coverings	Asphalt Shingle	100%	x	None		Minor		Moderate		Major		Replace
			Built-Up		x	None		Minor		Moderate		Major		Replace
			Single Ply		x	None		Minor		Moderate		Major		Replace
			Metal		x	None		Minor		Moderate		Major		Replace
			Concrete Tile		x	None		Minor		Moderate		Major		Replace
		B3020 Roof Openings	Skylights	10		None		Minor		Moderate		Major		Replace
			Access Hatch		x	None		Minor		Moderate		Major		Replace

PHYSICAL CONDITION ASSESSMENT

INTERIORS															
C10 Interior Construction															
C1010 Partitions	Framed	100%		None		Minor		Moderate		Major		Replace		\$0	
	Masonry			None		Minor		Moderate		Major		Replace		\$0	
C1020 Interior Doors	Wood	32		None		Minor		Moderate		Major		Replace		\$0	
	Hollow Metal	4		None		Minor		Moderate		Major		Replace		\$0	
C1030 Fittings	NOT USED			None		Minor		Moderate		Major		Replace			
C20 Stairs															
C2010 Stair Construction	Wood	2		None		Minor		Moderate		Major		Replace		\$0	
	Metal		x	None		Minor		Moderate		Major		Replace		\$0	
	Concrete	2		None		Minor		Moderate		Major		Replace		\$0	
C2020 Stair Finishes	Concrete Fill		x	None		Minor		Moderate		Major		Replace		\$0	
	Resilient	100%		None		Minor		Moderate		Major		Replace		\$0	
C30 Interior Finishes															
C3010 Wall Finishes	Paint on Masonry		x	None		Minor		Moderate		Major		Replace		\$0	
	Wallboard	50%		None		Minor		Moderate		Major		Replace		\$0	
	Wainscot	50%		None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile		x	None		Minor		Moderate		Major		Replace		\$0	
C3020 Floor Finishes cafeteria	Carpet / Soft Surface	10%		None		Minor		Moderate		Major	x	Replace		\$0	
	Resilient Tile	40%		None	x	Minor		Moderate		Major		Replace	30%	\$15,707	most tile in newer north wing
	Resilient Sheet		x	None		Minor		Moderate		Major		Replace		\$0	
	Polished Concrete	20%		None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile		x	None		Minor		Moderate		Major		Replace		\$0	
	Liquid Applied	70%		None		Minor		Moderate		Major		Replace		\$0	
	Wood Sports Floor	10%		None		Minor		Moderate		Major		Replace		\$0	good condition, needs to be resanded and treated
	Wallboard		x	None		Minor		Moderate		Major		Replace		\$0	
C3030 Ceiling Finishes	Lay-In Ceiling Tile	40%		None		Minor	x	Moderate		Major		Replace	40%	\$20,943	
	Glued-Up Ceiling Tile	60%		None	x	Minor		Moderate		Major		Replace	60%	\$34,870	
	Painted Structure		x	None		Minor		Moderate		Major		Replace		\$0	
D SERVICES															
D10 Conveying															
D1010 Elevators & Lifts		2		None		Minor		Moderate		Major		Replace		\$0	starts opening before level
	D1020 Escalators & Moving Walks			None		Minor		Moderate		Major		Replace		\$0	
	D1090 Other Conveying Systems			None		Minor		Moderate		Major		Replace		\$0	
D20 Plumbing															
D2010 Plumbing Fixtures		100%		None		Minor		Moderate		Major		Replace		\$0	Plugging is common
	D2020 Domestic Water Distribution	100%		None	x	Minor		Moderate		Major		Replace	50%	\$65,447	Replace flush mechanisms for restrooms from tanks that run 24/7
D2030 Sanitary Waste		100%		None		Minor		Moderate		Major		Replace		\$0	
D2040 Rain Water Drainage		100%		None		Minor	x	Moderate		Major		Replace	50%	\$26,179	Gutters in disrepair
D2090 Other Plumbing Systems	NOT USED			None		Minor		Moderate		Major		Replace			
D30 HVAC															
D3010 Energy Supply		100%		None		Minor		Moderate		Major		Replace		\$0	
	D3020 Heat Generating Systems	Boiler	2		None	x	Minor		Moderate		Major		Replace	50%	\$78,536

PHYSICAL CONDITION ASSESSMENT

D3030 Cooling Generating Systems	Air Handler	2		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	one working, one not in gym: 2 in north side motor oil leaking)
	Furnace		x	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Heat Exchanger		x	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Component of air handler		x	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Stand alone chiller		x	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
D3040 Distribution Systems	Ductwork	100%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Hot water return & supply		x	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
D3050 Terminal & Package Units	Above ceiling VAV unit	8		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	steam reheat
	In-room ventilator unit	100%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	60%	\$94,244	
	In-room radiant unit		x	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
D3060 Controls & Instrumentation	Pnuematic	100%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	100%	\$52,358	Controls malfunctioning
D3070 Systems Testing & Balancing				None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
D3090 Other HVAC Systems & Equipment	NOT USED			None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace			
D40 Fire Protection															
D4010 Sprinklers	Wet system	100%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	Wet system
D4020 Standpipes			x	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
D4030 Fire Protection Specialties		100%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
D4090 Other Fire Protection Systems	NOT USED			None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace			
D50 Electrical															
D5010 Electrical Service & Distribution		100%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
D5020 Lighting and Branch Wiring	T8	100%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	T8 lights
D5030 Communications & Security	Voice / Data System	100%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	Only through phones
	Clock / Intercom System		x	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Closed Circuit Surveillance	40%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Access Control System	100%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Intrusion Alarm System	100%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Fire Alarm / Detection	100%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Lighting Control System		x	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	NOT USED			None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment

E1010 Commercial Equipment	Food Service			None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Vocational			None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
E1020 Institutional Equipment	Science			None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Art			None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Stage Performance			None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Restroom Accessories/Stalls			None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	water runs 24/7 (tank)
E1030 Vehicular Equipment	NOT USED			None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace			
E1090 Other Equipment	NOT USED			None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace			

E20 Furnishings

E2010 Fixed Furnishings		100%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	10%	\$31,415	
E2020 Movable Furnishings		100%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	10%	\$94,244	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

PHYSICAL CONDITION ASSESSMENT

G BUILDING SITE WORK

G10 Site Preparation

NOT USED

G20 Site Improvements

G2010 Roadways		None		Minor		Moderate		Major		Replace		\$0	
G2020 Parking Lots		None		Minor		Moderate		Major		Replace		\$0	no parking lot anymore (sold to city)
G2030 Pedestrian Paving	2000	None		Minor		Moderate	X	Major		Replace	50%	\$14,916	
G2040 Site Development		None		Minor		Moderate		Major		Replace		\$0	Playground asphalt needs resurfacing (cracks, alligatoring)
G2050 Landscaping		None		Minor		Moderate		Major		Replace		\$0	

G30 Site Mechanical Utilities

G3010 Water Supply	Domestic Fire			None	Minor	Moderate	Major		Replace		\$0	
				None	Minor	Moderate	Major		Replace		\$0	
G3020 Sanitary Sewer				None	Minor	Moderate	Major		Replace		\$0	
G3030 Storm Sewer				None	Minor	Moderate	Major		Replace		\$0	
G3040 Heating Distribution		100%		None	Minor	Moderate	Major	x	Replace	30%	\$47,122	Steam and hydronic: insulation failing
G3050 Cooling Distribution				None	Minor	Moderate	Major		Replace		\$0	
G3060 Fuel Distribution				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		None	Minor	Moderate	Major	Replace		\$0	
	Generator		None	Minor	Moderate	Major	Replace		\$0	
G4020 Site Lighting			None	Minor	Moderate	Major	Replace		\$0	
G4030 Site Communications & Security			None	Minor	Moderate	Major	Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED		None	Minor	Moderate	Major	Replace			

G90 Other Site Construction

NOT USED

Description of System		Unit of Measure	Quantity	Unit Budget	Extended	Notes
	Heating/Cooling System:				\$0	
	Heating south: steam boiler radiator heat plus u it ventilator which utilize stea . heating north: unit ventilator water boiler. Radiabt heat in hallwYs 1 gwh. Electric unit heaters in va				\$0	
	FIMS:				\$0	
					\$0	
	Chimney:		1	50000	\$50,000	Take down and retire
					\$0	
					\$0	

[illegible]

Physical Condition Budget Sub-Total	\$898,240
Budgeted Development Costs	<u>\$341,331</u>
Physical Condition Budget TOTAL	\$1,239,572
Replacement Budget	\$17,583,829
Facility Condition Index (FCI)	7.0%

Welches Elementary & Middle School

PHYSICAL CONDITION ASSESSMENT

District Name:	Oregon Trail SD 46
Site Name:	Welches Elementary School
Building Name:	Main Building
Building ID:	19268827A

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- 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	Notes
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace
A SUBSTRUCTURE														
A10 Foundations														
		A1010 Standard Foundations			x	None		Minor		Moderate		Major		Replace
		A1020 Special Foundations			x	None		Minor		Moderate		Major		Replace
		A1030 Slab on Grade		100%		None		Minor	x	Moderate		Major	20%	Replace
													\$0	Areas where foundation is crumbling
													\$0	crumbling where???
A20 Basement Construction														
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace
		A2020 Basement Walls			x	None		Minor		Moderate		Major		Replace
B SHELL														
B10 Superstructure														
		B1010 Floor Construction	Wood		x	None		Minor		Moderate		Major		Replace
			Steel		x	None		Minor		Moderate		Major		Replace
			Concrete	100%		None		Minor		Moderate		Major		Replace
		B1020 Roof Construction	Wood	100%		None		Minor		Moderate		Major		Replace
			Steel		x	None		Minor		Moderate		Major		Replace
			Concrete		x	None		Minor		Moderate		Major		Replace
B20 Exterior Enclosure														
		B2010 Exterior Walls	Concrete Formed / Tilt		x	None		Minor		Moderate		Major		Replace
			Masonry	60%		None		Minor		Moderate		Major		Replace
			Framed w/Panel Siding	40%		None	x	Minor		Moderate		Major	50%	Replace
			Framed w/Stucco		x	None		Minor		Moderate		Major		Replace
			Framed w/Masonry Veneer		x	None		Minor		Moderate		Major		Replace
		B2020 Exterior Windows	Wood		x	None		Minor		Moderate		Major		Replace
			Aluminum/Steel	100%		None		Minor		Moderate		Major		Replace
			Clad		x	None		Minor		Moderate		Major		Replace
			Curtain Wall		x	None		Minor		Moderate		Major		Replace
		B2030 Exterior Doors	Wood		x	None		Minor		Moderate		Major		Replace
			Hollow Metal	5		None		Minor	x	Moderate		Major	50%	Replace
			Storefront		x	None		Minor		Moderate		Major		Replace
B30 Roofing														
		B3010 Roof Coverings	Asphalt Shingle		x	None		Minor		Moderate		Major		Replace
			Built-Up		x	None		Minor		Moderate		Major		Replace
			Single Ply		x	None		Minor		Moderate		Major		Replace
			Metal	100%		None		Minor		Moderate		Major		Replace
			Concrete Tile		x	None		Minor		Moderate		Major		Replace
		B3020 Roof Openings	Skylights		x	None		Minor		Moderate		Major		Replace
			Access Hatch		x	None		Minor		Moderate		Major		Replace

PHYSICAL CONDITION ASSESSMENT

C INTERIORS

C10 Interior Construction

C1010 Partitions	Framed	50%		None		Minor		Moderate		Major		Replace		\$0	
	Masonry	50%		None		Minor		Moderate		Major		Replace		\$0	
C1020 Interior Doors	Wood	22		None		Minor	x	Moderate		Major		Replace	50%	\$4,102	Non-ADA door handles
	Hollow Metal			None		Minor		Moderate		Major		Replace		\$0	
C1030 Fittings	NOT USED			None		Minor		Moderate		Major		Replace			

C20 Stairs

C2010 Stair Construction	Wood		x	None		Minor		Moderate		Major		Replace		\$0	
	Metal		x	None		Minor		Moderate		Major		Replace		\$0	
	Concrete		x	None		Minor		Moderate		Major		Replace		\$0	
C2020 Stair Finishes	Concrete Fill		x	None		Minor		Moderate		Major		Replace		\$0	
	Resilient		x	None		Minor		Moderate		Major		Replace		\$0	

C30 Interior Finishes

C3010 Wall Finishes	Paint on Masonry		x	None		Minor		Moderate		Major		Replace		\$0	
	Wallboard	100%		None		Minor		Moderate		Major		Replace		\$0	
	Wainscot		x	None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile		x	None		Minor		Moderate		Major		Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	5%	x	None		Minor		Moderate		Major		Replace		\$0	
	Resilient Tile	92%		None	x	Minor		Moderate		Major		Replace	5%	\$4,473	VCT 12X12 cracked and damaged
	Resilient Sheet		x	None		Minor		Moderate		Major		Replace		\$0	
	Polished Concrete		x	None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile	3%		None		Minor		Moderate		Major		Replace		\$0	
	Liquid Applied		x	None		Minor		Moderate		Major		Replace		\$0	
	Wood Sports Floor	0%		None		Minor		Moderate		Major		Replace		\$0	(no sports floor at WES)
	Wallboard		x	None		Minor		Moderate		Major		Replace		\$0	
C3030 Ceiling Finishes	Lay-In Ceiling Tile	60%		None	X	Minor		Moderate		Major		Replace	20%	\$7,002	Damage to tiles
	Glued-Up Ceiling Tile	20%		None	x	Minor		Moderate		Major		Replace	20%	\$2,878	Damage to tiles
	Painted Structure	20%		None		Minor		Moderate		Major		Replace		\$0	

D SERVICES

D10 Conveying

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

D20 Plumbing

D2010 Plumbing Fixtures		100%		None		Minor		Moderate		Major		Replace		\$0	
D2020 Domestic Water Distribution		100%		None		Minor		Moderate		Major		Replace		\$0	
D2030 Sanitary Waste		100%		None		Minor		Moderate		Major		Replace		\$0	
D2040 Rain Water Drainage		100%		None		Minor		Moderate		Major		Replace		\$0	
D2090 Other Plumbing Systems	NOT USED			None		Minor		Moderate		Major		Replace			

D30 HVAC

D3010 Energy Supply			x	None		Minor		Moderate		Major		Replace		\$0	
D3020 Heat Generating Systems	Boiler		x	None		Minor		Moderate		Major		Replace		\$0	
	Air Handler	2		None		Minor		Moderate	x	Major		Replace	40%	\$62,238	Old and need to be replaced
	Furnace		x	None		Minor		Moderate		Major		Replace		\$0	

PHYSICAL CONDITION ASSESSMENT

D3030 Cooling Generating Systems	Heat Exchanger		x	None		Minor		Moderate		Major		Replace		\$0	
	Component of air handler		x	None		Minor		Moderate		Major		Replace		\$0	
	Stand alone chiller		x	None		Minor		Moderate		Major		Replace		\$0	
D3040 Distribution Systems	Ductwork		x	None		Minor		Moderate		Major		Replace		\$0	
	Hot water return & supply	5		None	x	Minor		Moderate		Major		Replace	20%	\$58,348	3 EWHs - old and need to be replaced
D3050 Terminal & Package Units	Above ceiling VAV unit		x	None		Minor		Moderate		Major		Replace		\$0	
	In-room ventilator unit	12		None		Minor		Moderate		Major		Replace		\$0	
	In-room radiant unit		x	None		Minor		Moderate		Major		Replace		\$0	
D3060 Controls & Instrumentation			x	None		Minor		Moderate		Major		Replace		\$0	niagara controls
D3070 Systems Testing & Balancing			x	None		Minor		Moderate		Major		Replace		\$0	
D3090 Other HVAC Systems & Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
D40 Fire Protection															
D4010 Sprinklers		100%		None		Minor		Moderate		Major		Replace		\$0	Wet system
D4020 Standpipes			x	None		Minor		Moderate		Major		Replace		\$0	
D4030 Fire Protection Specialties		100%		None		Minor		Moderate		Major		Replace		\$0	
D4090 Other Fire Protection Systems	NOT USED			None		Minor		Moderate		Major		Replace			
D50 Electrical															
D5010 Electrical Service & Distribution		100%		None		Minor		Moderate		Major		Replace		\$0	
D5020 Lighting and Branch Wiring		100%		None		Minor		Moderate		Major		Replace		\$0	Many light fixtures disabled to save energy
D5030 Communications & Security phones &clocks dont sync	Voice / Data System		x	None		Minor		Moderate		Major		Replace		\$0	
	Clock / Intercom System		x	None		Minor		Moderate		Major		Replace		\$0	
	Closed Circuit Surveillance	100%		None		Minor		Moderate		Major		Replace		\$0	
	Access Control System	100%		None		Minor		Moderate		Major		Replace		\$0	
	Intrusion Alarm System	100%		None		Minor		Moderate		Major		Replace		\$0	
	Fire Alarm / Detection	100%		None		Minor		Moderate		Major		Replace		\$0	
	Lighting Control System		x	None		Minor		Moderate		Major		Replace		\$0	
	NOT USED			None		Minor		Moderate		Major		Replace			
D5090 Other Electrical Systems															

E EQUIPMENT & FURNISHINGS

E10 Equipment

E1010 Commercial Equipment	Food Service		x	None		Minor		Moderate		Major		Replace		\$0	
	Vocational		x	None		Minor		Moderate		Major		Replace		\$0	
E1020 Institutional Equipment	Science		x	None		Minor		Moderate		Major		Replace		\$0	
	Art		x	None		Minor		Moderate		Major		Replace		\$0	
	Stage Performance		x	None		Minor		Moderate		Major		Replace		\$0	
	Restroom Accessories/Stalls	100%		None		Minor		Moderate		Major		Replace		\$0	
E1030 Vehicular Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E1090 Other Equipment	NOT USED			None		Minor		Moderate		Major		Replace			

E20 Furnishings

E2010 Fixed Furnishings		100%		None		Minor	x	Moderate		Major		Replace	50%	\$58,348	Outdated and needs to be replaced
E2020 Movable Furnishings		100%		None		Minor		Moderate		Major	x	Replace	10%	\$70,017	Severely outdated

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED
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PHYSICAL CONDITION ASSESSMENT

G20 Site Improvements

G2010 Roadways		10000		None		Minor	x	Moderate		Major		Replace	50%	\$0	Service road between Woodsey Way and E. Salmon River Rd. belongs to OTSD
G2020 Parking Lots		4000		None	X	Minor		Moderate		Major		Replace	20%	\$2,983	Surface cracking
G2030 Pedestrian Paving		1000		None		Minor		Moderate	x	Major		Replace	60%	\$8,950	Crumbling areas
G2040 Site Development				None		Minor		Moderate		Major		Replace		\$0	
G2050 Landscaping				None		Minor		Moderate		Major		Replace		\$0	

G30 Site Mechanical Utilities

G3010 Water Supply	Domestic	100%		None		Minor		Moderate		Major		Replace		\$0	
	Fire	100%		None		Minor		Moderate		Major		Replace		\$0	
G3020 Sanitary Sewer		100%		None		Minor		Moderate		Major		Replace		\$0	
G3030 Storm Sewer		100%		None		Minor		Moderate		Major		Replace		\$0	
G3040 Heating Distribution		80%		None		Minor		Moderate		Major		Replace		\$0	
G3050 Cooling Distribution			x	None		Minor		Moderate		Major		Replace		\$0	
G3060 Fuel Distribution			x	None		Minor		Moderate		Major		Replace		\$0	
G3090 Other Site Mechanical Utilities	NOT USED			None		Minor		Moderate		Major		Replace			

G40 Site Electrical Utilities

G4010 Electrical Distribution	Service	100%		None		Minor		Moderate		Major		Replace		\$0	
	Generator		x	None		Minor		Moderate		Major		Replace		\$0	
G4020 Site Lighting		100%		None		Minor		Moderate		Major		Replace		\$0	Non-LED (MS has LED street lights)
G4030 Site Communications & Security			x	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	Notes
Heating/Cooling System:				\$0	
2 air handler OSA	Unit ventilators in room. No AC EWHs 3	1 split unit (off) for MDF room		\$0	
FIMS:				\$0	
				\$0	
Lighting:				\$0	
Occ or switches?	switches and occ in restroom			\$0	
T5/T8				\$0	

FLIR legend:

Physical Condition Budget Sub-Total	\$319,169
Budgeted Development Costs	\$121,284
Physical Condition Budget TOTAL	\$440,453
Replacement Budget	\$13,063,680
Facility Condition Index (FCI)	3.4%

PHYSICAL CONDITION ASSESSMENT

District Name:	Oregon Trail SD 46
Site Name:	Welches Middle School
Building Name:	Main Building
Building ID:	1926139233A

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														
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace	% of System or Finish	Automated Budget Estimate	Notes
A SUBSTRUCTURE																	
A10 Foundations																	
		A1010 Standard Foundations			X	None		Minor		Moderate		Major		Replace		\$0	
		A1020 Special Foundations			X	None		Minor		Moderate		Major		Replace		\$0	
		A1030 Slab on Grade		100%		None		Minor		Moderate		Major		Replace		\$0	
A20 Basement Construction																	
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace			
		A2020 Basement Walls			X	None		Minor		Moderate		Major		Replace		\$0	
B SHELL																	
B10 Superstructure																	
		B1010 Floor Construction	Wood		X	None		Minor		Moderate		Major		Replace		\$0	
			Steel		X	None		Minor		Moderate		Major		Replace		\$0	
			Concrete	100%		None		Minor		Moderate		Major		Replace		\$0	
		B1020 Roof Construction	Wood	100%		None		Minor		Moderate		Major		Replace		\$0	
			Steel		X	None		Minor		Moderate		Major		Replace		\$0	
			Concrete		X	None		Minor		Moderate		Major		Replace		\$0	
B20 Exterior Enclosure																	
		B2010 Exterior Walls	Concrete Formed / Tilt Masonry		X	None		Minor		Moderate		Major		Replace		\$0	
					X	None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Panel Siding	100%		None	X	Minor		Moderate		Major		Replace	40%	\$0	Wood siding is starting to rot (upgrade from moderate to minor)
			Framed w/Stucco		X	None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Masonry Veneer		X	None		Minor		Moderate		Major		Replace		\$0	
		B2020 Exterior Windows	Wood		X	None		Minor		Moderate		Major		Replace		\$0	
			Aluminum/Steel	100%		None		Minor	X	Moderate		Major		Replace	20%	\$40,031	
			Clad		X	None		Minor		Moderate		Major		Replace		\$0	
			Curtain Wall		X	None		Minor		Moderate		Major		Replace		\$0	
		B2030 Exterior Doors	Wood		X	None		Minor		Moderate		Major		Replace		\$0	
			Hollow Metal		X	None		Minor		Moderate		Major		Replace		\$0	
			Storefront	6		None		Minor		Moderate	X	Major		Replace	20%	\$2,088	Broken door frame on exterior & no weather stripping
B30 Roofing																	
		B3010 Roof Coverings	Asphalt Shingle	100%		None		Minor	X	Moderate		Major		Replace	40%	\$40,031	Covered in growth
			Built-Up		X	None		Minor		Moderate		Major		Replace		\$0	
			Single Ply		X	None		Minor		Moderate		Major		Replace		\$0	
			Metal		X	None		Minor		Moderate		Major		Replace		\$0	
			Concrete Tile		X	None		Minor		Moderate		Major		Replace		\$0	
		B3020 Roof Openings	Skylights		X	None		Minor		Moderate		Major		Replace		\$0	

PHYSICAL CONDITION ASSESSMENT

C INTERIORS	Access Hatch		<div><div></div></div>	<div><div>x</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	
	C10 Interior Construction															
	C1010 Partitions	Framed	<div><div>100%</div></div>	<div><div></div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	
		Masonry	<div><div></div></div>	<div><div>x</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	
	C1020 Interior Doors	Wood	<div><div>28</div></div>	<div><div></div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	
		Hollow Metal	<div><div></div></div>	<div><div>x</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	
	C1030 Fittings	NOT USED	<div><div></div></div>	<div><div></div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>		
	C20 Stairs															
	C2010 Stair Construction	Wood	<div><div>2</div></div>	<div><div></div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	
		Metal	<div><div></div></div>	<div><div>x</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	
		Concrete	<div><div></div></div>	<div><div>x</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	
	C2020 Stair Finishes	Concrete Fill	<div><div></div></div>	<div><div>x</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	
		Resilient	<div><div>100%</div></div>	<div><div></div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	
C30 Interior Finishes																
C3010 Wall Finishes	Paint on Masonry	<div><div></div></div>	<div><div>x</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0		
	Wallboard	<div><div>50%</div></div>	<div><div></div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div>x</div></div>	Major	<div><div></div></div>	Replace	<div><div>40%</div></div>	\$24,018	Wall damage in hallways	
C3020 Floor Finishes	Wainscot	<div><div>50%</div></div>	<div><div></div></div>	None	<div><div>x</div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div>60%</div></div>	\$18,014	Wall baseboards throughout hallways in poor condition	
	Ceramic Tile	<div><div></div></div>	<div><div>x</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0		
	Carpet / Soft Surface	<div><div>5%</div></div>	<div><div>x</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	(carpet in library- added sq. footage)	
	Resilient Tile	<div><div>70%</div></div>	<div><div></div></div>	None	<div><div>x</div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div>5%</div></div>	\$3,503	(adjusted for adding gym/stage)	
	Resilient Sheet	<div><div></div></div>	<div><div>x</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0		
	Polished Concrete	<div><div></div></div>	<div><div>x</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0		
	Ceramic Tile	<div><div>5%</div></div>	<div><div></div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	(adjusted for adding gym/stage)	
	Liquid Applied	<div><div></div></div>	<div><div>x</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0		
C3030 Ceiling Finishes	Wood Sports Floor	<div><div>20%</div></div>	<div><div>x</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	(gym and stage floors wood)	
	Wallboard	<div><div></div></div>	<div><div>x</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0		
	Lay-In Ceiling Tile	<div><div></div></div>	<div><div></div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	(glued tile, not lay-in)	
	Glued-Up Ceiling Tile	<div><div>100%</div></div>	<div><div>x</div></div>	None	<div><div>x</div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div>20%</div></div>	\$14,811	Damaged ceiling tiles from roof leaks and equipment leaks	
	Painted Structure	<div><div></div></div>	<div><div>x</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0		
D SERVICES																
D10 Conveying																
	D1010 Elevators & Lifts		<div><div></div></div>	<div><div>x</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	
	D1020 Escalators & Moving Walks		<div><div></div></div>	<div><div>x</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	
	D1090 Other Conveying Systems		<div><div></div></div>	<div><div>x</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	
D20 Plumbing																
	D2010 Plumbing Fixtures		<div><div>100%</div></div>	<div><div></div></div>	None	<div><div></div></div>	Minor	<div><div>x</div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div>30%</div></div>	\$48,037	Old crane fixtures
	D2020 Domestic Water Distribution		<div><div>100%</div></div>	<div><div></div></div>	None	<div><div>x</div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div>10%</div></div>	\$10,008	1 EWH (age)
	D2030 Sanitary Waste		<div><div>100%</div></div>	<div><div></div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	
	D2040 Rain Water Drainage		<div><div>100%</div></div>	<div><div></div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	
	D2090 Other Plumbing Systems		NOT USED	<div><div></div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>		
D30 HVAC																
	D3010 Energy Supply		<div><div></div></div>	<div><div>x</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	

PHYSICAL CONDITION ASSESSMENT

D3020 Heat Generating Systems	Boiler	<div></div>	<div>x</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Air Handler	1		None	<div></div>	Minor	<div></div>	Moderate	<div>x</div>	Major	<div></div>	Replace	50%	\$40,031	AHU has unsafe access and is beyond useful life
	Furnace		<div>x</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Heat Exchanger		<div>x</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
D3030 Cooling Generating Systems	Component of air handler		<div>x</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Stand alone chiller		<div>x</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
D3040 Distribution Systems	Ductwork		<div>x</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Hot water return & supply		<div>x</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
D3050 Terminal & Package Units	Above ceiling VAV unit		<div>x</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	In-room ventilator unit	17		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	New Honeywell controls
	In-room radiant unit		<div>x</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
D3060 Controls & Instrumentation		100%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
D3070 Systems Testing & Balancing			<div>x</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
D3090 Other HVAC Systems & Equipment	NOT USED			None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace			
D40 Fire Protection															
D4010 Sprinklers		100%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	Dry system
D4020 Standpipes			<div>x</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
D4030 Fire Protection Specialties		100%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
D4090 Other Fire Protection Systems	NOT USED			None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace			
D50 Electrical															
D5010 Electrical Service & Distribution		100%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
D5020 Lighting and Branch Wiring		100%		None	<div></div>	Minor	<div></div>	Moderate	<div>x</div>	Major	<div></div>	Replace	40%	\$96,074	Many broken light fixtures and bad ballasts throughout
D5030 Communications & Security	Voice / Data System	100%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Clock / Intercom System		<div>x</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Closed Circuit Surveillance		<div>x</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Access Control System	100%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Intrusion Alarm System		<div>x</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Fire Alarm / Detection	100%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Lighting Control System		<div>x</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
D5090 Other Electrical Systems	NOT USED			None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment															
E1010 Commercial Equipment	Food Service	2		None	<div>x</div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	40%	\$12,810	2 walk-ins
	Vocational		<div>x</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
E1020 Institutional Equipment	Science		<div>x</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Art		<div>x</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Stage Performance		<div>x</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Restroom Accessories/Stalls	100%		None	<div>x</div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	10%	\$20,015	Bathrooms need updating
E1030 Vehicular Equipment	NOT USED			None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace			
E1090 Other Equipment	NOT USED			None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace			
E20 Furnishings															
E2010 Fixed Furnishings		100%		None	<div>x</div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	40%	\$24,018	Lockers in bad shape

PHYSICAL CONDITION ASSESSMENT

E2020 Movable Furnishings	100%		None		Minor		Moderate		Major	<input checked="" type="checkbox"/>	Replace	10%	\$72,055	Need new furnishings in crucial spaces
F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED														

G BUILDING SITE WORK

G10 Site Preparation NOT USED

G20 Site Improvements

G2010 Roadways		<input checked="" type="checkbox"/>	None		Minor		Moderate		Major		Replace		\$0	
G2020 Parking Lots	6000		None	<input checked="" type="checkbox"/>	Minor		Moderate		Major		Replace	60%	\$13,424	Surface cracks
G2030 Pedestrian Paving	2000		None		Minor		Moderate	<input checked="" type="checkbox"/>	Major		Replace	40%	\$11,933	Crumbling sidewalks
G2040 Site Development		<input checked="" type="checkbox"/>	None		Minor		Moderate		Major		Replace		\$0	
G2050 Landscaping		<input checked="" type="checkbox"/>	None		Minor		Moderate		Major		Replace		\$0	

G30 Site Mechanical Utilities

G3010 Water Supply	100%		None		Minor		Moderate		Major		Replace		\$0	
	100%		None		Minor		Moderate		Major		Replace		\$0	
G3020 Sanitary Sewer	100%		None		Minor		Moderate		Major		Replace		\$0	Gravity lavs
	100%		None	<input checked="" type="checkbox"/>	Minor		Moderate		Major		Replace	40%	\$10,408	Roof drains clogged along with gutters from debris
G3030 Storm Sewer	100%		None		Minor		Moderate		Major		Replace		\$0	
G3040 Heating Distribution		<input checked="" type="checkbox"/>	None		Minor		Moderate		Major		Replace		\$0	
G3050 Cooling Distribution		<input checked="" type="checkbox"/>	None		Minor		Moderate		Major		Replace		\$0	
G3060 Fuel Distribution		<input checked="" type="checkbox"/>	None		Minor		Moderate		Major		Replace		\$0	
G3090 Other Site Mechanical Utilities			None		Minor		Moderate		Major		Replace			

G40 Site Electrical Utilities

G4010 Electrical Distribution	100%		None		Minor		Moderate		Major		Replace		\$0	
		<input checked="" type="checkbox"/>	None		Minor		Moderate		Major		Replace		\$0	
G4020 Site Lighting	100%		None		Minor		Moderate		Major		Replace		\$0	LED street lighting
G4030 Site Communications & Security		<input checked="" type="checkbox"/>	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	Notes
Heating/Cooling System:				\$0	
Unit ventilators				\$0	
FIMS:				\$0	
				\$0	
Lighting:				\$0	
Occ or switches? T5				\$0	
switches				\$0	

FLIR legend:
#294 main dist

Physical Condition Budget Sub-Total	\$501,310
Budgeted Development Costs	\$190,498
Physical Condition Budget TOTAL	\$691,808

PHYSICAL CONDITION ASSESSMENT

Replacement Budget	\$14,177,285
Facility Condition Index (FCI)	4.9%