Helpful Information

1	Before completing the template it is best to do an informal interview with the individual in charge of the facilities. This is especially helpful when completing the checklists i.e., ADA, Harmful Substances, etc.
2	Please ensure that you are interviewing the correct person to complete the checklists. For example, you may need to talk to the Internet Service Provider to complete the IT checklist.
3	It is recommended that you complete the assessment on-site. Enter percentages and levels of action on-site after the walkthrough and before leaving the facility.
4	In order for the template to accurately calculate information please complete the "Base Information Sheet." Cells highlighted in yellow are required as the rest of the template will not calculated correctly without that information.
5	In order for the template to function properly do not change information on the READ ONLY tabs (worksheets e.g., "Building Type Budget-READ ONLY")
6	It is best to use the template in Microsoft Excel as mobile devices and other application platforms such as Apple will not show the comments. However, a "Physical Assessment Comments" tab is located in the template.
7	Make sure you hover over the upper right hand corner of cells to view comments. They determine the level of action. Pay attention whether a comment says “and” or “or.”
8	Use “x” to indicate a system is present.
9	Use “0” to indicate that a system is not present.
10	When entering data in the Percentage of System column (column P), the data **must be entered as a percentage of the system**. For example, if resilient tile covers 50% of the building and 35% of it needs to be replaced, used 35 in the Percentage of System column. This is true even if the system is a number rather than percentage. For example there are 40 wood doors and 10 need to be replaced, then enter 25 in Percentage of System column (Column P).
11	When you are using your expertise to override the built-in cost model document that decision in the "Notes" sections. Notes must be added so the state and districts know why you are overriding the template. Example, a system has a key component that needs to be replaced but that replacement is not accurately described in the "Level of Action" comments.
12	If you have a system not found in the template then add it at the bottom of the "Physical Condition Assessment."
13	If you know that costs have changed override the cost on the Physical Condition Assessment tab ONLY and note it.
14	Please note that some units of measure differ from the gross square footage of the building. The new units of measure are provided as comments in the category description. This is to address some of the concerns with using gross square footage for units that aren't really based on square footage. Example: the percentage of exterior doors that are wood is the number of wood exterior doors divided by the total number of exterior doors. If a school has 10 exterior doors and 7 are wood, then 70% of the doors are wood and that is the percentage that goes into the % of Building column.
15	Please create a different assessment Excel workbook for each building.
16	The default for portables is to list them in the Renovations, Additions, & Prtbls tab. If a district requests a full assessment of their portable classrooms, please create a separate assessment Excel workbook for each building.
17	If an ADA deficiency is listed in the Physical Condition Assessment tab, then include that in the final costs. However, please do not add costs to the final amounts simply to bring building into ADA compliance.
18	Please remember that this tool is to provide the districts and state with budget level estimates on costs of repairs to buildings. If after reviewing the total costs, including the built in soft cost multiplier, your expert opinion is that the costs are too low, please increase the costs and note it in the "Notes" section.

Base Information Sheet

Item	Data	Notes / Explanation
District Name:	John Day SD 3	Pull-down menu of the 197 Districts
Site Name:	Seneca School (K-6)	Typically the name that is used for the facility / campus
Building Name:	Main	If only one building on site, refer to "main"
Building ID:	20080200	Please use the same ID that is assigned to this building in the annual Building Collection.
Building Type:	Elementary School	Pull-down menu - feeds FCI calculation
Physical Address of Building:	100 Park Ave, Seneca, OR 97873	Informational only - does not link
Original Year of Building Completion	1932	When was the original building completed and ready for use
Original Construction Type	Wood Framed - Concrete	What type of construction was used to complete original building
Describe Other Construction Type	Aluminum Roof	If you choose other construction type please describe here
County:	Grant	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	8,350	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	2.4	District records
Assessor Company:	BLRB Architects	Certified company
Assessor Name:	Richard Higgins	For follow up questions
Contact (Phone):	503 860 4272	
Contact (E-Mail):	rhiggins@blrb.com	
Date of Assessment:		Might reference back for inflation calculation (future)

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

District Name: John Day SD 3
Site Name: Seneca School (K-6)
Building Name: Main
Building ID: 20080200

REMINDER: FILL OUT ALL INFORMATION ON '*BASE INFORMATION SHEET*' BEFORE ENTERING DATA ON THIS SHEET
An unused cell or system that should not receive direct user input
An automatically populated cell from user input elsewhere in the file - do not overwrite

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	LEVEL OF ACTION: None	Minor	Moderate	Major	Replace as part of Renovation	% of System or Finish	Automated Budget Estimate	Notes
A SUBSTRUCTURE												
	A10 Foundations											
		A1010 Standard Foundations		0%	None	Minor	Moderate	Major	Replace	0%	$0	
		A1020 Special Foundations		0%	None	Minor	Moderate	Major	Replace	0%	$0	
		A1030 Slab on Grade		100%	None	Minor	Moderate	x Major	Replace	20%	$48,937	
	A20 Basement Construction											
		A2010 Basement Excavation	NOT USED		None	Minor	Moderate	Major	Replace			
		A2020 Basement Walls		0%	None	Minor	Moderate	Major	Replace	0%	$0	
B SHELL												
	B10 Superstructure											
		B1010 Floor Construction	Wood	70%	x None	Minor	Moderate	Major	Replace	0%	$0	
			Steel	0%	None	Minor	Moderate	Major	Replace	0%	$0	
			Concrete	30%	None	Minor	Moderate	Major	x Replace	25%	$36,703	Foundation floor in the basement in the area of the girls restroom needs redone
		B1020 Roof Construction	Wood	100%	x None	Minor	Moderate	Major	Replace	0%	$0	
			Steel	0%	None	Minor	Moderate	Major	Replace	0%	$0	
			Concrete	0%	None	Minor	Moderate	Major	Replace	0%	$0	
	B20 Exterior Enclosure											
		B2010 Exterior Walls	Concrete Formed / Tilt	0%	None	Minor	Moderate	Major	Replace	0%	$0	
			Masonry	30%	x None	Minor	Moderate	Major	Replace	0%	$0	
			Framed w/ Wood Siding	70%	x None	Minor	Moderate	Major	Replace	0%	$0	
			Framed w/Metal Panel	0%	None	Minor	Moderate	Major	Replace	0%	$0	
			Framed w/Stucco	0%	None	Minor	Moderate	Major	Replace	0%	$0	
			Framed w/Masonry Veneer	0%	None	Minor	Moderate	Major	Replace	0%	$0	
		B2020 Exterior Windows	Wood	0%	None	Minor	Moderate	Major	Replace	0%	$0	
			Aluminum/Steel	100%	x None	Minor	Moderate	Major	Replace	0%	$0	Recently Replaced with private donation
			Clad	0%	None	Minor	Moderate	Major	Replace	0%	$0	
			Curtain Wall	0%	None	Minor	Moderate	Major	Replace	0%	$0	
		B2030 Exterior Doors	Wood	5	x None	Minor	Moderate	Major	Replace	0%	$0	
			Hollow Metal	0	None	Minor	Moderate	Major	Replace	0%	$0	
			Storefront	0	None	Minor	Moderate	Major	Replace	0%	$0	
	B30 Roofing											
		B3010 Roof Coverings	Asphalt Shingle	0%	None	Minor	Moderate	Major	Replace	0%	$0	
			Built-Up	20%	x None	Minor	Moderate	Major	Replace	0%	$0	
			Single Ply	0%	None	Minor	Moderate	Major	Replace	0%	$0	
			Metal	80%	x None	Minor	Moderate	Major	Replace	0%	$0	
			Concrete Tile	0%	None	Minor	Moderate	Major	Replace	0%	$0	
		B3020 Roof Openings	Skylights	0%	None	Minor	Moderate	Major	Replace	0%	$0	By Building GSF
			Access Hatch	0	None	Minor	Moderate	Major	Replace	0%	$0	Per hatch
C INTERIORS												
	C10 Interior Construction											
		C1010 Partitions	Framed	100%	x None	Minor	Moderate	Major	Replace	0%	$0	
			Masonry	0%	None	Minor	Moderate	Major	Replace	0%	$0	
		C1020 Interior Doors	Wood	28	None	Minor	x Moderate	Major	Replace	50%	$12,385	
			Hollow Metal	0	None	Minor	Moderate	Major	Replace	0%	$0	
		C1030 Fittings	NOT USED		None	Minor	Moderate	Major	Replace			
	C20 Stairs											
		C2010 Stair Construction	Wood	4	x None	Minor	Moderate	Major	Replace	0%	$0	Cost/Flight
			Metal	0	None	Minor	Moderate	Major	Replace	0%	$0	Cost/Flight
			Concrete	0	None	Minor	Moderate	Major	Replace	0%	$0	Cost/Flight
		C2020 Stair Finishes	Concrete Fill	0	None	Minor	Moderate	Major	Replace	0%	$0	Cost/Flight
			Resilient	4	x None	Minor	Moderate	Major	Replace	0%	$0	Cost/Flight
	C30 Interior Finishes											

	C3010 Wall Finishes	Paint on Masonry	30%	x	None		Minor		Moderate		Major		Replace	0%	$0	
		Wallboard	70%	x	None		Minor		Moderate		Major		Replace	0%	$0	
		Wainscot	0%		None		Minor		Moderate		Major		Replace	0%	$0	
		Ceramic Tile	0%		None		Minor		Moderate		Major		Replace	0%	$0	
	C3020 Floor Finishes	Carpet / Soft Surface	33%	x	None		Minor		Moderate		Major		Replace	0%	$0	
		Resilient Tile	33%	x	None		Minor		Moderate		Major		Replace	0%	$0	
		Resilient Sheet	0%		None		Minor		Moderate		Major		Replace	0%	$0	
		Polished Concrete	0%		None		Minor		Moderate		Major		Replace	0%	$0	
		Ceramic Tile	0%		None		Minor		Moderate		Major		Replace	0%	$0	
		Liquid Applied	0%		None		Minor		Moderate		Major		Replace	0%	$0	
		Wood Sports Floor	33%	x	None		Minor		Moderate		Major		Replace	0%	$0	
	C3030 Ceiling Finishes	Wallboard	0%		None		Minor		Moderate		Major		Replace	0%	$0	
		Lay-In Ceiling Tile	50%		None		Minor	x	Moderate		Major		Replace	50%	$3,209	
		Glued-Up Ceiling Tile	0%		None		Minor		Moderate		Major		Replace	0%	$0	
		Painted Structure	50%	x	None		Minor		Moderate		Major		Replace	0%	$0	
D	**SERVICES**															
	D10 Conveying															
	D1010 Elevators & Lifts		0		None		Minor		Moderate		Major		Replace	0%	$0	
	D1020 Escalators & Moving Walks		0		None		Minor		Moderate		Major		Replace	0%	$0	
	D1090 Other Conveying Systems		0		None		Minor		Moderate		Major		Replace	0%	$0	
	D20 Plumbing															
	D2010 Plumbing Fixtures		100%		None		Minor	x	Moderate		Major		Replace	100%	$12,927	
	D2020 Domestic Water Distribution		100%		None	x	Minor		Moderate		Major		Replace	100%	$11,357	Galvanized piping. No reported brown water.
	D2030 Sanitary Waste		100%		None	x	Minor		Moderate		Major		Replace	100%	$14,496	Hub & Spigot Cast Iron
	D2040 Rain Water Drainage		17%		None		Minor	x	Moderate		Major		Replace	100%	$1,585	Some damage to downspouts at base of south façade. (Minor)
	D2090 Other Plumbing Systems	NOT USED			None		Minor		Moderate		Major		Replace			
	D30 HVAC															
	D3010 Energy Supply		100%	x	None		Minor		Moderate		Major		Replace	100%	$0	Diesel Piping
	D3020 Heat Generating Systems	Boiler	100%		None	x	Minor		Moderate		Major		Replace	100%	$18,652	
		Air Handler	0%		None		Minor		Moderate		Major		Replace	0%	$0	
		Furnace	0%		None		Minor		Moderate		Major		Replace	0%	$0	
		Heat Exchanger	0%		None		Minor		Moderate		Major		Replace	0%	$0	
	D3030 Cooling Generating Systems	Component of air handler	0%		None		Minor		Moderate		Major		Replace	0%	$0	
		Stand alone chiller	0%		None		Minor		Moderate		Major		Replace	0%	$0	
	D3040 Distribution Systems	Ductwork	0%		None		Minor		Moderate		Major		Replace	0%	$0	
		Hot water return & supply	0%		None		Minor		Moderate		Major		Replace	0%	$0	
	D3050 Terminal & Package Units	Above ceiling VAV unit	0%		None		Minor		Moderate		Major		Replace	0%	$0	
		In-room ventilator unit	0%		None		Minor		Moderate		Major		Replace	0%	$0	
		In-room radiant unit	100%		None		Minor		Moderate		Major	x	Replace	100%	$28,993	Aging stram unit heaters in gym to be replaced when beyond repair.
	D3060 Controls & Instrumentation		100%		None		Minor		Moderate		Major	x	Replace	100%	$24,838	Replace manual temperature controls with automatic programmable units.
	D3070 Systems Testing & Balancing		100%	x	None		Minor		Moderate		Major		Replace	100%	$0	
	D3090 Other HVAC Systems & Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
	D40 Fire Protection															
	D4010 Sprinklers		100%	x	None		Minor		Moderate		Major		Replace	0%	$0	Sprinklers in Boiler Room only. Manually operated from valve in corridor.
	D4020 Standpipes		100%	x	None		Minor		Moderate		Major		Replace		$0	
	D4030 Fire Protection Specialties		100%	x	None		Minor		Moderate		Major		Replace		$0	
	D4090 Other Fire Protection Systems	NOT USED			None		Minor		Moderate		Major		Replace			
	D50 Electrical															
	D5010 Electrical Service & Distribution		100%	x	None		Minor		Moderate		Major		Replace	100%	$0	
	D5020 Lighting and Branch Wiring		100%		None		Minor		Moderate	x	Major		Replace	100%	$50,692	Upgrade lights to LED
	D5030 Communications & Security	Voice / Data System	100%	x	None		Minor		Moderate		Major		Replace	100%	$0	
		Clock / Intercom System	100%		None		Minor		Moderate	x	Major		Replace	100%	$2,585	No clock system in place
		Closed Circuit Surveillance	100%		None		Minor		Moderate		Major	x	Replace	100%	$11,357	
		Access Control System	100%		None		Minor		Moderate		Major	x	Replace	100%	$9,233	No access control system in place
		Intrusion Alarm System	100%		None		Minor		Moderate		Major	x	Replace	100%	$6,740	No intrusion alarm system
		Fire Alarm / Detection	100%		None		Minor		Moderate		Major	x	Replace	100%	$19,667	Current System not up to code
		Lighting Control System	100%		None		Minor		Moderate		Major	x	Replace	100%	$7,756	No Lighting control System

D5090 Other Electrical Systems	NOT USED			None		Minor		Moderate		Major		Replace		
E EQUIPMENT & FURNISHINGS														
E10 Equipment														
E1010 Commercial Equipment	Food Service	100%		None		Minor		Moderate		Major	x	Replace	100%	$21,699	Create warming kitchen, see below.
	Vocational	0%		None		Minor		Moderate		Major		Replace	0%	$0	
E1020 Institutional Equipment	Science	0		None		Minor		Moderate		Major		Replace	0%	$0	
	Art	0		None		Minor		Moderate		Major		Replace	0%	$0	
	Stage Performance	0		None		Minor		Moderate		Major		Replace	0%	$0	Cost/SF of Stage Performance Area
	Restroom Accessories/Stalls	100%		None		Minor		Moderate		Major	x	Replace	20%	$3,656	Create ADA accessible in exsiting
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%	$34,533	
E2020 Movable Furnishings		100%	x	None		Minor		Moderate		Major		Replace		$0	
F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED														
G BUILDING SITE WORK														
G10 Site Preparation	NOT USED													
G20 Site Improvements														
G2010 Roadways		0		None		Minor		Moderate		Major		Replace	0%	$0	Cost/SF of surface area
G2020 Parking Lots		7500		None	x	Minor		Moderate		Major		Replace	100%	$13,021	Cost/SF of surface area
G2030 Pedestrian Paving		0		None		Minor		Moderate		Major		Replace	0%	$0	Cost/SF of surface area
G2040 Site Development		1150		None		Minor		Moderate	x	Major		Replace	5%	$509	Cost/LF of fencing
G2050 Landscaping		0		None		Minor		Moderate		Major		Replace	0%	$0	Cost/SF of irrigated area
G30 Site Mechanical Utilities														
G3010 Water Supply	Domestic	125	x	None		Minor		Moderate		Major		Replace	0%	$0	1.5" Gal.
	Fire	0		None		Minor		Moderate		Major		Replace	0%	$0	
G3020 Sanitary Sewer		100	x	None		Minor		Moderate		Major		Replace	0%	$0	(Exterior) dia = 4"
G3030 Storm Sewer		290	x	None		Minor		Moderate		Major		Replace	0%	$0	3 CBs, 1 MH, Functioning
G3040 Heating Distribution		0		None		Minor		Moderate		Major		Replace	0%	$0	Enter LF of pipe in cell E147
G3050 Cooling Distribution		0		None		Minor		Moderate		Major		Replace	0%	$0	
G3060 Fuel Distribution		0		None		Minor		Moderate		Major		Replace	0%	$0	Underground Oil Fuel Tank. Size?
G3090 Other Site Mechanical Utilities	NOT USED			None		Minor		Moderate		Major		Replace			
G40 Site Electrical Utilities														
G4010 Electrical Distribution	Service	0%		None		Minor		Moderate		Major		Replace	0%	$0	
	Generator	0%		None		Minor		Moderate		Major		Replace	0%	$0	
G4020 Site Lighting		0%		None		Minor		Moderate		Major		Replace	0%	$0	
G4030 Site Communications & Security		0%		None		Minor		Moderate		Major		Replace	0%	$0	
G4090 Other Site Electrical Utilities	NOT USED			None		Minor		Moderate		Major		Replace			
G90 Other Site Construction	NOT USED													

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Notes
Exterior Basketball Court - Concrete is cracked and frost heaved	sf	5100	18	$91,800	New free draining base for frost and new concrete 6" thick.
Replace stair and landing at entrance to Quonset Hut - landing, guardrails, handrail, resilient flooring	$/sf	100	120	$12,000	
Modify area in existing cafeteria to create warming kitchen	$/sf	200	180	$36,000	Additive to kitchen equipment above
				$0	
				$0	
				$0	
				$0	

Physical Condition Budget Sub-Total	**$535,330**
Budgeted Development Costs	**$203,426**
Physical Condition Budget TOTAL	**$738,756**
Cost with Escalation to June 2021	**$842,182**
Cost with Escalation to June 2022	**$875,869**
Cost with Escalation to June 2023	**$910,904**

Replacement Budget	**$4,269,272**

District Name: John Day SD 3

Site Name: Seneca School (K-6)

Building Name: Main

Building ID: 20080200

State Assigned Inflation Factor: 1.14 — Inflation Assigned for a 30-month period assuming 1 year till bond and 1-1/2 years into a 3-year design/construction cycle

State Assigned Soft Development Factor: 1.38 — cost estimating, etc.), state solar, permits, survey, geo, bond issuance, management, furnishings, and 15% contingency

Escalation Beyond 30 months: 1.04 — Inflation Rate Per Annum for Projects commencing after June 2021

				LEVEL OF ACTION							
Level 1	**Level 2**	**Level 3**	**Type (as applicable)**		**Minor**		**Moderate**		**Major**		**Replace as part of Renovation**
A SUBSTRUCTURE											
	A10 Foundations										
		A1010 Standard Foundations		$0.50	Minor		Moderate	$27.68	Major		Replace
		A1020 Special Foundations		$0.50	Minor		Moderate	$35.28	Major		Replace
		A1030 Slab on Grade			Minor	$2.13	Moderate	$26.50	Major		Replace
	A20 Basement Construction										
		A2010 Basement Excavation	NOT USED		Minor		Moderate		Major		Replace
		A2020 Basement Walls		$0.67	Minor	$2.13	Moderate	$8.96	Major		Replace
B SHELL											
	B10 Superstructure										
		B1010 Floor Construction	Wood		Minor	$6.72	Moderate		Major	$43.00	Replace
			Steel		Minor	$8.85	Moderate		Major	$47.00	Replace
			Concrete		Minor	$14.00	Moderate		Major	$53.00	Replace
		B1020 Roof Construction	Wood		Minor		Moderate	$7.62	Major	$33.00	Replace
			Steel		Minor		Moderate	$9.41	Major	$37.00	Replace
			Concrete		Minor		Moderate	$15.68	Major	$43.00	Replace
	B20 Exterior Enclosure										
		B2010 Exterior Walls	Concrete Formed / Tilt		Minor	$3.25	Moderate	$4.70	Major		Replace
			Masonry		Minor	$3.25	Moderate	$6.72	Major	$32.73	Replace
			Framed w/ Wood Siding		Minor	$3.07	Moderate	$5.82	Major	$25.51	Replace
			Framed w/ Metal Panel		Minor	$3.57	Moderate	$6.82	Major	$30.51	Replace
			Framed w/Stucco		Minor	$3.07	Moderate	$5.82	Major	$30.69	Replace
			Framed w/Masonry Veneer		Minor	$2.46	Moderate	$4.48	Major	$38.61	Replace
		B2020 Exterior Windows	Wood		Minor	$2.69	Moderate	$4.82	Major	$9.30	Replace
			Aluminum		Minor	$2.69	Moderate	$3.81	Major	$10.00	Replace
			Clad		Minor	$2.69	Moderate	$4.14	Major	$9.50	Replace
			Curtain Wall		Minor	$1.68	Moderate	$3.02	Major	$28.00	Replace
		B2030 Exterior Doors	Wood		Minor	$1,000.00	Moderate	$1,500.00	Major	$2,000.00	Replace
			Hollow Metal		Minor	$1,000.00	Moderate	$1,300.00	Major	$1,800.00	Replace
			Storefront		Minor	$1,200.00	Moderate	$2,400.00	Major	$3,000.00	Replace
	B30 Roofing										
		B3010 Roof Coverings	Asphalt Shingle	$1.35	Minor	$3.81	Moderate	$10.75	Major	$15.00	Replace
			Built-Up	$1.57	Minor	$3.98	Moderate	$11.76	Major	$26.00	Replace
			Single Ply	$2.35	Minor	$4.26	Moderate	$11.31	Major	$24.00	Replace

		Metal		Minor	$5.38	Moderate		Major	$32.00	Replace
		Concrete Tile		Minor	$5.88	Moderate		Major	$34.00	Replace
	B3020 Roof Openings	Skylights		Minor	$0.10	Moderate		Major	$2.00	Replace
		Access Hatch		Minor		Moderate		Major	$3,500.00	Replace
C INTERIORS										
	C10 Interior Construction									
	C1010 Partitions	Framed		Minor		Moderate		Major	$15.68	Replace
		Masonry		Minor		Moderate	$6.94	Major	$29.18	Replace
	C1020 Interior Doors	Wood		Minor	$800.00	Moderate	$1,300.00	Major	$1,800.00	Replace
		Hollow Metal		Minor	$800.00	Moderate	$1,100.00	Major	$1,600.00	Replace
	C1030 Fittings	NOT USED		Minor		Moderate		Major		Replace
	C20 Stairs									
	C2010 Stair Construction	Wood		Minor		Moderate	$5,000.00	Major	$25,000.00	Replace
		Metal	$1,500.00	Minor		Moderate	$5,000.00	Major	$30,000.00	Replace
		Concrete		Minor		Moderate	$7,500.00	Major	$35,000.00	Replace
	C2020 Stair Finishes	Concrete Fill	$1,000.00	Minor		Moderate		Major	$5,000.00	Replace
		Resilient		Minor		Moderate		Major	$2,500.00	Replace
	C30 Interior Finishes									
	C3010 Wall Finishes	Paint on Masonry	$2.24	Minor		Moderate		Major	$4.37	Replace
		Wallboard	$2.02	Minor	$2.46	Moderate		Major	$8.06	Replace
		Wainscot	$2.02	Minor		Moderate		Major	$1.34	Replace
		Ceramic Tile	$0.90	Minor		Moderate		Major	$2.43	Replace
	C3020 Floor Finishes	Carpet / Soft Surface		Minor		Moderate		Major	$6.68	Replace
		Resilient Tile	$1.01	Minor		Moderate	$4.76	Major	$6.80	Replace
		Resilient Sheet		Minor		Moderate		Major	$12.00	Replace
		Polished Concrete	$2.02	Minor		Moderate		Major	$9.00	Replace
		Ceramic Tile	$3.81	Minor		Moderate		Major	$25.14	Replace
		Liquid Applied		Minor		Moderate		Major	$14.11	Replace
		Wood Sports Floor		Minor	$7.00	Moderate		Major	$18.00	Replace
	C3030 Ceiling Finishes	Wallboard	$3.14	Minor	$7.00	Moderate		Major	$12.00	Replace
		Lay-In Ceiling Tile	$1.00	Minor	$1.39	Moderate		Major	$8.00	Replace
		Glued-Up Ceiling Tile	$0.65	Minor		Moderate		Major	$4.74	Replace
		Painted Structure		Minor		Moderate		Major	$3.21	Replace
D SERVICES										
	D10 Conveying									
	D1010 Elevators & Lifts		$4,738	Minor	$7,616	Moderate	$14,280	Major	$51,408	Replace
	D1020 Escalators & Moving Walks			Minor	$9,632	Moderate		Major	$103,040	Replace
	D1090 Other Conveying Systems			Minor	$3,808	Moderate		Major	$25,000	Replace
	D20 Plumbing									
	D2010 Plumbing Fixtures			Minor	$1.40	Moderate		Major	$9.00	Replace
	D2020 Domestic Water Distribution		$1.23	Minor	$1.68	Moderate		Major	$7.28	Replace
	D2030 Sanitary Waste		$1.57	Minor		Moderate		Major	$2.07	Replace
	D2040 Rain Water Drainage			Minor	$1.01	Moderate		Major	$2.35	Replace
	D2090 Other Plumbing Systems	NOT USED		Minor		Moderate		Major		Replace
	D30 HVAC									

D3010 Energy Supply		$1.23	Minor		Moderate		Major	$2.74	Replace
D3020 Heat Generating Systems	Boiler	$2.02	Minor	$2.58	Moderate	$5.15	Major	$9.52	Replace
	Air Handler		Minor		Moderate	$2.41	Major	$5.82	Replace
	Furnace		Minor	$1.34	Moderate	$2.46	Major	$4.26	Replace
	Heat Exchanger		Minor	$0.56	Moderate	$1.01	Major	$2.02	Replace
D3030 Cooling Generating Systems	Component of air handler		Minor		Moderate	$2.41	Major	$3.86	Replace
	Stand alone chiller		Minor		Moderate		Major	$5.54	Replace
D3040 Distribution Systems	Ductwork		Minor	$1.79	Moderate	$2.13	Major	$5.15	Replace
	Hot water return & supply	$1.23	Minor	$1.68	Moderate		Major	$8.57	Replace
D3050 Terminal & Package Units	Above ceiling VAV unit		Minor		Moderate		Major	$4.03	Replace
	In-room ventilator unit		Minor	$5.38	Moderate		Major	$15.96	Replace
	In-room radiant unit	$1.23	Minor		Moderate		Major	$3.14	Replace
D3060 Controls & Instrumentation			Minor		Moderate	$0.56	Major	$2.69	Replace
D3070 Systems Testing & Balancing			Minor		Moderate		Major	$1.46	Replace
D3090 Other HVAC Systems & Equipment	NOT USED		Minor		Moderate		Major		Replace
D40 Fire Protection									
D4010 Sprinklers			Minor	$1.01	Moderate		Major	$3.64	Replace
D4020 Standpipes			Minor	$1.38	Moderate		Major	$2.24	Replace
D4030 Fire Protection Specialties			Minor	$8.81	Moderate		Major	$33.15	Replace
D4090 Other Fire Protection Systems	NOT USED		Minor		Moderate		Major		Replace
D50 Electrical									
D5010 Electrical Service & Distribution			Minor	$3.58	Moderate	$6.27	Major	$8.11	Replace
D5020 Lighting and Branch Wiring			Minor		Moderate	$5.49	Major	$18.00	Replace
D5030 Communications & Security	Voice / Data System		Minor	$0.35	Moderate	$0.73	Major	$3.64	Replace
	Clock / Intercom System		Minor	$0.12	Moderate	$0.28	Major	$1.00	Replace
	Closed Circuit Surveillance		Minor	$0.16	Moderate	$0.34	Major	$1.23	Replace
	Access Control System		Minor	$0.11	Moderate	$0.25	Major	$1.00	Replace
	Intrusion Alarm System		Minor	$0.07	Moderate	$0.16	Major	$0.73	Replace
	Fire Alarm / Detection		Minor	$0.22	Moderate	$0.47	Major	$2.13	Replace
	Lighting Control System	$0.11	Minor		Moderate	$0.25	Major	$0.84	Replace
D5090 Other Electrical Systems	NOT USED		Minor		Moderate		Major		Replace
E EQUIPMENT & FURNISHINGS									
E10 Equipment									
E1010 Commercial Equipment	Food Service	$0.45	Minor	$0.73	Moderate	$0.90	Major	$2.35	Replace
	Vocational	$0.45	Minor		Moderate	$0.92	Major	$2.16	Replace
E1020 Institutional Equipment	Science		Minor	$1.46	Moderate	$1.81	Major	$3.96	Replace
	Art		Minor	$1.57	Moderate	$1.68	Major	$3.81	Replace
	Stage Performance		Minor	$12	Moderate	$25	Major	$60	Replace
	Restroom Accessories/Stalls	$0.22	Minor	$1.27	Moderate	$0.39	Major	$1.98	Replace
E1030 Vehicular Equipment	NOT USED		Minor		Moderate		Major		Replace
E1090 Other Equipment	NOT USED		Minor		Moderate		Major		Replace
E20 Furnishings									
E2010 Fixed Furnishings		$1.39	Minor	$2.35	Moderate	$3.74	Major	$9.32	Replace
E2020 Movable Furnishings			Minor		Moderate		Major	$24.00	Replace

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED									
G20 Site Improvements										
G2010 Roadways		$1.57	Minor		Moderate	$6.50	Major	$8.00	Replace
G2020 Parking Lots		$1.57	Minor		Moderate	$6.50	Major	$8.00	Replace
G2030 Pedestrian Paving			Minor		Moderate	$9.00	Major	$11.00	Replace
G2040 Site Development			Minor		Moderate	$8.00	Major	$35.00	Replace
G2050 Landscaping			Minor		Moderate		Major	$2.50	Replace
G30 Site Mechanical Utilities										
G3010 Water Supply	Domestic		Minor		Moderate		Major	$65.00	Replace
	Fire		Minor		Moderate		Major	$65.00	Replace
G3020 Sanitary Sewer			Minor		Moderate		Major	$45.00	Replace
G3030 Storm Sewer		$2.00	Minor	$3.00	Moderate	$4.00	Major	$7.00	Replace
G3040 Heating Distribution			Minor		Moderate		Major	$225.00	Replace
G3050 Cooling Distribution			Minor		Moderate		Major	$225.00	Replace
G3060 Fuel Distribution			Minor		Moderate		Major	$35.00	Replace
G3090 Other Site Mechanical Utilities	NOT USED		Minor		Moderate		Major		Replace
G40 Site Electrical Utilities										
G4010 Electrical Distribution	Service		Minor		Moderate	$0.81	Major	$2.48	Replace
	Generator	$2,000.00	Minor	$10,000.00	Moderate	$30,000.00	Major	$30,000.00	Replace
G4020 Site Lighting			Minor	$0.73	Moderate		Major	$1.30	Replace
G4030 Site Communications & Security			Minor		Moderate		Major	$0.80	Replace
G4090 Other Site Electrical Utilities	NOT USED		Minor		Moderate		Major		Replace
G90 Other Site Construction	NOT USED									

Budgeted Replacement Cost of Buildings by Type

Type	Raw Budget / SF (as of 1/31/19)	Inflated Based on State Rate	Developed Budget*	Forwarded FCI Budget
Elementary School	$325 / SF	$370.50	$511 / SF	511.29
Middle School	$340 / SF	$387.60	$535 / SF	0
K-8 School	$360 / SF	$410.40	$566 / SF	0
High School	$375 / SF	$427.50	$590 / SF	0
Gymnasium Building	$430 / SF	$490.20	$676 / SF	0
Pool Building	$532 / SF	$606.48	$837 / SF	0
Vocational Building	$403 / SF	$459.42	$634 / SF	0
Administrative Building	$320 / SF	$364.80	$503 / SF	0
Maintenance Building	$405 / SF	$461.70	$637 / SF	0
Storage Building	$305 / SF	$347.70	$480 / SF	0
Warehouse	$305 / SF	$347.70	$480 / SF	0
Food Services Building	$475 / SF	$541.50	$747 / SF	0
Bus Shelter	$290 / SF	$330.60	$456 / SF	0
Bus Garage	$305 / SF	$347.70	$480 / SF	0
Athletic Grandstand	$270 / SF	$307.80	$425 / SF	0
Large Greenhouse	$325 / SF	$370.50	$511 / SF	0
Other Commercial	$336 / SF	$383.04	$529 / SF	0
			FCI Reference	**511.29**

*Developed Budget is based on State Assigned factor on PSA Cost Table Sheet

Note:

Small support out buildings shall be assessed as "other" under the primary building assessment and not as their own building assessment

Assumed raw budgets are extrapolated from RLB Cost Estimating Guide and recent public bid results

County Cost Factor for Physical Assessment Budget Calculation

Counties	Prevailing Wage Rate Regions	Cost Factor	Forwarded Factor
Clatsop	1	1.05	0.00
Columbia	1	1.05	0.00
Tillamook	1	1.05	0.00
Clackamas	2	1.13	0.00
Multnomah	2	1.13	0.00
Washington	2	1.13	0.00
Marion	3	1.00	0.00
Polk	3	1.00	0.00
Yamhill	3	1.00	0.00
Benton	4	1.00	0.00
Lincoln	4	1.00	0.00
Linn	4	1.00	0.00
Lane	5	1.00	0.00
Douglas	6	0.98	0.00
Coos	7	0.98	0.00
Curry	7	0.98	0.00
Jackson	8	0.98	0.00
Josephine	8	0.98	0.00
Hood River	9	1.05	0.00
Sherman	9	1.05	0.00
Wasco	9	1.05	0.00
Crook	10	0.98	0.00
Deschutes	10	0.98	0.00
Jefferson	10	0.95	0.00
Klamath	11	0.95	0.00
Lake	11	0.95	0.00
Gilliam	12	0.97	0.00
Grant	12	0.97	0.97
Morrow	12	0.97	0.00
Umatilla	12	0.97	0.00
Wheeler	12	0.97	0.00
Baker	13	0.99	0.00
Union	13	0.99	0.00
Wallowa	13	0.99	0.00
Harney	14	0.91	0.00
Malheur	14	0.91	0.00
		Selected Factor	**0.97**

NOTES
Regions established by the State of Oregon BOLI Office
Relational rates between regions extrapolated from the National Building Cost Manual (2018)

Renovations, Additions & Prtbls

A. RENOVATIONS

Renovation Number	Date	Construction Type	Square Footage	Usage
1	2017	Refinished Concrete	8,350	School Building

B. ADDITIONS

Addition Number	Date	Construction Type	Square Footage	Usage
none				

C. PORTABLE CLASSROOMS

Portable Number	Date Placed on Site	Age of Portable	Square Footage	Notes
1	1997	23	926	Storage

SCHOOL SAFETY AUDIT ASSESSMENT

	YES	NO	N/A	COMMENTS
School grounds are fenced.		x		
There is one clearly marked and designated entrance for visitors		x		
Signs are posted for visitors to report to main office through a designated entrance.		x		
Restricted areas are clearly marked		x		
Shrubs and foliage are trimmed to allow for good line of sight. (3'-0"/8'- 0" rule)		x		
Shrubs near building have been trimmed "up" to allow view of bottom of building		x		
Bus loading and drop-off zones are clearly defined.		x		
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		
Parent drop-off and pick-up area is clearly defined.		x		
There is adequate lighting around the building.		x		
Lighting is provided at entrances and other points of possible intrusion.	x			
The school ground is free from trash or debris.		x		
The school is free of graffiti.		x		
Play areas are fenced.		x		
Playground equipment has tamper-proof fasteners		x		
Visual surveillance of bicycle racks from main office is possible.		x		
Visual surveillance of parking lots from main office is possible		x		
Parking lot is lighted properly and all lights are functioning	x			
Accessible lenses are protected by some unbreakable material		x		
Staff and visitor parking has been designated		x		
Outside hardware has been removed from all doors except at points of entry.		x		
Ground floor windows:		x		
a. have no broken panes;		x		
b. locking hardware is in working order.		x		
Basement windows are protected with grill or well cover.		x		
Doors are locked when classrooms are vacant.	x			
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		
Unused areas of the school can be closed off during after school activities.				
There is two-way communication between the main office and:		x		
a. Classroom		x		
b. Duty stations		x		
c. Re-locatable classrooms		x		
d. Staff and faculty outside building		x		
e. Buses		x		
There is a central alarm system in the school. If yes, briefly describe:				
The main entrance is visible from the main office.		x		

ADA ASSESSMENT

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

INFORMATION TECHNOLOGY ASSESSMENT				
	YES	**NO**	**N/A**	**COMMENTS**
1. Connectivity "speed " to the Facility:				
a. 10 Gbps or greater				
b. 1 Gbps or greater				
c. 100 Mbps or less	x			80 mbps
d. 10 Mbps or less				
e. Less than 10 Mbps				
2. Local area network connectivity "speed " at the individual building level:				
a. 10 Gbps or greater				
b. 1 Gbps or greater				
c. 100 Mbps or less	x			
d. 10 Mbps or less				
e. Less than 10 Mbps				
3. Wireless Coverage:				
a. Facility Wide	x			
b. Secure?	x			
c. Type:				
i. AC				
ii. N				
iii. A/B/G	x			
4. Building cabling:				
a. Fiber (to the desktop)				
b. CAT 6				
c. CAT 5 E	x			
d. CAT 5				
5. Security:				
a. Access control				
b. Video Surveillance	x			
c. Central Communications Systems				

HARMFUL SUBSTANCES ASSESSMENT				
	YES	NO	N/A	COMMENTS
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		
Asbestos				
Has your facility been assessed for asbestos? If so when?		x		
Is there asbestos in your facility?		x		
Is asbestos abatement included in your future bond plans?		x		
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		
Water Quality				
Has your facility been assessed for water quality (lead, etc)? If so when?	x			By water company
Is there a water quality concern in your facility?		x		
Is water treatment included in your future bond plans?		x		
PCBs				
Has your facility been assessed for PCBs? If so when?		x		
Are there PCBs in your facility?		x		
Is PCB abatement included in your future bond plans?		x		
Radon				
Has your facility been assessed for Radon? If so when?		x		
Is there Radon in your facility?		x		
Is Radon management included in your future bond plans?	x			

INDOOR AIR QUALITY ASSESSMENT

	YES	NO	N/A	COMMENTS
Is someone designated to develop and implement an indoor air quality management plan for your school district?		x		
Does your district have an indoor air quality management plan that includes steps for preventing and resolving indoor air quality problems?		x		
Are school buildings inspected once or twice each year for conditions that may lead to indoor air quality problems?		x		
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			
Does the HVAC preventive maintenance schedule include the following?: checking and/or changing air filters and belts, lubricating equipment parts, checking the motors, and confirming that all equipment is in operating order.			x	
Is the maintenance schedule updated to show all maintenance performed on the building systems?	x			
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			
Are maintenance schedules retained for at least three years?	x			
Are damaged or inoperable components of the HVAC system replaced or repaired as appropriate?	x			School plans to replace existing thermostats, and steam traps
Are reservoirs or parts of the HVAC system with standing water checked visually for microbial growth?			x	
Are water leaks that could promote growth of biologic agents promptly repaired?	x			
Are damp or wet materials that could promote growth of biologic agents promptly dried, replaced, removed, or cleaned?			x	
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			
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	
Does the HVAC system have CO2 monitoring capability (demand control ventilation)?	x			
Are humidity levels maintained between 30% to 60% relative humidity?		x		
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	
If buildings do not have mechanical ventilation, are windows, doors, vents, stacks, and other portals used for natural ventilation operating properly?	x			

Cell: C10
Comment: Standard spread and strip / perimeter footings; Apply rates to bldg footprint area
Cell: H10
Comment: Minor cracking observed - fill and seal the cracks to prevent water intrusion
Cell: L10
Comment: Settlement observed in surrounding conditions - requiring stabilization of the foundation, sub-grade adjustment, and re-enforcement of the foundation
Cell: C11
Comment: Pilings or other extended foundation systems that overcome non-standard soil conditions; Apply rates to bldg footprint area
Cell: H11
Comment: Minor cracking observed - fill and seal the cracks to prevent water intrusion
Cell: L11
Comment: Settlement observed in surrounding conditions - requiring stabilization of the foundation, sub-grade adjustment, and re-enforcement of the foundation
Cell: C12
Comment: Standard ground-set concrete slab. If slab is elevated (i.e. has a crawl space or basement), apply conditions to B1010 instead; Apply rates to bldg footprint area
Cell: J12
Comment: Separation cracks occurring requiring route and fill and patch
Cell: L12
Comment: Differential settlement occurring - requires removal of section of slab, adjustment to sub-grade, and new infill
Cell: C15
Comment: Assumed as concrete walls with water-proofing on the exterior. Includes only the structural portion and not the wall finishes; Apply to wall surface area
Cell: H15
Comment: Inadequate below grade venting is observed - cut in and add venting
Cell: J15
Comment: Wall is cracked and spalling requiring route and fill and patch and re-finish
Cell: L15
Comment: Wall is cracked with evidence of water intrusion. Repairs to be implemented and water barrier to be applied to be applied
Cell: C18
Comment: A suspended floor including the structural members and floor construction, but not including the actual finish
Cell: J18

Comment: Deck lifting, settling, or uneven - appears related to the deck itself and not the structural support below - requires removal and replacement of deck

Cell: N18
Comment: Visible evidence of a sagging or settled structure or depression in the floor line, requiring removal and replacement
Cell: J19

Comment: Deck lifting, settling, or uneven - appears related to the deck itself and not the structural support below - requires removal and replacement of deck

Cell: N19
Comment: Visible evidence of a sagging or settled structure or depression in the floor line, requiring removal and replacement
Cell: J20

Comment: Deck lifting, settling, or uneven - appears related to the deck itself and not the structural support below - requires removal and replacement of deck

Cell: N20
Comment: Visible evidence of a sagging or settled structure or depression in the floor line, requiring removal and replacement
Cell: C21
Comment: The roof structure referring to the supporting structure and the deck but excluding the roofing itself
Cell: L21
Comment: Evidence of a spongy decking from water intrusion - replacing the deck but not the trusses
Cell: N21
Comment: Visible evidence of a sagging structure or depression in the roof line, requiring removal and replacement
Cell: L22
Comment: Evidence of a flexing decking from water intrusion / rust - replacing the deck but not the trusses
Cell: N22
Comment: Visible evidence of a sagging structure or depression in the roof line, requiring removal and replacement
Cell: L23
Comment: Evidence of a spongy / spalling deck from water intrusion - replacing the deck but not the beams
Cell: N23
Comment: Visible evidence of a sagging structure or depression in the roof line, requiring removal and replacement
Cell: D25
Comment: Apply to wall surface area
Cell: J25
Comment: Surface is in tact but finish is deteriorated - paint
Cell: L25
Comment: Cracks visible - route and patch prior to painting
Cell: D26
Comment: Apply to wall surface area
Cell: J26
Comment: Surface is in tact but finish is deteriorated - paint
Cell: L26

Physical Assessment Comments

Comment: Some blocks are damaged, needing patch and repair prior to sealing or painting
Cell: N26
Comment: There is evidence of settling, failure, or a compromised structure that requires removal and replacement
Cell: D27
Comment: Apply to wall surface area
Cell: J27
Comment: Surface is in tact but finish is deteriorated - paint
Cell: L27
Comment: A number of panels are damaged, requiring patch and repair prior to re-painting
Cell: N27
Comment: The panels are lifting or separating or otherwise losing their integrity - remove and replace
Cell: D28
Comment: Apply to wall surface area
Cell: J28
Comment: Surface is in tact but finish is deteriorated - paint
Cell: L28
Comment: Cracks visible - route and patch prior to painting
Cell: N28
Comment: System in failure with evidence of water intrusion - remove and replace
Cell: D29
Comment: Apply to wall surface area
Cell: J29
Comment: Minor repairs needed to mortar, prep, and re-sealing
Cell: L29
Comment: Mortar missing in a majority of areas requiring complete re-pointing and sealing
Cell: N29
Comment: Masonry visibly damaged and requiring removal and replacement
Cell: D30
Comment: Apply to glazed area
Cell: J30
Comment: The glazing is double pane but is broken or fogged and requires replacement
Cell: L30
Comment: The glazing is single pane or the sash is damaged - either requires replacement of the sash and its glazing
Cell: N30
Comment: The structural integrity of the frame is damaged, requiring the full replacement of the window unit
Cell: D31
Comment: This assumes both individual aluminum windows and storefront systems; Apply to glazed area
Cell: J31
Comment: The glazing is double pane but is broken or fogged and requires replacement
Cell: L31
Comment: The glazing is single pane or the sash is damaged - either requires replacement of the sash and its glazing
Cell: N31
Comment: The structural integrity of the frame is damaged, requiring the full replacement of the window unit
Cell: D32
Comment: This assumes a metal windows system clad with wood or vinyl; Apply to glazed area
Cell: J32
Comment: The glazing is double pane but is broken or fogged and requires replacement
Cell: L32
Comment: The glazing is single pane or the sash is damaged - either requires replacement of the sash and its glazing
Cell: N32
Comment: The structural integrity of the frame is damaged, requiring the full replacement of the window unit
Cell: D33
Comment: Apply to glazed area
Cell: J33
Comment: Minor leaks at wall seams - re-caulk and re-seal
Cell: L33
Comment: Window panels fogged and require replacement
Cell: N33
Comment: Settlement or displacement is evident
Cell: D34
Comment: Apply to door count
Cell: J34
Comment: Door hardware is damaged or non-functional and requires replacement
Cell: L34
Comment: Door panel and hardware are damaged and require replacement
Cell: N34
Comment: Door frame, door, and hardware are damaged and require replacement
Cell: D35
Comment: Apply to door count
Cell: J35
Comment: Door hardware is damaged or non-functional and requires replacement
Cell: L35

Physical Assessment Comments

Comment: Door panel and hardware are damaged and require replacement
Cell: N35
Comment: Door frame, door, and hardware are damaged and require replacement
Cell: D36
Comment: Apply to door count
Cell: J36
Comment: Door hardware is damaged or non-functional and requires replacement
Cell: L36
Comment: Door panel and hardware are damaged and require replacement
Cell: N36
Comment: Door frame, door, and hardware are damaged and require replacement
Cell: C38
Comment: Assumes the insulation, roof covering, and associated flashings, gutters, and downspouts
Cell: D38
Comment: Apply to roof area
Cell: H38
Comment: Small number of shingles lifting and/or separation in a portion of flashing
Cell: J38
Comment: Leaks in a specific area or zone related to poor detailing and or flashing
Cell: L38

Comment: System in complete failure with multiple leaks and multiple examples of visible breaches in system - Replace roof system OVER TOP OF EXISTING

Cell: N38

Comment: System in complete failure with multiple leaks and multiple examples of visible breaches in system - REMOVE AND Replace roof system

Cell: D39
Comment: Apply to roof area
Cell: H39
Comment: Minor blistering requiring isolated patches
Cell: J39
Comment: Leaks in a specific area or zone related to poor detailing and or flashing or unchecked blisters
Cell: L39

Comment: System in complete failure with multiple leaks and multiple examples of visible breaches in system - Replace roof system OVER TOP OF EXISTING

Cell: N39

Comment: System in complete failure with multiple leaks and multiple examples of visible breaches in system - REMOVE AND Replace roof system

Cell: D40
Comment: Apply to roof area
Cell: H40
Comment: Minor blistering requiring isolated patches
Cell: J40
Comment: Leaks in a specific area or zone related to poor detailing and or flashing or seam separation
Cell: L40
Comment: System in complete failure with multiple leaks and multiple examples of visible breaches in system - Prep and re-coat roof system OVER TOP OF EXISTING
Cell: N40

Comment: System in complete failure with multiple leaks and multiple examples of visible breaches in system - REMOVE AND Replace roof system

Cell: D41
Comment: Apply to roof area
Cell: J41
Comment: Leaks are occurring and flashing at seams or transitions has separated requiring replacement of flashing and sealant
Cell: N41
Comment: Panels have lifted or separated and water intrusion is evident. Remove and replace panels and associated flashing
Cell: D42
Comment: Apply to roof area
Cell: J42
Comment: Leaks occurring at isolated areas requiring grout removal and re-grout at isolated tile locations
Cell: N42
Comment: Tiles are cracked, loose, or damaged and require removal and replacement
Cell: D43
Comment: Apply to roof opening area
Cell: J43
Comment: Minor leaking is occurring, requiring re-caulk and re-seal
Cell: N43
Comment: The panes or framing are damaged beyond repair and requires replacement
Cell: D44
Comment: Apply to roof opening area
Cell: N44
Comment: The door is non-functional or damaged beyond repair and requires replacement
Cell: D47

Physical Assessment Comments

Comment: Apply to wall surface area
Cell: N47
Comment: There is evidence of settling, failure, or a compromised structure that requires removal and replacement
Cell: D48
Comment: Apply to wall surface area
Cell: L48
Comment: There are some blocks that are damaged and requires a strategic removal and replacement
Cell: N48
Comment: There is evidence of settling, failure, or a compromised structure that requires removal and replacement
Cell: D49
Comment: Apply to door count
Cell: J49
Comment: Door hardware is damaged or non-functional and requires replacement
Cell: L49
Comment: Door panel and hardware are damaged and require replacement
Cell: N49
Comment: Door frame, door, and hardware are damaged and require replacement
Cell: D50
Comment: Apply to door count
Cell: J50
Comment: Door hardware is damaged or non-functional and requires replacement
Cell: L50
Comment: Door panel and hardware are damaged and require replacement
Cell: N50
Comment: Door frame, door, and hardware are damaged and require replacement
Cell: D53
Comment: Apply to stair flights
Cell: L53
Comment: Rails not compliant with code and require removal and replacement
Cell: N53
Comment: Structural integrity of stair unit is compromised and requires its removal and replacement
Cell: D54
Comment: Apply to stair flights
Cell: H54
Comment: Rust visible - prep and re-finish
Cell: L54
Comment: Rails not compliant with code and require removal and replacement
Comment: Structural integrity of stair unit is compromised and requires its removal and replacement
Cell: D55
Comment: Apply to stair flights
Cell: L55
Comment: An isolated structural crack or separation requiring re-enforcement in place
Cell: N55
Comment: Structural cracking and separation occurring in multiple locations - remove and replace the stair unit
Cell: D56
Comment: Apply stair tread and riser area
Cell: H56
Comment: Surface feels rough and/or taking in moisture from the surface resulting in staining - prep and re-seal
Cell: N56
Comment: Severe cracking requiring removal and replacement of tread in fills
Cell: D57
Comment: Apply stair tread and riser area
Cell: N57
Comment: finish is lifting or separating and creating trip hazards - remove and replace
Cell: D59
Comment: Apply to surface treated
Cell: H59
Comment: Surface is in tact but finish is deteriorated - paint
Cell: N59
Comment: Systemic failure of finish, possible water intrusion - requires removal and replacement
Cell: D60
Comment: Apply to surface treated
Cell: H60
Comment: Surface is in tact but finish is deteriorated - paint
Cell: J60
Comment: Surface is damaged - patching of the surface is required prior to painting
Cell: N60
Comment: Systemic failure of finish, possible water intrusion - requires removal and replacement
Cell: D61
Comment: Apply to surface treated
Cell: H61
Comment: Surface is in tact but finish is deteriorated - paint

Physical Assessment Comments

Cell: N61
Comment: Systemic failure of finish, possible water intrusion - requires removal and replacement
Cell: D62
Comment: Apply to surface treated
Cell: H62
Comment: Grout is damaged or deteriorated
Cell: N62
Comment: Tiles are cracked or in disrepair
Cell: D63
Comment: Apply to surface treated
Cell: N63
Comment: worn or severely stained or starting to pull up / bubble
Cell: D64
Comment: Apply to surface treated
Cell: H64
Comment: sporadic number of tiles are lifting or cracked / broken and require replacement
Cell: L64
Comment: The majority of tiles are lifting, cracking / broken and require replacement - the tiles or glue are NOT asbestos
Cell: N64
Comment: The majority of tiles are lifting, cracking / broken and require replacement - the tiles or glue are asbestos
Cell: D65
Comment: Apply to surface treated
Cell: N65
Comment: Severely worn or seams separating - replace
Cell: D66
Comment: Apply to surface treated
Cell: H66
Comment: Surface feels rough and/or taking in moisture from the surface resulting in staining - prep and re-seal
Cell: N66
Comment: Significant cracking, but not differential - requires prep and crack filling prior to re-seal. If differential, refer to slab on grade of floor construction above
Cell: D67
Comment: Apply to surface treated
Cell: H67
Comment: Grout is damaged or deteriorated
Comment: Tiles are cracked or in disrepair
Cell: D68
Comment: Apply to surface treated
Cell: N68
Comment: Systemic blistering or severely worn traffic areas - strip and replace
Cell: D69
Comment: Apply to surface treated
Cell: J69
Comment: Surface is damaged - requires sanding, repair, and re-coat / re-stripe
Cell: N69
Comment: Wood planks are deteriorated, separating, and multiple dead spots - replace floor
Cell: D70
Comment: Apply to surface treated
Cell: H70
Comment: Surface is in tact but finish is deteriorated - paint
Cell: J70
Comment: Surface is damaged - patching of the surface is required prior to painting
Cell: N70
Comment: Systemic failure of finish, possible water intrusion - requires removal and replacement
Cell: D71
Comment: Apply to surface treated
Cell: H71
Comment: Stained or damaged ceiling tiles
Cell: J71
Comment: Diagonal bracing missing from grid
Cell: N71
Comment: Grid is sagging with tiles compromised - requires replacement of system
Cell: D72
Comment: Apply to surface treated
Cell: H72
Comment: Stained or damaged ceiling tiles
Cell: N72
Comment: Systemic failure of finish, possible water intrusion - requires removal and replacement
Cell: D73
Comment: Apply to surface treated
Cell: N73
Comment: Surface is in tact but finish is deteriorated - paint

Physical Assessment Comments

Cell: C76
Comment: Assume standard cab-style elevator; Apply per stop
Cell: E76
Comment: Insert number of elevators * number of stories - i.e. if there are 2 elevators each going 3 stories - insert 6
Cell: H76
Comment: The elevator doors are damaged and require replacement
Cell: J76
Comment: Electrical components are not working
Cell: L76
Comment: Replacement of the hoist cables, guide rails, or other similar mechanical components is required
Cell: N76
Comment: Mechanical and electrical components have deteriorated requiring the replacement of the system
Cell: C77 **Comment:** Apply per flight
Cell: E77
Comment: Insert number of escalators * number of stories - i.e. if there are 2 escalators each going 3 stories - insert 6
Cell: J77
Comment: Electrical components are not working
Cell: N77
Comment: Mechanical and electrical components have deteriorated requiring the replacement of the system
Cell: C78
Comment: Assume open vertical or inclined lift; Apply per unit
Cell: E78
Comment: Insert number of lifts
Cell: J78
Comment: Electrical components are not working
Cell: N78
Comment: Mechanical and electrical components have deteriorated requiring the replacement of the system
Cell: C80
Comment: All fixtures (toilets, urinals, sinks, showers, etc.) to be lumped together here
Cell: J80
Comment: Flush valves or faucets are non-functional and require replacement
Cell: N80
Comment: The fixture itself is broken or is not compliant with water efficiency standards
Cell: H81
Comment: The vale stems, pressure gauges, and gate valves no longer function.
Cell: J81
Comment: The insulation on the piping is in disrepair, loose, or missing.
Cell: N81
Comment: The risers are worn, damaged, or clogged beyond repair. Replacement includes the piping, insulation, and valves
Cell: H82
Comment: In some areas, there are back ups requiring the replacement of the broken floor or wall, clean outs, routing and cleaning the problem areas, and snaking floor drains
Cell: N82
Comment: The runs and risers are deteriorated, displaced, or have systemic leaks and requires full replacement
Cell: C83

Comment: This is for the presence of interior rain drains; note building percentage based on area of roof served - excludes external downspouts

Cell: J83
Comment: The rain drain or overflow is damaged and needs replacement
Cell: N83
Comment: The integrity of the piping is compromised and is leaking inside the walls
Cell: C86
Comment: This assumes gas piping
Cell: H86
Comment: The valve stems, riser gate valves, and temperature probes need to be repaired or replaced.
Cell: N86
Comment: The risers are worn, damaged, or clogged beyond repair. Replacement includes the piping, insulation, and valves
Cell: H87
Comment: The burner is inefficient and requires refurbishment
Cell: J87
Comment: One major component needs to be replaced
Cell: L87
Comment: More than one major component needs to be replaced
Cell: N87
Comment: The system is in failure
Cell: L88
Comment: Some of the distribution fans and coils are dysfunctional.
Cell: N88
Comment: The majority of the distribution fans or coils are dysfunctional and the primary unit is in a state of disrepair
Cell: J89
Comment: A small number of minor parts need to be repaired or replaced
Cell: L89

Physical Assessment Comments

Comment: The burner, combustion chamber, or fan are faulty and require replacement
Cell: N89
Comment: The entire furnace requires replacement
Cell: J90
Comment: A small number of minor parts need to be repaired or replaced
Cell: L90
Comment: System operating at low efficiency; shell exhibits corrosion. Retube heat exchanger
Cell: N90
Comment: System operates at low efficiency with corrosion and leaks apparent. Replace system
Cell: L91
Comment: Some of the distribution fans and coils are dysfunctional.
Cell: N91
Comment: The majority of the distribution fans or coils are dysfunctional and the primary unit is in a state of disrepair
Cell: N92
Comment: The chiller is beyond economic repair
Cell: J93
Comment: Dampers in the system are inoperative
Cell: L93
Comment: The insulation is damaged or missing
Cell: N93
Comment: The ductwork is damaged or inadequately designed and requires replacement
Cell: H94
Comment: The valve stems, riser gate valves, and temperature probes need to be repaired or replaced.
Cell: J94
Comment: The insulation on the piping is in disrepair, loose, or missing.
Cell: N94
Comment: The risers are worn, damaged, or clogged beyond repair. Replacement includes the piping, insulation, and valves
Cell: N95
Comment: Entire unit is failing to function
Cell: J96
Comment: Internal compressor is bad and requires replacement
Cell: N96
Comment: Entire unit is failing to function
Cell: H97
Comment: In-room valve is failing and requires replacement
Cell: N97
Comment: Entire unit is failing to function
Cell: L98
Comment: Some of the sensors or valve actuators are dysfunctional. Replace these sensors or actuators
Cell: N98
Comment: The majority of sensors or actuators are faulty, and the system software is dysfunctional OR the system is an older / obsolete pneumatic system - replace
Cell: N99
Comment: One or more zones require re-balancing
Cell: J102
Comment: Sprinkler heads are inoperable or non-compliant and need to be replaced
Cell: N102
Comment: The piping has deteriorated or clogged or is non-compliant and needs to be replaced, including heads
Cell: J103
Comment: The Siamese twin connection, tamper flow switches, or flow control valves are inoperable and need to be replaced
Cell: N103
Comment: The fire pump is beyond repair and needs to be replaced
Cell: C104
Comment: Assume chemical extinguishing system
Cell: J104
Comment: The back-up tank has been discharged or lacks pressure and needs to be replaced
Cell: N104
Comment: The system is non-functional or not compliant with the current needs and needs to be replaced
Cell: J107
Comment: Wiring has systemic problems or does not meet code and needs to be replaced
Cell: L107
Comment: Branch panels are obsolete with replacement breakers difficult to acquire and requires replacement
Comment: Main switchgear is obsolete or undersized and requires replacement, including service into building
Cell: L108
Comment: The lighting fixtures are obsolete or non-functional and require replacement
Cell: N108
Comment: Replacement of fixtures is requiring the replacement of the wiring as well - includes fixtures AND wiring
Cell: J109
Comment: There are individual devices that are not functional.
Cell: L109
Comment: The master control panel is obsolete or not functional
Cell: N109

Physical Assessment Comments

Comment: The system is obsolete or works intermittently in multiple areas and requires a system replacement
Cell: J110
Comment: There are individual devices that are not functional.
Cell: L110
Comment: The master control panel is obsolete or not functional
Cell: N110
Comment: The system is obsolete or works intermittently in multiple areas and requires a system replacement
Cell: J111
Comment: There are individual devices that are not functional.
Cell: L111
Comment: The master control panel is obsolete or not functional
Cell: N111
Comment: The system is obsolete or works intermittently in multiple areas and requires a system replacement
Cell: J112
Comment: There are individual devices that are not functional.
Cell: L112
Comment: The master control panel is obsolete or not functional
Cell: N112
Comment: The system is obsolete or works intermittently in multiple areas and requires a system replacement
Cell: J113
Comment: There are individual devices that are not functional.
Cell: L113
Comment: The master control panel is obsolete or not functional
Cell: N113
Comment: The system is obsolete or works intermittently in multiple areas and requires a system replacement
Cell: J114
Comment: There are individual devices that are not functional or in regular alarm
Cell: L114
Comment: The master control panel is obsolete or not functional
Cell: N114
Comment: The entire system is dysfunctional and constantly in trouble mode with areas not fully covered. Remove and replace system
Cell: H115
Comment: Individual room sensors are failing and require replacement
Cell: L115
Comment: The central control panel and software need upgraded
Cell: N115
Comment: The entire system is in failure and requires replacement of sensors, wiring and central panel
Cell: H120
Comment: 2-3 pieces of equipment require replacement
Cell: J120
Comment: Counters and sinks are not code compliant and require replacement with stainless steel and sink system
Cell: L120
Comment: Walk-in cooler and freezer are not functional or function intermittently and require replacement
Cell: N120
Comment: Walk-ins and kitchen design does not meet current functional requirements or has become obsolete and requires complete replacement as a full prep kitchen
Cell: H121
Comment: 2-3 pieces of equipment require replacement
Cell: L121
Comment: Mechanical and electrical service upgrades are required to meet code and amount of program equipment
Cell: N121
Comment: Both mechanical and electrical AND equipment needs replacement to meet program criteria and code
Cell: J122
Comment: Room lacking (and needing) eye wash or fume hood
Cell: L122
Comment: Sinks are in disrepair and require replacement
Comment: Work stations need upgrades to meet current program criteria - replace
Cell: J123
Comment: Storage units damaged or in disrepair
Cell: L123
Comment: Sinks are in disrepair and require replacement
Cell: N123
Comment: Work stations need upgrades to meet current program criteria - replace
Cell: E124
Comment: Insert number of seats
Cell: J124
Comment: Seats damaged and need replacement OR sound OR lighting system inadequate and needs upgraded
Cell: L124
Comment: Fly rigging in disrepair and needs upgrading
Cell: N124
Comment: 2 or more stage system dysfunctional and needs upgrade / replacement to production systems
Cell: H125

Physical Assessment Comments

Comment: An accessory is damaged or missing
Cell: J125
Comment: Accessories need to be replaced to meet ADA
Cell: L125
Comment: The stall doors are not functional or missing and need to be replaced
Cell: N125
Comment: The restrooms stall structure is failing or needs re-configuration and needs to be replaced
Cell: D126
Comment: Note anything specific in the "Other" category at the bottom of the assessment form
Cell: C129
Comment: Assume fixed casework (counters, cabinets, shelving, etc.)
Cell: H129
Comment: The counter top or exposed surface has been damaged and can be refinished
Cell: J129
Comment: The drawers and/or doors are damaged and require replacement including hardware
Cell: L129
Comment: A combination of minor and moderate action is required, but the box is still salvageable
Cell: N129
Comment: The casework is severely damaged throughout or is obsolete for the purposes of the space and needs to be replaced
Cell: C130
Comment: Assume loose furnishings (desks, chairs, tables, etc.)
Cell: N130
Comment: The furnishings are severely worn or are inappropriate for the age of students or function of space and require replacement
Cell: C136
Comment: Paved only or needs to be paved; Apply to surface area
Cell: E136
Comment: Indicate SF of road
Cell: H136
Comment: Minor cracking exists and can be resolved with application of a slurry coat
Cell: L136
Comment: Surface is alligatoring requiring a section to be removed down to gravel base, replaced, and region slurry coated
Cell: N136
Comment: Surface is broken and shows evidence of heaving and/or settlement requiring removal of asphalt and over-ex of sub-grade with complete replacement. Where there is only a gravel road and a paved one is needed, this category shall be used
Cell: C137
Comment: Paved only or needs to be paved; Apply to surface area
Cell: E137
Comment: Indicate number of stalls
Cell: H137
Comment: Minor cracking exists and can be resolved with application of a slurry coat
Cell: L137
Comment: Surface is alligatoring requiring a section to be removed down to gravel base, replaced, and region slurry coated
Cell: N137
Comment: Surface is broken and shows evidence of heaving and/or settlement requiring removal of asphalt and over-ex of sub-grade with complete replacement. Where there is only a gravel lot and a paved one is needed, this category shall be used
Cell: C138
Comment: Concrete only or needs to be concrete; Apply to surface area
Cell: E138
Comment: Indicate square footage of walks and plazas
Cell: L138
Comment: Sections are broken with differential settlement requiring the removal of the effected panels and replacement
Cell: N138
Comment: Not only are sections of the concrete broken, but there is evidence of settlement surrounding the walk requiring removal through sub-grade and replacement. Where there is no concrete walk, but one is needed, this category shall be used
Cell: C139
Comment: Chain-link fencing; Apply to LF of fence
Cell: E139
Comment: Indicate length of fencing - assuming 6' high chain-link
Cell: L139
Comment: The fence fabric is damaged and needs to be replaced
Cell: N139
Comment: The fencing has lost its structural integrity and is beyond repair.
Cell: C140

Comment: Irrigation systems. Other landscape or field items should be included in "Other" category at bottom of assessment form; Apply to landscape area

Cell: E140
Comment: Indicate square footage of landscaped area served (including grass areas)
Cell: N140
Comment: Irrigation system is dysfunctional and beyond repair
Cell: D142
Comment: Assumes 4" line to building. Wells should be placed in "Other" category at bottom of form; Apply to surface area
Cell: N142

Physical Assessment Comments

Comment: A portion of the line has lost its structural integrity and requires replacement
Cell: D143
Comment: Assumes 6" line to building. Wells and holding tanks should be placed in "Other" category at bottom of form; Apply to surface area
Cell: N143
Comment: A portion of the line has lost its structural integrity and requires replacement
Cell: C144
Comment: Lines only. Septic fields, tanks, etc. should be placed in "other" category at bottom of form; Apply to surface area
Cell: N144
Comment: A portion of the line has lost its structural integrity and requires replacement
Cell: C145
Comment: Assumes underground system. For surface runoff system, apply to "Other" category at bottom of form; Apply to surface area
Cell: H145
Comment: Catch basins have lost their integrity or are out of alignment. Remove catch basin, reset, and realign
Cell: J145
Comment: Storm sewer piping is dysfunctional or damaged. Remove and replace.
Cell: L145
Comment: Detention/retention has failed, but piping and catch basins are functional. Replace detention / retention system
Cell: N145
Comment: The entire underground system has failed and requires removal and replacement of all components
Cell: C146
Comment: Apply to surface area
Cell: N146
Comment: A portion of the line has lost its structural integrity and requires replacement
Cell: C147
Comment: Apply to surface area
Cell: N147
Comment: A portion of the line has lost its structural integrity and requires replacement
Cell: C148
Comment: Natural gas lines; Apply to surface area
Cell: N148
Comment: A portion of the line has lost its structural integrity and requires replacement
Cell: D151
Comment: Assumes the private portion of the service lines typically underground after the meter or transformer; Apply to surface area
Cell: L151
Comment: The transformer no longer functions and is in need of replacement
Cell: N151
Comment: The service has failed and is beyond repair or is undersized requiring replacement of transformer and service lines
Cell: D152
Comment: Apply to generator quantity
Cell: H152
Comment: The generator needs to be tuned up
Cell: J152
Comment: The valves or other engine parts need to be repaired or replaced and then a tune up
Cell: L152
Comment: Generator is non-functional or under-sized
Cell: N152
Comment: The system (generator, tank, services lines connected lighting system) is non-functional or under-sized
Cell: C153
Comment: Apply to surface area
Cell: J153
Comment: The fixtures are nonfunctional and require replacement
Cell: N153
Comment: The fixtures, supports, and underground wiring need to be replaced
Cell: C154
Comment: Assumes low voltage lines underground; Apply to surface area
Cell: N154
Comment: Site cabling is inadequate or service is interrupted - replace cabling
Cell: C158
Comment: For assessment professional to hand enter for specialty items and systems that do not fit into categories above