

Black Butte School District

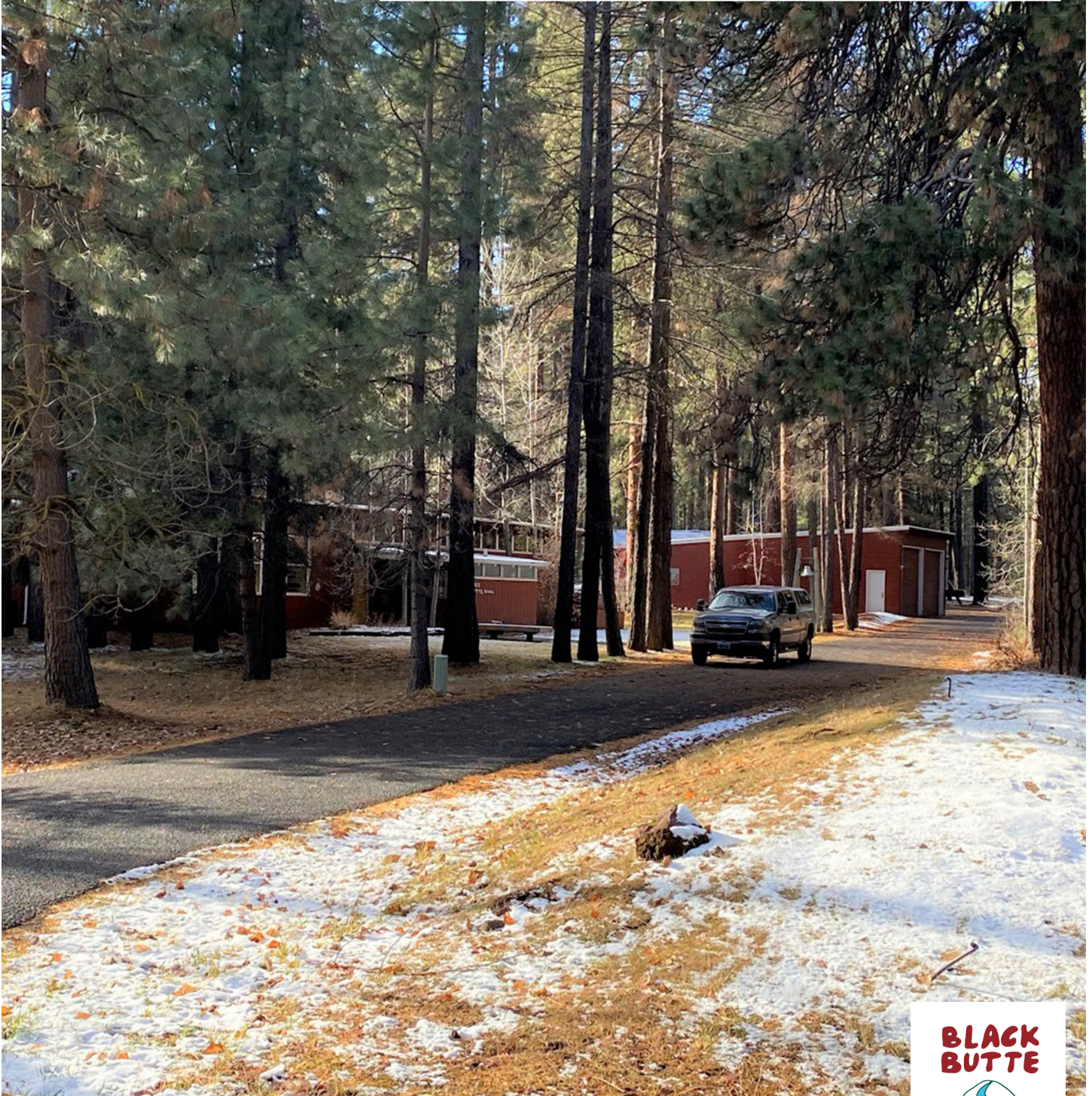
Facility Condition Assessment Report

Camp Sherman, Oregon

Assessment: December 2020

Report: March 2021

Amended: June 2021



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PHYSICAL CONDITION ASSESSMENT

In December 2020, BLRB's team of ODE certified assessors toured Black Butte School District's buildings and reviewed observable systems. Using the ODE template for review, our team assessed the condition using the ODE standards for level of repairs needed. The team was made up of architects and engineers with specific areas of experience (i.e architecture, mechanical, electrical, plumbing, and civil). Our team reviewed conditions and captured photos of representative conditions. The documentation and images are summarized in the following Assessment Summary. The ODE spreadsheets will be submitted to the State in compliance with the 2020 TAP Grant – Assessment.

The following Assessment Summary includes an overview of Black Butte SD owned facilities in terms of repair cost, replacement costs and Facility Condition Index (FCI). Each school or facility's condition has been individually summarized with a brief narrative and representative photographs. The intent is to prove a snapshot description of each school's condition. The full ODE assessment is available for detailed review.

TECHNICAL ASSISTANCE PROGRAM METHODOLOGY

ODE calculates the condition of school buildings using a recognized metric for cost of repairs compared to the cost of replacement. The comparative percentage of the repair costs to the replacement cost is referred to as the FCI.

$$\text{Repair Cost} / \text{Replacement Cost} = \text{Facility Condition Index (FCI)}$$

The ODE spreadsheet calculates a cost based on the input total building area, percentage of the system for the entire building and the percentage of the system that needs to be repaired. The cost index is provided by the ODE.

$$(\text{Building Area}) \times (\text{System \% of Building Area}) \times (\% \text{ of System}) \times (\$/\text{unit}) = \text{Cost of Repair}$$

For example:

- School area = 20,000 GSF
- Roof (system) = 20,000 GSF (since it's a single-story school or 100%)
- A Metal roof area is only area failing; and it's 10% of the total roof area
- ODE provides a cost index of \$/unit of measure (or GSF in this case)

The National Association of College and University Business Officers (NACUBO) has used the "FCI" (Facility Condition Index) as the standard benchmark for evaluating facilities since 1991. The value is derived from the ODE Assessment Spreadsheets. It demonstrates the need for building replacement and represents the ration of essential upgrade costs for the next year over the building's replacement cost.

Black Butte School District Team:

- Delaney Sharp, Head Teacher
- Ken Ball, Facility/Transportation Manager
- "Bear" Brown, School Board Chair

BLRB architects Team:

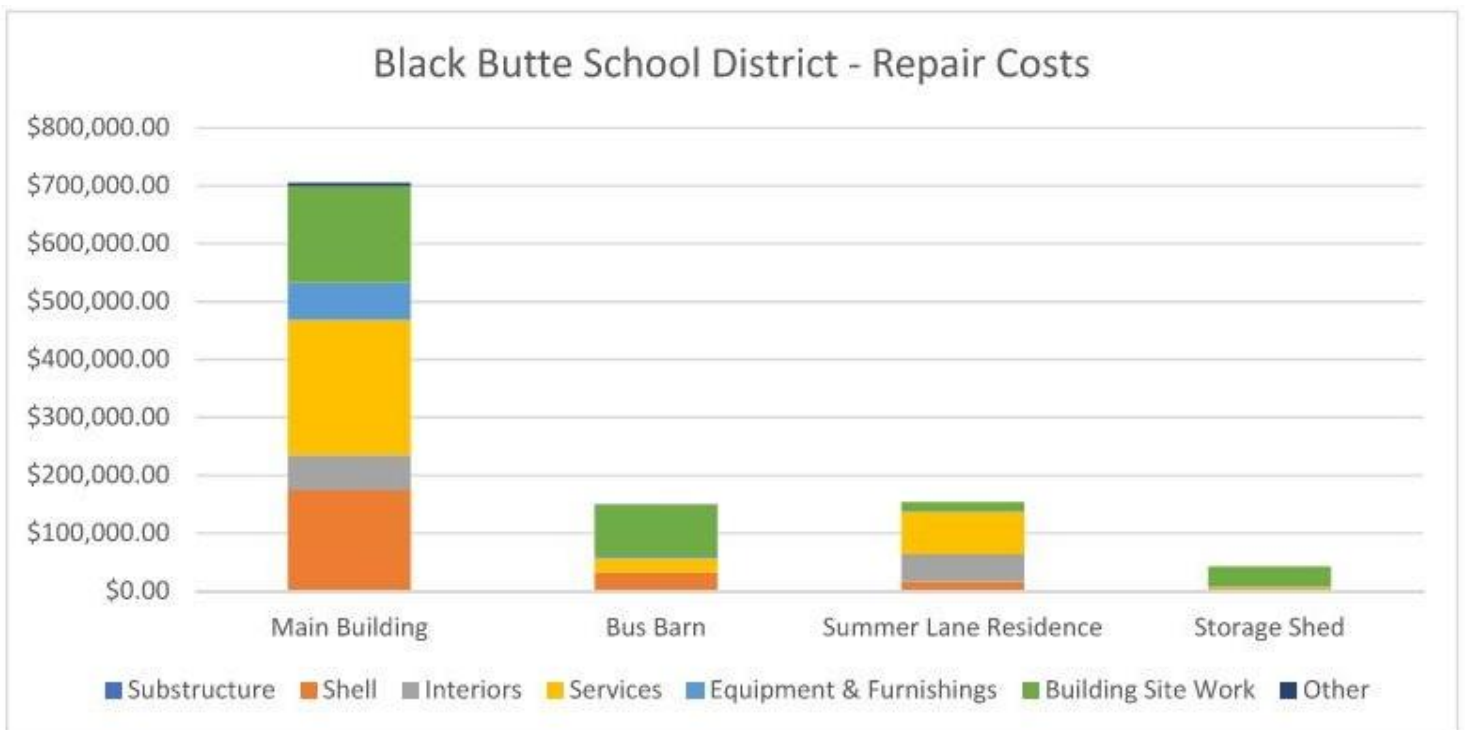
- Heidi Slaybaugh, Lead Certified Assessor
- Aiden Long, Administrative Support

Subconsultant Team:

- Civil Engineers: Adam Conway, Jack Mitchell, DOWL
- MEP Engineer: Daniel Touger, Sazan Group

District Overview

	Replacement Budget:	Repair Cost:	FCI:
<i>Main Building</i>	\$1,982,232.00	\$705,285.72	35.6%
<i>Bus Barn</i>	\$456,228.00	\$150,151.99	32.9%
<i>Summer Lane Residence</i>	\$1,585,785.60	\$153,840.82	9.7%
<i>Storage Shed</i>	\$184,253.18	\$41,891.26	22.7%





Main Building	w/ inflation for 2021	\$705,285.72
Substructure	\$0.00	
Shell	\$174,141.20	
Interiors	\$60,764.73	
Services	\$232,619.89	
Equipment and Furnishings	\$64,372.90	
Building Site Work	\$166,504.25	
Other:	\$6,882.75	

BLACK BUTTE SCHOOL

Summary of Condition Assessment

Architectural:

- Original 2 room schoolhouse was built in 1951
- A covered play area was added on in 1963, a few years later it was enclosed for use as a gymnasium (date unknown)
- In 2017 the gymnasium was remodeled internally for use as a Multipurpose room, Reading area and Office
- Safety and security are of big concern with lack of visibility at entry, no entry vestibule, offices in rear of building addition, and unfenced grounds
- Building overall is in good condition
- Select windows are fixed wood windows that should be replaced to provide natural ventilation
- Exterior siding is in good condition and has had a recent paint job, although some paint is bubbling in areas
- Membrane roof is at the end of its useful life, showing areas of potential failure
- End of multipurpose room roof has some wear and tear on the soffits and fascia boards
- Building is mostly accessible as it is slab on grade, although it lacks sufficient ADA compliance in door hardware, restroom facilities, and built in features
- Interior finishes are in good condition in the two main classrooms
- Vinyl floor tiles are showing wear and tear and failure in certain high use areas

Structural:

- No structural concerns were noted during architectural walk-through

Electrical:

- Building distribution equipment has reached end of service life
- Interior lighting in restrooms and multi-purpose rooms are fluorescent light fixtures that have reached end of service life
- Power receptable wiring devices are original to building which are reaching end of service life

Low Voltage:

- Horizontal cabling for WAPs, outlets and phone jacks are Cat5e or below which are approaching end of service life
- Analog CCTV cameras on exterior are approached end of service life
- No centralized clock, PA, access control or intrusion detection systems
- No addressable fire alarm systems, although there are a handful of battery-powered, ceiling mounted smoke detectors

Mechanical:

- No mechanical or natural ventilation or centralized controls
- Original building is heated by oil-fired furnace, ductwork at high level and return ductwork underground which have passed their expected useful life
- Greenhouse addition is serviced by two split system heat pumps that are beyond serviceable life
- Multipurpose space is heated with propane gas unit heater that is beyond useful life

Plumbing:

- Plumbing system appears to be fully functional
- Fixtures are both original to building and some replaced and upgraded
- Domestic water is provided from a well on site
- Sanitary system is via a septic system with leaching field

Fire Protection:

- No fire sprinkler system present

Site:

- Existing drive to be slurry sealed to maintain asphalt
- Major repairs needed on paved sports court to remedy widespread surface settlement
- Replace existing concrete along south exterior of school building at entry doors to meet ADA
- New concrete walks from staff parking to school entry to be provided, required to meet ADA
- New irrigation system at front of school building
- Surface area drainage issues at SW corner of multipurpose room
- New underground electrical line from school building to well to supply electrical for heater
- Replacement of existing electrical generator, as it is undersized
- Installation of site lighting at playground is planned by district staff this year

Black Butte SD – Main Building

Inoperable Windows



Overgrown Tree Roots close to Structure



Drainage Issue at Front Entry



Front Entry With No Visibility, Non ADA Hardware



Black Butte SD – Main Building

Single Pane Windows, Propane Tank Close to Building



Greenhouse Used as Classroom



Back Entry, Inoperable Windows, Non ADA Hardware



Roof Drainage at Valley over Back Door



Black Butte SD – Main Building

Fascia and Soffit Damage



Fascia and Soffit Damage (cont).



Membrane Roof Showing Significant Wear



Roofing Close to Failure at Gutters



Black Butte SD – Main Building

Membrane Roofing Close to Failure



Unreinforced Chimney



Snow Doesn't Shed Off of Greenhouse



Main Entry – No Visibility



Black Butte SD – Main Building

Entry Hall & Cubbies



Non-ADA Accessible Drinking Fountain



Janitor Closet



Furnace



Water Heater



Girl's Restroom



Boy's Restroom



Classroom Storage



Inoperable Windows



Failing Ceiling Panels



Inadequate Power Supply



Portable Air Purifier



Exposed Conduits



Failing Transition Strip



Cracked Floor Tiles



Staff Workroom & School Kitchen



Black Butte SD – Main Building

Typical Classroom – Light fixtures retrofitted with LED ballasts and bulbs



Typical Classroom – Teaching Station



Non-ADA Accessible Classroom Sink



Sagging Ceiling Tiles



Black Butte SD – Main Building

No Ability to Lock Door from Inside



Non-ADA Compliant Door Hardware



Greenhouse Used as Classroom



Greenhouse Used as Classroom (cont).



Black Butte SD – Main Building

Non-ADA Compliant Door Access



Non-ADA Compliant Egress Door



Unprotected Access to Plumbing-Wiring



Old Gym used as Commons, Library, Staff Offices



Black Butte SD – Main Building

IT Area, Staff – Main “Kitchen” area. No food service provided to student



Staff Workroom Area – Open to multipurpose room



IT Area Unrestricted Access



Multipurpose Room Heating System



No Ability to Lock Door from Inside



Cracking Floor Tiles

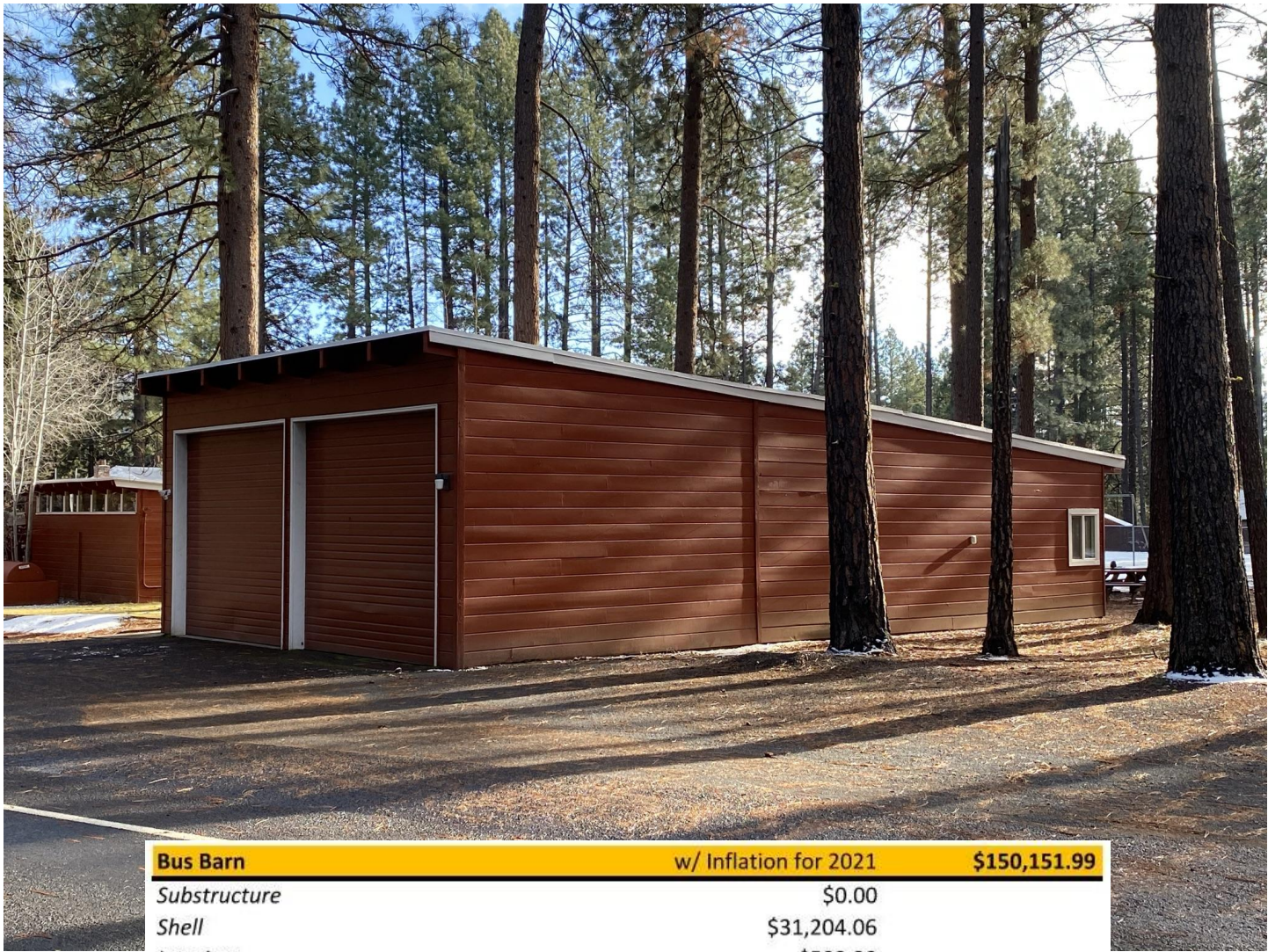


Cracking Floor Tiles at Slab Settlement Crack





Bus Barn



Bus Barn	w/ Inflation for 2021	\$150,151.99
Substructure	\$0.00	
Shell	\$31,204.06	
Interiors	\$592.39	
Services	\$24,412.77	
Equipment and Furnishings	\$3,875.46	
Building Site Work	\$88,494.10	
Other:	\$1,573.20	

BLACK BUTTE SCHOOL – BUS BARN

Summary of Condition Assessment

Architectural:

- Date of construction is unknown; building has doubled in size from original
- Building overall is in good condition
- Windows in shop/garage are single pane fixed wood windows that should be replaced for safety
- Windows in office are vinyl sliders which appear to be in decent condition
- Exterior siding is in good condition and has had a recent paint job, although the paint is bubbling all over and should be scraped and repainted
- Membrane roof appears to be in decent condition, although it was covered in snow, ice and pine needles at time of assessment, so a more thorough analysis is suggested
- Back (low) end of roof has some wear and tear on the soffits with a low point near the rear door
- Interior finishes in the office were recently updated and are in good condition

Structural:

- No structural concerns were noted during architectural walk-through of exterior walls or slab on grade
- There has been some creative reframing of the roof structure to accommodate larger buses which need to be addressed:
 - Posts to be securely and adequately connected to the slab
 - Beams to be securely and adequately connected to the posts

Electrical:

- Building electrical service fed from main building that has reached end of service life
- Interior light fixtures have been retrofitted with LED ballasts and bulbs
- Power receptable wiring devices are original to building which are reaching end of service life

Low Voltage:

- Only (1) combination phone/data outlet in office and no secure IDF rack or cabinet in building
- No centralized clock, PA, access control or intrusion detection systems
- No addressable fire alarm systems, although there are a handful of battery-powered, ceiling mounted smoke detectors

Mechanical:

- Two electric unit heaters in office space, no mechanical system in main shop/garage
- No ventilation system of centralized controls

Plumbing:

- No system present

Fire Protection:

- No fire sprinkler system present

Site:

- Paved parking at existing gravel parking area west of Bus Barn (needs to be confirmed with Forest Service as this is not School District property)
- New concrete walks around bus barn and from staff parking to playground
- New water service from existing well
- New sewer service from bus barn to septic system

Front Elevation with Garage Doors



Dented Garage Doors



Siding Damage at Grade



Siding Below Grade



Sididng and Posts within Dirt + Drainage Issue



Back Elevation with Windows & Door



Damaged Roof Soffit



Damaged Roof Soffit



Black Butte SD – Bus Barn

Ice & Debris in Internal Gutter



Rear Metal Door



One of Two Vinyl Sliding Windows



Two of Three Fixed Single Pane Wood Windows



Bubbling Paint Finish



Creative Reframing for Larger Bus and Office



Inadequate Post Connection to Slab



Inadequate Post to Beam Connection



Evidence of Previous Roof Leak on Roof Decking



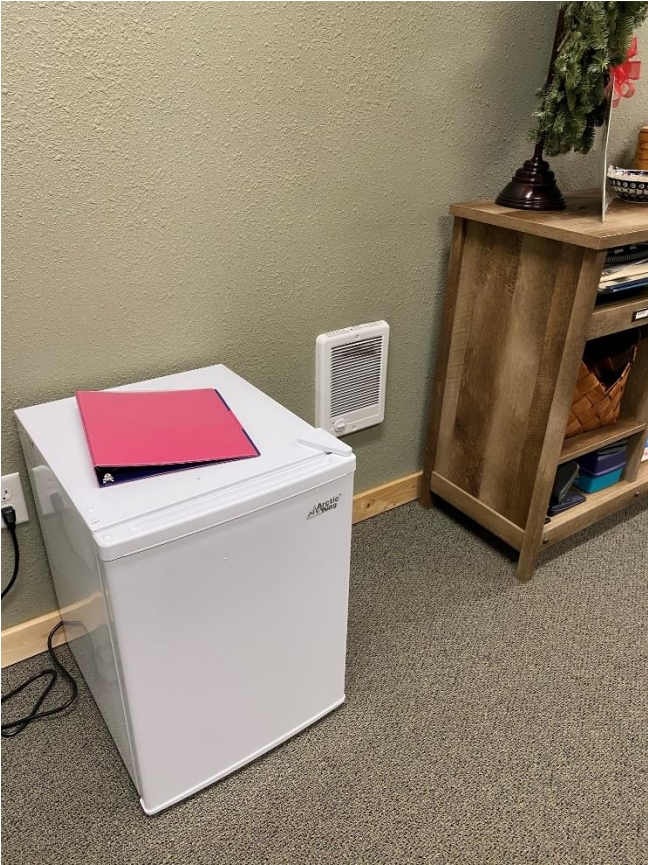
Potential Water Infiltration around Electrical Panel



Office Recently Refinished



Single Cadet Wall Heater in Office





Summer Lane Residence	w/ Inflation for 2021	\$153,840.82
Substructure	\$0.00	
Shell	\$15,501.84	
Interiors	\$47,782.11	
Services	\$72,453.06	
Equipment and Furnishings	\$1,492.00	
Building Site Work	\$16,611.81	
Other:	\$0.00	

Summer Lane Residence

Summary of Condition Assessment

Architectural:

- Built in 1951
- Building overall is in good condition
- Wooded roof beams noted to sag (over garage), likely requiring repair
- Some separation of shingles at eaves/gutters observed
- Some exterior enclosure issues noted, siding/exterior door repairs
- Several interior doors also in need of refinishing.
- Minor repairs needed of wallboard
- Tile flooring to be replaced throughout kitchen and utility rooms

Structural:

- No structural concerns were noted during architectural walk-through

Electrical:

- Lighting and Branch wiring requiring major repair
- Moderate repair of Electrical Service and Distribution needed

Low Voltage:

- No known issues

Mechanical:

- Minor repairs to energy supply system needed
- Major repairs of ductwork necessary.

Plumbing:

- Plumbing system appears to be fully functional
- Fixtures are both original to building and some replaced and upgraded
- Sanitary system is via a septic system

Fire Protection:

- No fire sprinkler system present

Site:

- Existing Common surface cracks apparent on concrete driveway
- No known issues with water, sewer (septic tank/drain field), or electric services
- No known issues with heating or cooling distribution systems exterior to the buildings.
- No known issues with site drainage.
- No known issues with the propane tanks.

Overall Property View – Trees Block View of Structure



Overall Property View – Existing Landscape is Natural, Septic Tank Buried in this Side Yard



Landscape Damage



Cracked Driveway Surface



North (Front) Elevation of Existing Structure



Cracked Driveway Surface & Sagging Roof over Garage Door



Gutter Damage Over Garage



Sagging Roof over Garage Door



Damaged Roofing on Entry Canopy



West (Side) Elevation of Residence



Chimney Spark Arrestor to be Secured



Siding Damage on Chimney



Fascia and Soffit Damage



Roofing Damage



Deck Wall Enclosure Failure at Corner and Needs Re-Finish



Closeup of Deck Wall Corner Failure



Black Butte SD – Summer Lane Residence

South (Back) Elevation of Residence



Siding Needs Re-finishing / Better Drainage to be Provided at Downspout



Torn Window Screen (typical of 2 first floor windows this elevation)



SouthWest (Side) Elevation of Residence (tarp is just providing cover to a boat, no siding damage)



Black Butte SD – Summer Lane Residence

West Roof Damage along Roof Edge & Gutter Pulling off Fascia



NorthWest (Side) Elevation of Residence



Entry Slate Tile Floor – Missing Mortar



Kitchen Slate Tile Floor to be Replaced



Dishwasher Not Mounted Properly



Master Bathroom Bathtub Faucet Unsecure



Master Bathroom Shower Drywall Damage



Master Bathroom Shower Enclosure Reinforcement



Master Bedroom Doorstop Needs Cover



Hallway Drywall Random Wire



Stairway Baseboard Missing at Stairs



Stairway Baseboard Missing at Stairs



Upstairs Bathroom Cabinet Needs Refinishing



Upstairs Bathroom Faucet Not Secure to Wall

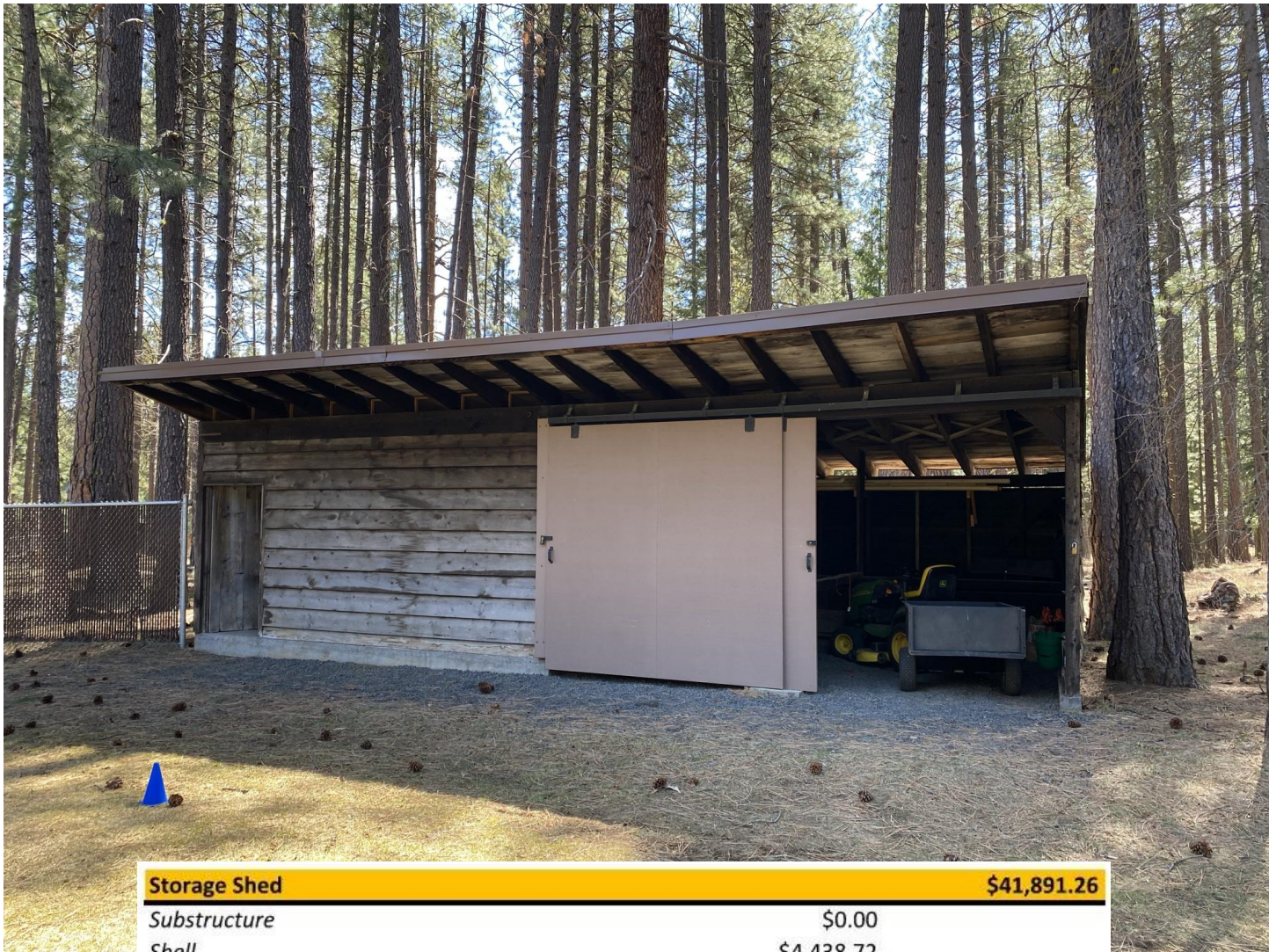


Garage Door Opening Beam Investigation – to be repaired



Garage Not Constructed with Concrete Curb





Storage Shed		\$41,891.26
Substructure		\$0.00
Shell		\$4,438.72
Interiors		\$0.00
Services		\$2,464.58
Equipment and Furnishings		\$0.00
Building Site Work		\$34,987.97
Other:		\$0.00

BLACK BUTTE SCHOOL – STORAGE SHED

Summary of Condition Assessment

Architectural:

- Date of construction is unknown; building appears to have doubled in size from original
- The single story, wood-framed building is a simple two-bay shed, rectangular in shape with shed roof.
- All the framing is exposed on the interior and appears to be original
- The large 10" exposure lap siding is in good condition, with just a few small areas of deterioration and a few boards that are cupping on the east elevation
- The eastern half of the building is slab on grade while the western half just has a concrete curb under the exterior walls with gravel floor. The concrete work does not appear to be original to the building – date of installation is unknown.
- The eastern half has a single person door; the western half has double oversized barn doors
- There are no windows in this building

Structural:

- No structural concerns were noted during architectural walk-through of exterior walls, slab on grade, or wood roof framing
- The posts and beams have been reinforced with metal straps on the exterior
- Mechanical connection of the sill plates to the curbs or slab on grade were not observed

Electrical:

- There is no electrical service to this building
- It is suggested that electrical service be installed to provide interior lighting and site lighting for safety and security

Low Voltage:

- There is no low voltage service to this building
- This building does not warrant this service, unless the use changes in the future

Mechanical:

- There is no mechanical service to this building
- This building does not warrant this service, unless the use changes in the future

Plumbing:

- There is no plumbing service to this building
- This building does not warrant this service, unless the use changes in the future

Fire Protection:

- There is no fire protection service to this building
- This building does not warrant this service, unless the use changes in the future

Site:

- There is not a paved path or drive to this building
- It is suggested that a paved path be provided for a dedicated and safe route to the building
- There is one large ponderosa pine tree that is within 2' of the back of the building. Over time this tree will begin to disrupt the concrete foundation and slab on grade if not removed.

Northern (front) Elevation

- Siding in need of stain



Western (side) Elevation

- Siding cupping



Southern (back) Elevation

- Tree close to foundation



Eastern (side) Elevation

- Siding in need of stain



Roof Overhang on Rear Elevation

- Deteriorated board to be replaced



Building Connection on Rear Elevation at Roof

- Metal strapping connection to be reinforced



Siding on Rear Elevation

- Close to tree and visible termite damage



Building Connection on Rear Elevation at Foundation

- Metal strapping connection to be reinforced



Western Bay – Interior

- Screens at joist bays to be secured



Western Bay – Interior

- Mechanical connection to concrete curb to be provided



Eastern Bay – Interior

- Door hardware is non-accessible (building is too)



Eastern Bay – Interior

- Mechanical connection to concrete curb to be provided





Base Information Sheet

Item	Data	Notes / Explanation
District Name:	Black Butte SD 41	Pull-down menu of the 197 Districts
Site Name:	Black Butte School	Typically the name that is used for the facility / campus
Building Name:	Black Butte Main Building	If only one building on site, refer to "main"
Building ID:	20520100	Please use the same ID that is assigned to this building in the annual Building Collection.
Building Type:	K-8 School	Pull-down menu - feeds FCI calculation
Physical Address of Building:	25745 SW Forest Service RD 1419, Camp Sherman 97730	Informational only - does not link
Original Year of Building Completion	1951	When was the original building completed and ready for use
Original Construction Type	Wood Framed	What type of construction was used to complete original building
Describe Other Construction Type		If you choose other construction type please describe here
County:	Jefferson	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	3,500	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	0.66	District records
Assessor Company:	BLRB Architects	Certified company
Assessor Name:	Heidi Slaybaugh	For follow up questions
Contact (Phone):	541-330-6506	
Contact (E-Mail):	hslaybaugh@blrb.com	
Date of Assessment:	12/22/2020	Might reference back for inflation calculation (future)

*Building ID Format: Located in ODE "Buildings Collection" database

Physical Condition Assessment

District Name:Black Butte SD 41

Site Name:Black Butte School

Building Name:Black Butte Main Building

Building ID:20520100

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 as part of Renovatio n	% of System or Finish	Automated Budget Estimate	Notes
A SUBSTRUCTURE																	
A10 Foundations																	
		A1010 Standard Foundations				None		Minor		Moderate		Major		Replace		\$0	
		A1020 Special Foundations				None		Minor		Moderate		Major		Replace		\$0	
		A1030 Slab on Grade		100%	X	None		Minor		Moderate		Major		Replace		\$0	
A20 Basement Construction																	
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace			
		A2020 Basement Walls		0%	X	None		Minor		Moderate		Major		Replace		\$0	
B SHELL																	
B10 Superstructure																	
		B1010 Floor Construction	Wood			None		Minor		Moderate		Major		Replace		\$0	
			Steel			None		Minor		Moderate		Major		Replace		\$0	
			Concrete	100%	X	None		Minor		Moderate		Major		Replace		\$0	
		B1020 Roof Construction	Wood	100%		None		Minor		Moderate	X	Major		Replace	20%	\$5,777	Repair/replace damaged soffit & fascia boards
			Steel			None		Minor		Moderate		Major		Replace		\$0	
			Concrete			None		Minor		Moderate		Major		Replace		\$0	
B20 Exterior Enclosure																	
		B2010 Exterior Walls	Concrete Formed / Tilt			None		Minor		Moderate		Major		Replace		\$0	
			Masonry			None		Minor		Moderate		Major		Replace		\$0	
			Framed w/ Wood Siding	100%	X	None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Metal Panel			None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Stucco			None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Masonry Veneer			None		Minor		Moderate		Major		Replace		\$0	
		B2020 Exterior Windows	Wood	80%		None		Minor		Moderate		Major	X	Replace	20%	\$5,640	Replace fixed sashes with operable in select locations
			Aluminum/Steel	20%		None		Minor		Moderate	X	Major		Replace	100%	\$2,888	Greenhouse: used as classroom, single pane glazing
			Clad			None		Minor		Moderate		Major		Replace		\$0	
			Curtain Wall			None		Minor		Moderate		Major		Replace		\$0	
		B2030 Exterior Doors	Wood	3		None		Minor	X	Moderate		Major		Replace	100%	\$3,249	Hardware is not ADA compliant
			Hollow Metal	2		None		Minor	X	Moderate		Major		Replace	100%	\$2,166	Hardware is not ADA compliant
			Storefront			None		Minor		Moderate		Major		Replace		\$0	
B30 Roofing																	
		B3010 Roof Coverings	Asphalt Shingle			None		Minor		Moderate		Major		Replace		\$0	
			Built-Up			None		Minor		Moderate		Major		Replace		\$0	
			Single Ply	100%		None		Minor		Moderate		Major	X	Replace	100%	\$90,972	Roof built up over existing roofing. Wear evident at edges, seams and flashing
			Metal			None		Minor		Moderate		Major		Replace		\$0	
			Concrete Tile			None		Minor		Moderate		Major		Replace		\$0	
		B3020 Roof Openings	Skylights			None		Minor		Moderate		Major		Replace		\$0	By Building GSF
			Access Hatch			None		Minor		Moderate		Major		Replace		\$0	Per hatch
C INTERIORS																	

Physical Condition Assessment

C1010 Partitions	Framed	100%	X	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%	\$5,198	
	Hollow Metal			None		Minor		Moderate		Major		Replace		\$0	
C1030 Fittings	NOT USED			None		Minor		Moderate		Major		Replace			
<u>C20 Stairs</u>															
C2010 Stair Construction	Wood			None		Minor		Moderate		Major		Replace		\$0	Cost/Flight
	Metal			None		Minor		Moderate		Major		Replace		\$0	Cost/Flight
	Concrete			None		Minor		Moderate		Major		Replace		\$0	Cost/Flight
C2020 Stair Finishes	Concrete Fill			None		Minor		Moderate		Major		Replace		\$0	Cost/Flight
	Resilient			None		Minor		Moderate		Major		Replace		\$0	Cost/Flight
<u>C30 Interior Finishes</u>															
C3010 Wall Finishes	Paint on Masonry			None		Minor		Moderate		Major		Replace		\$0	
	Wallboard	100%		None		Minor	X	Moderate		Major		Replace	70%	\$6,527	Multipurpose room to be replaced
	Wainscot			None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile			None		Minor		Moderate		Major		Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	50%		None		Minor		Moderate		Major	X	Replace	10%	\$1,266	Classrooms
	Resilient Tile	35%		None		Minor		Moderate		Major	X	Replace	100%	\$9,021	Multipurpose Room, Circulation, Staff
	Resilient Sheet	10%		None		Minor		Moderate		Major	X	Replace	100%	\$4,549	Restrooms
	Polished Concrete	5%	X	None		Minor		Moderate		Major		Replace		\$0	Solarium - stamped/stained concrete
	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	
C3030 Ceiling Finishes	Wallboard	45%		None		Minor	X	Moderate		Major		Replace	100%	\$11,940	Classrooms
	Lay-In Ceiling Tile			None		Minor		Moderate		Major		Replace		\$0	
	Glued-Up Ceiling Tile	25%		None		Minor	X	Moderate		Major		Replace	20%	\$123	
	Painted Structure	30%	X	None		Minor		Moderate		Major		Replace		\$0	Multipurpose Room- stained T&G
D SERVICES															
<u>D10 Conveying</u>															
D1010 Elevators & Lifts				None		Minor		Moderate		Major		Replace		\$0	
	D1020 Escalators & Moving Walks			None		Minor		Moderate		Major		Replace		\$0	
	D1090 Other Conveying Systems			None		Minor		Moderate		Major		Replace		\$0	
<u>D20 Plumbing</u>															
D2010 Plumbing Fixtures		100%	X	None		Minor		Moderate		Major		Replace	0%	\$0	All (N) fixtures must meet ADA requirements by code.
D2020 Domestic Water Distribution		100%		None		Minor	X	Moderate		Major		Replace	100%	\$4,810	
D2030 Sanitary Waste		100%		None		Minor	X	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			
<u>D30 HVAC</u>															
D3010 Energy Supply		100%		None		Minor		Moderate		Major	X	Replace	100%	\$10,714	Existing is combination of fuel oil and propane.
D3020 Heat Generating Systems	Boiler	0%		None		Minor		Moderate		Major		Replace		\$0	
	Air Handler	100%		None		Minor		Moderate		Major	X	Replace	100%	\$22,757	
	Furnace	100%		None		Minor		Moderate		Major	X	Replace	100%	\$16,657	
	Heat Exchanger	100%		None		Minor		Moderate		Major	X	Replace	100%	\$7,899	
	Component of air handler	10%		None		Minor		Moderate		Major	X	Replace	100%	\$1,509	
D3030 Cooling Generating Systems	Stand alone chiller	0%		None		Minor		Moderate		Major		Replace		\$0	
D3040 Distribution Systems	Ductwork	75%		None		Minor		Moderate		Major	X	Replace	100%	\$15,103	
D3050 Terminal & Package Units	Hot water return & supply	0%		None		Minor		Moderate		Major		Replace		\$0	
	Above ceiling VAV unit	0%		None		Minor		Moderate		Major		Replace		\$0	
	In-room ventilator unit	0%		None		Minor		Moderate		Major		Replace		\$0	

Physical Condition Assessment

D3060 Controls & Instrumentation	In-room radiant unit	0%		None	Minor	Moderate	Major		Replace		\$0			
		100%		None	Minor	Moderate	Major	X	Replace	100%	\$10,518			
D3070 Systems Testing & Balancing	NOT USED	100%		None	Minor	Moderate	Major	X	Replace	100%	\$5,709	Old air handler; calls for 100% testing & balancing.		
D3090 Other HVAC Systems & Equipment				None	Minor	Moderate	Major		Replace					
D40 Fire Protection														
D4010 Sprinklers	NOT USED	0%		None	Minor	Moderate	Major		Replace		\$0	Not provided		
D4020 Standpipes		0%		None	Minor	Moderate	Major		Replace		\$0			
D4030 Fire Protection Specialties		0%		None	Minor	Moderate	Major		Replace		\$0			
D4090 Other Fire Protection Systems				None	Minor	Moderate	Major		Replace					
D50 Electrical														
D5010 Electrical Service & Distribution		100%		None	Minor	Moderate	X	Major		Replace	80%	\$19,614	Replace subpanels that have reach the end of service life	
D5020 Lighting and Branch Wiring		100%		None	Minor	Moderate	X	Major		Replace	25%	\$5,202	Replace legacy fluorescent fixtures and any branch circuit wiring that has reached the end of service life	
D5030 Communications & Security		Voice / Data System	100%		None	Minor	Moderate		Major	X	Replace	100%	\$14,233	No secure MDF/IDF rack observed. Consolidate all ICT equipment, provide cabling supports and replace cabling that's reached the end of service life
		Clock / Intercom System	100%	X	None	Minor	Moderate		Major		Replace	100%	\$0	No clock/intercom system observed
Closed Circuit Surveillance		100%		None	Minor	Moderate		Major	X	Replace	100%	\$4,810	CCTV system has reached the end of service life; district maintains that this was replaced less than 5 years ago.	
Access Control System		100%	X	None	Minor	Moderate		Major		Replace	100%	\$0	No access control system observed. Not required per Code.	
Intrusion Alarm System		100%	X	None	Minor	Moderate		Major		Replace	100%	\$0	No intrusion alarm system observed	
Fire Alarm / Detection		100%		None	Minor	Moderate		Major	X	Replace	100%	\$8,329	No addressible FA system observed. Only smoke detector in office was observed. Most likely not necessary due to code.	
Lighting Control System		100%	X	None	Minor	Moderate		Major		Replace	100%	\$0	No lighting control system observed	
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	X	Replace	100%	\$8,908	No food service provided at this facility. Mini-fridge used by staff, microwaves used by staff & students.
				0%		None		Minor		Moderate		Major		Replace		\$0	
E1020 Institutional Equipment	Science			0		None		Minor		Moderate		Major		Replace		\$0	
	Art			0		None		Minor		Moderate		Major		Replace		\$0	
	Stage Performance			0		None		Minor		Moderate		Major		Replace		\$0	Cost/SF of Stage Performance Area
	Restroom Accessories/Stalls			100%		None		Minor	X	Moderate		Major		Replace	100%	\$4,814	ADA upgrades needed.
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%	\$4,454	
E2020 Movable Furnishings				100%		None		Minor		Moderate		Major	X	Replace	25%	\$22,743	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED
G20 Site Improvements	

Physical Condition Assessment

G2010 Roadways		None	X	Minor	Moderate	Major	Replace	100%	\$7,893	Quantity includes slurry seal for existing paved drive aisle along north end of site. Includes slurry seal on drive aisle up to connection with HOA road off school property.		
G2020 Parking Lots		None		Minor	Moderate	X	Major	Replace	100%	\$8,770	Includes major repair to remedy widespread surface settlement of the paved sports court south of school building.	
G2030 Pedestrian Paving		None		Minor	Moderate	Major	X	Replace	77%	\$13,149	Quantity includes replacement of existing concrete along south exterior of school and new concrete walks from staff parking area to school.	
G2040 Site Development		None		Minor	Moderate	Major	X	Replace	57%	\$19,551	Existing fence appears in good condition. Quantity includes new fencing to complete perimeter around fields and playground south and west of school.	
G2050 Landscaping		None		Minor	Moderate	Major	X	Replace	10%	\$13,965	Total area includes field behind bus barn and chapel. 10% replacement includes new irrigation system at front of school building.	
<u>G30 Site Mechanical Utilities</u>												
G3010 Water Supply	Domestic Fire	None	X	Minor	Moderate	Major	Replace	0%	\$0	No known issues with existing line from well to school building. Existing well needs permanent electrical line installed. Reference "Other".		
											0	X
G3020 Sanitary Sewer		None	X	Minor	Moderate	Major	Replace	0%	\$0	No known issues with existing septic system at north side of school building. Constructed in 2010.		
G3030 Storm Sewer		None		Minor	Moderate	Major	X	Replace	100%	\$3,910	500 SF is for surface area with drainage issues at southwest corner of multipurpose room.	
G3040 Heating Distribution		None	X	Minor	Moderate	Major	Replace	0%	\$0			
G3050 Cooling Distribution		None	X	Minor	Moderate	Major	Replace	0%	\$0			
G3060 Fuel Distribution		None	X	Minor	Moderate	Major	Replace	0%	\$0	Existing diesel tank and propane tank on site. No known issues.		
G3090 Other Site Mechanical Utilities	NOT USED	None		Minor	Moderate	Major	Replace					
<u>G40 Site Electrical Utilities</u>												
G4010 Electrical Distribution	Service	None	X	Minor	Moderate	Major	Replace	0%	\$0			
Generator		None		Minor	Moderate	X	Major	Replace	100%	\$33,516	Generator is frequently used and is undersized.	
G4020 Site Lighting		None		Minor	Moderate	Major	X	Replace	100%	\$5,083	Quantity includes installation of new site lighting at playground. District staff notes that existing site lighting around school building is adequatealthough lighting study was not completed during assessment.	
G4030 Site Communications & Security		None	X	Minor	Moderate	Major	Replace		\$0	Existing site security cameras located on exterior of school building. Assumes all security enhancements are internal to the building and do not require new underground low voltage lines.		
G4090 Other Site Electrical Utilities	NOT USED	None		Minor	Moderate	Major	Replace					
<u>G90 Other Site Construction</u>												

OTHER

Physical Condition Assessment

Description of System		Unit of Measure	Quantity	Unit Budget	Extended	Notes
Underground power line from building to well		LF	125	35	\$4,375	Quantity is for new underground electrical line from school building to well to supply electricity for heater.
					\$0	
					\$0	
					\$0	
					\$0	
					\$0	

Physical Condition Budget Sub-Total	\$448,313
Budgeted Development Costs	\$170,359
Physical Condition Budget TOTAL	\$618,672
Cost with Escalation to June 2021	\$705,286
Cost with Escalation to June 2022	\$733,497
Cost with Escalation to June 2023	\$762,837
Replacement Budget	\$1,982,232

District Name: Black Butte SD 41
Site Name: Black Butte School
Building Name: Black Butte Main Building
Building ID: 20520100

A. RENOVATIONS

Renovation Number	Date	Construction Type	Square Footage	Usage
1 - Enclosed Cover Play Area	Late 1960's	Wood Frame	1,536	Gymnasium
2- Irrigation System	1970's	N/A		Irrigation for play fields
3- Mechanical System	1970's	N/A		Oil Furnace
4 - Gymnasium	May, 2017	Wood Frame	1,536	Multipurpose Room

B. ADDITIONS

Addition Number	Date	Construction Type	Square Footage	Usage
1 - Covered Play Area	May, 1963	Wood Frame	1,536	Covered Play Area
2 - Greenhouse	Unknown	Glass & Alumnum	200 +/-	Classroom (currently)

C. PORTABLE CLASSROOMS

Portable Number	Date Placed on Site	Age of Portable	Square Footage	Notes

District Name: Black Butte SD 41
Site Name: Black Butte School
Building Name: Black Butte Main Building
Building ID: 20520100

SCHOOL SAFETY AUDIT ASSESSMENT

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

District Name: Black Butte SD 41
Site Name: Black Butte School
Building Name: Black Butte Main Building
Building ID: 20520100

ADA ASSESSMENT

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

District Name: Black Butte SD 41
Site Name: Black Butte School
Building Name: Black Butte Main Building
Building ID: 20520100

HARMFUL SUBSTANCES ASSESSMENT

		YES	NO	N/A	COMMENTS
1	Lead				
1.a	Has your facility been assessed for lead? If so when?		X		No records of assessment
1.b	Is there lead in your facility?			X	
1.c	Is lead abatement included in your future bond plans?			X	
2	Asbestos				
2.a	Has your facility been assessed for asbestos? If so when?	X			Reinspection 9/23/1991 Reassessed every 3 years
2.b	Is there asbestos in your facility?	X			
2.c	Is asbestos abatement included in your future bond plans?	X			
3	Mold				
3.a	Has your facility been assessed for mold? If so when?		X		No records of assessment
3.b	Is there mold in your facility?		X		No visible evidence
3.c	Is mold abatement included in your future bond plans?			X	
4	Water Quality				
4.a	Has your facility been assessed for water quality (lead, etc)? If so when?	X			Lead/Copper 7/2019 Bacteriological 11/2020
4.b	Is there a water quality concern in your facility?		X		
4.c	Is water treatment included in your future bond plans?			X	
5	PCBs				
5.a	Has your facility been assessed for PCBs? If so when?		X		
5.b	Are there PCBs in your facility?			X	
5.c	Is PCB abatement included in your future bond plans?			X	
6	Radon				
6.a	Has your facility been assessed for Radon? If so when?	X			Tested 12/2020-1/2021
6.b	Is there Radon in your facility?	X			In process of researching mitigation
6.c	Is Radon management included in your future bond plans?		X		

District Name: Black Butte SD 41
Site Name: Black Butte School
Building Name: Black Butte Main Building
Building ID: 20520100

INDOOR AIR QUALITY ASSESSMENT

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

District Name: Black Butte SD 41
Site Name: Black Butte School
Building Name: Black Butte Main Building
Building ID: 20520100

INFORMATION TECHNOLOGY ASSESSMENT

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



Base Information Sheet

Item	Data	Notes / Explanation
District Name:	Black Butte SD 41	Pull-down menu of the 197 Districts
Site Name:	Black Butte School	Typically the name that is used for the facility / campus
Building Name:	Bus Barn	If only one building on site, refer to "main"
Building ID:	20520101	Please use the same ID that is assigned to this building in the annual Building Collection.
Building Type:	Bus Shelter	Pull-down menu - feeds FCI calculation
Physical Address of Building:	25745 SW Forest Service RD 1419, Camp Sherman 97730	Informational only - does not link
Original Year of Building Completion		When was the original building completed and ready for use
Original Construction Type	Wood Frame	What type of construction was used to complete original building
Describe Other Construction Type		If you choose other construction type please describe here
County:	Deschutes	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	1,000	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	On Forest Service Property	District records
Assessor Company:	BLRB Architects	Certified company
Assessor Name:	Heidi Slaybaugh	For follow up questions
Contact (Phone):	541-330-6506	
Contact (E-Mail):	hslaybaugh@blrb.com	
Date of Assessment:	12/22/2020	Might reference back for inflation calculation (future)

*Building ID Format: Located in ODE "Buildings Collection" database

Physical Condition Assessment

District Name: Black Butte SD 41

Site Name: Black Butte School

Building Name: Bus Barn

Building ID: 20520101

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 as part of Renovatio n	% of System or Finish	Automated Budget Estimate	Notes
A SUBSTRUCTURE																	
A10 Foundations																	
		A1010 Standard Foundations				None		Minor		Moderate		Major		Replace		\$0	
		A1020 Special Foundations				None		Minor		Moderate		Major		Replace		\$0	
		A1030 Slab on Grade		100%	X	None		Minor		Moderate		Major		Replace		\$0	
A20 Basement Construction																	
		A2010 Basement Excavation	NOT USED					Minor		Moderate		Major		Replace			
		A2020 Basement Walls				None		Minor		Moderate		Major		Replace		\$0	
B SHELL																	
B10 Superstructure																	
		B1010 Floor Construction	Wood			None		Minor		Moderate		Major		Replace		\$0	
			Steel			None		Minor		Moderate		Major		Replace		\$0	
			Concrete			None		Minor		Moderate		Major		Replace		\$0	
		B1020 Roof Construction	Wood	100%		None		Minor		Moderate	X	Major		Replace	40%	\$3,405	Back soffits are warped and leaking
			Steel			None		Minor		Moderate		Major		Replace		\$0	
			Concrete			None		Minor		Moderate		Major		Replace		\$0	
B20 Exterior Enclosure																	
		B2010 Exterior Walls	Concrete Formed / Tilt Masonry			None		Minor		Moderate		Major		Replace		\$0	
						None		Minor		Moderate		Major		Replace		\$0	
			Framed w/ Wood Siding	100%		None		Minor	X	Moderate		Major		Replace	80%	\$2,744	Paint bubbling, Siding below and at grade too
			Framed w/Metal Panel			None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Stucco			None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Masonry Veneer			None		Minor		Moderate		Major		Replace		\$0	
		B2020 Exterior Windows	Wood	75%		None		Minor		Moderate	X	Major		Replace	100%	\$4,039	
			Aluminum/Steel			None		Minor		Moderate		Major		Replace		\$0	
			Clad	25%		None		Minor		Moderate		Major	X	Replace	100%	\$2,653	
			Curtain Wall			None		Minor		Moderate		Major		Replace		\$0	
		B2030 Exterior Doors	Wood			None		Minor		Moderate		Major		Replace		\$0	
			Hollow Metal	2		None		Minor	X	Moderate		Major		Replace	100%	\$2,234	
			Storefront			None		Minor		Moderate		Major		Replace		\$0	
B30 Roofing																	
		B3010 Roof Coverings	Asphalt Shingle			None		Minor		Moderate		Major		Replace		\$0	
			Built-Up			None		Minor		Moderate		Major		Replace		\$0	
			Single Ply	100%		None		Minor	X	Moderate		Major		Replace	100%	\$4,759	
			Metal			None		Minor		Moderate		Major		Replace		\$0	
			Concrete Tile			None		Minor		Moderate		Major		Replace		\$0	
		B3020 Roof Openings	Skylights			None		Minor		Moderate		Major		Replace		\$0	By Building GSF
			Access Hatch			None		Minor		Moderate		Major		Replace		\$0	Per hatch

Physical Condition Assessment

C1010 Partitions	Framed	100%	X	None		Minor		Moderate		Major		Replace		\$0	
	Masonry			None		Minor		Moderate		Major		Replace		\$0	
	C1020 Interior Doors	Wood		None		Minor		Moderate		Major		Replace		\$0	
	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	Cost/Flight
	Metal			None		Minor		Moderate		Major		Replace		\$0	Cost/Flight
	Concrete			None		Minor		Moderate		Major		Replace		\$0	Cost/Flight
	C2020 Stair Finishes	Concrete Fill		None		Minor		Moderate		Major		Replace		\$0	Cost/Flight
	Resilient			None		Minor		Moderate		Major		Replace		\$0	Cost/Flight
C30 Interior Finishes															
C3010 Wall Finishes	Paint on Masonry			None		Minor		Moderate		Major		Replace		\$0	
	Wallboard	30%	X	None		Minor		Moderate		Major		Replace		\$0	
	Wainscot			None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile			None		Minor		Moderate		Major		Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	30%	X	None		Minor		Moderate		Major		Replace		\$0	
	Resilient Tile			None		Minor		Moderate		Major		Replace		\$0	
	Resilient Sheet			None		Minor		Moderate		Major		Replace		\$0	
	Polished Concrete	70%	X	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	30%	X	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	70%		None		Minor		Moderate		Major	X	Replace	15%	\$377	Raw, not painted
D SERVICES															
D10 Conveying															
D1010 Elevators & Lifts				None		Minor		Moderate		Major		Replace		\$0	
	D1020 Escalators & Moving Walks			None		Minor		Moderate		Major		Replace		\$0	
	D1090 Other Conveying Systems			None		Minor		Moderate		Major		Replace		\$0	
D20 Plumbing															
D2010 Plumbing Fixtures		0%		None		Minor		Moderate		Major		Replace		\$0	All (N) fixtures must meet ADA requirements by code.
	D2020 Domestic Water Distribution			None		Minor		Moderate		Major		Replace		\$0	
	D2030 Sanitary Waste			None		Minor		Moderate		Major		Replace		\$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		0%		None		Minor		Moderate		Major		Replace		\$0	
	D3020 Heat Generating Systems			None		Minor		Moderate		Major		Replace		\$0	
	Air Handler			None		Minor		Moderate		Major		Replace		\$0	
	Furnace			None		Minor		Moderate		Major		Replace		\$0	
D3030 Cooling Generating Systems	Heat Exchanger	20%	X	None		Minor		Moderate		Major		Replace	0%	\$0	
	Component of air handler			None		Minor		Moderate		Major		Replace		\$0	
	Stand alone chiller			None		Minor		Moderate		Major		Replace		\$0	
	D3040 Distribution Systems			None		Minor		Moderate		Major		Replace		\$0	
D3050 Terminal & Package Units	Ductwork			None		Minor		Moderate		Major		Replace		\$0	
	Hot water return & supply			None		Minor		Moderate		Major		Replace		\$0	
	Above ceiling VAV unit			None		Minor		Moderate		Major		Replace		\$0	
	In-room ventilator unit			None		Minor		Moderate		Major		Replace		\$0	

Physical Condition Assessment

	In-room radiant unit	<div><div></div><div>0%</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>\$0</div></div>	
D3060 Controls & Instrumentation		<div><div></div><div>0%</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>\$0</div></div>	
D3070 Systems Testing & Balancing		<div><div></div><div>0%</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>\$0</div></div>	
D3090 Other HVAC Systems & Equipment	NOT USED	<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></div></div>	
<u>D40 Fire Protection</u>									
D4010 Sprinklers		<div><div></div><div>0%</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>\$0</div></div>	
D4020 Standpipes		<div><div></div><div>0%</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>\$0</div></div>	
D4030 Fire Protection Specialties		<div><div></div><div>0%</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>\$0</div></div>	
D4090 Other Fire Protection Systems	NOT USED	<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></div></div>	
<u>D50 Electrical</u>									
D5010 Electrical Service & Distribution		<div><div></div><div>100%</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>X</div><div>Major</div></div>	<div><div></div><div>Replace</div></div>	<div><div>100%</div><div>\$7,005</div></div>	Bus Barn subpanel has reach the end of service life
D5020 Lighting and Branch Wiring		<div><div></div><div>100%</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>X</div><div>Major</div></div>	<div><div></div><div>Replace</div></div>	<div><div>100%</div><div>\$6,133</div></div>	Replace legacy fluorescent fixtures and any branch circuit wiring that has reached the end of service life
D5030 Communications & Security	Voice / Data System	<div><div></div><div>100%</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</div></div>	<div><div>100%</div><div>\$0</div></div>	Data duplex in office in fair condition. Only data outlet observed in building.
	Clock / Intercom System	<div><div></div><div>100%</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</div></div>	<div><div>100%</div><div>\$0</div></div>	No clock/intercom system observed
	Closed Circuit Surveillance	<div><div></div><div>100%</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</div></div>	<div><div>100%</div><div>\$0</div></div>	No CCTV system observed
	Access Control System	<div><div></div><div>100%</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</div></div>	<div><div>100%</div><div>\$0</div></div>	No access control system observed
	Intrusion Alarm System	<div><div></div><div>100%</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</div></div>	<div><div>100%</div><div>\$0</div></div>	No intrusion detection system observed
	Fire Alarm / Detection	<div><div></div><div>100%</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>X</div><div>Replace</div></div>	<div><div>100%</div><div>\$2,380</div></div>	No addressible FA system observed. Only smoke detector in office was observed.
	Lighting Control System	<div><div></div><div>100%</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</div></div>	<div><div>100%</div><div>\$0</div></div>	No lighting control system observed
D5090 Other Electrical Systems	NOT USED	<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></div></div>	

E EQUIPMENT & FURNISHINGS

<u>E10 Equipment</u>									
E1010 Commercial Equipment	Food Service	<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>\$0</div></div>	
	Vocational	<div><div></div><div>50%</div></div>	<div><div></div><div>None</div></div>	<div><div>X</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>100%</div><div>\$251</div></div>	Providing allowance, didn't test equipment
E1020 Institutional Equipment	Science	<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>\$0</div></div>	
	Art	<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>\$0</div></div>	
	Stage Performance	<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>\$0</div></div>	Cost/SF of Stage Performance Area
	Restroom Accessories/Stalls	<div><div></div><div>100%</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>X</div><div>Replace</div></div>	<div><div>100%</div><div>\$2,212</div></div>	Not provided, needed
E1030 Vehicular Equipment	NOT USED	<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></div></div>	
E1090 Other Equipment	NOT USED	<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></div></div>	
<u>E20 Furnishings</u>									
E2010 Fixed Furnishings		<div><div></div><div>50%</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</div></div>	<div><div></div><div>\$0</div></div>	
E2020 Movable Furnishings		<div><div></div><div>50%</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</div></div>	<div><div></div><div>\$0</div></div>	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

<u>G10 Site Preparation</u>									
NOT USED									
<u>G20 Site Improvements</u>									
G2010 Roadways		<div><div></div><div>0</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</div></div>	<div><div>0%</div><div>\$0</div></div>	Cost/SF of surface area
G2020 Parking Lots		<div><div></div><div>3200</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>X</div><div>Replace</div></div>	<div><div>100%</div><div>\$28,600</div></div>	Cost/SF of surface area
G2030 Pedestrian Paving		<div><div></div><div>1250</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>X</div><div>Replace</div></div>	<div><div>100%</div><div>\$15,362</div></div>	Cost/SF of surface area
G2040 Site Development		<div><div></div><div>0</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</div></div>	<div><div>0%</div><div>\$0</div></div>	Cost/LF of fencing
G2050 Landscaping		<div><div></div><div>0</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</div></div>	<div><div>0%</div><div>\$0</div></div>	Cost/SF of irrigated area
<u>G30 Site Mechanical Utilities</u>									
G3010 Water Supply	Domestic	<div><div></div><div>100</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>X</div><div>Replace</div></div>	<div><div>100%</div><div>\$7,262</div></div>	Enter LF of pipe in cell E143

Physical Condition Assessment

G3020 Sanitary Sewer G3030 Storm Sewer G3040 Heating Distribution G3050 Cooling Distribution G3060 Fuel Distribution G3090 Other Site Mechanical Utilities	Fire															
		0	X	None		Minor		Moderate		Major		Replace	0%	\$0	Enter LF of pipe in cell E144	
		100		None		Minor		Moderate		Major	X	Replace	100%	\$5,027	Enter LF of pipe in cell E145	
		0	X	None		Minor		Moderate		Major		Replace	0%	\$0	Enter SF of area to be drained	
		0	X	None		Minor		Moderate		Major		Replace	0%	\$0	Enter LF of pipe in cell E147	
		0	X	None		Minor		Moderate		Major		Replace	0%	\$0	Enter LF of pipe in cell E148	
		0	X	None		Minor		Moderate		Major		Replace	0%	\$0	Enter LF of pipe in cell E149	
G40 Site Electrical Utilities																
G4010 Electrical Distribution G4020 Site Lighting G4030 Site Communications & Security G4090 Other Site Electrical Utilities	Service Generator	100%	X	None		Minor		Moderate		Major		Replace	0%	\$0		
		0%	X	None		Minor		Moderate		Major		Replace	0%	\$0		
		0%	X	None		Minor		Moderate		Major		Replace	0%	\$0		
		0%	X	None		Minor		Moderate		Major		Replace		\$0		
	G90 Other Site Construction															

OTHER

Description of System					Unit of Measure		Quantity		Unit Budget		Extended	Notes
B2030 Exterior Doors					Door		2		500		\$1,000	
Overhead Garage Doors											\$0	
											\$0	
											\$0	
											\$0	
											\$0	
											\$0	
											\$0	

Physical Condition Budget Sub-Total	\$95,444
Budgeted Development Costs	\$36,269
Physical Condition Budget TOTAL	\$131,712
Cost with Escalation to June 2021	\$150,152
Cost with Escalation to June 2022	\$156,158
Cost with Escalation to June 2023	\$162,404
Replacement Budget	\$456,228

District Name: Black Butte SD 41
Site Name: Black Butte School
Building Name: Bus Barn
Building ID: 20520101

A. RENOVATIONS

Renovation Number	Date	Construction Type	Square Footage	Usage
1 - Added Interior Office	Unknown	Wood Frame	200 +/-	Office
2- Updated Office Finishes	2020		200 +/-	Office

B. ADDITIONS

Addition Number	Date	Construction Type	Square Footage	Usage
1 - Doubled Building Size	Unknown	Wood Frame	500+/-	Garage/Storage/Shop

C. PORTABLE CLASSROOMS

Portable Number	Date Placed on Site	Age of Portable	Square Footage	Notes

District Name: Black Butte SD 41
Site Name: Black Butte School
Building Name: Bus Barn
Building ID: 20520101

SCHOOL SAFETY AUDIT ASSESSMENT

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

District Name: Black Butte SD 41

Site Name: Black Butte School

Building Name: Bus Barn

Building ID: 20520101

ADA ASSESSMENT

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

District Name: Black Butte SD 41
Site Name: Black Butte School
Building Name: Bus Barn
Building ID: 20520101

HARMFUL SUBSTANCES ASSESSMENT

		YES	NO	N/A	COMMENTS
1	Lead				
1.a	Has your facility been assessed for lead? If so when?		X		
1.b	Is there lead in your facility?			X	
1.c	Is lead abatement included in your future bond plans?			X	
2	Asbestos				
2.a	Has your facility been assessed for asbestos? If so when?		X		
2.b	Is there asbestos in your facility?			X	
2.c	Is asbestos abatement included in your future bond plans?			X	
3	Mold				
3.a	Has your facility been assessed for mold? If so when?		X		
3.b	Is there mold in your facility?		X		Possibly in roof decking
3.c	Is mold abatement included in your future bond plans?			X	
4	Water Quality				
4.a	Has your facility been assessed for water quality (lead, etc)? If so when?		X		
4.b	Is there a water quality concern in your facility?		X		No running water in facility
4.c	Is water treatment included in your future bond plans?			X	
5	PCBs				
5.a	Has your facility been assessed for PCBs? If so when?		X		
5.b	Are there PCBs in your facility?			X	
5.c	Is PCB abatement included in your future bond plans?			X	
6	Radon				
6.a	Has your facility been assessed for Radon? If so when?		X		Tested 12/2020-1/2021
6.b	Is there Radon in your facility?		X		
6.c	Is Radon management included in your future bond plans?			X	

District Name: Black Butte SD 41

Site Name: Black Butte School

Building Name: Bus Barn

Building ID: 20520101

INDOOR AIR QUALITY ASSESSMENT

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

District Name: Black Butte SD 41
Site Name: Black Butte School
Building Name: Bus Barn
Building ID: 20520101

INFORMATION TECHNOLOGY ASSESSMENT

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



Base Information Sheet

Item	Data	Notes / Explanation
District Name:	Black Butte SD 41	Pull-down menu of the 197 Districts
Site Name:	Camp Sherman	Typically the name that is used for the facility / campus
Building Name:	Summer Lane Residence	If only one building on site, refer to "main"
Building ID:		Please use the same ID that is assigned to this building in the annual Building Collection.
Building Type:	Administrative Building	Pull-down menu - feeds FCI calculation
Physical Address of Building:	13096 SW Summerlane, Camp Sherman 97730	Informational only - does not link
Original Year of Building Completion	1951	When was the original building completed and ready for use
Original Construction Type	Wood Framed	What type of construction was used to complete original building
Describe Other Construction Type		If you choose other construction type please describe here
County:	Jefferson	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	3,150	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	0.47	District records
Assessor Company:	BLRB Architects	Certified company
Assessor Name:	Heidi Slaybaugh	For follow up questions
Contact (Phone):	541-330-6506	
Contact (E-Mail):	hslaybaugh@blrb.com	
Date of Assessment:	5/7/2021	Might reference back for inflation calculation (future)

*Building ID Format: Located in ODE "Buildings Collection" database

Physical Condition Assessment

District Name:

Black Butte SD 41

Site Name:

Camp Sherman

Building Name:

Summer Lane Residence

Building ID:

0

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

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

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

			LEVEL OF ACTION														
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace as part of Renovatio n	% of System or Finish	Automated Budget Estimate	Notes
A SUBSTRUCTURE																	
A10 Foundations																	
		A1010 Standard Foundations		80%	X	None		Minor		Moderate		Major		Replace		\$0	
		A1020 Special Foundations				None		Minor		Moderate		Major		Replace		\$0	
		A1030 Slab on Grade		20%	X	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	80%	X	None		Minor		Moderate		Major		Replace		\$0	
			Steel			None		Minor		Moderate		Major		Replace		\$0	
			Concrete	20%	X	None		Minor		Moderate		Major		Replace		\$0	
		B1020 Roof Construction	Wood	100%		None		Minor		Moderate	X	Major		Replace	5%	\$1,300	Repair/replace sagging beam over garage door
			Steel			None		Minor		Moderate		Major		Replace		\$0	
			Concrete			None		Minor		Moderate		Major		Replace		\$0	
B20 Exterior Enclosure																	
		B2010 Exterior Walls	Concrete Formed / Tilt			None		Minor		Moderate		Major		Replace		\$0	
			Masonry			None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Wood Siding	100%		None		Minor	X	Moderate		Major		Replace	50%	\$5,237	Areas in need of restraining, some repair
			Framed w/Metal Panel			None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Stucco			None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Masonry Veneer			None		Minor		Moderate		Major		Replace		\$0	
		B2020 Exterior Windows	Wood			None		Minor		Moderate		Major		Replace		\$0	
			Aluminum/Steel			None		Minor		Moderate		Major		Replace		\$0	
			Clad	100%	X	None		Minor		Moderate		Major		Replace		\$0	
			Curtain Wall			None		Minor		Moderate		Major		Replace		\$0	
		B2030 Exterior Doors	Wood	4		None		Minor	X	Moderate		Major		Replace	50%	\$2,166	Doors need to refinished
			Hollow Metal	1	X	None		Minor		Moderate		Major		Replace		\$0	
			Storefront			None		Minor		Moderate		Major		Replace		\$0	
B30 Roofing																	
		B3010 Roof Coverings	Asphalt Shingle	100%		None	X	Minor		Moderate		Major		Replace	25%	\$1,151	Separation of shingle at eaves/gutters
			Built-Up			None		Minor		Moderate		Major		Replace		\$0	
			Single Ply			None		Minor		Moderate		Major		Replace		\$0	
			Metal			None		Minor		Moderate		Major		Replace		\$0	
			Concrete Tile			None		Minor		Moderate		Major		Replace		\$0	
		B3020 Roof Openings	Skylights			None		Minor		Moderate		Major		Replace		\$0	
			Access Hatch			None		Minor		Moderate		Major		Replace		\$0	
C INTERIORS																	
C10 Interior Construction																	
		C1010 Partitions	Framed	100%	X	None		Minor		Moderate		Major		Replace		\$0	
			Masonry			None		Minor		Moderate		Major		Replace		\$0	
		C1020 Interior Doors	Wood	16		None		Minor	X	Moderate		Major		Replace	25%	\$3,466	
			Hollow Metal			None		Minor		Moderate		Major		Replace		\$0	

Physical Condition Assessment

C1030 Fittings	NOT USED			None	Minor	Moderate	Major	Replace			
<u>C20 Stairs</u>											
C2010 Stair Construction	Wood	100	X	None	Minor	Moderate	Major	Replace		\$0	Cost/Flight
	Metal			None	Minor	Moderate	Major	Replace		\$0	Cost/Flight
	Concrete			None	Minor	Moderate	Major	Replace		\$0	Cost/Flight
C2020 Stair Finishes	Concrete Fill			None	Minor	Moderate	Major	Replace		\$0	Cost/Flight
	Resilient			None	Minor	Moderate	Major	Replace		\$0	Cost/Flight
<u>C30 Interior Finishes</u>											
C3010 Wall Finishes	Paint on Masonry			None	Minor	Moderate	Major	Replace		\$0	
	Wallboard	100%		None	Minor	X Moderate	Major	Replace	25%	\$2,098	
	Wainscot			None	Minor	Moderate	Major	Replace		\$0	
	Ceramic Tile	10%	X	None	Minor	Moderate	Major	Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	50%		None	Minor	Moderate	Major	X Replace	10%	\$1,139	Bedrooms
	Resilient Tile	10%		None	X Minor	Moderate	Major	Replace	25%	\$86	Restrooms
	Resilient Sheet			None	Minor	Moderate	Major	Replace		\$0	
	Polished Concrete			None	Minor	Moderate	Major	Replace		\$0	
	Ceramic Tile	25%		None	Minor	Moderate	Major	X Replace	100%	\$21,441	Slate tile in entry, kitchen, utility room
	Liquid Applied	15%	X	None	Minor	Moderate	Major	Replace		\$0	
	Wood Sports Floor			None	Minor	Moderate	Major	Replace		\$0	
C3030 Ceiling Finishes	Wallboard	100%		None	X Minor	Moderate	Major	Replace	20%	\$2,142	
	Lay-In Ceiling Tile			None	Minor	Moderate	Major	Replace		\$0	
	Glued-Up Ceiling Tile			None	Minor	Moderate	Major	Replace		\$0	
	Painted Structure			None	Minor	Moderate	Major	Replace		\$0	
D SERVICES											
<u>D10 Conveying</u>											
D1010 Elevators & Lifts				None	Minor	Moderate	Major	Replace		\$0	
D1020 Escalators & Moving Walks				None	Minor	Moderate	Major	Replace		\$0	
D1090 Other Conveying Systems				None	Minor	Moderate	Major	Replace		\$0	
<u>D20 Plumbing</u>											
D2010 Plumbing Fixtures		100%		None	Minor	X Moderate	Major	Replace	100%	\$4,776	
D2020 Domestic Water Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	
D2030 Sanitary Waste		100%	X	None	Minor	Moderate	Major	Replace		\$0	
D2040 Rain Water Drainage		0%	X	None	Minor	Moderate	Major	Replace		\$0	
D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace			
<u>D30 HVAC</u>											
D3010 Energy Supply		100%		None	X Minor	Moderate	Major	Replace	100%	\$4,196	
D3020 Heat Generating Systems	Boiler	0%	X	None	Minor	Moderate	Major	Replace		\$0	
	Air Handler	100%	X	None	Minor	Moderate	Major	Replace		\$0	
	Furnace	100%	X	None	Minor	Moderate	Major	Replace		\$0	
	Heat Exchanger	0%	X	None	Minor	Moderate	Major	Replace		\$0	
D3030 Cooling Generating Systems	Component of air handler	0%	X	None	Minor	Moderate	Major	Replace		\$0	
	Stand alone chiller	0%	X	None	Minor	Moderate	Major	Replace		\$0	
D3040 Distribution Systems	Ductwork	100%		None	Minor	Moderate	X Major	Replace	100%	\$7,266	
	Hot water return & supply	0%	X	None	Minor	Moderate	Major	Replace		\$0	
D3050 Terminal & Package Units	Above ceiling VAV unit	0%	X	None	Minor	Moderate	Major	Replace		\$0	
	In-room ventilator unit	0%	X	None	Minor	Moderate	Major	Replace		\$0	
	In-room radiant unit	0%	X	None	Minor	Moderate	Major	Replace		\$0	
D3060 Controls & Instrumentation		100%	X	None	Minor	Moderate	Major	Replace		\$0	
D3070 Systems Testing & Balancing		100%		None	Minor	Moderate	Major	X Replace	100%	\$4,981	
D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major	Replace			
<u>D40 Fire Protection</u>											
D4010 Sprinklers		0%	X	None	Minor	Moderate	Major	Replace		\$0	
D4020 Standpipes		0%	X	None	Minor	Moderate	Major	Replace		\$0	

Physical Condition Assessment

D4030 Fire Protection Specialties		<div><div>0%</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		\$0	
D4090 Other Fire Protection Systems	NOT USED		None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace			
D50 Electrical													\$0	
D5010 Electrical Service & Distribution		<div><div>100%</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	50%	\$6,106	
D5020 Lighting and Branch Wiring		<div><div>100%</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	100%	\$18,729	
D5030 Communications & Security	Voice / Data System	<div><div>0%</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		\$0	
	Clock / Intercom System	<div><div>0%</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		\$0	
	Closed Circuit Surveillance	<div><div>0%</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		\$0	
	Access Control System	<div><div>0%</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		\$0	
	Intrusion Alarm System	<div><div>0%</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		\$0	
	Fire Alarm / Detection	<div><div>0%</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		\$0	
	Lighting Control System	<div><div>0%</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		\$0	
D5090 Other Electrical Systems	NOT USED		None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment														
E1010 Commercial Equipment	Food Service	<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		\$0	
	Vocational	<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		\$0	
E1020 Institutional Equipment	Science	<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		\$0	
	Art	<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		\$0	
	Stage Performance	<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		\$0	
	Restroom Accessories/Stalls	<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		\$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			
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			
E20 Furnishings														
E2010 Fixed Furnishings		<div><div>20%</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	100%	\$948	
E2020 Movable Furnishings		<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		\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED													
G20 Site Improvements														
G2010 Roadways		<div><div>1500</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	100%	\$10,559	Concrete driveway
G2020 Parking Lots		<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		\$0	
G2030 Pedestrian Paving		<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		\$0	Sidewalk
G2040 Site Development		<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		\$0	
G2050 Landscaping		<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		\$0	No known issues with irrigation
G30 Site Mechanical Utilities													\$0	
G3010 Water Supply	Domestic	<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		\$0	No known issues with water service
	Fire	<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		\$0	
G3020 Sanitary Sewer		<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		\$0	No known issues with septic system (tank/drain field)
G3030 Storm Sewer		<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		\$0	No known issues with site drainage
G3040 Heating Distribution		<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		\$0	No known heating distribution system exterior to the residence
G3050 Cooling Distribution		<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		\$0	No known cooling distribution system exterior to the residence
G3060 Fuel Distribution		<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		\$0	No known issues with propane tanks; confirm with MEP regarding code compliance
G3090 Other Site Mechanical Utilities	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			
G40 Site Electrical Utilities														
G4010 Electrical Distribution	Service	<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		\$0	No known issues with electrical distribution
	Generator	<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		\$0	
G4020 Site Lighting		<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		\$0	

Physical Condition Assessment

G4030 Site Communications & Security
G4090 Other Site Electrical Utilities
G90 Other Site Construction

NOT USED
NOT USED

<div></div>	<div></div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	<div></div>	\$0	No known issues with site communications and security.
<div></div>	<div></div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	<div></div>		

OTHER

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

Physical Condition Budget Sub-Total	\$97,788
Budgeted Development Costs	\$37,160
Physical Condition Budget TOTAL	\$134,948
Cost with Escalation to June 2021	\$153,841
Cost with Escalation to June 2022	\$159,994
Cost with Escalation to June 2023	\$166,394
Replacement Budget	\$1,585,786

Renovations, Additions & Prtbls

District Name: Black Butte SD 41
Site Name: Camp Sherman
Building Name: Summer Lane Residence
Building ID: 0

A. RENOVATIONS

Renovation Number	Date	Construction Type	Square Footage	Usage

B. ADDITIONS

Addition Number	Date	Construction Type	Square Footage	Usage

C. PORTABLE CLASSROOMS

Portable Number	Date Placed on Site	Age of Portable	Square Footage	Notes

District Name: Black Butte SD 41
Site Name: Camp Sherman
Building Name: Summer Lane Residence
Building ID: 0

SCHOOL SAFETY AUDIT ASSESSMENT

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

District Name: Black Butte SD 41

Site Name: Camp Sherman

Building Name: Summer Lane Residence

Building ID: 0

ADA ASSESSMENT

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

District Name: Black Butte SD 41
Site Name: Camp Sherman
Building Name: Summer Lane Residence
Building ID: 0

INFORMATION TECHNOLOGY ASSESSMENT

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

District Name: Black Butte SD 41
Site Name: Camp Sherman
Building Name: Summer Lane Residence
Building ID: 0

HARMFUL SUBSTANCES ASSESSMENT

		YES	NO	N/A	COMMENTS
1	Lead				
1.a	Has your facility been assessed for lead? If so when?			X	No records of assessment
1.b	Is there lead in your facility?			X	
1.c	Is lead abatement included in your future bond plans?			X	
2	Asbestos				
2.a	Has your facility been assessed for asbestos? If so when?			X	Reinspection 9/23/1991 Reassessed every 3 years
2.b	Is there asbestos in your facility?			X	
2.c	Is asbestos abatement included in your future bond plans?			X	
3	Mold				
3.a	Has your facility been assessed for mold? If so when?			X	No records of assessment
3.b	Is there mold in your facility?			X	No visible evidence
3.c	Is mold abatement included in your future bond plans?			X	
4	Water Quality				
4.a	Has your facility been assessed for water quality (lead, etc)? If so when?			X	Lead/Copper 7/2019 Bacteriological 11/2020
4.b	Is there a water quality concern in your facility?			X	
4.c	Is water treatment included in your future bond plans?			X	
5	PCBs				
5.a	Has your facility been assessed for PCBs? If so when?			X	
5.b	Are there PCBs in your facility?			X	
5.c	Is PCB abatement included in your future bond plans?			X	
6	Radon				
6.a	Has your facility been assessed for Radon? If so when?			X	Tested 12/2020-1/2021
6.b	Is there Radon in your facility?			X	In process of researching mitigation
6.c	Is Radon management included in your future bond plans?			X	

District Name: Black Butte SD 41

Site Name: Camp Sherman

Building Name: Summer Lane Residence

Building ID: 0

INDOOR AIR QUALITY ASSESSMENT

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



Physical Condition Assessment

District Name:	Black Butte SD 41
Site Name:	Black Butte School
Building Name:	Storage Shed
Building ID:	N/A

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 as part of Renovatio n	% of System or Finish	Automated Budget Estimate	Notes
A SUBSTRUCTURE																	
A10 Foundations																	
		A1010 Standard Foundations				None		Minor		Moderate		Major		Replace		\$0	
		A1020 Special Foundations				None		Minor		Moderate		Major		Replace		\$0	
		A1030 Slab on Grade		50%	X	None		Minor		Moderate		Major		Replace		\$0	
A20 Basement Construction																	
		A2010 Basement Excavation	NOT USED					Minor		Moderate		Major		Replace			
		A2020 Basement Walls				None		Minor		Moderate		Major		Replace		\$0	
B SHELL																	
B10 Superstructure																	
		B1010 Floor Construction	Wood			None		Minor		Moderate		Major		Replace		\$0	
			Steel			None		Minor		Moderate		Major		Replace		\$0	
			Concrete	50%		None		Minor		Moderate		Major		Replace		\$0	Eastern half is slab on grade. Western half has concrete curb at exterio walls and gravel floor.
		B1020 Roof Construction	Wood	100%	X	None		Minor		Moderate		X Major		Replace	25%	\$817	Minor areas of mising or deteriorated boards to be replaced
			Steel			None		Minor		Moderate		Major		Replace		\$0	
			Concrete			None		Minor		Moderate		Major		Replace		\$0	
B20 Exterior Enclosure																	
		B2010 Exterior Walls	Concrete Formed / Tilt Masonry			None		Minor		Moderate		Major		Replace		\$0	
						None		Minor		Moderate		Major		Replace		\$0	
			Framed w/ Wood Siding	100%		None		Minor		Moderate		X Major		Replace	40%	\$999	Some siding boards are damaged, building never painted, to be restrained/sealed
			Framed w/Metal Panel			None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Stucco			None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Masonry Veneer			None		Minor		Moderate		Major		Replace		\$0	
		B2020 Exterior Windows	Wood	0%		None		Minor		Moderate		Major		Replace		\$0	
			Aluminum/Steel			None		Minor		Moderate		Major		Replace		\$0	
			Clad			None		Minor		Moderate		Major		Replace		\$0	
			Curtain Wall			None		Minor		Moderate		Major		Replace		\$0	
		B2030 Exterior Doors	Wood	3		None		Minor		X Moderate		Major		Replace	30%	\$1,005	Single door to be restrained, need for new hardware is optional
			Hollow Metal			None		Minor		Moderate		Major		Replace		\$0	
			Storefront			None		Minor		Moderate		Major		Replace		\$0	
B30 Roofing																	
		B3010 Roof Coverings	Asphalt Shingle			None		Minor		Moderate		Major		Replace		\$0	
			Built-Up			None		Minor		Moderate		Major		Replace		\$0	
			Single Ply			None		Minor		Moderate		Major		Replace		\$0	
			Metal	100%	X	None		Minor		Moderate		Major		Replace		\$0	Metal roofing is in good condition
			Concrete Tile			None		Minor		Moderate		Major		Replace		\$0	
		B3020 Roof Openings	Skylights			None		Minor		Moderate		Major		Replace		\$0	

Physical Condition Assessment

C INTERIORS																
C10 Interior Construction																
C1010 Partitions	Framed	100%	X	None	Minor	Moderate	Major	Replace		\$0	Partition wall is for security, not structural, thermal or visual - functions well as-is					
	Masonry			None	Minor	Moderate	Major	Replace		\$0						
C1020 Interior Doors	Wood			None	Minor	Moderate	Major	Replace		\$0						
	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	Cost/Flight					
	Metal			None	Minor	Moderate	Major	Replace		\$0	Cost/Flight					
C2020 Stair Finishes	Concrete			None	Minor	Moderate	Major	Replace		\$0	Cost/Flight					
	Concrete Fill			None	Minor	Moderate	Major	Replace		\$0	Cost/Flight					
	Resilient			None	Minor	Moderate	Major	Replace		\$0	Cost/Flight					
C30 Interior Finishes																
C3010 Wall Finishes	Paint on Masonry			None	Minor	Moderate	Major	Replace		\$0						
	Wallboard	100%	X	None	Minor	Moderate	Major	Replace		\$0	No interior wall finish; exposed framing and siding - all in decent condition.					
C3020 Floor Finishes	Wainscot			None	Minor	Moderate	Major	Replace		\$0						
	Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0						
	Carpet / Soft Surface			None	Minor	Moderate	Major	Replace		\$0						
	Resilient Tile			None	Minor	Moderate	Major	Replace		\$0						
	Resilient Sheet			None	Minor	Moderate	Major	Replace		\$0						
	Polished Concrete	50%	X	None	Minor	Moderate	Major	Replace		\$0	Eastern half is slab on grade - unsealed, not finished. Western half is gravel floor. Both function well for current uses.					
	Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0						
C3030 Ceiling Finishes	Liquid Applied			None	Minor	Moderate	Major	Replace		\$0						
	Wood Sports Floor			None	Minor	Moderate	Major	Replace		\$0						
	Wallboard			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	100%	X	None	Minor	Moderate	Major	Replace		\$0	No interior ceiling finish; exposed framing and decking - all in decent condition.					
	D SERVICES															
D10 Conveying																
D1010 Elevators & Lifts		0		None	Minor	Moderate	Major	Replace		\$0						
D1020 Escalators & Moving Walks		0		None	Minor	Moderate	Major	Replace		\$0						
D1090 Other Conveying Systems		0		None	Minor	Moderate	Major	Replace		\$0						
D20 Plumbing																
D2010 Plumbing Fixtures		0%		None	Minor	Moderate	Major	Replace		\$0	All (N) fixtures must meet ADA requirements by code.					
D2020 Domestic Water Distribution		0%		None	Minor	Moderate	Major	Replace		\$0						
D2030 Sanitary Waste		0%		None	Minor	Moderate	Major	Replace		\$0						
D2040 Rain Water Drainage		0%		None	Minor	Moderate	Major	Replace		\$0						
D2090 Other Plumbing Systems		NOT USED		None	Minor	Moderate	Major	Replace								
D30 HVAC																
D3010 Energy Supply		0%		None	Minor	Moderate	Major	Replace		\$0						
D3020 Heat Generating Systems	Boiler	0%		None	Minor	Moderate	Major	Replace		\$0						
	Air Handler	0%		None	Minor	Moderate	Major	Replace		\$0						

Physical Condition Assessment

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

D40 Fire Protection

D4010 Sprinklers		0%		None		Minor		Moderate		Major		Replace		\$0	No fire spinklers
D4020 Standpipes		0%		None		Minor		Moderate		Major		Replace		\$0	
D4030 Fire Protection Specialties		0%		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	X	Replace	100%	\$487	Provide electrical service in shed
D5020 Lighting and Branch Wiring		100%		None		Minor		Moderate		Major	X	Replace	100%	\$1,080	Provide lighting or branching wiring
D5030 Communications & Security	Voice / Data System	0%		None		Minor		Moderate		Major		Replace		\$0	No voice/data system
	Clock / Intercom System	0%		None		Minor		Moderate		Major		Replace		\$0	No clock/intercom system
	Closed Circuit Surveillance	0%		None		Minor		Moderate		Major		Replace		\$0	No CCTV system
	Access Control System	0%		None		Minor		Moderate		Major		Replace		\$0	No access control system
	Intrusion Alarm System	0%		None		Minor		Moderate		Major		Replace		\$0	No intrusion detection system
	Fire Alarm / Detection	0%		None		Minor		Moderate		Major		Replace		\$0	No addressible FA system
	Lighting Control System	0%		None		Minor		Moderate		Major		Replace		\$0	No lighting control system
D5090 Other Electrical Systems	NOT USED			None		Minor		Moderate		Major		Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment

E1010 Commercial Equipment	Food Service	0%		None		Minor		Moderate		Major		Replace		\$0	
	Vocational	0%		None		Minor		Moderate		Major		Replace		\$0	
E1020 Institutional Equipment	Science	0		None		Minor		Moderate		Major		Replace		\$0	
	Art	0		None		Minor		Moderate		Major		Replace		\$0	
	Stage Performance	0		None		Minor		Moderate		Major		Replace		\$0	
	Restroom Accessories/Stalls	0%		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		0%		None		Minor		Moderate		Major		Replace		\$0	
E2020 Movable Furnishings		0%		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		0		None		Minor		Moderate		Major		Replace	0%	\$0	No roadways for shed
G2020 Parking Lots		0		None		Minor		Moderate		Major		Replace	0%	\$0	No parking lots for shed
G2030 Pedestrian Paving		1000		None		Minor		Moderate		Major	X	Replace	100%	\$12,000	Provide approx 1000sf pedestrian paved path to st
G2040 Site Development		800		None		Minor		Moderate		Major	X	Replace	100%	\$7,200	Provide approx 800lf of fencing to enclose playgrou

Physical Condition Assessment

G2050 Landscaping		<div><div>0</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>0%</div><div></div></div>	\$0	Cost/SF of irrigated area
<u>G30 Site Mechanical Utilities</u>														
G3010 Water Supply	Domestic	<div><div>0</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>0%</div><div></div></div>	\$0	No domestic water supply service to shed
	Fire	<div><div>0</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>0%</div><div></div></div>	\$0	No fire water supply service to shed
G3020 Sanitary Sewer		<div><div>0</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>0%</div><div></div></div>	\$0	No sanitary sewer service to shed
G3030 Storm Sewer		<div><div>0</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>0%</div><div></div></div>	\$0	No storm sewer service to shed
G3040 Heating Distribution		<div><div>0</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>0%</div><div></div></div>	\$0	No heating service in shed
G3050 Cooling Distribution		<div><div>0</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>0%</div><div></div></div>	\$0	No cooling service in shed
G3060 Fuel Distribution		<div><div>0</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>0%</div><div></div></div>	\$0	No fuel service in shed
G3090 Other Site Mechanical Utilities	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	<div><div></div><div></div></div>		
<u>G40 Site Electrical Utilities</u>														
G4010 Electrical Distribution	Service	<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>	X Replace	<div><div>100%</div><div></div></div>	\$2,000	Provide electrical service to shed
	Generator	<div><div>0%</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>0%</div><div></div></div>	\$0	No generator service at shed
G4020 Site Lighting		<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>	X Replace	<div><div>100%</div><div></div></div>	\$1,040	Provide site lighting at shed
G4030 Site Communications & Security		<div><div>0%</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>0%</div><div></div></div>	\$0	No communications service at shed
G4090 Other Site Electrical Utilities	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	<div><div></div><div></div></div>		
G90 Other Site Construction	NOT USED	<div><div></div><div></div></div>												

OTHER

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

Physical Condition Budget Sub-Total	\$26,628
Budgeted Development Costs	\$10,119
Physical Condition Budget TOTAL	\$36,747
Cost with Escalation to June 2021	\$41,891
Cost with Escalation to June 2022	\$43,567
Cost with Escalation to June 2023	\$45,310
Replacement Budget	\$184,253

Renovations, Additions & Prtbls

District Name: Black Butte SD 41
Site Name: Black Butte School
Building Name: Storage Shed
Building ID: 0

A. RENOVATIONS

Renovation Number	Date	Construction Type	Square Footage	Usage

B. ADDITIONS

Addition Number	Date	Construction Type	Square Footage	Usage
1 - Doubled Building Size	Unknown	Wood Frame	192+/-	Storage Shed

C. PORTABLE CLASSROOMS

Portable Number	Date Placed on Site	Age of Portable	Square Footage	Notes

District Name: Black Butte SD 41
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SCHOOL SAFETY AUDIT ASSESSMENT

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

District Name: Black Butte SD 41

Site Name: Black Butte School

Building Name: Storage Shed

Building ID: 0

ADA ASSESSMENT

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

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INFORMATION TECHNOLOGY ASSESSMENT

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

District Name: Black Butte SD 41
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HARMFUL SUBSTANCES ASSESSMENT

		YES	NO	N/A	COMMENTS
1	Lead				
1.a	Has your facility been assessed for lead? If so when?		X		
1.b	Is there lead in your facility?			X	
1.c	Is lead abatement included in your future bond plans?			X	
2	Asbestos				
2.a	Has your facility been assessed for asbestos? If so when?		X		
2.b	Is there asbestos in your facility?			X	
2.c	Is asbestos abatement included in your future bond plans?			X	
3	Mold				
3.a	Has your facility been assessed for mold? If so when?		X		
3.b	Is there mold in your facility?			X	
3.c	Is mold abatement included in your future bond plans?			X	
4	Water Quality				
4.a	Has your facility been assessed for water quality (lead, etc)? If so when?			X	
4.b	Is there a water quality concern in your facility?			X	
4.c	Is water treatment included in your future bond plans?			X	
5	PCBs				
5.a	Has your facility been assessed for PCBs? If so when?			X	
5.b	Are there PCBs in your facility?			X	
5.c	Is PCB abatement included in your future bond plans?			X	
6	Radon				
6.a	Has your facility been assessed for Radon? If so when?		X		
6.b	Is there Radon in your facility?			X	
6.c	Is Radon management included in your future bond plans?			X	

District Name: Black Butte SD 41

Site Name: Black Butte School

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INDOOR AIR QUALITY ASSESSMENT

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

