
# Central Linn School District
# Facilities Assessment

**March 21, 2024**

WENAHA GROUP

*Central Linn Elementary courtyard*

## Central Linn School District
## Facilities Assessment Report

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March 21, 2024

Candace Pelt, Superintendent
Central Linn School District
PO Box 200
Halsey, OR 97348

**RE: Central Linn School District – Facilities Assessment**

Superintendent Pelt,

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

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

- Wilson Architecture (architectural assessment and educational adequacy)
- Systems West Engineers (mechanical, electrical, and plumbing)

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

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

Sincerely,

Cassie Hibbert
Senior Project Manager

# Executive Summary

The facility assessment team visited the district's buildings on January 26, 2024 to gather information for this assessment. The team consisted of Cassie Hibbert and Patrick Linhart, Wenaha Group; Curt Wilson, Wilson Architecture; Steven Savich, Nate Jenkins, Ben R. Etcheverry, Matt Reich, and Adam E. Mangrich, Systems West Engineering. ODE certified assessors on the team include Cassie and Curt.

The team met with the principals of each school (Joel Sauter, Elementary; Dean Rech, High School) and were accompanied by James Shannon, the facilities supervisor.

Patrick and the team met with James Shannon on several topics related to both buildings including ADA access, security, and general facilities conditions. Information was also gathered from Joni Wixom, administrative assistant, related to hazardous materials testing, and from Derrick Strieper with Linn-Benton-Lincoln Education Service District (LBL ESD) related to the IT information.

The following buildings were assessed:

- Central Linn Elementary School
- Central Linn High School

| | | | ODE FCA Metrics | | |
|---|---|---|---|---|---|
| **Building Name** | **Construction Date** | **Square Footage (SF)** | **Replacement Budget per FCA** | **Physical Condition Budget Total** | **Facility Condition Index (FCI)** |
| **Central Linn Elementary School** | 1936 original structure;<br>1976 addition;<br>1997 repave parking lot;<br>2005 lighting update;<br>2020 seismic improvement to library | 65,795 SF | $56,039,831 | $14,532,262 | **25.9%** |
| **Central Linn High School** | 1957 original structure;<br>1997 repave parking lot;<br>1997 grandstand addition;<br>2022 seismic improvement to gym and cafeteria | 63,560 SF | $64,959,970 | $25,341,056 | **39.0%** |

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

## Replacement Budget per FCA

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

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

## Physical Condition Budget Total

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

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

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

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

## Facility Condition Index (FCI)

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


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

# Facilities Assessment Requirements

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

Each Facility Assessment shall contain:

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

# Information Provided to Evaluation Team

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

- 1957 High School original plans (scanned 21 sheets)
- 1961 Waterline addition plans Elem to High school
- 1976 Elementary school addition plans (scanned sheets)
- 1976 Sanitary Sewer addition – High School
- 1997 repave parking lot plans both Elementary and High school
- 2005 lighting upgrade plans – Elementary School
- 2020 seismic improvement plans – library - Elementary school
- 2022 seismic improvement plans – gym – High School
- 2020 Facilities Assessment Report High School
- 2020 Facilities Assessment Report Elementary School

# Summary of District Buildings

Central Linn SD owns the following buildings as listed in the Building Collection file. The following information was obtained on February 15, 2024 via the ODE Building Collection database.

| ODE Bldg ID | Building Name | Address | City | Evaluated during 2024 Facilities Assessment? |
|---|---|---|---|---|
| 21050200 | Central Linn Elementary School | 239 2nd St. | Halsey | Yes |
| 21050201 | West Wing | 239 2nd St. | Halsey | Yes - Part of main building |
| 21050100 | Central Linn High School | 32433 OR-228 | Halsey | Yes |
| 21050101 | Vo-Ag Building | Demolished - Reconstruction in Progress | | No |
| 21050102 | Stadium | 32433 OR-228 | Halsey | No |
| 21050103 | East Modular | 32433 OR-228 | Halsey | No |
| 21050104 | West Modular | 32433 OR-228 | Halsey | No |
| 21050105 | Administration Building | 32433 OR-228 | Halsey | No |
| 21050106 | Junior High Building (Modular) | 32433 OR-228 | Halsey | No |

# District Enrollment - Historical

| | FY 10/11 | FY 11/12 | FY 12/13 | FY 13/14 | FY 14/15 | FY 15/16 | FY 16/17 | FY 17/18 | FY 18/19 | FY 19/20 | FY 20/21 | FY 21/22 | FY 22/23 | Avg. | Avg. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **P3** | | | | | | | | | | | | 14 | 17 | 16 | |
| **P4** | | | | | | | | | | | | 23 | 27 | 25 | |
| **Kinder.** | 51 | 43 | 49 | 45 | 47 | 45 | 42 | 51 | 40 | 46 | 32 | 35 | 32 | 43 | |
| **Grade 1** | 58 | 59 | 46 | 49 | 49 | 46 | 41 | 47 | 56 | 44 | 40 | 33 | 42 | 47 | |
| **Grade 2** | 44 | 66 | 65 | 48 | 49 | 48 | 44 | 38 | 46 | 55 | 37 | 33 | 38 | 47 | 373 |
| **Grade 3** | 59 | 42 | 61 | 68 | 51 | 48 | 47 | 43 | 38 | 40 | 44 | 33 | 36 | 47 | |
| **Grade 4** | 59 | 59 | 43 | 63 | 58 | 50 | 44 | 51 | 42 | 36 | 32 | 46 | 37 | 48 | |
| **Grade 5** | 60 | 53 | 64 | 47 | 59 | 57 | 51 | 51 | 53 | 41 | 37 | 40 | 39 | 50 | |
| **Grade 6** | 59 | 60 | 48 | 63 | 43 | 56 | 55 | 47 | 48 | 51 | 44 | 33 | 42 | 50 | |
| **Grade 7** | 52 | 53 | 58 | 51 | 61 | 47 | 57 | 55 | 49 | 43 | 50 | 43 | 28 | 50 | |
| **Grade 8** | 43 | 50 | 56 | 55 | 48 | 58 | 51 | 58 | 53 | 52 | 45 | 48 | 46 | 51 | |
| **Grade 9** | 49 | 43 | 46 | 55 | 45 | 52 | 54 | 47 | 62 | 56 | 52 | 47 | 46 | 50 | |
| **Grade 10** | 55 | 49 | 44 | 52 | 44 | 46 | 46 | 53 | 45 | 56 | 58 | 49 | 51 | 50 | 297 |
| **Grade 11** | 47 | 51 | 50 | 40 | 40 | 47 | 41 | 47 | 53 | 38 | 55 | 51 | 53 | 47 | |
| **Grade 12** | 45 | 53 | 58 | 54 | 37 | 54 | 48 | 47 | 45 | 55 | 49 | 48 | 49 | 49 | |
| **Total** | 681 | 681 | 688 | 690 | 631 | 654 | 621 | 635 | 630 | 613 | 575 | 576 | 583 | 670 | 670 |

# General Observations

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

## Central Linn Elementary School

**13-year average enrollment: 373**
**Staff members (approximate): 41**

- The school does not have a secure main entry - once visitors enter the building front door, they have full access to the rest of the building. The front office has low visibility to the main entry.
- The building does not have any access control nor security camera systems.
- Windows are original to either the 1936 or 1976 construction. They are not energy efficient and difficult to operate.
- The original fan coil units for heating are abandoned in place. Current heating for the building has 40% of the building served by two Trane gas fired furnaces and 60% by mini-split heat pumps. While the mini-splits provide both heat and cooling, they do not provide any outside ventilation.

*Main Entry*

- Much of the exhaust fan equipment is at the end of its useful life. The old chiller no longer works and the piping is no longer useful due to its age.
- The kitchen area was designed to be only used for serving and clean up only – no food preparation. There are no exhaust hoods or fire suppression systems in the kitchen area. The District has expressed interest in providing full meal preparation services at the elementary.
- The 1976 CTE expansion in this building now houses the kindergarten classes. Many of the old hoods and ceiling equipment still remain.
- There is no restroom in the kindergarten building, presenting challenges for managing and supporting students.
- Stairs at exterior exits to the original 1936 building present challenges for ADA.
- Limited water infiltration was observed in a couple classrooms and in basement spaces.
- Plumbing fixtures are generally not ADA compliant.
- Drop-off/pick-up procedures have improved but there are still issues with traffic back-up.
- Playground/playfield water issues impact outdoor recess and create interior custodial clean-up issues.

| | | | ODE FCA Metrics | | |
|---|---|---|---|---|---|
| **Building Name** | **Construction Date** | **Square Footage (SF)** | **Replacement Budget per FCA** | **Physical Condition Budget Total** | **Facility Condition Index (FCI)** |
| **Central Linn Elementary School** | 1936 original structure; 1976 addition; 1997 repave parking lot; 2005 lighting update; 2020 seismic improvement to library | 65,795 SF | $56,039,831 | $14,532,262 | **25.9%** |

Wenaha Group conducted an informal Q&A session with Elementary staff members on the afternoon of January 24, 2024. Below are the questions and a summary of staff feedback. No names have been included.

### Q: What do you like best about the facility?

- Operable windows
- Classroom size and storage availability
- Paint colors in classrooms
- Cafeteria
- 2 gyms
- Big library
- Historical ties with community, continuity
- Separate pre-kindergarten and kindergarten
- Heating system (in my classroom)
- Like the classrooms with AC
- Covered free play area
- BIG windows (natural light)
- Large outside space
- Courtyards additional outside activity/learning space
- Music room has acoustic separation
- Intercom system can be targeted to each space/room so do not need to disrupt the whole school

### Q: How does the facility present challenges to delivering education / District's mission?

- No air conditioning - AC would help students focus better on learning
- No cameras on the playground - discipline and safety issues
- Pre-K/Kindergarten building does not have restrooms - safety and BIG need
- Acoustics creates disruption when kids are walking in corridors to bathroom and library
- Windows do not have screens (bats, bees and birds can enter the building)
- Lack of energy efficiency
- Old windows are safety and energy efficiency concern
- Critters in walls and ceilings
- Lack of ventilation in the bathrooms causes disruption
- Toilet plumbing/privacy/locking ease of use - safety
- Domestic water is from City and is hard water. Very unappealing, sometimes discolored.
- Cafeteria undersized and not sufficient for food storage or prep (food is currently prepared at the high school)
- Lack of technology bandwidth, lack of outlets, internet slows/falters.
- Lack of perimeter security
- Lack of secure front entry at front door

- Gates are not locked
- Car access
- Only hard keys available for doors
- Leaking moisture is some of the classrooms.
- Old carpet-tripping safety hazards.
- Bus drop off area floods (drainage-pooling water)
- Bus pick up - lots of traffic congestion need better lane marking and signage
- Playground flooding - restricts play area or creates cleanup in the building.

**Q: If you came out of this process (Facility Assessment, Long Range Facilities Planning, potential bond election) with one thing, what would it be?**

- A facility we can be proud of
- Keep character but cleaned up.
- Funding for maintenance
- Community buy-in and support
- Community positivity and uniting a community (currently many families are taking their kids outside the school district)
- Children to be proud and happy about coming to their school
- Students feel safer (and adults)
- Community view

## Central Linn High School

### 13-year average enrollment: 297
### Staff members (approximate): 42

*Main entry*

- Built in 1957, the High School has a California-style floor plan with limited hallways and many doors to the exterior. This presents multiple security concerns and is difficult for staff to manage.
- The most recent remodel was a seismic grant for gym and cafeteria area improvements in 2022.
- The areas surrounding the seismic retrofit received new roofing, however, a good portion of the rest of the building has a spray-on roofing covering. The roof has areas of ponding water. The roofing product creates slippery conditions that are a challenge for maintenance activities on the roof. The assessment team suspects (but has not verified) that the spray-on roofing was applied on top of existing roofing, which may be original and based on the age of the building, may contain asbestos. The spray-on roofing is difficult to repair.
- The school does not have a secure main entry - once visitors enter the building front door, they have full access to the rest of the building. The front office has good visibility to the main entry.
- The school property has no fencing around much of the property, which is a security concern. (At the time of evaluation, fencing was not in place but installation is currently in progress.)
- The building does not have any access control. It has a limited security camera systems with 4 cameras, but this does not provide full coverage.
- The floor plan has many "nooks and crannies" that create challenges to provide supervision of students.
- The main classrooms wings are laid out in a line with no interior hallways, which creates disruption, security and acoustic issues.
- Windows are original, not energy efficient, and can be difficult to operate.
- Asbestos flooring is throughout. While the flooring is in reasonable condition in most locations, removal presents additional cost challenges for abatement during remodel work.
- Restrooms do not meet current ADA requirements.
- In the boys locker room, there is a wired glass partition - due to safety concerns, the evaluation team recommends this be replaced with tempered glass.
- Most mechanical equipment and distribution in both buildings is operating at or well beyond its expected service life. Many areas of the building have no heat. Mini-split heat pumps were installed in key classroom and office areas as an emergency measure due to failure of the boiler. While the mini-splits provide both heat and cooling, they do not provide any outside ventilation.
- Water and sanitary distribution piping, as well as fixtures and heating water equipment, which currently function adequately, are operating at or beyond its expected life expectancy. Much of this piping is under the slab or located in tunnels which are not easily accessible.
- The main domestic water service for the High School is piped along the highway from the Elementary School, approximately one mile away. The District has reported leaks in the water service pipe.
- Electrical switchgear and panels installed prior to 1986 have well exceeded the estimated lifespan of equipment. Staff report that they blow breakers often and need additional power for basic needs.
- Electrical transformers are located inside the building, which is not current practice.
- Finishes and furnishings are original and are worn after 60 years of use.
- Equipment/chemical storage in science labs is original to the building and does not meet modern educational or safety standards.
- Not all classrooms are utilized for instruction - some are used for storage or breakout space.

| | | | ODE FCA Metrics | | |
|---|---|---|---|---|---|
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| **Central Linn High School** | 1957 original structure; 1997 repave parking lot; 1997 grandstand addition; 2022 seismic improvement to gym and cafeteria | 63,560 SF | $64,959,970 | $25,341,056 | **39.0%** |

Wenaha Group and Wilson Architecture conducted an informal Q&A session with High School staff members on the morning of February 14, 2024. Below are the questions and a summary of staff feedback. No names have been included.

### What do you like about the facility?

- The commons area in the main hall where the locker was removed is an improvement.
- Junior High Building has a clear line of sight through the main hallway (except the water fountain area).
- Most of us have heat and air conditioning now!
- Size of the gym is great for sports and for PE classes.
- Most rooms have good natural lighting (most have outside entrances).
- The courtyard and nature settings (area and space around the building). Including the trees (which are useful for classes too)! We want to keep the trees.
- The classrooms that are large are good (but there are too many small ones).
- Artwork on the wall in the gym and some of the artwork on the outside of the building.

### How could the facility be improved to help you better provide education for students?

- Sinks and counter space are limited in most classrooms.
- Too many small classrooms.
- Could be nice to have more ChemSafe counter spaces in the "science wing"
- Art Spaces
- Floor to ceiling windows in the courtyard is a safety concern during lockdowns.
- No internal hallway for over half the classrooms, and the outdoor only entrances are both a safety issue and a practical concern for most of the weather we get.
- Bathrooms: more widely dispersed would be better. The big central bathroom is a problem from a supervision and location standpoint.
- The Gym's structure is inconvenient (locations of doors, entrances and exits, bathroom access).
- Lowered ceiling for now unused ventilation systems.
- Parking is an issue, especially during sporting events, graduation, etc. During the day there are not enough spaces up front, so students park in the back which is hard to supervise.
- ADA accessibility, mainly for facilities like the stage, fields, etc.
- Outdoor lighting is minimal and it would be nice to improve, especially for later events.
- Flooring has issues.
- Mice issues (not sure this is solvable).
- Volume control in group settings/collaboration environments?
- Electrical issues - circuits overload too often and there is not access to enough outlets for students to charge chromebooks.
- Outdoor seating for students during lunch time.
- Outdoor classroom space?

- Only one music room for band and choir, which go on at the same time.
- More functional cafeteria (it gets used for sports, plays, performances, classes, and lunch, and isn't ideal for any of those things).
- A soccer field at the High School

**What do you hope comes out of this bond process?**

- Main building replacement
- Community awareness of the state of the building
- It seems like the community was not well-informed on the last two bonds
- For the school to be a safe place for the community in the event of a disaster

# **Photos** Central Linn Elementary School


*Library*

*Restroom*

*Classroom*

*Classroom*

*North facade*

*Cafeteria*

# **Photos** Central Linn Elementary School

*Gym*


*Electrical panels*

*Wrestling room / small gym*

*Courtyard*

*Attic mechanical*

*Kindergarten building*

# **Photos** Central Linn Elementary School

*Roof*

*Carpet*

*Kitchen*


*Main Entry*

*Fogged windows*

*Elevator*

WILSON
ARCHITECTURE

# Memo

Project: Central Linn School District Facility Planning
Subject: Elementary School Facility Assessment Notes
Date: March 11, 2024
From: Curt Wilson, AIA

## A SUBSTRUCTURE

### A10 Foundations

#### A1010 Standard Foundations

- Original Building has a crawl space with footings and stemwalls (original drawings not available) and wood floor.
- Verify extent of foundation ventilation.
- A minor amount of standing water observed in the crawl space. Perimeter foundation drain condition to be verified.

#### A1020 Special Foundations

- Not applicable.

#### A1030 Slab on Grade

- The 1976 Addition foundation system is strip footings, stemwalls, and slab on grade.
- Most of the slab is covered with flooring. Cracks and other deficiencies not noted.

### A20 Basement Construction

#### A2020 Basement Walls

- Not applicable.

## B SHELL

### B10 Superstructure

#### B1010 Floor Construction

- The floor system of the original building is wood framing. Deficiencies not observed.

#### B1020 Roof Construction

- The roof framing system of the original building and 1976 addition is wood framing. Deficiencies not observed.
- Verify extent of draft stops.

B20 Exterior Enclosure

B2010 Exterior Walls

- Walls of original building are cast in place concrete. Some cracks and leaks observed. Improved water barrier needed throughout.
- A significant leak observed at Classroom 15. Water routes from wall and throughout the floor, causing damage to the carpet and significantly adding moisture to the space. Moisture-related damage is a concern to the occupants and other building systems.
- The walls around the gym area are CMU. The remaining walls of the 1976 addition are wood framing with stucco.
- *Verify extent of cracks in stucco and CMU.*

B2020 Exterior Windows

- The windows of the original building are single pane aluminum. Consider options to increase thermal performance, including storm window sash.
- The windows of the 1976 are aluminum storefront.

B2030 Exterior Doors

- Existing doors throughout are HM and hardware appears to be relatively recent.

B30 Roofing

B3010 Roof Coverings

- Roofing at original building was replaced in approximately 2021 with seismic improvements.
- Roofing at 1976 building is the same spray-foam roofing as the high school low slope areas, and asphalt shingles at pitched roof areas. Assume to be replaced.

B3020 Roof Openings

- Some sky light in place. Minor leaks observed.

C INTERIORS

C10 Interior Construction

C1010 Partitions

- Interior walls are wood, except the perimeter walls of the gym area. No deficiencies observed.

C1020 Interior Doors

- Interior doors are primary wood and appear to operate adequately.

C20 Stairs

C2010 Stair Construction

- Wood stairs in Media Center to second floor.
- The enclosed space below the north stair should not be used for dense paper storage.

C2020 Stair Finishes

- The existing tread and riser finish is a resilient product with a separate nosing piece. Condition is good to adequate.

C30 Interior Finishes

C3010 Wall Finishes

- Generally the interior walls are in satisfactory condition.
- Many walls in the classroom incorporate accent walls and the colors provide personality and distinction.

C3020 Floor Finishes

- The classroom floor finishes are primarily carpet with some VCT. The carpet is a mixture of very old carpet that needs to be replaced and recently new carpet in good condition.
- Some of the rooms with old carpet appear to have moisture intrusion problems at the floor structure level. The moisture intrusion problems should be fixed prior to replacing the flooring.

C3030 Ceiling Finishes

- Most of the ceilings observed are ACT in generally good condition.
- The ceiling in the library is tectum, which is somewhat dirty, however given the visual impact of the exposed roof structure, the visual impact of the tectum is not a distraction.

Accessibility Assessment

1 Accessible Parking

- The existing parking is located near the main entrance.
- Accessible parking at staff parking to be determined.

2. Accessible Route to Entrances

- The main entrance is accessible, however none of the egress points at the original building are accessible.

3. Accessible Entrances

    - The main entrance is accessible, however none of the egress points at the original building are accessible.

4. Accessible Routes Through Buildings

    - The second floor classrooms are accessible with a lift-elevator hybrid.
    - The ramp to the lower area in the cafeteria is steeper than 1:12.
    - The floor level between the original building and 1976 addition is flush. Once in the building, and except the lower seating area in the cafeteria, the building is accessible.

5. Accessible Doors

    - Exterior doors have levers and exit devices and appear to meet accessibility standards.
    - Many interior doors have knobs, which should be replaced with levers.

6. Accessible Restrooms

    - Restrooms have accessible elements, such as grab bars and low urinals, but the floor area does not meet current accessibility requirements at most rooms.

7. Accessible Power and Lighting Controls

    - Wall-mounted lighting controls are within allowable reach range.
    - Some electrical outlets are lower than the reach range.

FEBRUARY 16, 2024

# Existing Conditions Report

## Central Linn School District
## Elementary School
## MEP Assessment


SYSTEMS WEST ENGINEERS

240003.01

725 A Street Springfield, OR 97477

550 NW Franklin Blvd., Suite 448 Bend, OR 97703

**SystemsWestEngineers.com**

**(541) 342-7210**

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# INTRODUCTION

Following is a narrative description of existing mechanical, electrical, plumbing, and fire protection systems at the Central Linn Elementary School**.** The purpose of this narrative is to provide an understanding of existing building conditions.

# FIRE SUPPRESSION – ELEMENTARY SCHOOL

## Existing Conditions

Following is a description of existing systems, equipment, and notable conditions:

### Fire Water Service

The fire water service and suppression system appears to have been installed as part of a 1976 building renovation. Existing plans show that the fire suppression service is provided to the school by a dedicated 4-inch fire water service, separate from the building potable water service. The fire water service is connected to a 6-inch utility water main in C Street. The service enters the building in a fire riser closet in the southwest corner and is protected by a double-check valve detector assembly (DCDA) located in the fire riser closet. A Siamese-type building-mounted two-outlet fire department connection (FDC) is located on the south side of the building facing C Street, along with a building-mounted fire alarm bell. Service piping is ductile iron with flanged joints and appears to be in good condition. The DCDA appears to have been replaced within the last 10 to 15 years and is in good condition with flow and tamper switches.

### Fire Sprinkler System

A wet-pipe fire sprinkler system provides full sprinkler coverage for the two-story area of the building in the south wing, which contains the library, several classrooms, and meeting room spaces. Coverage includes concealed spaces above ceilings and in the crawlspace below the library. Coverage also includes the classroom and fire riser closet where the fire water service enters the building, as well as one adjacent classroom. Coverage does not appear to be provided for the attic space above the two classrooms and fire riser closet, or for the crawlspace below. These rooms are outside of the two-story library section of the building, but all sprinklered areas are part of a single fire suppression zone. Sprinkler coverage appears to be light hazard, with standard response bimetallic and fusible link sprinkler heads. Fire sprinkler piping is steel with flanged couplings for 4-inch piping and threaded couplings and joints for smaller piping. Sprinkler piping and heads generally appear to be in good condition.

### Fire Standpipe System

The building does not currently include a fire standpipe system.

### Kitchen Hood Fire Suppression System

The elementary school kitchen does not currently include exhaust hoods.

#### Notable Conditions

There are a few notable conditions identified from site observations and review of existing drawings:

- Other than the specific areas noted above, the elementary school building does not have fire sprinkler coverage.
- The existing sprinkler heads appear to be original, which means that they are nearly fifty years old. NFPA 13 requires existing sprinkler heads fifty years old or older to either be replaced or selectively tested to determine if the heads are suitable to remain in service.
- Some spaces in and around the library were being used for paper storage at the time of the site visit, and the library has book shelving in the open library area and some adjacent spaces. The existing system may not have sufficient coverage density to meet current codes for paper storage and library spaces.
- The inspector's test drain is located in the fire riser closet immediately downstream of the DCDA. The drain piping is routed through the crawlspace and discharged to the exterior. A downturned elbow or splashblock were not observed at the point of discharge, and the section of drain piping visible from the exterior is in poor to fair condition.

# PLUMBING

## Existing Conditions

Following is a description of existing systems, equipment, and notable conditions:

### Storm Drainage

The are three distinct sections of the building with different storm drainage systems. In general, the building stormwater piping appears to gravity drain to the site storm drainage system.

#### Original Building

The original building is divided into a central two-story structure surrounded on three sides by single-story classrooms and corridor spaces with an attic. The roof above these areas is shingled and sloped with perimeter gutters. Leaders connected to gutters around the upper room drain to a strip of flat roof with roof drains connected to rainwater leaders that are routed down through the building and transition to stormwater piping below grade. Perimeter gutters for the lower room drain to downspouts which connect to stormwater piping below grade.

#### 1976 Attached Addition

The attached addition is directly connected to a portion of the original building and includes both sloped roofs and flat roofs. The gymnasium, office area, and kitchen/cafeteria all have sloped roofs above which drain to either the adjacent floors' roofs or to perimeter gutters with downspouts. The gymnasium also has a section of flat roof above the sloped, shingled section of roof. Flat roof areas drain by a combination of scuppers connected to downspouts and internal roof drains connected to storm drain piping routed down to the foundation level inside the building.

#### 1976 CTE/Kindergarten Building

This semi-detached building was originally for career technical education (CTE) and has since been repurposed for kindergarten classrooms. The building has covered walkways connecting it to the original and 1976 attached addition. The kindergarten building has a flat roof with

perimeter scupper drains connected to downspouts, which connect to stormwater piping below grade.

### Original Building Sump Pump

The 1976 construction drawings show that there is a sump pump in the crawlspace of the original building. The sump pump was shown to be existing to remain in 1976, so was likely from the original 1938 building. It is unclear from the drawings whether the sump pump is discharging to sanitary waste or stormwater, but it appears to be a groundwater sump. It is also unclear whether the pump was replaced as part of the 1976 project.

## Sanitary Waste and Vent

Sanitary waste from drainage fixtures flows by gravity to the site sanitary sewer system. Sanitary vent piping extends through the roof. Sanitary waste and vent piping appears to be the original hub and spigot cast iron soil pipe (CISP), with a mix of hubless CISP, PVC, and ABS used in the 1976 and later piping and repairs.

### Chemical Waste for Sinks in Second Science Classroom

Sinks in second-floor classrooms in the original building are connected to acid-resistant high-silicon cast iron soil traps and chemical waste and vent piping. Acid vent piping extends through the roof separately from sanitary vent. Acid waste piping is connected to sanitary waste piping in the crawlspace. An acid neutralization device is not shown on the 1976 construction drawings.

## Potable Water Systems

The building is supplied by a 3-inch potable water service that appears to have been installed as part of the 1976 building renovation. The water service is connected to a 6-inch utility water main in C Street. The utility meter is located in a below-grade vault on the south side of the original building. The vault was not accessed during the site visit but does appear to be large enough to include both the meter and a double check assembly backflow preventer.

Potable water enters the original building from the south side and is first routed through the crawlspace and then below grade again to the original unattached pump house on the west side of the building. The building appears to have been originally supplied by a well, with a storage tank inside the pump house and a connection to the well head. Currently, the well appears to be used only for irrigation service to the site. The pump house also contains a water softening system that appears to receive the 3-inch building service, soften the water, and send water to both the elementary school and the high school through two separate branches, marked “soft domestic cold water to grade school” and “soft domestic cold water to high school.” The 1976 construction documents indicate that the connection from the water softening system to the high school connects to an older 4-inch buried supply pipe to the high school. Although it is unclear when the buried 4-inch supply pipe was originally installed, it would have been sometime between when the high school building was constructed in 1957 and the 1976 addition.

### Water Heaters and Recirculation

The building has a central domestic hot water system that serves most of the building except for the kitchen, which has a local water heater.

- The original building is served by a standard efficiency natural draft gas-fired storage tank-type water heater located in the original boiler room. The water heater has a 50-gallon

storage tank and appears to be less than 10 years old. A fractional horsepower circulation pump provides hot water recirculation service to most of the building.

- The kitchen area in the 1976 addition is served by an electric storage tank-type water heater with a 50-gallon tank capacity and 4500W heating capacity. The water heater serial number indicates that it was installed in 2021. The water heater is equipped with a small expansion tank but does not appear to have recirculation.

### Distribution Piping

Hot- and cold-water piping is distributed to potable water fixtures and equipment. Piping is generally copper with soldered joints and fiberglass insulation with an all-service jacket. Copper piping has been repaired in some locations with copper press fittings, and some newer piping is PEX. Piping in the pump house connected to the water softening equipment is a mix of PVC schedule 40 and schedule 80.

The buried supply piping from the elementary school to the high school water storage tank is transite, a type of asbestos/concrete pipe.

### Plumbing Fixtures

Plumbing fixtures are commercial grade and generally in fair to good condition. Faucet and flushometer fittings throughout the building have manual controls. One drinking fountain near the gymnasium and cafeteria was noted to have an automatic bottle filler.

- Water closets and urinals are floor-mounted, vitreous china.
- Lavatories are wall-mounted vitreous china.
- Classroom sinks are a mix of stainless steel and enameled cast iron. Some sinks have side-mounted bubblers.
- With the exception of the newer drinking fountain with automatic bottle filler, drinking fountains are wall-mounted vitreous china.
- Science classroom sinks appear to be either epoxy or transite. Sink faucets and fittings have been removed from most of these sinks, and they appear to no longer be in use.
- The greenhouse between the science classrooms has a stainless-steel freestanding sink and a floor drain. The greenhouse does not appear to be in use.
- An emergency shower is provided in a prep room space between the science classrooms.

## Natural Gas

One 2-psi natural gas service is provided to the building. The building utility meter is located outside of the original boiler room and is a Roots Meter brand rotary positive displacement type. The natural gas system has a primary distribution pressure of 2 psi.

The following appliances and outlet types were observed at the building:

- Hot water boilers
- Upright and horizontal condensing natural gas-fired furnaces
- Science classroom bench outlets

Pressure reducing valves are installed at the remaining boilers and have been removed from the decommissioned boilers. Gas furnaces throughout the facility were observed to have maximum inlet pressure of 11 to 14 in WC but did not have appliance pressure regulators. It is likely that

there is one or more pressure reducing valves for distribution piping serving multiple gas furnaces, but none of them were observed in the field.

Science classroom natural gas bench outlets are located in two second-floor classroom spaces above the library. These classrooms appear to have been originally constructed to serve high school or junior high classes. The gas outlets do not appear to be used for current school programs.

### Piping

Piping is threaded black steel. Exterior piping has been painted for corrosion resistance.

## Kitchen

The kitchen is used for serving and clean-up only, with no food preparation. The kitchen serving area contains coolers, one warming oven, and hot and cold serving counters. Dishwash facilities consist of a 3-basin sink with a pre-rinse faucet, with no dishwasher. There is a single handwash sink at the entrance to the kitchen, and a nearby janitor's closet with mop sink. Meals are reportedly received at the high school, sorted, and delivered to the elementary school.

### Notable Conditions

The following notable conditions were identified during our site survey:

- Rainwater leaders for the storm drainage system do not generally appear to have cleanouts. Access to the storm drainage system below grade to cleanout clogs may require temporary removal of portions of the rainwater leaders or working off a ladder at the gutter level.
- Flat roof areas have primary roof drainage, but some areas do not appear to have a means of overflow other than water flowing over the roof edges.
- It is unclear whether the elevator hoistway includes a sump or means of drainage. There does not appear to be a drain in the construction drawings, and sump pump discharge piping was not observed in the crawlspace.
- The kitchen waste does not currently appear to be connected to a grease interceptor as would be required by current plumbing code.
- Buried gravity waste and stormwater piping material and condition are unknown. It is also unknown how much of the original gravity waste and stormwater beneath and around the building have been replaced. Piping from the 1976 addition project or before is likely beyond its service life. Remote camera investigation to determine piping condition is recommended.
- The transite water supply piping from the elementary school to the high school reportedly has a noticeable leak. Based on discussion with a representative of the City of Halsey, an August 2023 water bill for the elementary school water supply showed a total water usage of 288,116 gallons. This is a very large amount for school buildings during summer break, especially when irrigation at the elementary school, and possibly also the high school, is provided by a well source on the school grounds. It is recommended that investigation of the existing supply piping to the high school be performed and solutions for repair or replacement are evaluated.
- Domestic hot water systems do not appear to have temperature controls required by current plumbing code.

- The central domestic hot water system expansion tank was not observed during the site visit.
- Plumbing fixtures are generally not ADA compliant and many were installed at the time of the 1976 addition or before. The existing restroom plumbing fixtures are not compliant with current plumbing code fixture flow requirements.
- Some of the older fixtures in the building were noted to have blue-green staining, which is typically characteristic of dissolved copper in the water and could indicate degradation of the copper domestic water distribution piping. There are several factors that could contribute to this phenomenon. Further investigation is recommended.
- Gymnasium locker room shower and restroom fixtures have been disconnected and decommissioned. Due to reduced flow in the building from decommissioning this area, building distribution piping is currently oversized and may have issues with “aging” of water in the piping and reduced chlorine concentration.
- The crawlspace sump pump was not observed during the site visit, and it is unknown whether it is still in operation. The pump appears to be in a difficult to access location in the crawlspace. Standing water was observed in the crawlspace, so it is possible that the pump is no longer operational. Further investigation of the pump condition and operation is recommended.

# HEATING, VENTILATING, AND AIR-CONDITIONING

## Existing Conditions

Following is a description of existing heating, ventilating, and air-conditioning systems, along with notable conditions observed during the on-site field survey.

### Air Distribution Systems

The air distribution system at the elementary school was originally vertical fan coil units conditioned with chilled water and heating water coils. All of the original fan coil units were abandoned in place. Currently, the building is served by two types of air systems. Approximately 40% of the spaces are conditioned with Trane air handling units with gas-fired furnaces, and the other 60% of the spaces were conditioned with mini-split heat pump units. The figure below shows which areas were served by each type of system (Figure 1).

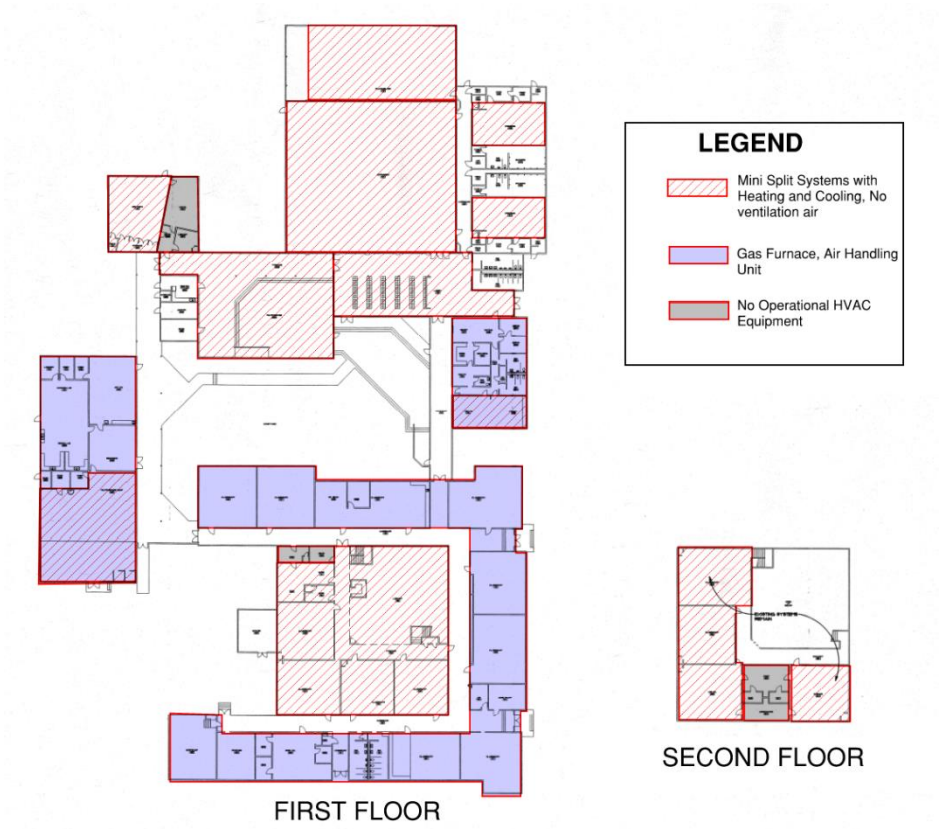


*Figure 1 HVAC system type map*

### Mini-Split Systems

Mini-split heat pump systems were installed in 2021 in lieu of the original fan coil units to provide heating and cooling to each space. An example of the indoor unit for a wall-mounted mini-split system is shown in Figure 2. The condensing units associated with each mini-split system are wall-mounted on brackets on the exterior of the building.

*Figure 2 Wall-Mounted Mini-Split System*

### Notable Conditions

The following notable conditions were identified during our site survey:

- Expected Useful Life: The mini-split systems were functioning as intended and within their useful life. Typically, mini-split systems have an expected useful life of approximately 15 years.
- Ventilation: The mini-split systems do not provide ventilation air for students, though the rooms may have operable windows. During the winter, operable windows are generally not used. The mini-split systems do not have the capacity to keep the rooms heated should the windows be opened in cold weather. Mini-split systems function well for low occupant densities; however, without ventilation air they are not adequate for rooms with higher number of occupants. The lack of outside air ventilation reduces air quality, allowing a buildup of contaminants and carbon dioxide.
- Several rooms have noticeably stagnant air such as the teachers' lounge and the rooms south and adjacent to the library.
- Several rooms have no HVAC Systems as shown in Figure 1.
- Two rooms were supplied air from both a mini-split system and a gas-pack air handling unit: The teachers' lounge, and the current pre-kindergarten room (old multipurpose shop area). Thermostat testing in the pre-kindergarten area revealed that the heating and cooling systems were susceptible to competing with each other for temperature control which could result in simultaneous heating and cooling. The air handler for the teachers' lounge is turned off to avoid conflicting control.

### Gas-pack Air Handling Units

The Trane XR95 gas-pack air handling units appear to be in good condition but the date of installation is unknown. These systems are connected to outside air and provide gas-fired forced air heat. These systems are in ceiling and attic spaces (Figure 3). Figure 1 shows all spaces using the gas-pack air handlers. Ductwork is a combination of metal ductwork, flexible ductwork, and ductboard. Air is delivered to the spaces through ceiling-mounted diffusers and return grilles. Each air handling unit is provided with a MERV8 air filter in the unit return duct. The units are each controlled by a wall-mounted digital controller.

*Figure 3 Trane XR95 gas-pack air handling unit*

**Notable Conditions**

The following notable conditions were identified during our site survey:

- Expected Useful Life: Based on a visual inspection, the furnaces appear to have 10-15 years of useful life remaining.
- As noted above, at least two areas have conflicting temperature controls with installed mini-split systems.
- Some of the current ducting is made of ductboard, which is prone to air leakage and damage.
- Trane manuals indicate that PVC is approved for the gas furnace combustion gases; however, one of the vent pipes on the roof shows an unusual coloring that may warrant an investigation to verify discoloration is not from burning (Figure 4).

*Figure 4 Gas vent pipe*

### Abandoned Fan Coil Units

Construction drawings indicate that many fan coil units were installed around 1976 (Figure 5). The abandoned fan coil units provided heating and cooling with chilled water and heating water coils. Fan coil units are connected to outside air through the roof or are directly connected to wall louvers.

*Figure 5 Abandoned in-place vertical fan coil unit*

### Notable Conditions

The following notable conditions were identified during our site survey:

- Expected Useful Life: All abandoned fan coil units are past their expected useful life.
- No units were operating. According to the original 1976 drawings, the FCU systems were connected to outside air but it is unclear if these units could be operated to provide ventilation.

### Abandoned Heating and Ventilating Units

Three heating and ventilating units originally serving the gym (Figure 6), wresting room, and wood shop are still in place but do not appear to be functional. These spaces are now served with mini-split units as noted above. The gym heating and ventilating unit has preconditioned air through an air-to-air heat exchanger. This heat exchanger is still in place but no longer being used.

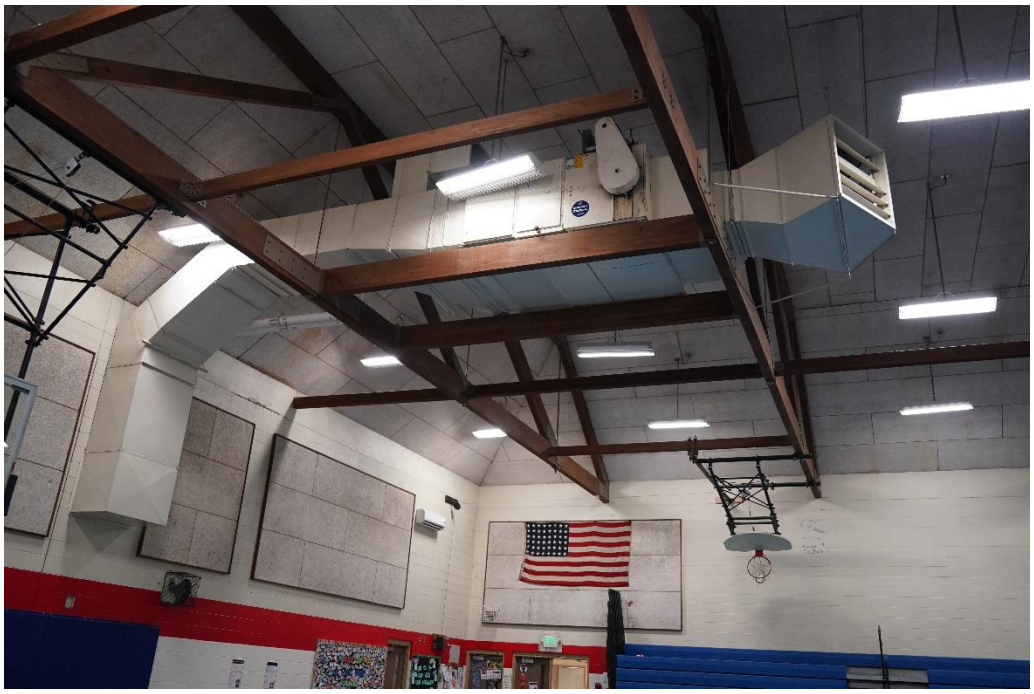

*Figure 6 Gymnasium heating and ventilating unit*

**Notable Conditions**

The following notable conditions were identified during our site survey:

- Expected Useful Life: The heating and ventilating units are beyond their useful service life.

**Supply Fans**

Supply fans serving rooms 327 and 335 returned air from the gymnasium and several small rooms, then reheated it through a duct-mounted, hot-water heating coil and delivered the air to the classroom space. The closet housing the fans was utilized as an intake plenum, with the transfer air open to the closet before being drawn into the fan intake (Figure 7). After being supplied to rooms 327 and 335, the air was drawn through floor grilles to underslab ductwork and then exhausted through the gym air to air heat exchanger and roof exhaust fan.

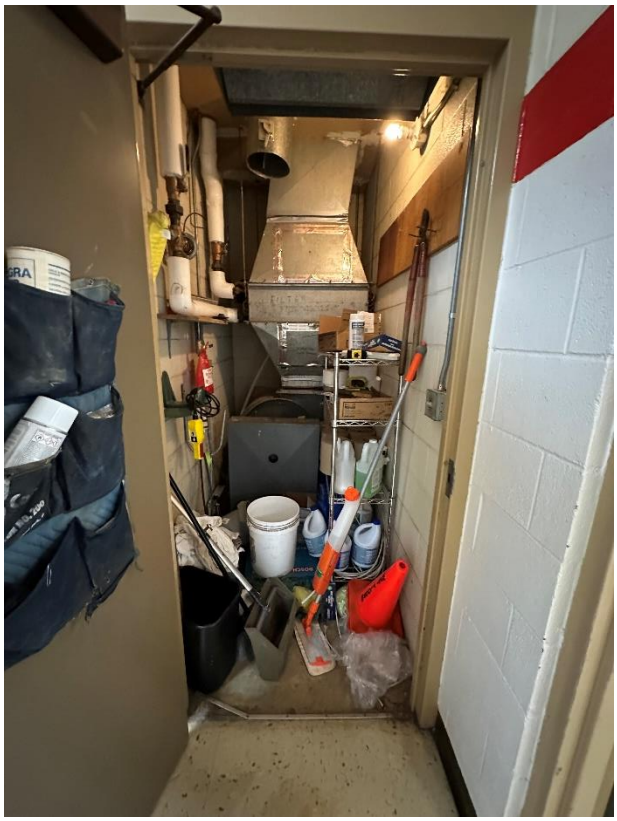

*Figure 7 Supply fan closet.*

### Notable Conditions

The following notable conditions were identified during our site survey:

- Expected Useful Life: The fans are beyond their useful service life and do not appear to be operating.
- One of the fan closets is being utilized as a custodial closet and is not suitable as a plenum.

### Exhaust

Various cabinet exhaust fans were observed to provide general exhaust to restrooms, kitchenettes, and utility spaces.

The restrooms adjacent to the gym were exhausted by a roof exhaust fan drawing air through the air-to-air heat exchanger providing ventilation air to the gym.

The wood shop dust collection ductwork was still in place but no longer being used (Figure 8).

Several fume hoods or canopy hoods are provided with dedicated centrifugal exhaust fans.

*Figure 8 Wood shop duct collection ductwork.*

**Notable Conditions**
The following notable conditions were identified during our site survey:

- Expected Useful Life: Generally, exhaust fans appear to be beyond their useful life. The roof exhaust fan serving the restrooms adjacent to the gym appears to be newer with remaining useful life.
- The exhaust from the restrooms adjacent to the gym appear to be using the heat exchanger closet as an exhaust plenum.
- Wood shop dust collection ductwork is still in place but disconnected and not capped.

**Chilled Water System**
The building was originally served by a chiller that provided chilled water to fan coil units. The chiller is no longer in use and has been removed. The chilled-water piping has been routed through the attic and ceiling spaces.

**Notable Conditions**
The following notable conditions were identified during our site survey:

- Expected Useful Life: The chilled-water piping is not suitable for re-use due to its age.

**Heating Water System**
The building was originally served by a steam boiler that has since been decommissioned. The steam boiler was previously connected to a steam convertor to create hot water that was then circulated through the building. In 2011, four 399 MBh Laars Neotherm boilers were installed but were decommissioned in 2022 according to the Owner's representative (Figure 9). Three were abandoned in place and one has been removed from the old boiler room. The boilers are connected in a primary-secondary loop arrangement through a Boiler Buddy

decoupling tank. Primary and secondary loops were served by Taco inline circulating pumps. Heating water piping has been routed through the attic and ceiling spaces.


*Figure 9 Decommissioned hot water boiler*

**Notable Conditions**
The following notable conditions were identified during our site survey:

- Expected Useful Life: The 2011 hot water boilers are still within their useful life. The purpose for abandoning the boilers is not apparent.
- The boilers have been decommissioned and boiler operation has not been verified.
- The hot-water distribution pumps appear to be in good condition and are within their expected useful life.
- The main distribution piping is not likely suitable for re-use due to age, with the exception of branch piping that was installed with the Laars boilers.

# ELECTRICAL POWER

## Existing Conditions

Following is a description of existing systems, equipment, and notable conditions:

### Building Electrical Service

The elementary school's existing electrical distribution is fed from a 480/277V pad-mount dry-type utility transformer on the west side of the building site. The existing utility service and equipment appears to be in good condition and is expected to be adequately sized to serve the school's needs.

### Normal Power

The existing normal power distribution consists of a 480/277V 3-phase, 4-wire, 800A main switchboard feeding branch circuit panels throughout the facility. Branch circuit panels are predominantly at 240/120V single phase 3-wire, with some 480/277V and 208/120V panels which mostly serve large equipment loads.

### Emergency/Standby Power

The building does not currently have a backup system. Two existing distribution panels currently serve lighting and fire alarm loads and are connected to the line side of the main electrical disconnect which does not meet code as a backup system per NEC.

### Power Distribution

The existing power distribution consists of several 240/120V branch circuit panels primarily serving receptacle circuits in classrooms, offices, and common spaces throughout the building as well as most of the HVAC systems for the building. The 480/277V branch panels primarily serve lighting and other branch panels at lower voltages. There is also a 208/120V panel which had previously served an electric boiler which has since been decommissioned. The panel now serves receptacle loads for the kitchen as well as several mini-split HVAC units. Branch circuit panels throughout the building are of varying ages and manufacturers but are generally Square D and appear to be in good condition. However, record documents show that older panels (most of the 240V distribution) may have been installed as late as 1976 and therefore may be reaching the end of their serviceable life.

# LIGHTING

## Existing Conditions

Following is a description of existing systems, equipment, and notable conditions:

### Exterior Lighting

Exterior lighting at the elementary school consists of pole lighting in the parking lot, and recessed fixtures in exterior soffits and wall. Exterior fixtures are predominantly incandescent or metal-halide type and should be replaced with LED. In areas where major renovations occur fixtures will need to be replaced or retrofitted with LED luminaires and drivers. In spaces where no other remodel is occurring, fixtures may be upgraded on an as-needed basis by replacing luminaires with LED retrofits as their luminaires reach end of life.

### Interior Lighting

Interior lighting throughout the elementary school is predominantly fluorescent with T8 lamps and electronic ballasts. These fixtures will need to be upgraded to LED fixtures to meet energy code requirements. In areas where major renovations occur, fixtures will need to be replaced or retrofitted with LED luminaires and drivers. In spaces where no other remodel is occurring, fixtures may be upgraded on an as-needed basis by replacing luminaires with LED retrofits as their luminaires reach end of life.

### Egress Lighting

Record drawings show egress lighting predominantly powered from 277V “emergency” panels “EM” and “EMA”. These panels are powered from the line side of the main distribution. This configuration does not meet code requirements as a backup system as the lights will not continue to operate during a power outage. Egress lighting powered in this configuration is only present in hallways and the gym. Some locations have been upgraded with lit exit signs with battery backups and bugeye fixtures such as in the cafeteria. This mode of backup meets Code. Additionally, many

exterior doors have exit signs which are not illuminated. These signs need to be upgraded to internally illuminated signs with minimum 90-minute battery backups.

### Automatic Lighting Control

Automatic lighting control in interior spaces of the building is currently achieved with occupancy sensors controlling fixtures in individual spaces throughout. Exterior lighting is controlled via lighting contactors and turned on via a photocell. All automatic lighting controls appear to have been installed in a 2005 remodel and appear to be in good condition.

# COMMUNICATION

## Existing Conditions

Following is a description of existing systems, equipment, and notable conditions:

### Voice/Data

The existing conditions for communication systems in the elementary school are generally in good condition but the existing rack in the MDF has limited space available for serving additional voice/data devices. One small rack in the main administration office serves devices in that area and appears to be in good condition and is expected to have adequate available ports. Additionally, staff has reported spotty, intermittent performance of the building wireless network.

### Audio/Video

Audio/Video conditions are not covered in the scope of this report. Refer to others for the condition of existing audio/video infrastructure.

### Intercom System

The elementary school's existing centralized clock system is currently not operational and will need to be replaced. The existing intercom system is in good condition.

# ELECTRONIC SAFETY AND SECURITY

## Existing Conditions

Following is a description of existing systems, equipment, and notable conditions:

### Access Control

The elementary school is not currently equipped with any kind of access control system. This is a major safety concern which needs to be addressed. Installation of an access control front end and hardware for all exterior doors is recommended.

### Security

There is currently no CCTV system installed at the school. This is a major safety concern which needs to be addressed. Installation of cameras at exterior exits with monitors in the main office is recommended.

## Fire Detection and Alarm

The elementary school has fire-sprinkler coverage in the two-story portion of the south wing of the building. The building has notification throughout and smoke detection in corridors which appears to be adequately spaced and in good condition. In the kitchen, existing cooking equipment is operated under a hood without fire suppression. A new Ansul system should be installed, and appropriate equipment powered under the hood should be circuited with shunt-trip breakers to automatically disconnect power in the case of a hood fire.

### Notable Conditions

Some notable conditions identified from the site observation:

- Most of the 240V distribution is reaching the end of its serviceable life.
- Many exit signs throughout the building need to be upgraded to internally lit signs.
- There is no existing security or access control system for the building.

**Base Information**

| Item | Data | Notes / Explanation |
|---|---|---|
| **District Name:** | Central Linn SD 552 | Pull-down menu of the 197 Districts and 19 ESDs (alphabetical order) |
| **Site Name:** | Central Linn Elementary School | Typically the name that is used for the facility / campus |
| **Building Name:** | Central Linn Elementary School | If only one building on site, refer to "main" |
| **Building ID:** | 21050200 | Use the School Facilities Building Collection Building ID Number (BIN) Lookup Tool for the eight (8) digit number assigned to the building. To use the tool, first download a copy of it by selecting File -> Save As -> Download a Copy. At the top of the Lookup Tool, enter the District ID which you can find on the Entity ID tab. |
| **Building Type:** | Elementary School | Pull-down menu - feeds FCI calculation |
| **Physical Address of Building:** | 239 2nd St. Halsey, OR 97348 | Informational only - does not link |
| **Original Year of Building Completion:** | 1936 | When was the original building completed and ready for use |
| **Primary Structure Type:** | W2 – Wood, Commercial and Industrial | Pull-down menu of primary building construction / structure types |
| **Secondary Structure Type:** | | Pull-down menu of secondary building construction / structure types |
| **County:** | Linn | Pull-down menu of the 36 counties - sets location factor for budgets |
| **Gross Square Footage:** | 65,795 | Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar) |
| **Site Acreage:** | 10 | District records |
| **Assessor Company:** | Wenaha Group, Inc. | |
| **Assessor Name:** | Cassie Hibbert, Senior Project Manager | For follow up questions |
| **Contact (Phone):** | 541-561-3497 | |
| **Contact (E-Mail):** | chibbert@wenahagroup.com | |
| **Date of Assessment:** | 1/26/2024 | Enter the actual date of the assessment - use m/d/yyyy format |

## Renovations, Additions & Prtbls

| A. RENOVATIONS | | | | | |
|---|---|---|---|---|---|
| **Renovation Number** | **Date** | **Primary Structure Type** | **Secondary Structure Type (if applicable)** | **Square Footage** | **Usage** |
| waterline Elem-HS | 7/1/1961 | | | | |
| Full Remodel | 1976 | | | | |
| repave parking lot | 6/1/1997 | | | | |
| Seismic Grant Remodel of Library | 9/1/2020 | | | | |
| | | | | | |
| | | | | | |

| B. ADDITIONS | | | | | |
|---|---|---|---|---|---|
| **Addition Number** | **Date** | **Primary Structure Type** | **Secondary Structure Type (if applicable)** | **Square Footage** | **Usage** |
| Admin, cafeteria & Locker rooms | 1/1/1976 | | | | |
| | | | | | |
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| | | | | | |
| | | | | | |

| C. PORTABLE CLASSROOMS | | | | | |
|---|---|---|---|---|---|
| **Portable Number** | **Date Placed on Site** | **Age of Portable** | **Primary Structure Type** | **Square Footage** | **Notes** |
| none | | | | | |
| | | | | | |
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| | |
|---|---|
| **District Name:** | Central Linn SD 552 |
| **Site Name:** | Central Linn Elementary School |
| **Building Name:** | Central Linn Elementary School |
| **Building ID:** | 21050200 |
| **Date of Estimate:** | 1/26/2024 |

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

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

| | | | | | |
|---|---|---|---|---|---|
| **Renovation Schedule** | **Voter Approved Bond Date:** | 5/1/2025 | | | |
| | **Design Finish Date:** | 5/1/2026 | Default is | 12 | months after bond |
| | **Construction Start Date:** | 5/1/2026 | Default is | at design finish | |
| | **Construction End Date:** | 5/1/2028 | Default is | 24 | month construction period |

| | | | | | |
|---|---|---|---|---|---|
| **Replacement Schedule** | **Voter Approved Bond Date:** | 5/1/2025 | Default is | 12 | months after estimate |
| | **Design Finish Date:** | 5/1/2026 | Default is | 12 | months after bond |
| | **Construction Start Date:** | 5/1/2026 | Default is | at design finish | |
| | **Construction End Date:** | 5/1/2028 | Default is | 24 | month construction period |

| | | | | | LEVEL OF ACTION (Select 'X' in drop down if applicable) | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Level 1** | **Level 2** | **Level 3** | **Type (as applicable)** | **% of Building or Count** | | **None** | | **Minor** | | **Moderate** | | **Major** | | **Replace as Part of Renovation** | **% of System or Finish Affected** | **Automated Budget Estimate** | **Add to Escalate to 5/1/2027 (Renovation Construction Midpoint)** | **Escalated to 5/1/2027 (Renovation Construction Midpoint)** | **Escalated to 5/1/2028 (Renovation Construction Midpoint)** | **Escalated to 5/1/2029 (Renovationt Construction Midpoint)** | **Notes** |
| **A SUBSTRUCTURE** | | | | | | | | | | | | | | | | | | | | | |
| | A10 Foundations | | | | | | | | | | | | | | | | | | | | |
| | | A1010 Standard Foundations | | 42% | | | None | X | Minor | | Moderate | | Major | | Replace | 25% | $5,718 | $1,002 | $6,720 | $7,056 | $7,409 | |
| | | A1020 Special Foundations | | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | A1030 Slab on Grade | | 58% | | | None | | Minor | X | Moderate | | Major | | Replace | 25% | $33,639 | $5,896 | $39,535 | $41,512 | $43,588 | |
| | A20 Basement Construction | | | | | | | | | | | | | | | | | | | | |
| | | A2010 Basement Excavation | NOT USED | | | | None | | Minor | | Moderate | | Major | | Replace | | | | | | | |
| | | A2020 Basement Walls | | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| **B SHELL** | | | | | | | | | | | | | | | | | | | | | |
| | B10 Superstructure | | | | | | | | | | | | | | | | | | | | |
| | | B1010 Floor Construction | Wood | 42% | | | None | | Minor | X | Moderate | | Major | | Replace | 15% | $46,112 | $8,082 | $54,193 | $56,903 | $59,748 | |
| | | | Steel | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | | Concrete | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | B1020 Roof Construction | Wood | 100% | | X | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | | Steel | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | | Concrete | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | B20 Exterior Enclosure | | | | | | | | | | | | | | | | | | | | |
| | | B2010 Exterior Walls | Concrete Formed / Tilt | 42% | | | None | | Minor | | Moderate | X | Major | | Replace | 65% | $139,753 | $24,494 | $164,247 | $172,459 | $181,082 | |
| | | | Masonry | 18% | | | None | | Minor | X | Moderate | | Major | | Replace | 100% | $63,717 | $11,167 | $74,885 | $78,629 | $82,560 | |
| | | | Framed w/ Wood Siding | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | | Framed w/Metal Panel | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | | Framed w/Stucco | 40% | | | None | | Minor | X | Moderate | | Major | | Replace | 100% | $133,752 | $23,442 | $157,194 | $165,053 | $173,306 | |
| | | | Framed w/Masonry Veneer | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | B2020 Exterior Windows | Wood | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | | Aluminum/Steel | 100% | | | None | | Minor | | Moderate | X | Major | | Replace | 42% | $174,291 | $30,547 | $204,838 | $215,080 | $225,834 | |
| | | | Clad | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | | Curtain Wall | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | B2030 Exterior Doors | Wood | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | | Hollow Metal | 100 | | X | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | | Storefront | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | B30 Roofing | | | | | | | | | | | | | | | | | | | | |
| | | B3010 Roof Coverings | Asphalt Shingle | 55% | | | None | X | Minor | | Moderate | | Major | | Replace | 50% | $40,436 | $7,087 | $47,523 | $49,899 | $52,394 | |
| | | | Built-Up | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | | Single Ply | 45% | | | None | X | Minor | | Moderate | | Major | | Replace | 50% | $57,591 | $10,094 | $67,684 | $71,068 | $74,622 | |
| | | | Metal | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | | Concrete Tile | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | B3020 Roof Openings | Skylights | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | By Building GSF |
| | | | Access Hatch | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | Per hatch |

| | |
|---|---|
| **District Name:** | Central Linn SD 552 |
| **Site Name:** | Central Linn Elementary School |
| **Building Name:** | Central Linn Elementary School |
| **Building ID:** | 21050200 |
| **Date of Estimate:** | 1/26/2024 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **C INTERIORS** | | | | | | | | | | | | | | | | |
| | C10 Interior Construction | | | | | | | | | | | | | | | |
| | | C1010 Partitions | Framed | 15% | X | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Masonry | 85% | X | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | C1020 Interior Doors | Wood | 100 | X | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Hollow Metal | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | C1030 Fittings | NOT USED | | | | | | | | | | | | | |
| | C20 Stairs | | | | | | | | | | | | | | | |
| | | C2010 Stair Construction | Wood | 100 | X | | | | | | $0 | $0 | $0 | $0 | $0 | Cost/Flight |
| | | | Metal | | | | | | | | $0 | $0 | $0 | $0 | $0 | Cost/Flight |
| | | | Concrete | | | | | | | | $0 | $0 | $0 | $0 | $0 | Cost/Flight |
| | | C2020 Stair Finishes | Concrete Fill | | | | | | | | $0 | $0 | $0 | $0 | $0 | Cost/Flight |
| | | | Resilient | 100 | X | | | | | | $0 | $0 | $0 | $0 | $0 | Cost/Flight |
| | C30 Interior Finishes | | | | | | | | | | | | | | | |
| | | C3010 Wall Finishes | Paint on Masonry | 15% | | X | | | | 20% | $7,319 | $1,283 | $8,602 | $9,032 | $9,484 | |
| | | | Wallboard | 80% | | X | | | | 25% | $44,003 | $7,712 | $51,715 | $54,301 | $57,016 | |
| | | | Wainscot | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Ceramic Tile | 5% | | X | | | | 50% | $2,451 | $430 | $2,880 | $3,024 | $3,175 | |
| | | C3020 Floor Finishes | Carpet / Soft Surface | 25% | | | | | X | 40% | $72,757 | $12,752 | $85,509 | $89,785 | $94,274 | |
| | | | Resilient Tile | 70% | | X | | | | 30% | $23,102 | $4,049 | $27,150 | $28,508 | $29,933 | |
| | | | Resilient Sheet | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Polished Concrete | 5% | | X | | | | 25% | $2,750 | $482 | $3,232 | $3,394 | $3,563 | |
| | | | Ceramic Tile | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Liquid Applied | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Wood Sports Floor | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | C3030 Ceiling Finishes | Wallboard | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Lay-In Ceiling Tile | 92% | | X | | | | 15% | $15,031 | $2,634 | $17,665 | $18,548 | $19,476 | |
| | | | Glued-Up Ceiling Tile | 8% | | X | | | | 100% | $5,664 | $993 | $6,656 | $6,989 | $7,339 | |
| | | | Painted Structure | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| **D SERVICES** | | | | | | | | | | | | | | | | |
| | D10 Conveying | | | | | | | | | | | | | | | |
| | | D1010 Elevators & Lifts | | 1 | | | | | X | 100% | $85,102 | $14,915 | $100,017 | $105,018 | $110,269 | Elevator is from circa 1976, not currently ADA compliant. |
| | | D1020 Escalators & Moving Walks | | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | D1090 Other Conveying Systems | | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | D20 Plumbing | | | | | | | | | | | | | | | |
| | | D2010 Plumbing Fixtures | | 100% | | | | | X | 100% | $1,198,103 | $209,984 | $1,408,087 | $1,478,491 | $1,552,416 | Fixtures are not to ADA code and not to current fixture flow requirements. |
| | | D2020 Domestic Water Distribution | | 100% | | | | | X | 100% | $792,926 | $138,971 | $931,897 | $978,492 | $1,027,417 | There is a notable water leak. HW does not have code required temperature controls, nor expansion tank. Copper piping his generally past service life and there are signs of degradation of the copper. Sections of system may be oversized. Buried supply piping to high school is asbestos concrete. |

| | |
|---|---|
| **District Name:** | Central Linn SD 552 |
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| **Building Name:** | Central Linn Elementary School |
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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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| | | D2030 Sanitary Waste | | 100% | | | None | | Minor | | Moderate | | Major | X | Replace | 100% | $225,461 | $39,515 | $264,976 | $278,225 | $292,136 | Elevator hoistway and Crawl space do not appear to have a sump pump, whii may not meet current code. Kitchen does not appear to be connected to a grease interceptor as required by code. Piping is past expected service life. The kitchen area does not have a grease interceptor, which is required by current code. |
| | | D2040 Rain Water Drainage | | 100% | | | None | | Minor | | Moderate | | Major | X | Replace | 50% | $127,979 | $22,430 | $150,409 | $157,930 | $165,826 | All stormwater leaders need cleanouts. Flat roof areas need overflow drains/scuppers. Stormwater piping is generally past expected service life. |
| | | D2090 Other Plumbing Systems | NOT USED | | | | None | | Minor | | Moderate | | Major | | Replace | | | | | | | |

| | |
|---|---|
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| | D30 HVAC | | | | | | | | | | | | | | | | | | | | | |
| | | D3010 Energy Supply | | 100% | | | None | X | Minor | | Moderate | | Major | | Replace | 20% | $26,794 | $4,696 | $31,490 | $33,064 | $34,718 | |
| | | D3020 Heat Generating Systems | Boiler | 50% | | | None | | Minor | | Moderate | | Major | X | Replace | 100% | $599,051 | $104,992 | $704,043 | $739,246 | $776,208 | |
| | | | Air Handler | 60% | | | None | | Minor | | Moderate | | Major | X | Replace | 100% | $380,343 | $66,660 | $447,004 | $469,354 | $492,821 | All existing vertical fan units are beyond their useful life and need replacement. |
| | | | Furnace | 0% | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | | Heat Exchanger | 0% | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | D3030 Cooling Generating Systems | Component of air handler | 0% | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | | Stand alone chiller | 0% | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | Depends if cooling is required. Existing chiller was removed years ago. |
| | | D3040 Distribution Systems | Ductwork | 50% | | | None | | Minor | | Moderate | X | Major | | Replace | 100% | $115,998 | $20,330 | $136,328 | $143,145 | $150,302 | |
| | | | Hot water return & supply | 100% | | | None | | Minor | | Moderate | | Major | X | Replace | 100% | $933,431 | $163,597 | $1,097,028 | $1,151,879 | $1,209,473 | Most of the existing piping is original and past the life expectancy. |
| | | D3050 Terminal & Package Units | Above ceiling VAV unit | 0% | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | | In-room ventilator unit | 60% | | | None | | Minor | X | Moderate | | Major | | Replace | 20% | $70,318 | $12,324 | $82,642 | $86,774 | $91,113 | Estimating that some of the room ventilation gas-pack units need maintenance. Installed in 2011. |
| | | | In-room radiant unit | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | D3060 Controls & Instrumentation | | 100% | | | None | | Minor | | Moderate | | Major | X | Replace | 100% | $292,991 | $51,351 | $344,341 | $361,558 | $379,636 | School wide control system is not installed. A school-wide system permits scheduling for occupancy and use. |
| | | D3070 Systems Testing & Balancing | | 100% | | | None | | Minor | | Moderate | | Major | X | Replace | 100% | $159,021 | $27,871 | $186,892 | $196,236 | $206,048 | Upon completion of renovation, the entire system will need testing and balancing. |
| | | D3090 Other HVAC Systems & Equipment | NOT USED | | | | None | | Minor | | Moderate | | Major | | Replace | | | | | | | |
| | D40 Fire Protection | | | | | | | | | | | | | | | | | | | | | |
| | | D4010 Sprinklers | | 100% | | | None | | Minor | | Moderate | | Major | X | Replace | 25% | $136,148 | $23,862 | $160,010 | $168,010 | $176,411 | Replace existing sprinkler heads, reconfigure piping for necessary sprinkler density for library and storage spaces. Review coverage for the building and whether other areas need to be covered for code compliance. |
| | | D4020 Standpipes | | | | X | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | N/A |
| | | D4030 Fire Protection Specialties | | | | X | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | Existing DCV and specialties appear to be in good condition. |
| | | D4090 Other Fire Protection Systems | NOT USED | | | | None | | Minor | | Moderate | | Major | | Replace | | | | | | | |
| | D50 Electrical | | | | | | | | | | | | | | | | | | | | | |
| | | D5010 Electrical Service & Distribution | | 100% | | | None | | Minor | X | Moderate | | Major | | Replace | 25% | $97,482 | $17,085 | $114,567 | $120,295 | $126,310 | Several panels are reaching the end of their service life and have accumulated physical damage and foreign material ingress |
| | | D5020 Lighting and Branch Wiring | | 100% | | | None | | Minor | | Moderate | X | Major | | Replace | 30% | $179,389 | $31,440 | $210,829 | $221,370 | $232,439 | Existing light fixtures are fluorescent throughout - should be retrofited/upgraded to LED. Existing egress lighting needs to be upgraded to battery backup |
| | | D5030 Communications & Security | Voice / Data System | 100% | | X | None | | Minor | | Moderate | | Major | | Replace | 100% | $0 | $0 | $0 | $0 | $0 | |
| | | | Clock / Intercom System | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | | Closed Circuit Surveillance | 100% | | | None | | Minor | | Moderate | | Major | X | Replace | 100% | $163,378 | $28,634 | $192,012 | $201,612 | $211,693 | No existing CCTV system |
| | | | Access Control System | 100% | | | None | | Minor | | Moderate | | Major | X | Replace | 100% | $163,378 | $28,634 | $192,012 | $201,612 | $211,693 | No existing access control system |

| | |
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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Intrusion Alarm System | 0% | | | None | | Minor | | Moderate | | Major | X | Replace | 100% | $0 | $0 | $0 | $0 | $0 | $0 | |
| | | | Fire Alarm / Detection | 100% | | X | None | | Minor | | Moderate | | Major | | Replace | 0% | $0 | $0 | $0 | $0 | $0 | $0 | |
| | | | Lighting Control System | 100% | | | None | | Minor | | Moderate | | Major | X | Replace | 10% | $108,918 | $19,089 | $128,008 | $134,408 | $141,129 | Daylight response controls needed for areas adjacent to glazing |
| | | 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% | $255,958 | $44,860 | $300,819 | $315,859 | $331,652 | Kitchen undersized for district needs. |
| | | | Vocational | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | E1020 Institutional Equipment | Science | 0 | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | | Art | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | | Stage Performance | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | Cost/SF of Stage Performance Area |
| | | | Restroom Accessories/Stalls | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |

| | |
|---|---|
| **District Name:** | Central Linn SD 552 |
| **Site Name:** | Central Linn Elementary School |
| **Building Name:** | Central Linn Elementary School |
| **Building ID:** | 21050200 |
| **Date of Estimate:** | 1/26/2024 |

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

| | | | |
|---|---|---|---|
| **Renovation Schedule** | **Voter Approved Bond Date:** | 5/1/2025 | |
| | **Design Finish Date:** | 5/1/2026 | Default is 12 months after bond |
| | **Construction Start Date:** | 5/1/2026 | Default is at design finish |
| | **Construction End Date:** | 5/1/2028 | Default is 24 month construction period |

| | | | |
|---|---|---|---|
| **Replacement Schedule** | **Voter Approved Bond Date:** | 5/1/2025 | Default is 12 months after estimate |
| | **Design Finish Date:** | 5/1/2026 | Default is 12 months after bond |
| | **Construction Start Date:** | 5/1/2026 | Default is at design finish |
| | **Construction End Date:** | 5/1/2028 | Default is 24 month construction period |

| Level 1 | Level 2 | Level 3 | Type (as applicable) | % of Building or Count | LEVEL OF ACTION (Select 'X' in drop down if applicable) None | Minor | Moderate | Major | Replace as Part of Renovation | % of System or Finish Affected | Automated Budget Estimate | Add to Escalate to 5/1/2027 (Renovation Construction Midpoint) | Escalated to 5/1/2027 (Renovation Construction Midpoint) | Escalated to 5/1/2028 (Renovation Construction Midpoint) | Escalated to 5/1/2029 (Renovationt Construction Midpoint) | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | E1030 Vehicular Equipment | NOT USED | | None | Minor | Moderate | Major | Replace | | | | | | | |
| | | E1090 Other Equipment | NOT USED | | None | Minor | Moderate | Major | Replace | | | | | | | |
| | E20 Furnishings | | | | | | | | | | | | | | | |
| | | E2010 Fixed Furnishings | | 100% | None | Minor | Moderate | X Major | Replace | 100% | $407,355 | $71,395 | $478,749 | $502,687 | $527,821 | |
| | | E2020 Movable Furnishings | | 100% | None | Minor | Moderate | Major | X Replace | 50% | $1,307,021 | $229,074 | $1,536,095 | $1,612,899 | $1,693,544 | |
| **F** | **SPECIAL CONSTRUCTION & DEMOLITION - NOT USED** | | | | | | | | | | | | | | | |
| **G** | **BUILDING SITE WORK** | | | | | | | | | | | | | | | |
| | G10 Site Preparation | | NOT USED | | | | | | | | | | | | | |
| | G20 Site Improvements | | | | | | | | | | | | | | | |
| | | G2010 Roadways | | 30,301 | None | X Minor | Moderate | Major | Replace | 100% | $78,753 | $13,802 | $92,555 | $97,183 | $102,042 | Cost/SF of surface area |
| | | G2020 Parking Lots | | 12,600 | None | X Minor | Moderate | Major | Replace | 50% | $16,374 | $2,870 | $19,243 | $20,206 | $21,216 | Cost/SF of surface area |
| | | G2030 Pedestrian Paving | | | None | Minor | Moderate | Major | Replace | | $0 | $0 | $0 | $0 | $0 | Cost/SF of surface area |
| | | G2040 Site Development | | 2,000 | X None | Minor | Moderate | Major | Replace | | $0 | $0 | $0 | $0 | $0 | Cost/LF of fencing |
| | | G2050 Landscaping | | | None | Minor | Moderate | Major | Replace | | $0 | $0 | $0 | $0 | $0 | Cost/SF of irrigated area |
| | G30 Site Mechanical Utilities | | | | | | | | | | | | | | | |
| | | G3010 Water Supply | Domestic | | None | Minor | Moderate | Major | Replace | | $0 | $0 | $0 | $0 | $0 | Enter LF of pipe in cell E154 |
| | | | Fire | | None | Minor | Moderate | Major | Replace | | $0 | $0 | $0 | $0 | $0 | Enter LF of pipe in cell E155 |
| | | G3020 Sanitary Sewer | | 643 | X None | Minor | Moderate | Major | Replace | | $0 | $0 | $0 | $0 | $0 | Enter LF of sewer lines in cell E156 |
| | | G3030 Storm Sewer | | 102,901 | None | X Minor | Moderate | Major | Replace | 50% | $170,344 | $29,855 | $200,200 | $210,210 | $220,720 | Enter SF of area to be drained |
| | | G3040 Heating Distribution | | 0 | X None | Minor | Moderate | Major | Replace | | $0 | $0 | $0 | $0 | $0 | Enter LF of heating ducts in cell E158 |
| | | G3050 Cooling Distribution | | 0 | X None | Minor | Moderate | Major | Replace | | $0 | $0 | $0 | $0 | $0 | Enter LF of duct work in cell E159 |
| | | G3060 Fuel Distribution | | | None | Minor | Moderate | Major | Replace | | $0 | $0 | $0 | $0 | $0 | Enter LF of natural gas lines in cell E160 |
| | | G3090 Other Site Mechanical Utilities | NOT USED | | None | Minor | Moderate | Major | Replace | | | | | | | |
| | G40 Site Electrical Utilities | | | | | | | | | | | | | | | |
| | | G4010 Electrical Distribution | Service | 0 | X None | Minor | Moderate | Major | Replace | | 0 | $0 | $0 | $0 | $0 | Fixtures are not to ADA complient and not to current ficture flow requirements. Many show end of life. Many fixtures have been deccomissioned. |
| | | | Generator | 0 | X None | Minor | Moderate | Major | Replace | | $0 | $0 | $0 | $0 | $0 | There is a notable water leak. HW does not have tempature controls, nor expansion tank. The copper piping has been patched many times and there is an indication of degradation of the copper. System is oversized. buried supply piping is transite |
| | | G4020 Site Lighting | | 100 | None | Minor | X Moderate | Major | Replace | 100% | 120.845716 | $21 | $142 | $149 | $157 | Existing site poles, wall packs, and soffit fixtures are metal-halide or incandescent type and need to be retrofited/replaced with LED |
| | | G4030 Site Communications & Security | | 0 | None | Minor | Moderate | Major | Replace | | 0 | $0 | $0 | $0 | $0 | |
| | | G4090 Other Site Electrical Utilities | NOT USED | | None | Minor | Moderate | Major | Replace | | | | | | | |
| | G90 Other Site Construction | | NOT USED | | | | | | | | | | | | | |

| | |
|---|---|
| **District Name:** | Central Linn SD 552 |
| **Site Name:** | Central Linn Elementary School |
| **Building Name:** | Central Linn Elementary School |
| **Building ID:** | 21050200 |
| **Date of Estimate:** | 1/26/2024 |

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

| | | | | | |
|---|---|---|---|---|---|
| **Renovation Schedule** | **Voter Approved Bond Date:** | 5/1/2025 | | | |
| | **Design Finish Date:** | 5/1/2026 | Default is | 12 | months after bond |
| | **Construction Start Date:** | 5/1/2026 | Default is | at design finish | |
| | **Construction End Date:** | 5/1/2028 | Default is | 24 | month construction period |

| | | | | | |
|---|---|---|---|---|---|
| **Replacement Schedule** | **Voter Approved Bond Date:** | 5/1/2025 | Default is | 12 | months after estimate |
| | **Design Finish Date:** | 5/1/2026 | Default is | 12 | months after bond |
| | **Construction Start Date:** | 5/1/2026 | Default is | at design finish | |
| | **Construction End Date:** | 5/1/2028 | Default is | 24 | month construction period |

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

**Renovation Costs**

| | | | |
|---|---|---|---|
| **Physical Condition Budget Sub-Total** | | **$8,960,221** | |
| **Budgeted Development Costs** | | **$3,404,884** | |
| **Physical Condition Budget TOTAL** | | **$12,365,105** | |
| **Cost with Escalation to (construction mid point):** | **5/1/2027** | **$14,532,262** | *Escalation to projected construction mid point, per schedule entered |
| **Cost with Escalation to:** | **5/1/2028** | **$15,258,875** | *Escalation to projected construction mid point + 1 year |
| **Cost with Escalation to:** | **5/1/2029** | **$16,021,819** | *Escalation to projected construction mid point + 2 years |

**Replacement Costs**

| | |
|---|---|
| **Replacement Budget** | **$56,036,831** |
| **Facility Condition Index (FCI)** | **25.9%** |

| | |
|---|---|
| **District Name:** | Central Linn SD 552 |
| **Site Name:** | Central Linn Elementary School |
| **Building Name:** | Central Linn Elementary School |
| **Building ID:** | 21050200 |
| **Date:** | 1/26/2024 |

## SCHOOL SAFETY ASSESSMENT

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

| | |
|---|---|
| **District Name:** | Central Linn SD 552 |
| **Site Name:** | Central Linn Elementary School |
| **Building Name:** | Central Linn Elementary School |
| **Building ID:** | 21050200 |
| **Date:** | 1/26/2024 |

## ADA ASSESSMENT

| | | YES | NO | N/A | COMMENTS |
|---|---|---|---|---|---|
| 1 | There is at least 1 route from site arrival points that does not require the use of stairs. | x | | | |
| 2 | If parking is provided for the public, there are an adequate number of accessible spaces provided (1 per 25). | x | | | |
| 3 | There is at least 1 van accessible parking space among the accessible spaces. | | | | to be determined |
| 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. | | | | to be determined |
| 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. | | | | to be determined |
| 13 | All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance. | | x | | |
| 14 | The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist. | x | | | |
| 15 | The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface. | x | | | |
| 16 | In locker rooms, there is at least one room with a bench. | | | x | |
| 17 | At least one toilet room is accessible (either one for each sex or one unisex). | x | | | |
| 18 | There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms. | | x | | |
| 19 | There is a route to the accessible toilet room(s) that does not include stairs. | x | | | |
| 20 | The door can be opened easily (5 lbs. maximum force). | x | | | |
| 21 | Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist. | | | | to be determined |
| 22 | Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface. | | | | to be determined |

| | |
|---|---|
| **District Name:** | Central Linn SD 552 |
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| **Building ID:** | 21050200 |
| **Date:** | 1/26/2024 |

## INFORMATION TECHNOLOGY ASSESSMENT

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

| | |
|---|---|
| **District Name:** | Central Linn SD 552 |
| **Site Name:** | Central Linn Elementary School |
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| **Building ID:** | 21050200 |
| **Date:** | 1/26/2024 |

## HARMFUL SUBSTANCES ASSESSMENT

| | | YES | NO | N/A | COMMENTS |
|---|---|---|---|---|---|
| **1** | **Lead** | | | | |
| | Has your facility been assessed for lead? If so when? | | X | | |
| | Is there lead in your facility? | X | | | Exterior paint |
| | Is lead abatement included in your future bond plans? | X | | | Dispose when touched |
| **2** | **Asbestos** | | | | |
| | Has your facility been assessed for asbestos? If so when? | X | | | 1988 |
| | Is there asbestos in your facility? | X | | | |
| | Is asbestos abatement included in your future bond plans? | X | | | as areas are touched |
| **3** | **Mold** | | | | |
| | Has your facility been assessed for mold? If so when? | | X | | |
| | Is there mold in your facility? | X | | | |
| | Is mold abatement included in your future bond plans? | | | X | When touched by remodel |
| **4** | **Water Quality** | | | | |
| | Has your facility been assessed for water quality (lead, etc.)? If so when? | X | | | tested in 2016 - no problems |
| | Is there a water quality concern in your facility? | X | | | |
| | Is water treatment included in your future bond plans? | X | | | |
| **5** | **Polychlorinated Biphenyls (PCBs)** | | | | |
| | Has your facility been assessed for PCBs? If so when? | | X | | Tested in 1990's & removed |
| | Are there PCBs in your facility? | | X | | No longer |
| | Is PCB abatement included in your future bond plans? | | X | | No |
| **6** | **Radon** | | | | |
| | Has your facility been tested for radon? If so when? | X | | | 10/16/2017 |
| | Are there elevated levels of radon (above 4 pCi/L) in your facility? | | X | | |
| | Is radon mitigation included in your future bond plans? | | X | | |

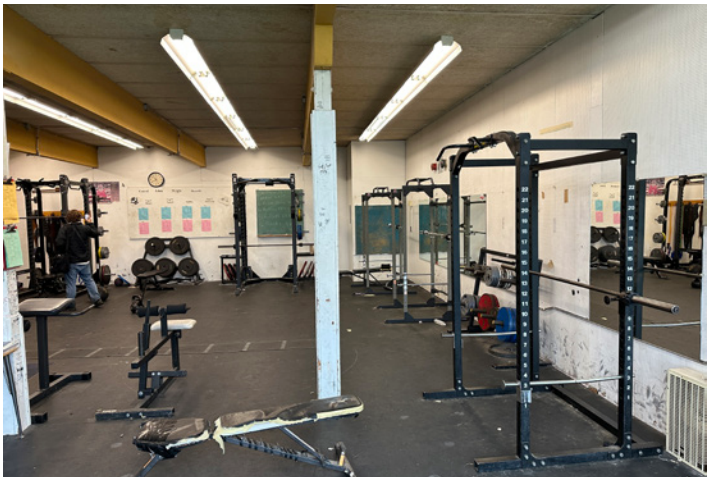
# **Photos** Central Linn High School

*Exterior*

*Classroom*

*Gym HVAC*

*Stage rigging*



*Weight room*

*Library*

# **Photos** Central Linn High School

*Roof*

*Roof*

*Roof*

*Parking lot*

*Staff lounge*

*Boiler room*

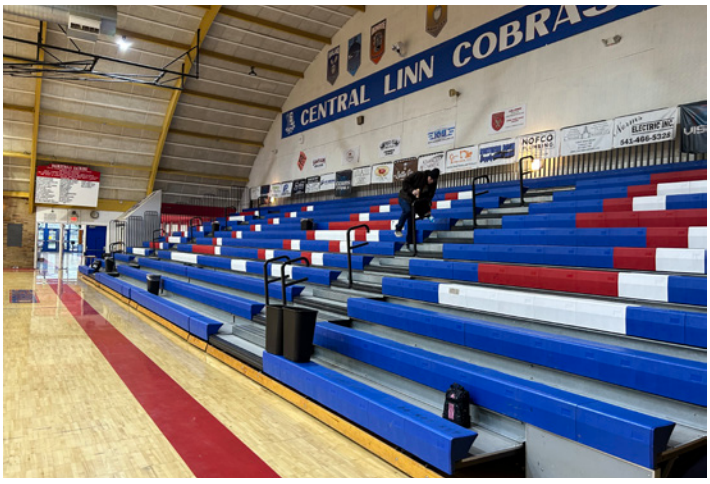
# **Photos** Central Linn High School

*Courtyard*

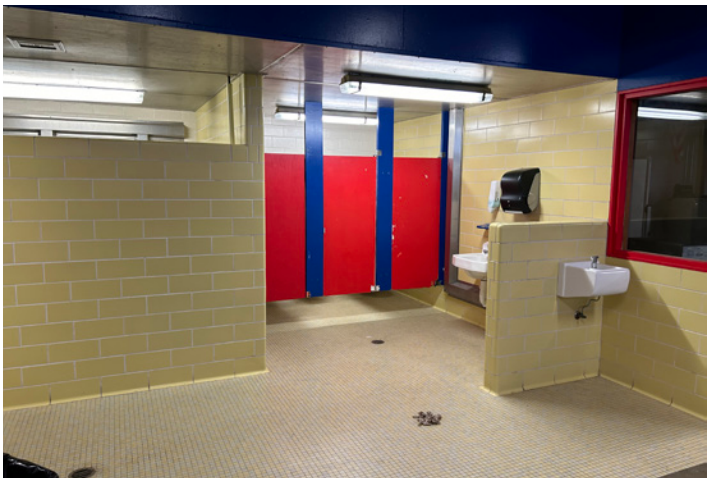
*Overhang*

*Hallway*

*Cobra Dome*




*Gym bleachers*



*Locker room*

# **Photos** Central Linn High School

*Cafeteria*


*Kitchen*

*Main office*

*Classroom*

*Main entry / Main office*

*Ceiling damage*

WILSON
ARCHITECTURE

# Memo

Project: Central Linn School District Facility Assessment
Subject: High School - Facility Assessment Notes
Date: March 11, 2024
From: Curt Wilson, AIA

A SUBSTRUCTURE

A10 Foundations

A1010 Standard Foundations

- The original drawings describe the existing foundation system in sufficient detail for structural evaluation where appropriate.
- Deficiencies in the foundation system not identified.

A1020 Special Foundations

- Not applicable.

A1030 Slab on Grade

- The floor system is a slab on grade except over the basement and the second floor level.

A20 Basement Construction

A2020 Basement Walls

- The boiler room is located in a self-contained lower level enclosed with concrete basement walls. Deficiency not identified, however it is assumed that the basement walls are not waterproofed at the exterior surface per contemporary standards.

B SHELL

B10 Superstructure

B1010 Floor Construction

- Slab on grade. No deficiencies noted.

B1020 Roof Construction

- The columns supporting the covered walkway are space far apart and do not have adequate base to post and post to beam connections for lateral loads.

B20 Exterior Enclosure

B2010 Exterior Walls

- Expose brick appears to be in good condition, although detailed assessment of mortar beds not performed, nor were weeps identified.
- Exterior walls lack sufficient thermal insulation.

B2020 Exterior Windows

- The windows of the original building are single pane aluminum. Consider options to increase thermal performance, including storm window sash.

B2030 Exterior Doors

- Most exterior doors function as egress doors, and most do not have illuminated exit signs, but exit placards. Illuminated exit signs recommended.

B30 Roofing

B3010 Roof Coverings

- The barrel vaults roof areas were recently reroofed.
- Add roof drains west of gym.
- The non-barrel vault areas have a foam roofing system. It is assumed it was applied directly over another layer of roofing. The foam roof system is currently protecting against leaks, but very slippery to walk on when wet and difficult to modify.

B3020 Roof Openings

- There are a few skylights along the exterior walkway to the courtyard that have discolored, but active leaks not identified.
- Roof access is provided by a swing door from the second floor to the roof level.

C INTERIORS

C10 Interior Construction

C1010 Partitions

- The wall separating the shower area from the locker room entrance is wire glass panels from curb to approximately 7 ft above finish floor. Wire glass is a safety concern due to the low force necessary to break the glass and difficulty to remove appendages that punction the glass through the wire.

C1020 Interior Doors

- Most existing doors are wood; some painted, others stained. Overall the doors adequately function, however the stained doors generally look aged.

C20 Stairs

C2010 Stair Construction

- The stairs are wood framed.

C2020 Stair Finishes

- Rubber stair treads with raised dot and abrasive nosing strips.

C30 Interior Finishes

C3010 Wall Finishes

- Most of the wall finish is a wood plank or wood panel. The wood planks are clear finished wood and used at high visibility areas. The goal with wood planks is to minimize distruption and preserve. The wood panels are painted and appear similar to gyp board. Unlike gypsum wall board, painted wood panels are difficult to patch. When new work is performed in a wall, the recommendation is to replace as much wood paneling within a wall plane as possible.
- The counter material in the science labs should be evaluated for asbestos containing material.

C3020 Floor Finishes

- The majority of the flooring is 9 in by 9 in vinyl tile and looks original. The floor tile and adhesive should be evaluated for asbestos containing material.

C3030 Ceiling Finishes

- The ceiling and soffit finish throughout is tectum. Tectum has high acoustical performance characteristics due to fibrous composition that creates numerous voids, however these voids trap particles and are very difficult to clean. The recommendation is to replace it for better light reflectance and aesthetic reasons.

Accessibility Assessment

1 Accessible Parking

- Accessible parking at the main lot appears to meet code requirements.
- Accessible parking at the north lot does not appear to have accessible spaces.

2. Accessible Route to Entrances

- There are minor level changes from the accessible parking to the main entrance.
- The route from the north lot to the main building entrance has not been evaluated.
- The route from the middle school building to the main building is through the gym.

3. Accessible Entrances

- The main entrance is accessible, as are most, if not all exterior doors.

4. Accessible Routes Through Buildings

    - The route to all space on the first floor is at one level.
    - The basement and second floor are not served by an elevator.

5. Accessible Doors

    - Most, if not all interior doors have knobs.  Replace with levers.
    - Many doors appear to be less than 36” wide and do not meet current spatial clearance to the side of the door.

6. Accessible Restrooms

    - Some restrooms have been modified to improve accessibility.

7. Accessible Power and Lighting Controls

    - Wall-mounted lighting controls are within allowable reach range.
    - Some electrical outlets are lower than the reach range.

FEBRUARY 16, 2024

# Existing Conditions Report

## Central Linn School District
## High School
## MEP Assessment


SYSTEMS WEST ENGINEERS

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# INTRODUCTION

Following is a narrative description of existing mechanical, electrical, plumbing, and fire protection systems at the Central Linn High School**.** The purpose of this narrative is to provide an understanding of existing building conditions.

# FIRE SUPPRESSION

## Existing Conditions

Following is a description of existing systems, equipment, and notable conditions:

### Fire Water Service

The fire water supply is connected to the existing 4-inch domestic water header and appears to reduce to three inches with an isolation valve at one end of the header. The domestic water header was replaced in a 1997 plumbing remodel, and it appears that the fire service connected was moved to its current location at that same time. The original plans showed connection to a limited sprinkler system through a single check valve closer to the gymnasium.

The fire water service is routed to a double check valve assembly (DCV) located in a storage closet adjacent to the main gymnasium. Service piping is copper with soldered joints and appears to be in good condition. The DCV appears to have been replaced within the past 10 to 15 years, is in good condition, and features a flow switch. The DCV shutoff valves are chained in position in lieu of tamper switches.

### Fire Sprinkler System

Based on the 1957 plans, the original fire sprinkler system only provided coverage for the basement space below the auditorium stage. It appears that coverage was extended as part of the 1997 plumbing remodel to include wet-pipe fire sprinkler system coverage of the following areas:

- Basement space below the auditorium stage.
- Auditorium stage.
- The wall between the second-floor teacher’s lounge and the auditorium. This wall appears to have originally included glass windows, which have since been removed. It is likely that the sprinkler coverage of this area was intended to provide fire separation between the auditorium and the lounge.
- The corridor on the north side of the auditorium.
- The food preparation area of the kitchen. The dishwash area is physically separate from the food preparation area and is not sprinkled.

Sprinkler heads appear to be standard response bimetallic and fusible link type. Fire sprinkler piping is steel with threaded couplings and joints. Sprinkler piping and heads generally appear to be in fair to good condition.

### Fire Hose Cabinets

Originally, fire suppression for most of the building was provided by fire hose cabinets located throughout the building. The fire hose cabinets were connected to domestic water piping. Hose cabinets appear to have had hoses removed but are likely still connected to the domestic water system.

### Fire Standpipe System

The building does not currently include a fire standpipe system.

### Notable Conditions

There are a few notable conditions identified from site observations and review of existing drawings:

- Other than the specific areas noted above, the high school building does not have fire sprinkler coverage.
- Other buildings on the site, such as the junior high modular building and the stadium bleacher/concessions building, do not have fire sprinkler coverage.
- Portions of the existing sprinkler systems appear to be original, which means that the original sprinkler heads are over fifty years old. NFPA 13 requires existing sprinkler heads more than fifty years old to either be replaced or selectively tested to determine if the heads are suitable to remain in service.
- The high school kitchen exhaust hood does not currently include a fire suppression system.
- Coverage density for fire sprinkled areas does not generally appear to meet current code requirements.
- A fire department connection was not noted during the site visit.
- The fire riser test drain at the DCV appears to drain to a storm drainpipe through a wye connection. Current code requires that the test drain be connected to a sanitary drain instead.

# PLUMBING

## Existing Conditions

Following is a description of existing systems, equipment, and notable conditions:

### Storm Drainage

The are four different roof drainage configurations for the high school building and junior high modular building described below. In general, building stormwater piping appears to gravity drain to the site storm drainage system. Based on the original 1957 drawings, site storm drainage appears to discharge to the nearby Spoon Creek.

### Older Roof – Original Roof Drains

Storm drainage for flat roof areas above the south classroom wings, administrative office area, boiler room, and exterior corridors is provided by original roof drains with metal domes. Storm drain piping is original hub and spigot cast iron soil pipe (CISP).

### Older Roof – New Roof Drains

Storm drainage for the flat roof area above the old music and arts classrooms to the north of the auditorium is provided by new roof drains with polyethylene domes. The new roof drains appear to replace original roof drains in this area. Storm drain piping is uninsulated schedule 40 PVC.

### High School Seismic Grant Roof Area

A recent seismic grant project included replacement of existing roofing above the kitchen/cafeteria, auditorium, and gymnasium. The new roofing is membrane type and covers flat portions of the roof above the cafeteria, kitchen, locker rooms, and parts of the auditorium and gymnasium. The sections of barrel roof above the auditorium and gymnasium also have new membrane roofing and drain to the flat portions of roof around them. New roof and overflow drains with polyethylene domes have been added to the flat roof areas. Overflow drains route to exterior walls and discharge through sidewall cow's tongue style overflow nozzles. Storm and overflow drain piping is uninsulated schedule 40 PVC.

### Junior High Modular Building

Roof drainage for the detached modular junior high building is provided by sheet metal gutters and downspouts. The downspouts connect to storm drain piping with cleanouts just above grade. Storm drain piping is schedule 40 PVC.

## Sanitary Waste and Vent

Sanitary waste from drainage fixtures flows by gravity to a sewage ejector in the boiler mechanical room. Pumped waste from the sewage ejector is discharged to a point outside of the building. Original 1957 site plans indicate that the pumped waste is routed to an onsite sewage treatment system. However, based on discussions with a representative of the City of Halsey, the pumped waste from the sewage ejector was rerouted with new pumped waste piping to a point at the edge of the high school property along Highway 228 where it connects to the City of Halsey sanitary sewer. It is not known when this change occurred.

Sanitary vent piping extends through the roof. Sanitary waste and vent piping appears to be original hub and spigot cast iron soil pipe (CISP), with a mix of hubless CISP, PVC, and ABS for 1997 and later piping and repairs. Above-grade pumped waste piping from the sewage ejector is galvanized steel with threaded fittings and flanged connections to shutoff and check valves. Below-grade pumped waste piping material is not identified on drawings and was not observed on site.

### Chemical Waste in Science Classrooms

Sinks and drains in the science classrooms and science prep rooms are connected to acid-resistant high-silicon cast iron chemical waste and vent piping. Chemical vent piping extends through the roof separately from the sanitary vent. Chemical waste piping is connected to sanitary waste piping below the slab where the waste piping branch from the locker rooms connects to the classroom main waste pipe. An acid neutralization device is not shown on the 1957 construction drawings. The design intent was likely to rely on dilution from the locker room wastewater flow to prevent damage to downstream standard CISP.

### Sewage Ejector Pumps

A duplex sewage ejector located in the boiler mechanical room receives drainage from building sanitary waste gravity drains, building foundation drains, utility tunnels, and the boiler room. The sewage ejector control panel, valves, and pumps all appear to have been replaced sometime in the past 25 to 30 years. The replacement scope for the sewage ejector was not shown in the 1997 Civil/MEP renovation drawings but could have been performed as part of that project.

### Junior High

The junior high sanitary waste system drains to the high school gravity waste system. Sanitary waste and vent piping is schedule 40 PVC.

## Potable Water Systems

The building is supplied by the elementary school domestic water service, which is described in a separate Elementary School plumbing narrative.

A 4-inch potable water supply is routed underground from the elementary school to a pressure tank in the boiler mechanical room. The tank is of welded steel construction with insulation for condensation control, has a storage capacity of roughly 1700 gallons, and appears to be the original 1957 well tank. Building water pressure is maintained and regulated by makeup air from the compressed air system which is described under the compressed air section of this report. Water pressure at the time of the site visit fluctuated between 70 and 75 psig based on readings from pressure gauges on the water distribution manifold immediately downstream of the tank.

Potable water from the tank is supplied through the manifold to distribution piping that serves the rest of the high school, the high school fire suppression system, the future CTE building, the stadium restrooms and concessions, the junior high modular building, and the district headquarters.

### Water Heaters and Recirculation – High School

The high school building has a central domestic hot water system located in the boiler mechanical room. The system consists of:

- One (1) standard efficiency natural draft gas-fired storage tank-type water heater. The water heater has a 50-gallon storage tank and 199,900 btuh input rating. The water heater was installed in 2018.
- Two (2) 2,000-gallon vertical steel storage tanks with thermal insulation. Dates of manufacture of the tanks were unclear.
- One (1) constant speed recirculation pump.
- Recirculation piping and balancing valves.

There is a third 2,000-gallon storage tank that has been disconnected from the domestic hot water system, reportedly due to leakage issues.

The original 1957 drawings show a single horizontal storage tank and a semi-instantaneous steam to hot water heater connected to the steam system. The original steam water heater has been decommissioned and removed. It is possible that the three vertical storage tanks were provided in 1957 in lieu of the single storage tank shown in the documents.

### Water Heater – Junior High

The junior high has one electric storage-tank type water heater with 50 gallons of storage capacity and 4.5 kW heating capacity. The water heater serial number indicates that it was manufactured in 2021. There does not appear to be hot water recirculation or any form of master mixing valve.

### Irrigation System

The original well water source for the high school was disconnected from the domestic water pressure tank in the boiler mechanical room. While not field-verified, it is assumed that the well is currently providing irrigation water for the site.

### Distribution Piping

Hot- and cold-water piping is distributed to potable water fixtures and equipment. Piping in the high school is generally copper with soldered joints and fiberglass insulation with an all-service jacket, with some galvanized steel piping. Copper piping has been repaired in some locations with copper press fittings, and some newer piping is PEX. Piping in the junior high is a mix of copper with soldered joints and PEX. The buried supply piping from the elementary school to the high school water storage tank is transite, a type of asbestos/concrete pipe.

### Plumbing Fixtures – High School

Plumbing fixtures are commercial grade and generally in fair condition. Flushometer fittings throughout the building generally have manual controls. Some student restroom lavatory faucets have been replaced with battery-powered sensor activated faucets. All other lavatory faucets have manual faucets.  water closets are a mix of wall- and floor-mounted vitreous china. Urinals are floor-mounted, vitreous china.

- Lavatories are wall-mounted vitreous china.
- Classroom sinks are a mix of stainless steel and enameled cast iron. Some sinks have side-mounted bubblers.
- With the exception of a newer drinking fountain with automatic bottle filler, drinking fountains are wall-mounted vitreous china.
- Science classroom sinks appear to be either epoxy or transite. Sink faucets and fittings have been removed from some of these sinks.
- An emergency shower that appears to be designed for chemistry classes is provided in the science classroom.
- Locker room showers have on-off control only with a central thermostatic mixing valve in a closet with staff-only access.

### Plumbing Fixtures – Junior High

Plumbing fixtures are commercial grade and generally in good to very good condition. Restroom fixtures are all vitreous china. Water closets are floor-mounted with flush tanks. Urinals are wall-mounted with manual flushometers. Lavatories are wall-mounted with manual faucets. There is one dual-level ADA accessible drinking fountain with a sensor-activated bottle filler. No classroom sinks were observed.

## Natural Gas

One 5 psi natural gas service is provided to the high school building. A second 2-psi service is provided to the greenhouse building, which is outside the scope of this report. The high school

building utility meter is located southwest of the classroom wing and is a Dressler/Roots Meter brand rotary positive displacement type. Natural gas piping is routed over the roof to the boiler room. The natural gas system has a primary distribution pressure of 5 psi and is reduced with appliance pressure regulators as needed.

The following gas appliances and outlet types were observed in the building:

- Steam boiler with a 2,090 kbtuh input rating.
- Gas-fired domestic water heater with a 199 kbtuh input rating.
- Science classroom gas outlets.

The existing steam boiler is not currently functional and requires repair.

The gas-fired water heater was recently replaced and is currently functional.

Natural gas bench outlets are located in one of the science classrooms and a science prep space in the classroom wing. There also gas outlets in the fume hoods. The fume hood outlets do not appear to be in use, but bench outlets reportedly are still in use.

#### Piping

Piping is black steel with threaded joints for piping 2-inches and smaller and flanged joints for larger sizes. Exterior piping has been painted for corrosion resistance.

## Compressed Air

Compressed air is provided for the pneumatic control air system and well tank makeup air by a small, compressed air system located in the boiler mechanical room. The compressed air system supplies clean, oil-free, 38°F dewpoint air, and consists of the following equipment and components:

- One (1) oil-lubricated reciprocating compressor with a 25-gallon vertical storage tank.
- One (1) oil-lubricated reciprocating compressor on a small horizontal storage tank.
- Two (2) in-line coalescing air filters.
- One (1) refrigerated air dryer.

Compressed air is supplied to the building pneumatic control air system for valves, dampers, thermostats, and other components to control the steam boiler, steam system components, and air handling units.

Compressed air is also provided as makeup air to the domestic water pressure tank to regulate and maintain building water pressure.

## Kitchen

The kitchen is divided into food preparation/serving and dishwash areas, which are in separate rooms. The kitchen has a nearby single occupant restroom.

#### Food Preparation and Serving

The food preparation area is used to cook and serve meals. The food preparation area includes operable serving windows to allow kitchen staff to serve students.

Reportedly, the kitchen is currently only used for minimal preparation of packaged food provided by a commercial vendor. Meals for the elementary school are assembled at the high

school and delivered to the elementary school. The food preparation area includes the following equipment:

- One (1) walk-in cooler.
- One (1) walk-in freezer.
- One (1) three-basin food preparation sink with pre-rinse and rinse faucets. The sink is indirectly drained to a floor sink as required by Code.
- One (1) electric six-burner range and oven.
- One (1) electric soup kettle, located in a raised curb with a floor drain. A rinse faucet with flexible hose is mounted on the exhaust hood above the soup kettle and is used for washing out the kettle.
- One (1) handwash sink.
- One (1) can wash area drain, located outside the food preparation area in an exterior alcove with a mixing hot/cold wall hydrant.

**Dishwash**

The dishwash area has a tray window for students to pass dirty dishes to the dishwashers. The following equipment is included:

- One (1) initial slop sink with a waste stop valve and standard faucet next to the food tray window.
- One (1) single basin pre-rinse sink with pre-rinse faucet and heavy-duty food waste disposer with a supplemental water connection.
- One (1) door-type rack dishwasher.

**Notable Conditions**

The following notable conditions were identified during our site survey:

- Stormwater piping for the storm drainage system generally do not appear to have cleanouts. Access to the storm drainage system below grade to clean out clogs may require temporary removal of portions of storm drain piping or working from the roof level.
- Roof areas on the high school that were not part of seismic grant work have primary roof drainage but do not appear to have a means of overflow, other than water flowing over the roof edges.
- Uninsulated storm drain and overflow drain piping is located inside conditioned areas of the building. This piping does not have condensation control and can potentially drip condensation in occupied areas.
- Gravity waste piping from the junior high modular building has reportedly settled since construction and may have been improperly bedded. Maintenance staff report frequent clogs of the junior high building sewer that require regular maintenance.
- Buried gravity waste, pumped waste, and stormwater piping material and condition are unknown. It is not known whether the original gravity waste and stormwater beneath the building or pumped waste piping have been replaced. If the piping is from the original 1957 construction, it is likely beyond its service life. Remote camera investigation to determine piping condition is recommended.
- The kitchen waste does not currently appear to be connected to a grease interceptor.

- The transite water supply piping from the elementary school to the high school reportedly has a noticeable leak. This is discussed more in the Elementary School existing conditions narrative.
- With the exception of the locker room area, domestic hot water systems do not appear to have temperature controls required by the current plumbing code.
- Although the domestic water heater was replaced in 2018, there is already noticeable galvanic corrosion on the galvanized steel side of the hot- and cold-water connections. The corrosion pattern suggests that the dielectric unions are not properly installed.
- One of the three domestic hot water storage tanks have been disconnected due to reported leakage issues. The storage tank appears to be the same age, so it is possible that the other two tanks are at the end of their service life and could have similar failures.
- Plumbing fixtures are generally not ADA compliant, and many are original to the building. The existing restroom plumbing fixtures are generally not compliant with current plumbing code fixture flow requirements.
- The compressed air system pressure gauge at the time of the site visit registered zero pressure. The control air system is reportedly not in use while the boiler and air handling systems are not functional. It is unclear whether the compressors are still supplying makeup air to the domestic water well tank, but it appeared to maintain a system pressure of roughly 70 to 75 psig at the time of the site visit.
- Some plumbing domestic water piping appears to have been replaced as part of the 1997 MEP and Civil upgrade project; however, significant portions of the domestic water system are likely to still be original. Original piping is nearly 70 years old and at the end of expected service life.
- Original plumbing piping and equipment insulation may contain asbestos and should be tested to confirm.

# HEATING, VENTILATING, AND AIR-CONDITIONING

## Existing Conditions

Following is a description of existing heating, ventilating, and air-conditioning systems, along with notable conditions observed during the on-site field survey.

### Air Distribution Systems

The original building consists of five primary air handling units and steam convectors to serve the school. The school is divided into the following HVAC zones covered by the air handling units, with each zone shown in a different color (Figure 1).

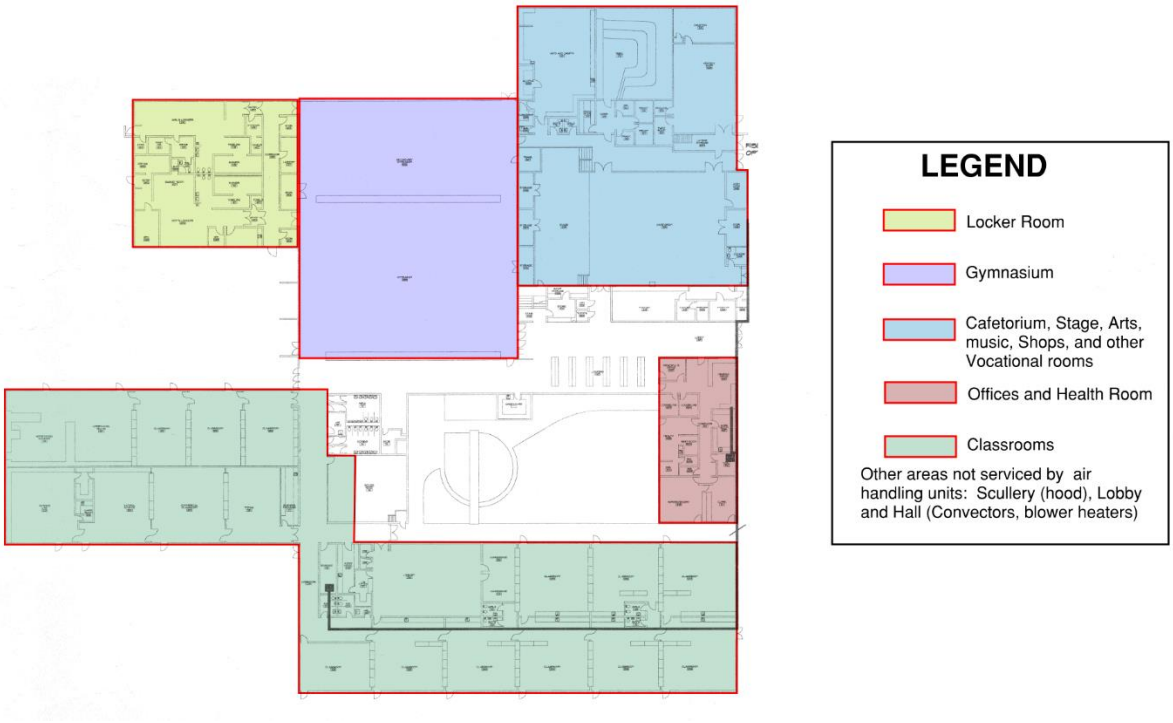


*Figure* 1 *Original HVAC zones for air handling units (Many abandoned in place)*

Five air handling units previously provided ventilation air and heating to all the spaces through a dual duct system that mixed warm air with neutral air at a mixing box serving each space. Each air handling unit used low pressure, 5-psig steam to provide heating for the ventilation air. In addition, steam convectors were added for additional heating in areas without air handling units and to supplement heating in other areas. In 1997, a variety of steam convectors were added and replaced. However, the steam boiler has since failed and nearly all of these air handling units have been abandoned in place and are no longer used.

As a result of the steam boiler failure and nearly all original equipment abandoned, the following map shows the current HVAC zones.

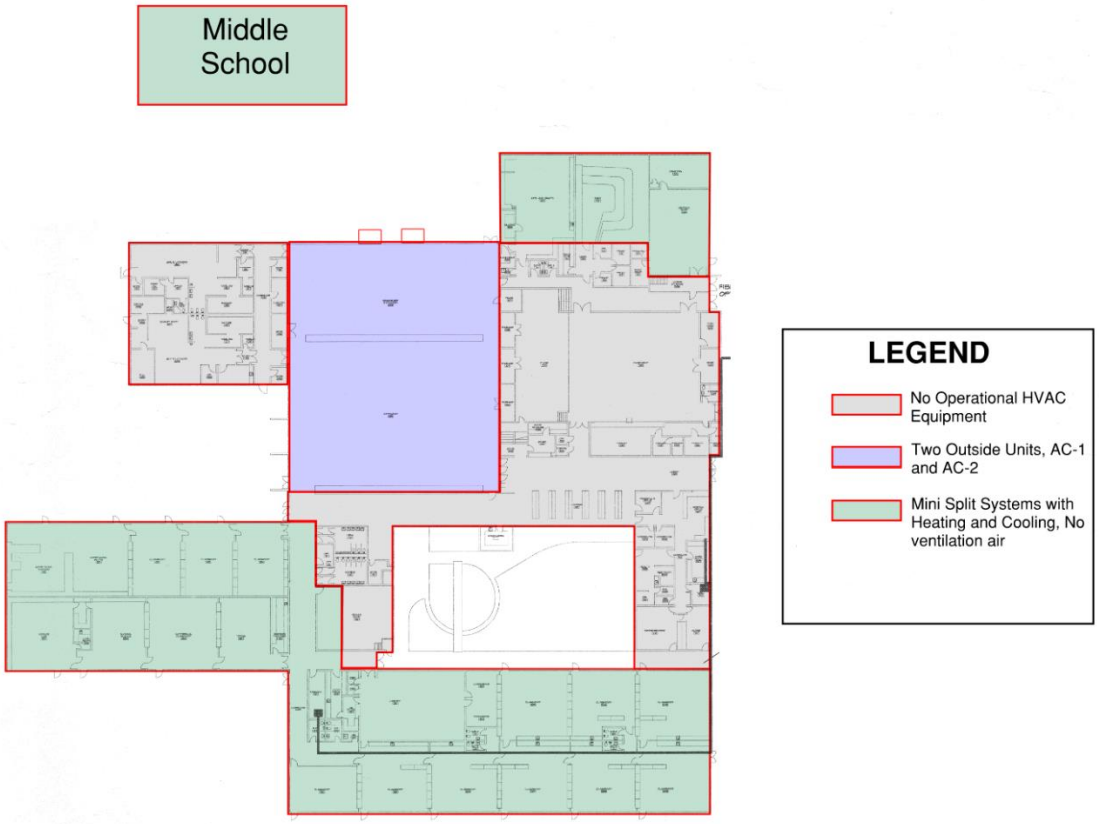


*Figure 2 Current HVAC Zones*

**Classrooms HVAC**

The original air handler for the classrooms, VU-BA-1, provided 16,100 cfm of supply air through a dual duct system that is no longer used (Figure 3).

*Figure 3 Original air handling unit, abandoned in place*

The high school classrooms are currently conditioned with mini-split ductless air conditioning and heating units that are wall mounted on each classroom wall to replace the original heating system. The condensing units are located on the roof (Figure 4).

*Figure 4 New classroom mini-split unit*

### Notable Conditions

The following notable conditions were identified during our site survey:

- Expected Useful Life: The abandoned air handler is no longer used, likely due to the steam boiler failure. However, it is also past its expected useful life. The classroom mini-split systems were installed in Q4 of 2023 with an expected useful life of about 15 years.
- Air Distribution: The dual duct air distribution system is not suitable for re-use due to its age, and the system is not compliant with current energy codes.
- Ventilation: The classrooms do not provide ventilation air for students though the rooms may have operable windows. During the winter, operable windows are generally not used. The mini-split systems do not have the capacity to keep the rooms heated should the windows be opened in cold weather. Mini-split systems function well for low occupant densities; however, without ventilation air they are not adequate for rooms with a higher number of occupants. The lack of outside air ventilation reduces air quality, allowing a buildup of contaminants and carbon dioxide.
- Chemical Storage: The science classrooms have a chemical storage room. There is one small 6” x 12” ceiling exhaust grille for the room. No air movement was detected (Figure 5).
- The fume hood in the science classroom is not operational and no longer used.

*Figure* 5 *Chemical storage room*

**Gymnasium HVAC**

The high school gymnasium is cooled and heated with two air handling units: AC-1 and AC-2. AC-1 and AC-2 have natural gas furnaces for heating and R-22 dual compressors for cooling. The units supply air to the gymnasium by overhead supply ducts across the gym with wall-mounted grilles for return air (Figures 6 and 7).


*Figure 6 Gymnasium air distribution*

*Figure 7 Gymnasium air handling units, AC-1 and AC-2*

**Notable Conditions**
The following notable conditions were identified during our site survey:

- Expected Useful Life: AC-1 and AC-2 were installed in 1997, they are 27 years old and beyond their expected useful life.
- AC-2 was not operational during the site visit due to mechanical issues.
- AC-1 was operating at a reduced capacity according to the Owner's representative.
- R-22 is an ozone-depleting refrigerant and has been phased out. R-22 has not been produced or able to be imported since 2020. Any losses of refrigerant will continue to become more difficult and expensive to replace.

**Locker Rooms HVAC**
The locker rooms were previously served by air handling unit VU-D1, a 4,100-cfm unit with a steam coil for heating ventilation air. Additional heating was provided by steam convectors and cabinet heaters. This equipment is no longer functioning.

**Notable Conditions**
The following notable conditions were identified during our site survey:

- Expected Useful Life: VU-D1 is not in operation, likely due to the steam boiler failure; however, it is also past its expected useful life. The additional steam heating equipment such as convectors and cabinet heaters were replaced in 1997 and have also exceeded their expected useful life, and they are not functional due to lack of steam.
- The locker space currently has no functioning HVAC equipment providing heated ventilation air. The area is reported to get very cold during the winter season.
- Exhaust fans have also exceeded their expected useful life.

**Cafetorium, Stage Arts, Music, and Miscellaneous Vocational Rooms HVAC**
The cafetorium was originally serviced by a multizone air handling unit VU-C2, an 18,000-cfm unit with steam heating that is no longer in service. Currently, the cafetorium, stage, and interior surround rooms do not have any functioning HVAC equipment. The arts and music areas are serviced by ductless mini-split systems that were relocated from the vocational building that was being rebuilt.

**Notable Conditions**
The following notable conditions were identified during our site survey:

- Expected Useful Life: VU-C2 is not in operation, likely due to the steam boiler failure. However, it is also past its expected useful life.
- Ventilation: These areas do not have ventilation air. The areas with mini-split air conditioning units have heating and cooling capacity, but do not provide any ventilation air for students.
- The basement space in the area under the stage was never designed to have any supply air ventilation.
- The cafetorium is reported as being very cold due to lack of functional heating equipment.

### Offices and Health Room HVAC

The offices were originally serviced by air handling unit VU-E1, a 1,400-cfm unit with steam heating that is no longer in service. These areas have steam heating convectors and blower cabinets for additional heating. A mini-split air conditioning unit is installed in one of the offices for heating and cooling (Figures 8 and 9)

*Figure 8 Office mini-split*

*Figure 9 Office heating equipment*

### Notable Conditions

The following notable conditions were identified during our site survey:

- Expected Useful Life: VU-E1 is not in operation, likely due to the steam boiler failure. However, it is also past its expected useful life.
- Ventilation: These areas do not have ventilation air due to VU-E1 not functioning.
- Small temporary plug-in heaters are required to keep the offices spaces warm during cold weather except for those with the mini-split units.
- The health room was not originally designed to have any air from VU-E1 and has no supply air grilles. Health rooms ideally have fresh ventilation air combined with an exhaust fan to maintain the health room at a negative pressure while providing fresh ventilation air.

### Lobby and Commons Area HVAC

The lobby area was previously heated with steam convectors. This space never had a dedicated air handling unit; however, operable windows are provided in the commons area (Figures 10 and 11).

*Figure 10 Lobby and commons heating equipment*

*Figure 11 Lobby and commons area*

### Notable Conditions

The following notable conditions were identified during our site survey:

- Expected Useful Life: The steam convectors are at least 27 years old and have exceeded their useful life.
- Steam heating equipment is not functional without the steam boiler. The area is reported to get cold without the functional heating equipment.
- Ventilation: These areas do not have ventilation air. Operable windows are available but are not used in cold weather.

### Boiler Room and Steam Heating Distribution

The original source for heating the school was a 5-psig steam boiler and steam distribution system to various steam heating equipment. Much of the original steam piping was installed in the late 1950s or early 1960s. The piping is distributed through much of the school in a tunnel/trench system and some overhead (Figures 12 and 13). The original boiler was replaced in 1997 by a Kewanee natural gas forced draft boiler with a firing range of 2,093 to 10,460 MBH. The steam boiler is out of commission and no longer functional (Figure 14).

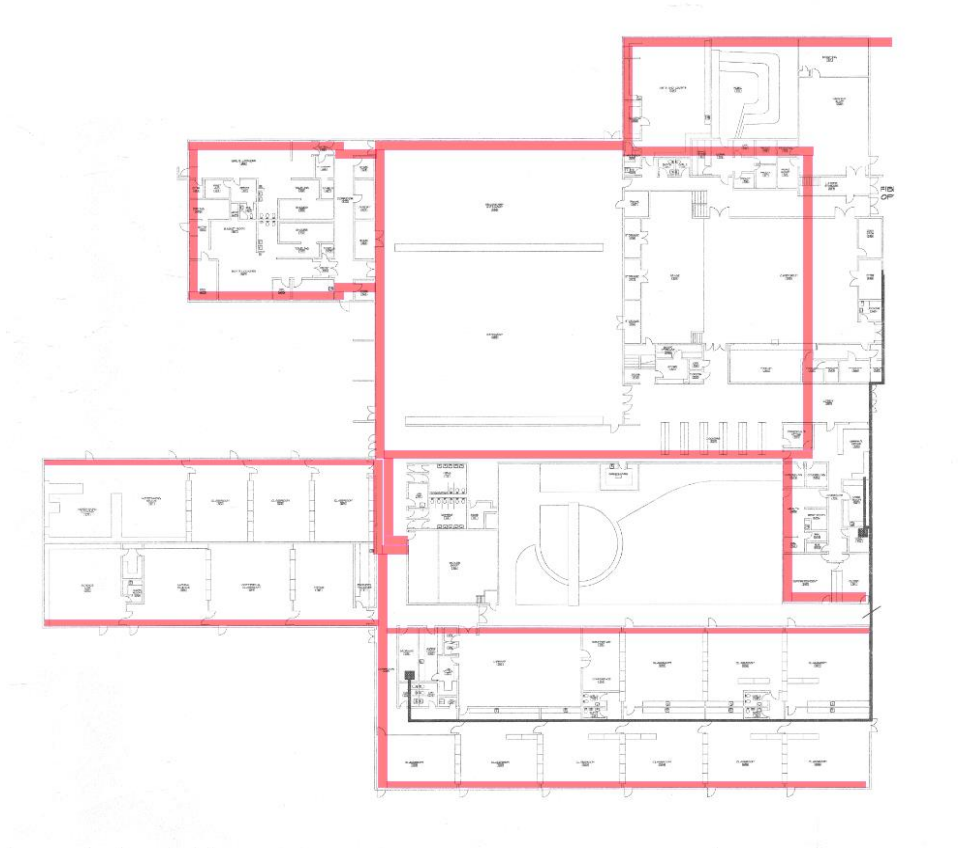

*Figure 12 Underground tunnel/trench for steam and condensate*

*Figure 13 Steam and condensate piping tunnel/trench*

*Figure* 14 *Failed steam boiler*

**Notable Conditions**

The following notable conditions were identified during our site survey:

- Expected Useful Life: The steam boiler is 27 years old and has exceeded its useful life expectancy. Steam and condensate piping is also approaching the end of its useful life and likely to have substantial internal corrosion.
- Steam boiler has failed and is not operational.
- Sections of the tunnel near the boiler room have standing and/or flowing water, likely due to recent rainfall.

**Junior High Modular Building HVAC**

The junior high is in a modular building separated from the high school. Each room in the junior high has an independent split air conditioning and heating system with ceiling-mounted cassette units coupled with an outdoor heat pump (Figure 15). The ceiling-mounted cassette unit pulls air in through the center of the cassette with an integrated fan and heating/cooling coil and discharges downwards through directional louvers at the edge of the cassette. The modular building has wall-mounted electric unit heaters for the restrooms. A small closet space for a network server and data equipment is cooled with a wall-mounted ductless mini-split system. The associated condensing units are mounted on wall brackets at the exterior of the building.

*Figure 15 Junior high indoor and outdoor units*

**Notable Conditions**
The following notable conditions were identified during our site survey:

- Expected Useful Life: The modular junior high building was recently installed. The HVAC equipment for this building is estimated to have a 15-year useful life.
- Ventilation: The classrooms do not provide ventilation air for students, though the rooms may have operable windows. During the winter, operable windows are not used. The mini-split systems do not have the capacity to keep the rooms heated should the windows be opened in cold weather. Mini-split systems function well for low occupant densities; however, without ventilation air, they are not adequate for rooms with higher number of occupants. The lack of outside air ventilation reduces the air quality by allowing contaminants and carbon dioxide to accumulate.
- The main corridor's HVAC thermostat screen did not appear to have power at the time of the site visit.

**Kitchen Ventilation and Exhaust**
The kitchen has an exhaust system using exhaust fan C-4 to remove heat from the kitchen through the kitchen hood and an 18"x24" return grille. The system was operating at the time of the visit.

**Notable Conditions**
The following notable conditions were identified during our site survey:

- Expected Useful Life: The hood exhaust system for the kitchen appears to be the same age as the original equipment and would be at least 27 years old or older. The fan system is at the end of its useful life.

- At the time of the visit, the exhaust fan was making a loud humming sound indicating that the exhaust fan may need maintenance.

**Stadium and Concessions HVAC**
The concessions space does not have any HVAC equipment serving the area. The top of the stadium consists of an enclosed room with electric unit heaters at each end of the room.

**Notable Conditions**
The following notable conditions were identified during our site survey:

- Expected Useful Life: The age of the unit heaters was not available. The unit heaters are items that would typically operate until failure and are easily replaced.
- In the corner of the room, a portable indoor rated propane heater is on the floor, indicating that during cold weather additional heating may be needed when the room is occupied.

**Building Automation Systems**
The building does not have a building automation system. The building previously had pneumatic controls for controlling valves and thermostats. According to the Owner, the air compressor and pneumatic controls are not currently used. The Owner indicated that when the pneumatic system was operational, the air compressor operated continuously due to numerous air leaks.

The split systems are individually controlled by space thermostats provided by the split system manufacturer.

# ELECTRICAL POWER

## Existing Conditions

Following is a description of existing systems, equipment, and notable conditions:

### Building Electrical Service

The high school is currently served from a 208/120V pad-mount Pacific Power transformer located in a locked closet within the building. The location of the utility transformer within the building is not ideal as it requires the electrical utility to access the school for testing and maintenance. There are three total utility transformers in the utility closet in the building. Consideration should be given to moving these and the utility CT meters to the building exterior.

### Normal Power

The existing normal power distribution is fed from a 208/120V main distribution board rated at 1200A. The main distribution board is at the end of its service life and should be replaced in its entirety. Significant wear has accumulated and replacement parts are no longer readily available for this equipment.

### Emergency/Standby Power

There is no existing backup power distribution in the high school. Systems requiring backup throughout the building are currently served by means other than a backup distribution. There is no need to provide new equipment for an emergency/standby distribution unless equipment with significant electrical load and requiring backup power is added to the building.

### Power Distribution

Normal power distribution throughout the high school consists of 208/120V branch circuit panels, most of which are of a similar age and condition as the main distribution board. Except for a few branch circuit panels that have been installed as part of recent remodels, most of the normal power distribution needs to be replaced.

# LIGHTING

## Existing Conditions

Following is a description of existing systems, equipment, and notable conditions:

### Exterior Lighting

Exterior lighting at the high school is provided by pole-mounted parking lot lights, wall pack fixtures, and soffit lights. Most of the lights are incandescent or metal-halide type and should be retrofitted/upgraded to LED.

### Interior Lighting

Lighting within the school consists mainly of fluorescent type fixtures with electronic ballasts with the exception of LED high bay fixtures in the gymnasium. In areas where major renovations occur, fixtures will need to be replaced or retrofitted with LED luminaires and drivers. In spaces where no other remodel is occurring, fixtures may be upgraded on an as-needed basis by replacing luminaires with LED retrofits as their luminaires reach end of life.

### Egress Lighting

Egress lighting throughout the building is accomplished by battery wall pack (bugeye) fixtures. Egress lighting fixtures appear to be in good condition and provide adequate coverage.

### Automatic Lighting Control

Limited to no automatic on/off or daylight responsive controls were observed during the site observation. Automatic lighting controls will be required as part of any remodel or upgrade that impacts lighting. Controls shall meet Oregon Energy Efficiency Specialty Code and will consist of occupancy sensors, daylight sensors, and power packs. Automatic controls are required in spaces including, but not limited to classrooms, offices, restrooms, corridors, and common spaces.

# COMMUNICATION

## Existing Conditions

Following is a description of existing systems, equipment, and notable conditions:

### Voice/Data

The main distribution frame serving the high school is housed in the junior high and serves four intermediate distribution frames throughout the building. The current fiber infrastructure is

anticipated to be of adequate size and in good condition to serve the school's needs. Telephone systems in the auxiliary District Office building are not currently operational and should be replaced. Data for programming the monument sign on Halsey-Sweet Home Highway is not currently operational. New category cable or point-to-point equipment should be installed to restore programming capability to the sign.

### Audio/Video

Audio/Video conditions are not covered in the scope of this report. Refer to others for the condition of existing audio/video infrastructure.

### Intercom System

The existing intercom system for the high school is a Rauland Telecenter. The system was observed to be relatively new and in good condition during site observation.

# ELECTRONIC SAFETY AND SECURITY

## Existing Conditions

Following is a description of existing systems, equipment, and notable conditions:

### Access Control

Access control in the high school is limited to an alarm system protecting the main office. Access control hardware and a new front end should be installed to control access into the building from all exterior doors.

### Security

Record drawings indicate the presence of a CCTV system covering some of the building exterior, and limited CCTV cameras were observed during our site observation. We recommend that coverage be expanded to provide surveillance of all exterior entrances to the building.

### Fire Detection and Alarm

The high school is currently equipped with adequate coverage of fire alarm notification devices but appears to be inadequately covered by detection devices. The existing fire alarm system should be extended to provide smoke detection coverage in all hallways and common spaces. Additionally, the hood in the kitchen does not currently feature any fire suppression system. A new UL 300 system should be installed as well as shunt trip breakers in the panel feeding any equipment under the hood to automatically de-energize that equipment in the case of a hood fire.

## Notable Conditions

Some notable conditions identified from the site observation:

- The electrical distribution was observed to be at the end of its serviceable life and poses difficulty in acquiring parts. This equipment needs to be replaced.
- The kitchen hood does not have a fire suppression system installed.
- The existing fire detection and alarm system needs to be replaced.

- The existing security system does not have adequate coverage of the building.
- There is no existing access control system. A new access control system needs to be installed.

**Base Information**

| Item | Data | Notes / Explanation |
|---|---|---|
| **District Name:** | Central Linn SD 552 | Pull-down menu of the 197 Districts and 19 ESDs (alphabetical order) |
| **Site Name:** | High School | Typically the name that is used for the facility / campus |
| **Building Name:** | High School | If only one building on site, refer to "main" |
| **Building ID:** | 21050100 | Use the School Facilities Building Collection Building ID Number (BIN) Lookup Tool for the eight (8) digit number assigned to the building. To use the tool, first download a copy of it by selecting File -> Save As -> Download a Copy. At the top of the Lookup Tool, enter the District ID which you can find on the Entity ID tab. |
| **Building Type:** | High School | Pull-down menu - feeds FCI calculation |
| **Physical Address of Building:** | 32433 OR-228, Halsey, OR 97348 | Informational only - does not link |
| **Original Year of Building Completion:** | 1957 | When was the original building completed and ready for use |
| **Primary Structure Type:** | W2 – Wood, Commercial and Industrial | Pull-down menu of primary building construction / structure types |
| **Secondary Structure Type:** | | Pull-down menu of secondary building construction / structure types |
| **County:** | Linn | Pull-down menu of the 36 counties - sets location factor for budgets |
| **Gross Square Footage:** | 63,560 | Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar) |
| **Site Acreage:** | 29 | District records |
| **Assessor Company:** | Wenaha Group, Inc. | |
| **Assessor Name:** | Cassie Hibbert, Senior Project Manager | For follow up questions |
| **Contact (Phone):** | 541-561-3497 | |
| **Contact (E-Mail):** | chibbert@wenahagroup.com | |
| **Date of Assessment:** | 1/26/2024 | Enter the actual date of the assessment - use m/d/yyyy format |

## Renovations, Additions & Prtbls

| A. RENOVATIONS | | | | | |
|---|---|---|---|---|---|
| **Renovation Number** | **Date** | **Primary Structure Type** | **Secondary Structure Type (if applicable)** | **Square Footage** | **Usage** |
| waterline Elem-HS | 7/1/1961 | | | | |
| MEP improvements | 1/1/1997 | | | | |
| repave parking lot | 6/1/1997 | | | | |
| grandstand addition | 6/1/1997 | | | | |
| seismic gym | 8/1/2020 | | | | |
| | | | | | |

| B. ADDITIONS | | | | | |
|---|---|---|---|---|---|
| **Addition Number** | **Date** | **Primary Structure Type** | **Secondary Structure Type (if applicable)** | **Square Footage** | **Usage** |
| none | | | | | |
| | | | | | |
| | | | | | |
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| | | | | | |
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| C. PORTABLE CLASSROOMS | | | | | |
|---|---|---|---|---|---|
| **Portable Number** | **Date Placed on Site** | **Age of Portable** | **Primary Structure Type** | **Square Footage** | **Notes** |
| 103 | 7/1/1996 | 25 years | MH – Mobile Home | 1,800 | East modular |
| 104 | 7/1/1996 | 25 years | MH – Mobile Home | 1,800 | West modular |
| 106 | 7/1/2021 | 3 years | MH – Mobile Home | 8,300 | Middle school |
| | | | | | |
| | | | | | |
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| | |
|---|---|
| **District Name:** | Central Linn SD 552 |
| **Site Name:** | High School |
| **Building Name:** | High School |
| **Building ID:** | 21050100 |
| **Date of Estimate:** | 1/26/2024 |

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| Level 1 | Level 2 | Level 3 | Type (as applicable) | % of Building or Count | LEVEL OF ACTION (Select 'X' in drop down if applicable) None | Minor | Moderate | Major | Replace as Part of Renovation | % of System or Finish Affected | Automated Budget Estimate | Add to Escalate to 5/1/2027 (Renovation Construction Midpoint) | Escalated to 5/1/2027 (Renovation Construction Midpoint) | Escalated to 5/1/2028 (Renovation Construction Midpoint) | Escalated to 5/1/2029 (Renovationt Construction Midpoint) | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **A SUBSTRUCTURE** | | | | | | | | | | | | | | | | |
| | A10 Foundations | | | | | | | | | | | | | | | |
| | | A1010 Standard Foundations | | 100% | | X | | | | 50% | $26,305 | $4,610 | $30,915 | $32,461 | $34,084 | |
| | | A1020 Special Foundations | | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | A1030 Slab on Grade | | 95% | | | X | | | 25% | $53,227 | $9,329 | $62,556 | $65,684 | $68,968 | |
| | A20 Basement Construction | | | | | | | | | | | | | | | |
| | | A2010 Basement Excavation | NOT USED | | | | | | | | | | | | | |
| | | A2020 Basement Walls | | 7% | | | X | | | 65% | $10,197 | $1,787 | $11,984 | $12,584 | $13,213 | |
| **B SHELL** | | | | | | | | | | | | | | | | |
| | B10 Superstructure | | | | | | | | | | | | | | | |
| | | B1010 Floor Construction | Wood | 5% | X | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Steel | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Concrete | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | B1020 Roof Construction | Wood | 100% | X | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Steel | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Concrete | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | B20 Exterior Enclosure | | | | | | | | | | | | | | | |
| | | B2010 Exterior Walls | Concrete Formed / Tilt | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Masonry | 45% | X | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Framed w/ Wood Siding | 15% | | | | X | | 65% | $59,706 | $10,464 | $70,171 | $73,679 | $77,363 | |
| | | | Framed w/Metal Panel | 40% | X | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Framed w/Stucco | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Framed w/Masonry Veneer | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | B2020 Exterior Windows | Wood | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Aluminum/Steel | 100% | | | | X | | 100% | $400,883 | $70,260 | $471,143 | $494,700 | $519,435 | |
| | | | Clad | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Curtain Wall | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | B2030 Exterior Doors | Wood | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Hollow Metal | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Storefront | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | B30 Roofing | | | | | | | | | | | | | | | |
| | | B3010 Roof Coverings | Asphalt Shingle | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Built-Up | 65% | | | | | X | 100% | $1,778,193 | $311,653 | $2,089,847 | $2,194,339 | $2,304,056 | |
| | | | Single Ply | 35% | X | | | | | | $0 | $0 | $0 | $0 | $0 | Add roof drains west of gym |
| | | | Metal | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Concrete Tile | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | B3020 Roof Openings | Skylights | | | | | | | | $0 | $0 | $0 | $0 | $0 | By Building GSF |
| | | | Access Hatch | 1 | X | | | | | | $0 | $0 | $0 | $0 | $0 | Per hatch |

| | |
|---|---|
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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **C INTERIORS** | | | | | | | | | | | | | | | | |
| | C10 Interior Construction | | | | | | | | | | | | | | | |
| | | C1010 Partitions | Framed | 65% | X | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Masonry | 35% | X | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | C1020 Interior Doors | Wood | 90 | X | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Hollow Metal | 10 | X | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | C1030 Fittings | NOT USED | | | | | | | | | | | | | |
| | C20 Stairs | | | | | | | | | | | | | | | |
| | | C2010 Stair Construction | Wood | 7 | X | | | | | | $0 | $0 | $0 | $0 | $0 | Cost/Flight |
| | | | Metal | | | | | | | | $0 | $0 | $0 | $0 | $0 | Cost/Flight |
| | | | Concrete | | | | | | | | $0 | $0 | $0 | $0 | $0 | Cost/Flight |
| | | C2020 Stair Finishes | Concrete Fill | | | | | | | | $0 | $0 | $0 | $0 | $0 | Cost/Flight |
| | | | Resilient | 7 | X | | | | | | $0 | $0 | $0 | $0 | $0 | Cost/Flight |
| | C30 Interior Finishes | | | | | | | | | | | | | | | |
| | | C3010 Wall Finishes | Paint on Masonry | 5% | | X | | | | 100% | $11,784 | $2,065 | $13,850 | $14,542 | $15,269 | |
| | | | Wallboard | 60% | | X | | | | 25% | $31,881 | $5,588 | $37,469 | $39,342 | $41,309 | |
| | | | Wainscot | 30% | | X | | | | 50% | $31,881 | $5,588 | $37,469 | $39,342 | $41,309 | |
| | | | Ceramic Tile | 5% | X | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | C3020 Floor Finishes | Carpet / Soft Surface | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Resilient Tile | 80% | | | | | X | 100% | $572,389 | $100,319 | $672,708 | $706,343 | $741,661 | |
| | | | Resilient Sheet | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Polished Concrete | 10% | | X | | | | 50% | $10,627 | $1,863 | $12,490 | $13,114 | $13,770 | |
| | | | Ceramic Tile | 5% | | X | | | | 100% | $20,044 | $3,513 | $23,557 | $24,735 | $25,972 | |
| | | | Liquid Applied | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Wood Sports Floor | 5% | | | X | | | 100% | $36,826 | $6,454 | $43,281 | $45,445 | $47,717 | |
| | | C3030 Ceiling Finishes | Wallboard | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Lay-In Ceiling Tile | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | Glued-Up Ceiling Tile | 100% | | | | | X | 50% | $368,265 | $64,544 | $432,808 | $454,449 | $477,171 | |
| | | | Painted Structure | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| **D SERVICES** | | | | | | | | | | | | | | | | |
| | D10 Conveying | | | | | | | | | | | | | | | |
| | | D1010 Elevators & Lifts | | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | D1020 Escalators & Moving Walks | | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | D1090 Other Conveying Systems | | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | D20 Plumbing | | | | | | | | | | | | | | | |
| | | D2010 Plumbing Fixtures | | 100% | | | | | X | 100% | $1,157,404 | $202,851 | $1,360,255 | $1,428,268 | $1,499,681 | Fixtures do not meet ADA code requirements. Many are past expected service life. Fixtures do not meet fixture flow requirements. |

| | |
|---|---|
| **District Name:** | Central Linn SD 552 |
| **Site Name:** | High School |
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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Level 1** | **Level 2** | **Level 3** | **Type (as applicable)** | **% of Building or Count** | | | **None** | | **Minor** | | **Moderate** | | **Major** | | **Replace as Part of Renovation** | **% of System or Finish Affected** | **Automated Budget Estimate** | **Add to Escalate to 5/1/2027 (Renovation Construction Midpoint)** | **Escalated to 5/1/2027 (Renovation Construction Midpoint)** | **Escalated to 5/1/2028 (Renovation Construction Midpoint)** | **Escalated to 5/1/2029 (Renovationt Construction Midpoint)** | **Notes** |
| | | D2020 Domestic Water Distribution | | 100% | | | None | | Minor | | Moderate | | Major | X | Replace | 100% | $765,991 | $134,251 | $900,242 | $945,254 | $992,516 | There is a notable water leak. HW does not have temperature controls except in the locker room area. One expansion tank is leaking and not in service. The other two are at the end of expected service life. Diaelectric unions are not properly installed. The original piping is past expected service life. The insulation could have asbestos and needs to be tested/removed. |
| | | D2030 Sanitary Waste | | 100% | | | None | | Minor | | Moderate | | Major | X | Replace | 100% | $217,802 | $38,173 | $255,975 | $268,774 | $282,213 | Middle school modular building piping rebedded/replaced. Kitchen does not appear to be connected to a grease interceptor as required by code. Sanitary waste and vent piping is past expected service life. Pumped waste piping is past expected service life. Sewage ejector is near end of service life. |
| | | D2040 Rain Water Drainage | | 100% | | | None | | Minor | X | Moderate | | Major | | Replace | 100% | $106,271 | $18,625 | $124,896 | $131,141 | $137,698 | All storm drain drops through floor need cleanouts. Flat roof areas need overflow drains/scuppers. There is no condensation control of drain pipes inside the building. Provide insulation. Original roof drains and stormdrain piping are past expected service life. |
| | | D2090 Other Plumbing Systems | NOT USED | | | | None | | Minor | | Moderate | | Major | | Replace | | | | | | | |

| | |
|---|---|
| **District Name:** | Central Linn SD 552 |
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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Level 1** | **Level 2** | **Level 3** | **Type (as applicable)** | **% of Building or Count** | | | **None** | | **Minor** | | **Moderate** | | **Major** | | **Replace as Part of Renovation** | **% of System or Finish Affected** | **Automated Budget Estimate** | **Add to Escalate to 5/1/2027 (Renovation Construction Midpoint)** | **Escalated to 5/1/2027 (Renovation Construction Midpoint)** | **Escalated to 5/1/2028 (Renovation Construction Midpoint)** | **Escalated to 5/1/2029 (Renovationt Construction Midpoint)** | **Notes** |
| | D30 HVAC | | | | | | | | | | | | | | | | | | | | | |
| | | D3010 Energy Supply | | 100% | | | None | X | Minor | | Moderate | | Major | | Replace | 100% | $129,419 | $22,682 | $152,101 | $159,706 | $167,692 | |
| | | D3020 Heat Generating Systems | Boiler | 100% | | | None | | Minor | | Moderate | | Major | X | Replace | 100% | $1,157,404 | $202,851 | $1,360,255 | $1,428,268 | $1,499,681 | Boiler has failed. Boiler is beyond useful life and should be replaced with new heating equipment. |
| | | | Air Handler | 100% | | | None | | Minor | | Moderate | | Major | X | Replace | 100% | $612,372 | $107,327 | $719,699 | $755,684 | $793,468 | All existing air handlers are beyond their useful life and need replacement. |
| | | | Furnace | 0% | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | | Heat Exchanger | 0% | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | D3030 Cooling Generating Systems | Component of air handler | 20% | | | None | | Minor | | Moderate | X | Major | | Replace | 100% | $50,715 | $8,889 | $59,604 | $62,584 | $65,713 | Heat pumps installed 2023 but need ventilation. Some spaces need conditioning. |
| | | | Stand alone chiller | 0% | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | D3040 Distribution Systems | Ductwork | 100% | | | None | | Minor | | Moderate | | Major | X | Replace | 100% | $541,876 | $94,971 | $636,847 | $668,689 | $702,124 | Most duct systems would be replaced upon rezoning and replacement of HVAC equipment. |
| | | | Hot water return & supply | 100% | | | None | | Minor | | Moderate | | Major | X | Replace | 100% | $901,723 | $158,040 | $1,059,762 | $1,112,751 | $1,168,388 | Steam and condensate piping is typically rated for 30 years, this piping is beyond the expected life and likely has erosion on the inside do to years of operation. In addition new systems using heating water instead of steam would require different size piping. |
| | | D3050 Terminal & Package Units | Above ceiling VAV unit | 0% | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | | In-room ventilator unit | 0% | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | | In-room radiant unit | 100% | | | None | | Minor | | Moderate | | Major | X | Replace | 100% | $330,386 | $57,905 | $388,291 | $407,706 | $428,091 | Steam not available, beyond life expect. |
| | | D3060 Controls & Instrumentation | | 100% | | | None | | Minor | | Moderate | | Major | X | Replace | 100% | $283,038 | $49,606 | $332,644 | $349,276 | $366,740 | The controls were previously pneumatic and no longer functional. Owner's rep indicated system leaked and air compressor ran continuously. |
| | | D3070 Systems Testing & Balancing | | 100% | | | None | | Minor | | Moderate | | Major | X | Replace | 100% | $153,619 | $26,924 | $180,543 | $189,570 | $199,049 | Upon completion of renovations, the entire system will need testing and balancing. |
| | | D3090 Other HVAC Systems & Equipment | NOT USED | | | | None | | Minor | | Moderate | | Major | | Replace | | | | | | | |
| | D40 Fire Protection | | | | | | | | | | | | | | | | | | | | | |
| | | D4010 Sprinklers | | 100% | | | None | | Minor | | Moderate | | Major | X | Replace | 100% | $526,093 | $92,205 | $618,298 | $649,213 | $681,673 | Sprinkler heads beyond service life. Sprinkler spacing does not appear to meet required coverage in all areas. Coverage areas may not meet current code. |
| | | D4020 Standpipes | | | | X | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | N/A |
| | | D4030 Fire Protection Specialties | | 25% | | | None | | Minor | X | Moderate | | Major | | Replace | 100% | $231,744 | $40,616 | $272,360 | $285,978 | $300,277 | Inspector test drain at DCV discharges to stormwater leader instead of sanitary waste. |
| | | D4090 Other Fire Protection Systems | NOT USED | | | | None | | Minor | | Moderate | | Major | | Replace | | | | | | | |
| | D50 Electrical | | | | | | | | | | | | | | | | | | | | | |

| | |
|---|---|
| **District Name:** | Central Linn SD 552 |
| **Site Name:** | High School |
| **Building Name:** | High School |
| **Building ID:** | 21050100 |
| **Date of Estimate:** | 1/26/2024 |

| | |
|---|---|
| **REMINDER: FILL OUT ALL INFORMATION ON '*BASE INFORMATION SHEET*' BEFORE ENTERING DATA ON THIS SHEET** | |
| | An unused cell or system that should not receive direct user input |
| | An automatically populated cell from user input elsewhere in the file - do not overwrite |
| | Enter Voter Approved Bond Date and adjust the number of months for design and construction as needed |

| | | | | | |
|---|---|---|---|---|---|
| **Renovation Schedule** | **Voter Approved Bond Date:** | 5/1/2025 | | | |
| | **Design Finish Date:** | 5/1/2026 | Default is | 12 | months after bond |
| | **Construction Start Date:** | 5/1/2026 | Default is | at design finish | |
| | **Construction End Date:** | 5/1/2028 | Default is | 24 | month construction period |

| | | | | | |
|---|---|---|---|---|---|
| **Replacement Schedule** | **Voter Approved Bond Date:** | 5/1/2025 | Default is | 12 | months after estimate |
| | **Design Finish Date:** | 5/1/2026 | Default is | 12 | months after bond |
| | **Construction Start Date:** | 5/1/2026 | Default is | at design finish | |
| | **Construction End Date:** | 5/1/2028 | Default is | 24 | month construction period |

| | | | | | LEVEL OF ACTION (Select 'X' in drop down if applicable) | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Level 1** | **Level 2** | **Level 3** | **Type (as applicable)** | **% of Building or Count** | | | **None** | | **Minor** | | **Moderate** | | **Major** | | **Replace as Part of Renovation** | **% of System or Finish Affected** | **Automated Budget Estimate** | **Add to Escalate to 5/1/2027 (Renovation Construction Midpoint)** | **Escalated to 5/1/2027 (Renovation Construction Midpoint)** | **Escalated to 5/1/2028 (Renovation Construction Midpoint)** | **Escalated to 5/1/2029 (Renovationt Construction Midpoint)** | **Notes** |
| | | D5010 Electrical Service & Distribution | | 100% | | | None | | Minor | | Moderate | | Major | X | Replace | 90% | $1,041,664 | $182,566 | $1,224,230 | $1,285,441 | $1,349,713 | The majority of the electrical distribution is has reached the end of its serviceable life and replacement parts are not readily available. |
| | | D5020 Lighting and Branch Wiring | | 100% | | | None | | Minor | | Moderate | X | Major | | Replace | 50% | $288,825 | $50,621 | $339,445 | $356,418 | $374,239 | Fluorescent lighting in majority of spaces and should be retrofitted/replaced with LED. |
| | | D5030 Communications & Security | Voice / Data System | 100% | | X | None | | Minor | | Moderate | | Major | | Replace | 100% | $0 | $0 | $0 | $0 | $0 | |
| | | | Clock / Intercom System | 100% | | X | None | | Minor | | Moderate | | Major | | Replace | 100% | $0 | $0 | $0 | $0 | $0 | |
| | | | Closed Circuit Surveillance | 100% | | | None | | Minor | | Moderate | | Major | X | Replace | 20% | $31,566 | $5,532 | $37,098 | $38,953 | $40,900 | Coverage of existing cctv system does not appear to be adequate - new cameras should be provided to cover all exterior entrances |
| | | | Access Control System | 100% | | | None | | Minor | | Moderate | | Major | X | Replace | 80% | $126,262 | $22,129 | $148,391 | $155,811 | $163,602 | Access control needs to be installed at all exterior entrances |
| | | | Intrusion Alarm System | 0% | | X | None | | Minor | | Moderate | | Major | | Replace | 0% | $0 | $0 | $0 | $0 | $0 | |
| | | | Fire Alarm / Detection | 100% | | | None | | Minor | | Moderate | | Major | X | Replace | 100% | $263,046 | $46,103 | $309,149 | $324,606 | $340,837 | Full system replacement required to meet current Oregon Fire Code including pull stations, visible and audible notification, voice evacuation, and UL 300 fire suppression system. |
| | | | Lighting Control System | 100% | | | None | | Minor | | Moderate | | Major | X | Replace | 90% | $946,967 | $165,969 | $1,112,936 | $1,168,583 | $1,227,012 | Automatic on/off and daylight responsive controls will need to be installed |
| | | 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% | $247,264 | $43,336 | $290,600 | $305,130 | $320,386 | |
| | | | Vocational | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | Separate building |
| | | E1020 Institutional Equipment | Science | 2,100 | | | None | | Minor | | Moderate | | Major | X | Replace | 100% | $13,766 | $2,413 | $16,179 | $16,988 | $17,838 | |
| | | | Art | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | No dedicated art classroom |
| | | | Stage Performance | 1,500 | | | None | | Minor | | Moderate | | Major | X | Replace | 100% | $273,144 | $47,872 | $321,017 | $337,068 | $353,921 | Cost/SF of Stage Performance Area |
| | | | Restroom Accessories/Stalls | | | | None | | Minor | | Moderate | | Major | | Replace | | $0 | $0 | $0 | $0 | $0 | |

| | |
|---|---|
| **District Name:** | Central Linn SD 552 |
| **Site Name:** | High School |
| **Building Name:** | High School |
| **Building ID:** | 21050100 |
| **Date of Estimate:** | 1/26/2024 |

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- Enter Voter Approved Bond Date and adjust the number of months for design and construction as needed

| | | | |
|---|---|---|---|
| **Renovation Schedule** | **Voter Approved Bond Date:** | 5/1/2025 | |
| | **Design Finish Date:** | 5/1/2026 | Default is 12 months after bond |
| | **Construction Start Date:** | 5/1/2026 | Default is at design finish |
| | **Construction End Date:** | 5/1/2028 | Default is 24 month construction period |

| | | | |
|---|---|---|---|
| **Replacement Schedule** | **Voter Approved Bond Date:** | 5/1/2025 | Default is 12 months after estimate |
| | **Design Finish Date:** | 5/1/2026 | Default is 12 months after bond |
| | **Construction Start Date:** | 5/1/2026 | Default is at design finish |
| | **Construction End Date:** | 5/1/2028 | Default is 24 month construction period |

| Level 1 | Level 2 | Level 3 | Type (as applicable) | % of Building or Count | LEVEL OF ACTION (Select 'X' in drop down if applicable) None | Minor | Moderate | Major | Replace as Part of Renovation | % of System or Finish Affected | Automated Budget Estimate | Add to Escalate to 5/1/2027 (Renovation Construction Midpoint) | Escalated to 5/1/2027 (Renovation Construction Midpoint) | Escalated to 5/1/2028 (Renovation Construction Midpoint) | Escalated to 5/1/2029 (Renovationt Construction Midpoint) | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | E1030 Vehicular Equipment | NOT USED | | None | Minor | Moderate | Major | Replace | | | | | | | |
| | | E1090 Other Equipment | NOT USED | | None | Minor | Moderate | Major | Replace | | | | | | | |
| | E20 Furnishings | | | | | | | | | | | | | | | |
| | | E2010 Fixed Furnishings | | 100% | None | Minor | Moderate | X Major | Replace | 100% | $393,517 | $68,969 | $462,487 | $485,611 | $509,892 | |
| | | E2020 Movable Furnishings | | 100% | None | Minor | Moderate | Major X | | 50% | $1,262,623 | $221,292 | $1,483,915 | $1,558,110 | $1,636,016 | |
| **F** | **SPECIAL CONSTRUCTION & DEMOLITION - NOT USED** | | | | | | | | | | | | | | | |
| **G** | **BUILDING SITE WORK** | | | | | | | | | | | | | | | |
| | G10 Site Preparation | | NOT USED | | | | | | | | | | | | | |
| | G20 Site Improvements | | | | | | | | | | | | | | | |
| | | G2010 Roadways | | 40,986 | None | X Minor | Moderate | Major | Replace | 50% | $53,262 | $9,335 | $62,596 | $65,726 | $69,012 | Cost/SF of surface area |
| | | G2020 Parking Lots | | 64,678 | None | X Minor | Moderate | Major | Replace | 50% | $84,049 | $14,731 | $98,780 | $103,719 | $108,905 | Cost/SF of surface area |
| | | G2030 Pedestrian Paving | | | X None | Minor | Moderate | Major | Replace | | $0 | $0 | $0 | $0 | $0 | Cost/SF of surface area |
| | | G2040 Site Development | | 2,969 | X None | Minor | Moderate | Major | Replace | 0% | $0 | $0 | $0 | $0 | $0 | Cost/LF of fencing |
| | | G2050 Landscaping | | | X None | Minor | Moderate | Major | Replace | | $0 | $0 | $0 | $0 | $0 | Cost/SF of irrigated area |
| | G30 Site Mechanical Utilities | | | | | | | | | | | | | | | |
| | | G3010 Water Supply | Domestic | | None | Minor | Moderate | Major | Replace | | $0 | $0 | $0 | $0 | $0 | See below |
| | | | Fire | | None | Minor | Moderate | Major | Replace | | $0 | $0 | $0 | $0 | $0 | Enter LF of pipe in cell E155 |
| | | G3020 Sanitary Sewer | | 1,576 | X None | Minor | Moderate | Major | Replace | | $0 | $0 | $0 | $0 | $0 | Enter LF of sewer lines in cell E156 |
| | | G3030 Storm Sewer | | | None | Minor | Moderate | Major | Replace | | $0 | $0 | $0 | $0 | $0 | Enter SF of area to be drained |
| | | G3040 Heating Distribution | | | None | Minor | Moderate | Major | Replace | | $0 | $0 | $0 | $0 | $0 | Enter LF of heating ducts in cell E158 |
| | | G3050 Cooling Distribution | | | None | Minor | Moderate | Major | Replace | | $0 | $0 | $0 | $0 | $0 | Enter LF of duct work in cell E159 |
| | | G3060 Fuel Distribution | | | None | Minor | Moderate | Major | Replace | | $0 | $0 | $0 | $0 | $0 | Enter LF of natural gas lines in cell E160 |
| | | G3090 Other Site Mechanical Utilities | NOT USED | | None | Minor | Moderate | Major | Replace | | | | | | | |
| | G40 Site Electrical Utilities | | | | | | | | | | | | | | | |
| | | G4010 Electrical Distribution | Service | 100 | None | Minor | Moderate | Major | X Replace | 100% | 410.5443501 | $72 | $482 | $507 | $532 | Existing utility transformer internal to building should be relocated/replaced at exterior. |
| | | | Generator | 0 | X None | Minor | Moderate | Major | Replace | | $0 | $0 | $0 | $0 | $0 | |
| | | G4020 Site Lighting | | 100 | None | Minor | Moderate | Major | X Replace | 100% | 215.2046997 | $38 | $253 | $266 | $279 | Site lighting consists of high-intensity discharge lamps and should be replaced with LED luminaires. The automatic budget estimate generated here is inadequate to cover the cost of these replacements. |
| | | G4030 Site Communications & Security | | 0 | X None | Minor | Moderate | Major | Replace | | 0 | $0 | $0 | $0 | $0 | |
| | | G4090 Other Site Electrical Utilities | NOT USED | | None | Minor | Moderate | Major | Replace | | | | | | | |
| | G90 Other Site Construction | | NOT USED | | | | | | | | | | | | | |

| | |
|---|---|
| **District Name:** | Central Linn SD 552 |
| **Site Name:** | High School |
| **Building Name:** | High School |
| **Building ID:** | 21050100 |
| **Date of Estimate:** | 1/26/2024 |

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| | | | | | |
|---|---|---|---|---|---|
| **Renovation Schedule** | **Voter Approved Bond Date:** | 5/1/2025 | | | |
| | **Design Finish Date:** | 5/1/2026 | Default is | 12 | months after bond |
| | **Construction Start Date:** | 5/1/2026 | Default is | at design finish | |
| | **Construction End Date:** | 5/1/2028 | Default is | 24 | month construction period |

| | | | | | |
|---|---|---|---|---|---|
| **Replacement Schedule** | **Voter Approved Bond Date:** | 5/1/2025 | Default is | 12 | months after estimate |
| | **Design Finish Date:** | 5/1/2026 | Default is | 12 | months after bond |
| | **Construction Start Date:** | 5/1/2026 | Default is | at design finish | |
| | **Construction End Date:** | 5/1/2028 | Default is | 24 | month construction period |

| **Level 1** | **Level 2** | **Level 3** | **Type (as applicable)** | **% of Building or Count** | **LEVEL OF ACTION (Select 'X' in drop down if applicable)** None | Minor | Moderate | Major | **Replace as Part of Renovation** | **% of System or Finish Affected** | **Automated Budget Estimate** | **Add to Escalate to 5/1/2027 (Renovation Construction Midpoint)** | **Escalated to 5/1/2027 (Renovation Construction Midpoint)** | **Escalated to 5/1/2028 (Renovation Construction Midpoint)** | **Escalated to 5/1/2029 (Renovationt Construction Midpoint)** | **Notes** |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **OTHER** | | | | | | | | | | | | | | | | |
| Description of System | | | | | | | Unit of Measure | Quantity | Unit Budget | | Total Budget | Add to Extend | Extended | Extended | Extended | Notes |
| | | Domestic water is supplied from the Elementary School - pipe is leaking. Assumes cost to repair. Replacement cost unknown. | | | | | 1 | 1 | $20,000 | | $20,000 | $3,505 | $23,505 | $24,681 | $25,915 | |
| | | | | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | | | | | | | | | $0 | $0 | $0 | $0 | $0 | |
| | | | | | | | | | | | $0 | $0 | $0 | $0 | $0 | |

**Renovation Costs**

| | | | |
|---|---|---|---|
| **Physical Condition Budget Sub-Total** | | **$15,624,647** | |
| **Budgeted Development Costs** | | **$5,937,366** | |
| **Physical Condition Budget TOTAL** | | **$21,562,013** | |
| **Cost with Escalation to (construction mid point):** | **5/1/2027** | **$25,341,056** | *Escalation to projected construction mid point, per schedule entered |
| **Cost with Escalation to:** | **5/1/2028** | **$26,608,109** | *Escalation to projected construction mid point + 1 year |
| **Cost with Escalation to:** | **5/1/2029** | **$27,938,515** | *Escalation to projected construction mid point + 2 years |

**Replacement Costs**

| | |
|---|---|
| **Replacement Budget** | **$64,959,970** |
| **Facility Condition Index (FCI)** | **39.0%** |

| | |
|---|---|
| **District Name:** | Central Linn SD 552 |
| **Site Name:** | High School |
| **Building Name:** | High School |
| **Building ID:** | 21050100 |
| **Date:** | 1/26/2024 |

## SCHOOL SAFETY ASSESSMENT

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

| | |
|---|---|
| **District Name:** | Central Linn SD 552 |
| **Site Name:** | High School |
| **Building Name:** | High School |
| **Building ID:** | 21050100 |
| **Date:** | 1/26/2024 |

## ADA ASSESSMENT

| | | YES | NO | N/A | COMMENTS |
|---|---|---|---|---|---|
| 1 | There is at least 1 route from site arrival points that does not require the use of stairs. | X | | | |
| 2 | If parking is provided for the public, there are an adequate number of accessible spaces provided (1 per 25). | | X | | |
| 3 | There is at least 1 van accessible parking space among the accessible spaces. | | | | |
| 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. | | | | |
| 6 | Accessible spaces are identified with a sign that includes the International Symbol of Accessibility. | | | | |
| 7 | There are signs reading "van accessible" at van accessible spaces. | | | | |
| 8 | If the accessible route crosses a curb, there is a curb ramp. | | | | |
| 9 | Ramps are sloped no greater than 1:12. | | | | |
| 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. | | | | |
| 17 | At least one toilet room is accessible (either one for each sex or one unisex). | | | | |
| 18 | There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms. | | | | |
| 19 | There is a route to the accessible toilet room(s) that does not include stairs. | | | | |
| 20 | The door can be opened easily (5 lbs. maximum force). | | | | |
| 21 | Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist. | | | | |
| 22 | Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface. | | | | |

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| **District Name:** | Central Linn SD 552 |
| **Site Name:** | High School |
| **Building Name:** | High School |
| **Building ID:** | 21050100 |
| **Date:** | 1/26/2024 |

## INFORMATION TECHNOLOGY ASSESSMENT

| | YES | NO | N/A | COMMENTS |
|---|---|---|---|---|
| **1 Connectivity "speed" to the Facility – measured by Megabytes per second (Mbps):** | | | | |
| a. 10,000 Mbps or greater | | X | | |
| b. 1,000 to 9,999 Mbps | | X | | |
| c. 100 to 999 Mbps | X | | | 200 MB into MDF |
| d. 10 to 99 Mbps | | X | | |
| e. 1 to 9 Mbps | | X | | |
| **2 Local area network connectivity "speed" at the individual building level:** | | | | |
| a. 10,000 Mbps or greater | | X | | |
| b. 1,000 to 9,999 Mbps | X | | | Majority |
| c. 100 to 999 Mbps | X | | | Minority |
| d. 10 to 99 Mbps | | | X | |
| e. 1 to 9 Mbps | | | X | |
| **3 Wireless Coverage:** | | | | |
| a. Facility-wide | X | | | |
| b. Secure? | X | | | |
| c. Type: | | | | |
| i. AC wireless router | X | | | |
| ii. N wireless router | X | | | |
| iii. A/B/G wireless router | X | | | |
| **4 Building cabling:** | | | | |
| a. Fiber (to the desktop) | | X | | |
| b. CAT 6 | X | | | Minority |
| c. CAT 5 E | X | | | Majority |
| d. CAT 5 | X | | | Minority |
| **5 Security:** | | | | |
| a. Access control | | X | | |
| b. Video Surveillance | X | | | Very minimal 3 or 4 cameras |
| c. Central Communications Systems | X | | | |

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|---|---|
| **District Name:** | Central Linn SD 552 |
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## HARMFUL SUBSTANCES ASSESSMENT

| | | YES | NO | N/A | COMMENTS |
|---|---|---|---|---|---|
| **1** | **Lead** | | | | |
| | Has your facility been assessed for lead? If so when? | | X | | |
| | Is there lead in your facility? | X | | | |
| | Is lead abatement included in your future bond plans? | | | X | |
| **2** | **Asbestos** | | | | |
| | Has your facility been assessed for asbestos? If so when? | X | | | 1988 |
| | Is there asbestos in your facility? | X | | | |
| | Is asbestos abatement included in your future bond plans? | X | | | as areas are touched |
| **3** | **Mold** | | | | |
| | Has your facility been assessed for mold? If so when? | | X | | |
| | Is there mold in your facility? | X | | | |
| | Is mold abatement included in your future bond plans? | | | X | |
| **4** | **Water Quality** | | | | |
| | Has your facility been assessed for water quality (lead, etc.)? If so when? | X | | | tested in 2016 - no problems |
| | Is there a water quality concern in your facility? | | X | | |
| | Is water treatment included in your future bond plans? | | X | | |
| **5** | **Polychlorinated Biphenyls (PCBs)** | | | | |
| | Has your facility been assessed for PCBs? If so when? | | X | | Tested in 1990's & removed |
| | Are there PCBs in your facility? | | X | | No longer |
| | Is PCB abatement included in your future bond plans? | | X | | No |
| **6** | **Radon** | | | | |
| | Has your facility been tested for radon? If so when? | X | | | 10/16/2017 |
| | Are there elevated levels of radon (above 4 pCi/L) in your facility? | | X | | |
| | Is radon mitigation included in your future bond plans? | | X | | |

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|---|---|
| **District Name:** | Central Linn SD 552 |
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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 | | Confirmed with Joni |
| 2 | Does your district have an indoor air quality management plan that includes steps for preventing and resolving indoor air quality problems? | | X | | Confirmed with Joni |
| 3 | Are school buildings inspected once or twice each year for conditions that may lead to indoor air quality problems? | | X | | Confirmed with Joni |
| 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 | | | Confirmed with Joni |
| 5 | Does the HVAC preventive maintenance schedule include checking and/or changing air filters and belts, lubricating equipment parts, checking the motors, and confirming that all equipment is in operating order? | X | | | Confirmed with Joni |
| 6 | Is the maintenance schedule updated to show all maintenance performed on the building systems? | X | | | Confirmed with Joni |
| 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 | | | Confirmed with Joni |
| 8 | Are maintenance schedules retained for at least three years? | X | | | Confirmed with Joni |
| 9 | Are damaged or inoperable components of the HVAC system replaced or repaired as appropriate? | X | | | Confirmed with Joni |
| 10 | Are reservoirs or parts of the HVAC system with standing water checked visually for microbial growth? | | X | | Confirmed with Joni |
| 11 | Are water leaks that could promote the growth of biological agents promptly repaired? | X | | | Confirmed with Joni |
| 12 | Are damp or wet materials that could promote the growth of biological agents promptly dried, replaced, removed, or cleaned? | X | | | Confirmed with Joni |
| 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 | | | Except Tectum tiles |
| 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 | | Confirmed with Joni |
| 15 | Does the HVAC system have CO2 monitoring capability (demand control ventilation)? | | X | | Confirmed with Joni |
| 16 | Are humidity levels maintained between 30% to 60% relative humidity? | | X | | Confirmed with Joni |
| 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 | | Confirmed with Joni |
| 18 | If buildings do not have mechanical ventilation, are windows, doors, vents, stacks, and other portals used for natural ventilation operating properly? | X | | | Confirmed with Joni |