



**COOPERATIVE**  
**STRATEGIES**

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

## **PHILOMATH SCHOOL DISTRICT 17J**

### **EDUCATIONAL FACILITY ASSESSMENT & LONG-RANGE FACILITY PLAN**

**June 29, 2020**

**PREPARED FOR:**  
**Philomath School District 17J**  
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*This document follows the Oregon Department of Education, Office of School Facilities' recommended and preferred organizational outline for Long-Range Facility Plans.*

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## **ACKNOWLEDGMENTS**

Cooperative Strategies extends our appreciation to Philomath School District 17J for commissioning the Facility Assessment and Long-Range Facility Plan and for its cooperation to make this possible. We also thank the following groups.

### **School Board**

<b>Jim Kildea</b>	Chair
<b>Shelley Niemann</b>	Vice Chair
<b>Greg Gerding</b>	Director
<b>Karen Skinkis</b>	Director
<b>Anton Grube</b>	Director

### **Administration**

<b>Buzz Brazeau</b>	Superintendent
<b>Bill Mancuso</b>	Director of Finance & Operations
<b>Abby Couture</b>	Principal, Clemens Primary
<b>Susan Halliday</b>	Principal, Philomath Elem. & Blodgett Elem.
<b>Steve Bell</b>	Principal, Philomath Middle
<b>Chad Matthews</b>	Assistant Principal, Philomath Middle
<b>Mike Bussard</b>	Principal, Philomath High
<b>Rebecca Chitkowski</b>	Assistant Principal, Philomath High
<b>Tony Matta,</b>	Assistant Principal Philomath High
<b>Joey DiGiovannangelo</b>	Facilities Director
<b>Rob Singleton</b>	Director of Instructional Technology

### **Cooperative Strategies**

<b>Larry Ferchaw</b>	Executive Director Western Office
<b>David Sturtz</b>	Executive Director Assessment Services—Project Oversight
<b>Ann Hoffsis</b>	Executive Director Eastern Office—Enrollment Projections
<b>Chris Schmidt</b>	Associate Director—Lead Consultant

## EXECUTIVE SUMMARY

### INTRODUCTION

To fulfill the requirements of the Technical Assistance Program (TAP) grant awarded to Philomath School District (PSD or The District), Cooperative Strategies conducted and prepared the Facility Assessment in accordance with Oregon Administrative Rule (OAR) 581-027-0035 and the Long-Range Facility Plan (LRFP) in accordance with the OAR 581-027-0040.

This document follows the Oregon Department of Education (ODE), Office of School Facilities' recommended and preferred organizational outline, intended to aid the state's review process for statutory TAP compliance.

This LRFP was created in collaboration with Buzz Brazeau, Superintendent, Bill Mancuso, Director of Finance & Operations, the administrative leadership team, and input gathered from the PSD community.

The intent of this project was to conduct a systematic and proactive planning process that would achieve the following goals:

- (1) Develop all reports in correspondence with the ODE's requirements;
- (2) Document all current facility needs and create a prioritized 10-year plan;
- (3) Address pressing capacity concerns in elementary schools, so the District is prepared for future residential development;
- (4) And establish the foundation for continued engagement in robust community dialogue to inform and guide the implementation of the facility plan.



## EDUCATIONAL FACILITY ASSESSMENT

Cooperative Strategies assessed all eight of the Philomath School District's facilities utilizing the ODE's Facility Assessment Template workbook. *These completed templates are included in Appendix B.*

The facilities assessed included: Blodgett Elementary School, Clemens Primary School, Philomath Elementary School, Philomath Middle School, Philomath High School, and Kings Valley Charter. The District Office and the Maintenance and Technology building were also included in the assessment.

The assessments, as mandated by the ODE, cover three broad categories:

- Non-destructive physical assessment of the major building systems as identified in the industry standard Uniformat classification system.
- ADA and school safety assessment.
- And three audits conducted by gathering information from district personnel on information technology, harmful substances, and indoor air quality.

## ENROLLMENT PROJECTIONS

This body of this report contains a summary of the full enrollment study prepared by Cooperative Strategies. *The full study may be found in Appendix C.*

### Enrollment Projection Methodology

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

### Projection Ranges

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

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

## **COLLABORATION WITH LOCAL GOVERNMENT PLANNING AGENCIES**

This consideration is required for TAP compliance under OAR 581-027-0040 when school districts pursue the construction of new school buildings on undeveloped land. However, at this time, the Long-Range Facility Plan contemplates only modernization and improvements to existing school buildings.

## **COMMUNITY INVOLVEMENT**

To gather feedback from community members, Philomath School District hosted a web survey as part of the Long-Range Facility Planning process. The survey was sent to all email contacts in the school's database and a link was posted on their website. It was open for 12 days, from January 27<sup>th</sup> through February 7<sup>th</sup>. A total of 432 community members responded to the survey.

A community meeting was held on February 12<sup>nd</sup> from 6:00 P.M to 8:00 P.M. in Board Room located in the District Office. The meeting included a Cooperative-Strategies' led presentation with time for participants to engage in discussion, offer feedback, and ask questions.

## **IDENTIFICATION OF BUILDINGS ON HISTORIC PRESERVATION LISTS**

This consideration is required for TAP compliance under OAR 581-027-0040. Cooperative Strategies searched the prescribed sources—the National Historic Register and the Oregon Historic Sites Database—*no positive results were found that identified PSD's school facilities.*

## **EDUCATIONAL ADEQUACY ASSESSMENTS**

### **Capacity Study**

The capacity of each school site to house students was analyzed from numerous perspectives, providing ranges for school planning options:

Elementary Schools were loaded as follows:

- *Current Utilization* – Reflects how each classroom is currently used and the District's current loading standards. For example, homerooms are loaded, but classrooms used to support pullout and support programs are not loaded.

- *Education Utilization* – Maintains current loading standard, but recaptures classrooms not currently being used for educational programs, such as teacher’s lounges and storage.
- *Max Utilization* – While not an ideal or recommended utilization of learning spaces, this approach produces a maximum capacity number by increasing the loading standard and loading all classrooms, including those used for pullout and support programs.

Middle schools and high schools require a different approach as classroom use varies throughout the day according to a master schedule. A classroom may be used for large, general education classes in the morning periods, but in the afternoon, it may support smaller tutoring or mentoring programs. In addition, during a planning period the classroom asset is not available to any student capacity whatsoever. To address this, utilization factors are used. The following utilization factors, or percentages, were applied to the middle school and high school:

- Conservative Factor of 75%
- Moderate Factor or 80%
- Aggressive Factor of 85%

### **Principal Interviews**

Each principal was interviewed to determine the presence/absence of certain key systems that support teaching and learning, and the educational impact the condition or absence of those systems have.

### **Visioning Workshop**

Additionally, Cooperative Strategies and The District’s administrative leadership team completed a visioning exercise. During this exercise, the participants developed multiple standards along with program needs, wants, and a vision for critical capital improvement projects to complete within the next 10 years.

## I. Educational Facility Assessment

Cooperative Strategies assessed all eight of the Philomath School District's facilities in accordance with OAR 581-027-0035, utilizing the Oregon Department of Education's Facility Assessment Template workbooks.

The facilities assessed include:

- Blodgett Elementary School
- Clemens Primary School
- Philomath Elementary School
- Philomath Middle School
- Philomath High School
- Kings Valley Charter
- The Maintenance and Technology Building
- The District Office

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

In addition to the physical condition assessments, a school safety audit and ADA assessment were performed. The safety audit focused on identifying clearly defined drop-off / pick-up areas, appropriate levels of lighting and clear lines of sight for administration to monitor main entrances to the buildings. The ADA assessment focused on ADA accessibility into the school, as well as ADA compliance throughout the facility.

Lastly, three additional audits were conducted with district personnel: one for information technology, one for harmful substances, and one for indoor air quality. The information technology assessment focused on connectivity speed, wireless coverage, access control, video surveillance and central communications systems. The harmful substance audit identified whether the facility had been tested for lead, asbestos, mold, water quality, PCBs and radon; and if there was a treatment or abatement plan in place to remedy any identified issues. The indoor air quality assessment looked at the HVAC preventative maintenance schedule, whether rooms were being tested for CO<sub>2</sub>, and if there was proper ventilation throughout the facility.

The following tables provide summaries for each school site. **The full Facility Assessment Templates are provided in Appendix B.**



## A. Blodgett Elementary School

Level 1 or 2	Level 3 or Type	Level of Action	ODE Budget Estimate
<b>A SUBSTRUCTURE - NONE</b>			
<b>B SHELL</b>			
B2010 Exterior Walls	Framed w/Panel Siding	Moderate	\$ 41,521
B2020 Exterior Windows	Wood	Major	\$ 11,324
B2030 Exterior Doors	Wood	Major	\$ 3,300
<b>C INTERIORS</b>			
C3010 Wall Finishes	Wall board	Minor	\$ 7,059
C3020 Floor Finishes	Carpet / Soft Surface	Replace	\$ 1,385
	Resilient Tile	Minor	\$ 1,419
C3030 Ceiling Finishes	Wall board	Minor	\$ 1,030
	Lay-In Ceiling Tile	Minor	\$ 276
	Glued-Up Ceiling Tile	Minor	\$ 389
<b>D SERVICES</b>			
D50 Electrical	Clock / Intercom System	Replace	\$ 23,067
<b>E EQUIPMENT &amp; FURNISHINGS</b>			
E1010 Commercial Equipment	Food Service	Replace	\$ 18,454
E2010 Fixed Furnishings		Moderate	\$ 2,768
E2020 Movable Furnishings		Replace	\$ 16,608
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION - NOT USED</b>			
<b>G BUILDING SITE WORK</b>			
G20 Site Improvements	G2020 Parking Lots	Minor	\$ 3,865
	G2030 Pedestrian Paving	Major	\$ 463,201

Replace	\$ 59,513
Major	\$ 477,825
Moderate	\$ 44,289
Minor	\$ 14,037

### Key: FCI Scores

Good	0 - 5%
Fair	6 - 10%
Poor	11-30%
Critical	31-50%
Divest	51-100%

Physical Condition Budget Sub-Total	\$ 595,664
Budgeted Development Costs	\$ 226,352
<b>Physical Condition Budget TOTAL</b>	<b>\$ 822,016</b>

Replacement Budget	\$ 3,501,571
<b>Facility Condition Index (FCI)</b>	<b>23.5%</b>

## B. Clemens Primary School

Level 1 or 2	Level 3 or Type	Level of Action	ODE Budget Estimate
<b>A SUBSTRUCTURE</b>			
<b>B SHELL</b>			
B2010 Exterior Walls	Masonry	Moderate	\$ 7,013
B2020 Exterior Windows	Aluminum/Steel	Moderate	\$ 49,610
<b>C INTERIORS</b>			
C3010 Wall Finishes	Wall board	Minor	\$ 13,489
C3020 Floor Finishes	Carpet / Soft Surface	Replace	\$ 87,461
	Resilient Tile	Minor	\$ 6,706
	Resilient Sheet	Replace	\$ 54
	Wood Sports Floor	Moderate	\$ 1,252
C3030 Ceiling Finishes	Lay-In Ceiling Tile	Minor	\$ 6,895
	Painted Structure	Replace	\$ 428
<b>D SERVICES</b>			
<u>D20 Plumbing</u>	D2020 Domestic Water Distribution	Replace	\$ 60,885
	D2030 Sanitary Waste	Minor	\$ 5,638
<u>D30 HVAC</u>	D3060 Controls & Instrumentation	Replace	\$ 45,100
<b>E EQUIPMENT &amp; FURNISHINGS</b>			
<u>E20 Furnishings</u>	E2020 Movable Furnishings	Replace	\$ 16,236
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION - NOT USED</b>			
<b>G BUILDING SITE WORK</b>			
<u>G20 Site Improvements</u>	G2030 Pedestrian Paving	Major	\$ 12,351

Replace	\$ 210,165
Major	\$ 12,351
Moderate	\$ 57,874
Minor	\$ 32,728

<b>Key: FCI Scores</b>	
Good	0 - 5%
Fair	6 - 10%
Poor	11-30%
Critical	31-50%
Divest	51-100%

Physical Condition Budget Sub-Total	\$ 313,117
Budgeted Development Costs	\$ 118,985
<b>Physical Condition Budget TOTAL</b>	<b>\$ 432,102</b>

Replacement Budget	\$ 17,115,450
<b>Facility Condition Index (FCI)</b>	<b>2.5%</b>

### C. Philomath Elementary School

Level 1 or 2	Level 3 or Type	Level of Action	ODE Budget Estimate
<b>A SUBSTRUCTURE</b>			
<b>B SHELL</b>			
B2010 Exterior Walls	Concrete Formed / Tilt	Major	\$ 1,123
	Masonry	Major	\$ 44,566
B2020 Exterior Windows	Aluminum/Steel	Major	\$ 25,412
	Clad	Major	\$ 3,821
<b>C INTERIORS</b>			
C3010 Wall Finishes	Paint on Masonry	Minor	\$ 634
	Wall board	Minor	\$ 8,276
	Wainscot	Minor	\$ 2,693
C3020 Floor Finishes	Carpet / Soft Surface	Replace	\$ 158,629
	Resilient Tile	Minor	\$ 7,983
C3030 Ceiling Finishes	Wall board	Moderate	\$ 2,948
	Lay-In Ceiling Tile	Minor	\$ 3,933
<b>D SERVICES</b>			
<u>D20 Plumbing</u>	D2010 Plumbing Fixtures	Moderate	\$ 2,376
<u>D30 HVAC</u>	D3050 Terminal & Package Units	Replace	\$ 5,940
<b>E EQUIPMENT &amp; FURNISHINGS</b>			
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION - NOT USED</b>			
<b>G BUILDING SITE WORK</b>			
<u>G20 Site Improvements</u>	G2010 Roadways	Minor	\$ 9,499
	G2020 Parking Lots	Minor	\$ 14,013
	G2030 Pedestrian Paving	Major	\$ 38,585

Replace	\$ 164,569
Major	\$ 113,507
Moderate	\$ 5,324
Minor	\$ 47,033

<b>Key: FCI Scores</b>	
Good	0 - 5%
Fair	6 - 10%
Poor	11-30%
Critical	31-50%
Divest	51-100%

Physical Condition Budget Sub-Total	\$ 330,433
Budgeted Development Costs	\$ 125,564
<b>Physical Condition Budget TOTAL</b>	<b>\$ 455,997</b>

Replacement Budget	\$ 22,542,300
<b>Facility Condition Index (FCI)</b>	<b>2.0%</b>

## D. Philomath Middle School

Level 1 or 2	Level 3 or Type	Level of Action	ODE Budget Estimate
<b>A SUBSTRUCTURE</b>			
<b>B SHELL</b>			
B2010 Exterior Walls	Masonry	Moderate	\$ 19,602
	Framed w/Panel Siding	Moderate	\$ 95,832
B2020 Exterior Windows	Aluminum/Steel	Major	\$ 99,537
<b>C INTERIORS</b>			
C3010 Wall Finishes	Wall board	Minor	\$ 27,905
	Wainscot	Minor	\$ 3,120
C3020 Floor Finishes	Carpet / Soft Surface	Replace	\$ 99,892
	Resilient Tile	Minor	\$ 6,824
	Polished Concrete	Minor	\$ 1,118
C3030 Ceiling Finishes	Wall board	Minor	\$ 794
	Lay-In Ceiling Tile	Minor	\$ 27,851
<b>D SERVICES</b>			
<u>D20 Plumbing</u>	D2010 Plumbing Fixtures	Moderate	\$ 5,808
<u>D30 HVAC</u>	D3070 Systems Testing & Balancing	Replace	\$ 72,600
<u>D50 Electrical</u>	Clock / Intercom System	Moderate	\$ 54,450
	Lighting Control System	Minor	\$ 2,723
<b>E EQUIPMENT &amp; FURNISHINGS</b>			
<u>E1010 Commercial Equipment</u>	Food Service	Replace	\$ 145,200
<u>E2010 Fixed Furnishings</u>		Moderate	\$ 43,560
<u>E2020 Movable Furnishings</u>		Replace	\$ 130,680
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION - NOT USED</b>			
<b>G BUILDING SITE WORK</b>			
<u>G20 Site Improvements</u>	G2030 Pedestrian Paving	Major	\$ 75,686

Replace	\$ 448,372
Major	\$ 175,223
Moderate	\$ 219,252
Minor	\$ 70,335

<b>Key: FCI Scores</b>	
Good	0 - 5%
Fair	6 - 10%
Poor	11-30%
Critical	31-50%
Divest	51-100%

Physical Condition Budget Sub-Total	\$ 913,181
Budgeted Development Costs	\$ 347,009
<b>Physical Condition Budget TOTAL</b>	<b>\$ 1,260,190</b>

Replacement Budget	\$ 29,054,520
<b>Facility Condition Index (FCI)</b>	<b>4.3%</b>



## E. Philomath High School

Level 1 or 2	Level 3 or Type	Level of Action	ODE Budget Estimate
<b>A SUBSTRUCTURE</b>			
A10 Foundations	A1030 Slab on Grade	Moderate	\$ 93,500
<b>B SHELL</b>			
B1010 Floor Construction	Concrete	Replace	\$ 841,500
B2010 Exterior Walls	Masonry	Major	\$ 37,930
	Framed w/Panel Siding	Moderate	\$ 149,325
B2020 Exterior Windows	Aluminum/Steel	Major	\$ 11,521
	Clad	Major	\$ 111,340
<b>C INTERIORS</b>			
C1020 Interior Doors	Wood	Major	\$ 750
C3010 Wall Finishes	Paint on Masonry	Minor	\$ 1,424
	Wall board	Minor	\$ 18,383
	Wainscot	Minor	\$ 1,311
	Ceramic Tile	Minor	\$ 48
C3020 Floor Finishes	Resilient Tile	Minor	\$ 9,488
	Polished Concrete	Minor	\$ 17,103
	Ceramic Tile	Minor	\$ 622
	Wood Sports Floor	Moderate	\$ 4,894
C3030 Ceiling Finishes	Wall board	Minor	\$ 2,745
	Lay-In Ceiling Tile	Minor	\$ 6,244
<b>D SERVICES</b>			
D20 Plumbing	D2010 Plumbing Fixtures	Moderate	\$ 1,000
D30 HVAC	Ductwork	Moderate	\$ 14,025
<b>E EQUIPMENT &amp; FURNISHINGS</b>			
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION - NOT USED</b>			
<b>G BUILDING SITE WORK</b>			
G20 Site Improvements	G2010 Roadways	Minor	\$ 47,053
	G2020 Parking Lots	Minor	\$ 49,480
	G2030 Pedestrian Paving	Major	\$ 68,474

Replace	\$ 841,500
Major	\$ 161,541
Moderate	\$ 262,744
Minor	\$ 222,373

### Key: FCI Scores

Good	0 - 5%
Fair	6 - 10%
Poor	11-30%
Critical	31-50%
Divest	51-100%

Physical Condition Budget Sub-Total	\$ 1,488,159
Budgeted Development Costs	\$ 565,501
<b>Physical Condition Budget TOTAL</b>	<b>\$ 2,053,660</b>

Replacement Budget	\$ 39,999,300
<b>Facility Condition Index (FCI)</b>	<b>5.1%</b>

## F. Kings Valley Charter

Level 1 or 2	Level 3 or Type	Level of Action	ODE Budget Estimate
<b>A SUBSTRUCTURE - NONE</b>			
<b>B SHELL</b>			
B2010 Exterior Walls	Masonry	Moderate	\$ 2,446
B2020 Exterior Windows	Aluminum/Steel	Major	\$ 16,720
<b>C INTERIORS</b>			
C3010 Wall Finishes	Wall board	Minor	\$ 4,903
	Wainscot	Minor	\$ 147
C3020 Floor Finishes	Carpet / Soft Surface	Replace	\$ 7,698
	Resilient Tile	Minor	\$ 1,070
	Resilient Sheet	Replace	\$ 815
	Polished Concrete	Replace	\$ 16,287
	Wood Sports Floor	Moderate	\$ 595
C3030 Ceiling Finishes	Wall board	Minor	\$ 132
	Lay-In Ceiling Tile	Minor	\$ 408
<b>D SERVICES</b>			
D20 Plumbing	D2010 Plumbing Fixtures	Moderate	\$ 725
<b>E EQUIPMENT &amp; FURNISHINGS</b>			
E2010 Fixed Furnishings		Moderate	\$ 5,436
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION - NOT USED</b>			
<b>G BUILDING SITE WORK</b>			
G20 Site Improvements	G2010 Roadways	Minor	\$ 3,399
	G2020 Parking Lots	Minor	\$ 3,189
	G2030 Pedestrian Paving	Major	\$ 8,544

Replace	\$ 24,800
Major	\$ 16,720
Moderate	\$ 9,201
Minor	\$ 21,792

<b>Key: FCI Scores</b>	
Good	0 - 5%
Fair	6 - 10%
Poor	11-30%
Critical	31-50%
Divest	51-100%

Physical Condition Budget Sub-Total	\$ 72,513
Budgeted Development Costs	\$ 27,555
<b>Physical Condition Budget TOTAL</b>	<b>\$ 100,069</b>

Replacement Budget	\$ 3,438,118
<b>Facility Condition Index (FCI)</b>	<b>2.9%</b>

## G. Maintenance & Technology

Level 1 or 2	Level 3 or Type	Level of Action	ODE Budget Estimate
<b>A SUBSTRUCTURE</b>			
<b>B SHELL</b>			
B2010 Exterior Walls	Framed w/Panel Siding	Major	\$ 6,600
	Aluminum/Steel	Major	\$ 13,200
<b>C INTERIORS - NONE</b>			
C1020 Interior Doors	Wood	Moderate	\$ 327
C3020 Floor Finishes	Resilient Tile	Minor	\$ 165
	Polished Concrete	Minor	\$ 1,980
C3030 Ceiling Finishes	Wall board	Minor	\$ 1,485
<b>D SERVICES</b>			
<b>E EQUIPMENT &amp; FURNISHINGS</b>			
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION - NOT USED</b>			
<b>G BUILDING SITE WORK</b>			

Replace	\$ -
Major	\$ 19,800
Moderate	\$ 327
Minor	\$ 3,630

<u>Key: FCI Scores</u>	
Good	0 - 5%
Fair	6 - 10%
Poor	11-30%
Critical	31-50%
Divest	51-100%

Physical Condition Budget Sub-Total	\$ 23,757
Budgeted Development Costs	\$ 9,028
<b>Physical Condition Budget TOTAL</b>	<b>\$ 32,784</b>

Replacement Budget	\$ 1,001,880
<b>Facility Condition Index (FCI)</b>	<b>3.3%</b>

## H. District Office

Level 1 or 2	Level 3 or Type	Level of Action	ODE Budget Estimate
<b>A SUBSTRUCTURE</b>			
<b>B SHELL</b>			
B2010 Exterior Walls	Aluminum/Steel	Major	\$ 50,160
<b>C INTERIORS - NONE</b>			
C3010 Wall Finishes	Wall board	Moderate	\$ 1,411
C3030 Ceiling Finishes	Wall board	Minor	\$ 470
<b>D SERVICES</b>			
<b>E EQUIPMENT &amp; FURNISHINGS</b>			
E2010 Fixed Furnishings		Moderate	\$ 1,881
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION - NOT USED</b>			
<b>G BUILDING SITE WORK</b>			
G20 Site Improvements	G2030 Pedestrian Paving	Major	\$ 6,840

Replace	\$ -
Major	\$ 57,000
Moderate	\$ 3,292
Minor	\$ 470

### Key: FCI Scores

Good	0 - 5%
Fair	6 - 10%
Poor	11-30%
Critical	31-50%
Divest	51-100%

Physical Condition Budget Sub-Total	\$ 60,762
Budgeted Development Costs	\$ 23,090
<b>Physical Condition Budget TOTAL</b>	<b>\$ 83,851</b>

Replacement Budget	\$ 2,595,780
<b>Facility Condition Index (FCI)</b>	<b>3.2%</b>



I. Summary

School Site or Facility	Original Build	Recent Modernization	Sq. Ft.	Capacity Utilization	FCI	Replace	Major	Moderate	Minor	Budget Hard Costs	Budget Soft Costs	Budget Total
Blodgett Elementary School		2012	8,388	44%	23.5%	\$ 59,513	\$ 477,825	\$ 44,289	\$ 14,037	\$ 595,664	\$ 226,352	\$ 822,016
Clemens Primary School	2000	--	41,000	74%	2.5%	\$ 210,165	\$ 12,351	\$ 57,874	\$ 32,728	\$ 313,117	\$ 118,985	\$ 432,102
Philomath Elementary School	1950	2012	54,000	101%	2.0%	\$ 164,569	\$ 113,507	\$ 5,324	\$ 47,033	\$ 330,433	\$ 125,564	\$ 455,997
Philomath Middle School	1973	2012	66,000	80%	4.3%	\$ 448,372	\$ 175,223	\$ 219,252	\$ 70,335	\$ 913,181	\$ 347,009	\$ 1,260,190
Philomath High School	1951	2012 [1]	85,000	65%	5.1%	\$ 841,500	\$ 161,541	\$ 262,744	\$ 222,373	\$ 1,488,159	\$ 565,501	\$ 2,053,660
Sub-Total						\$ 1,724,119	\$ 940,446	\$ 589,483	\$ 386,506	\$ 3,640,555	\$ 1,383,411	\$ 5,023,966

Maintenance / Technology			3,000	N/A	3.3%	\$ -	\$ 19,800	\$ 327	\$ 3,630	\$ 23,757	\$ 9,028	\$ 32,784
District Office	1950s		5,700	N/A	3.2%	\$ -	\$ 57,000	\$ 3,292	\$ 470	\$ 60,762	\$ 23,090	\$ 83,851
Sub-Total						\$ -	\$ 76,800	\$ 3,618	\$ 4,100	\$ 84,519	\$ 32,117	\$ 116,636

Primary District Facilities Total						\$ 1,724,119	\$ 1,017,246	\$ 593,101	\$ 390,606	\$ 3,725,073	\$ 1,415,528	\$ 5,140,601
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Kings Valley Charter	1950s	2004	8,236	74%	2.9%	\$ 24,800	\$ 16,720	\$ 9,201	\$ 21,792	\$ 72,513	\$ 27,555	\$ 100,069
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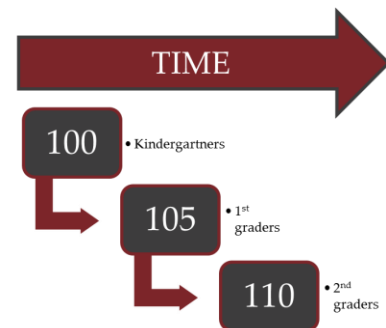
[1] Teardown/rebuild or renovation of HS, except for auditorium, pool building, metal shop, forestry building, science wing, library

## II. Enrollment Projections

### A. Cohort Survival Method

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

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



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

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

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

## B. Historical Enrollment

As indicated in the table below, from the 2009-10 to the 2018-19 school year, enrollment in the Philomath School District 17J has decreased by 95 students. Since the 2015-16 school year, enrollment has increased by 27 students.

Historical Enrollment - District-wide

Grade	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
K	102	85	82	95	86	95	77	94	95	92
1	93	106	87	96	94	89	100	81	94	93
2	98	99	99	87	100	93	98	106	86	96
3	111	99	106	98	96	102	102	102	102	91
4	96	109	104	108	100	94	111	106	104	107
5	103	95	112	103	111	103	101	112	99	107
6	101	102	100	117	101	119	109	112	121	110
7	145	102	107	105	113	95	121	109	119	127
8	112	147	103	114	104	120	95	121	112	125
9	131	120	148	116	117	111	128	102	131	122
10	130	130	128	150	118	119	112	132	108	131
11	144	132	128	136	154	113	122	117	131	111
12	162	142	141	129	131	161	130	115	115	121
Grand Total	1,528	1,468	1,445	1,454	1,425	1,414	1,406	1,409	1,417	1,433

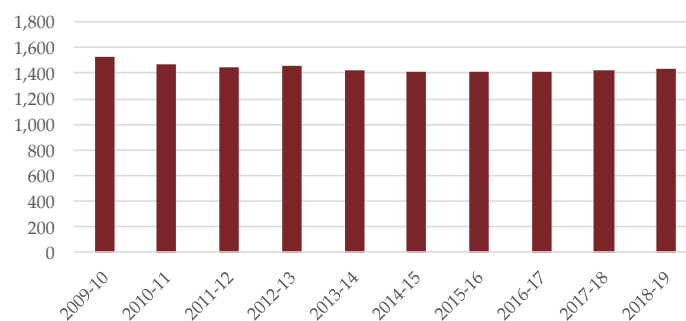
Source: Philomath School District 17J

Historical Enrollment - District-wide

Grade	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
K - 1	195	191	169	191	180	184	177	175	189	185
2 - 5	408	402	421	396	407	392	412	426	391	401
6 - 8	358	351	310	336	318	334	325	342	352	362
9 - 12	567	524	545	531	520	504	492	466	485	485
Grand Total	1,528	1,468	1,445	1,454	1,425	1,414	1,406	1,409	1,417	1,433

Source: Philomath School District 17J

### HISTORICAL ENROLLMENT - DISTRICT-WIDE



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

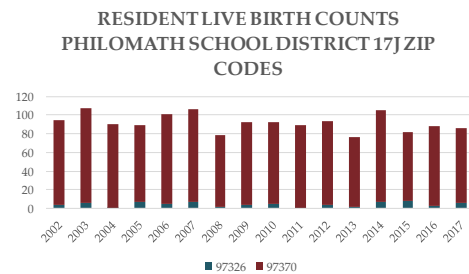
## C. Resident Live Birth Data

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

In addition, the live birth counts are used in determining a birth-to-kindergarten and birth-to-first grade survival ratio. This ratio identifies the percentage of children born in a representative area who attend kindergarten and first grade in the District five and six years later. The survival ratios for birth-to-kindergarten, birth-to-first grade, as well as grades 1-12 can be found on page 15 of this report.

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

The table and graph include the resident live birth counts for ZIP codes 97324, 97326, 97330, 97333, 97344, 97361, and 97370. Upon analysis of the map on the following page, only live birth counts for ZIP codes 97326 and 97370 were used in the development of the enrollment projections.

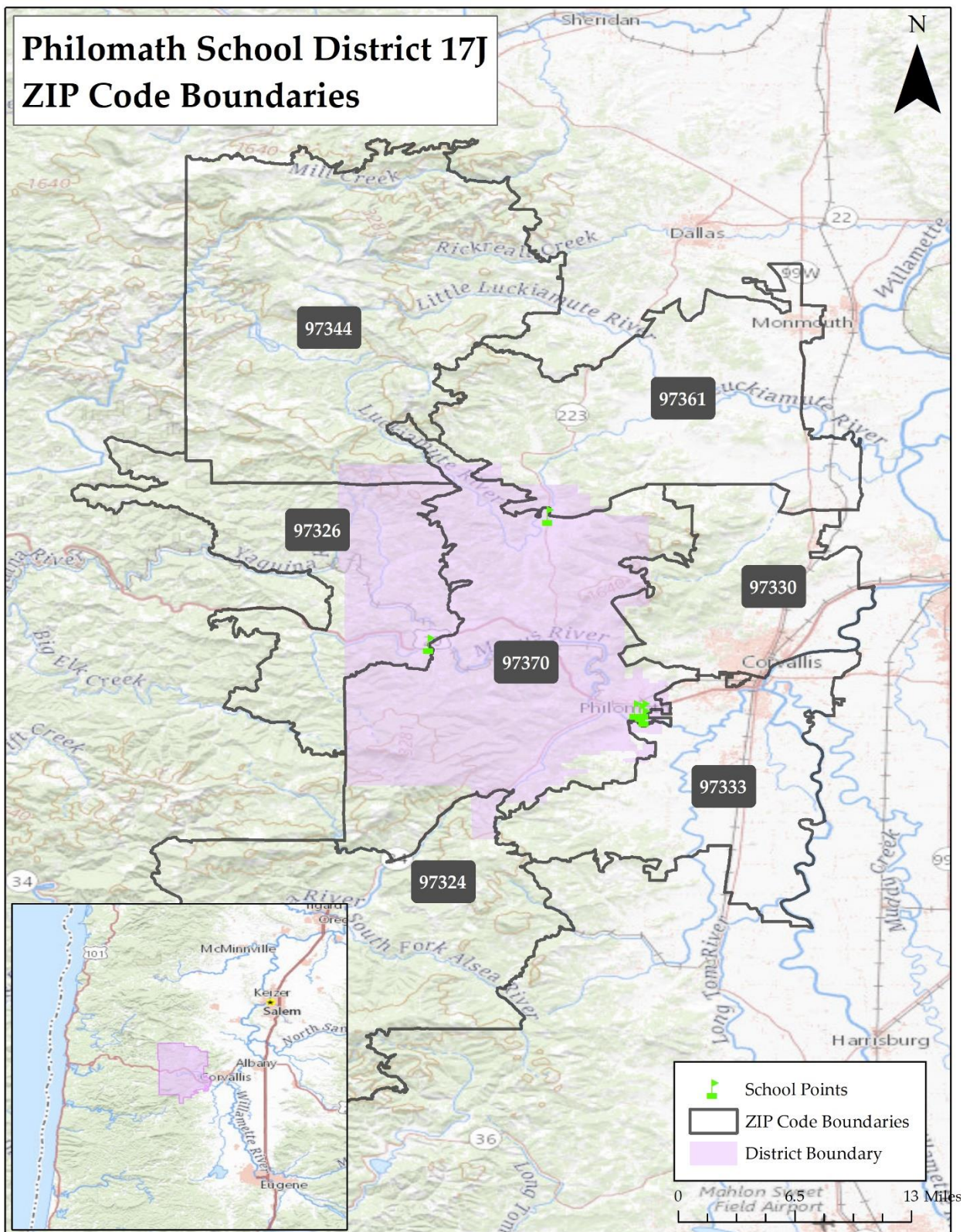


**RESIDENT LIVE BIRTH COUNTS  
PHILOMATH SCHOOL DISTRICT 17J ZIP CODES**

Year	97324	97326	97330	97333	97344	97361	97370
2002	10	4	387	177	-	-	91
2003	13	6	357	180	-	-	102
2004	7	1	342	193	-	-	89
2005	7	7	360	204	-	-	82
2006	10	5	352	216	-	-	96
2007	2	7	370	215	-	-	99
2008	8	2	353	197	-	-	77
2009	1	4	375	202	-	-	88
2010	7	5	321	206	-	4	88
2011	9	1	348	218	-	1	88
2012	6	4	365	186	-	3	90
2013	10	2	294	179	-	2	74
2014	15	7	320	188	-	3	98
2015	6	8	333	185	-	-	74
2016	5	3	354	201	-	1	85
2017	13	6	301	164	-	1	80

Source: Oregon Department of Health





## D. Housing Data

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

Year	BUILDING PERMITS			
	PHILOMATH, OR		BENTON CO., OR	
	Single-family	Multi-family	Single-family	Multi-family
2000	5	0	226	38
2001	48	8	310	485
2002	42	8	357	12
2003	22	8	278	161
2004	17	4	291	75
2005	13	8	320	176
2006	35	4	301	54
2007	20	4	193	20
2008	5	2	106	2
2009	15	0	96	0
2010	6	0	75	18
2011	4	0	66	298
2012	3	0	86	226
2013	1	0	133	90
2014	11	0	119	332
2015	12	0	138	4
2016	14	4	149	46
2017	6	9	116	20
2018	11	347	103	519
2019*	0	0	66	320

Source: SOCDS Building Permits Database

\*preliminary through June 2019

According to information provided by the District, the following residential development projects are either under construction or in discussions/approval processes:

Residential projects currently under construction

- 84 apartments (60 2BR; 24 1BR) on 3.37 acres at N. 19th and College St.
- 258 Apartments (Boulevard Apts.) on 14.82 acres off Philomath Blvd.

Residential Projects Currently Under Discussion/Approval Process

- 166 Homes (Millpond Crossing) on 31.23 acres off Chapel Dr.
- 52 Homes on 19.88 acres near 900 Block of N. 12th St.
- 19 Townhomes/Triplexes (Triple 7 Enterprises) near Quail Glenn Dr. & N. 11th St.

Apartments/Condos on 9.9 acres off Landmark Dr. (# of units unspecified)

- 53 Lot Subdivision on 12.63 acres (Newton Creek Estates) off Chapel Dr (adjacent to PMS)

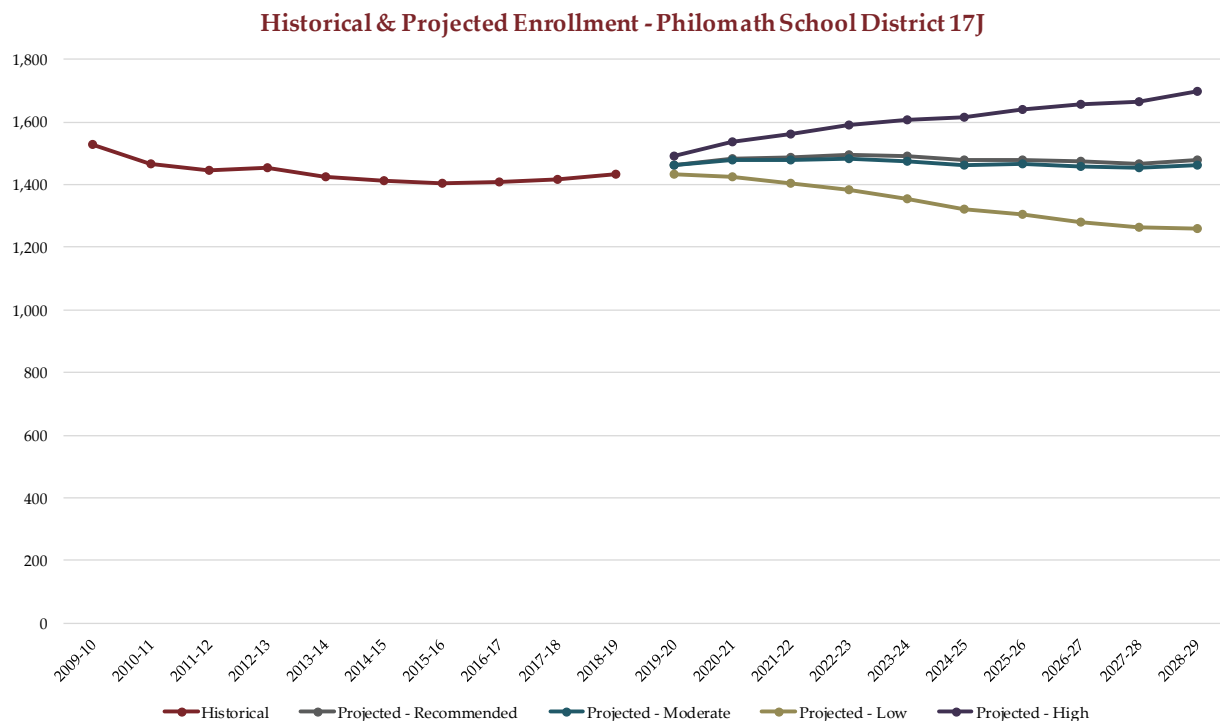


## E. Projected Enrollment

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

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

It should be noted that actual live birth counts are available through 2017 and project kindergarten enrollment through 2022-23. To project kindergarten through 2029-30, an average of the last 3 years of live birth counts was used.



## F. Projected Enrollment – Recommended

Based on the recommended projected enrollment, the student enrollment in the Philomath School District 17J is projected to increase from 1,433 in 2018-19 to 1,479 students in 2028-29.

Projected Enrollment - Recommended - District-wide

Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K	108	84	90	88	88	88	88	88	88	88
1	93	110	86	92	90	89	89	89	89	89
2	97	98	115	90	96	94	93	93	93	93
3	99	101	101	119	93	100	97	97	97	97
4	94	103	104	105	123	96	103	101	100	100
5	109	96	105	106	107	125	98	105	102	102
6	116	118	104	114	115	116	136	106	114	111
7	115	121	123	108	118	120	121	141	110	119
8	131	118	124	126	111	122	123	124	145	114
9	135	141	127	135	137	121	132	134	134	157
10	125	138	145	130	138	140	123	135	137	137
11	134	128	141	148	133	141	143	126	138	140
12	106	128	122	135	141	128	135	137	121	132
<b>Grand Total</b>	<b>1,462</b>	<b>1,484</b>	<b>1,487</b>	<b>1,496</b>	<b>1,490</b>	<b>1,480</b>	<b>1,481</b>	<b>1,476</b>	<b>1,468</b>	<b>1,479</b>

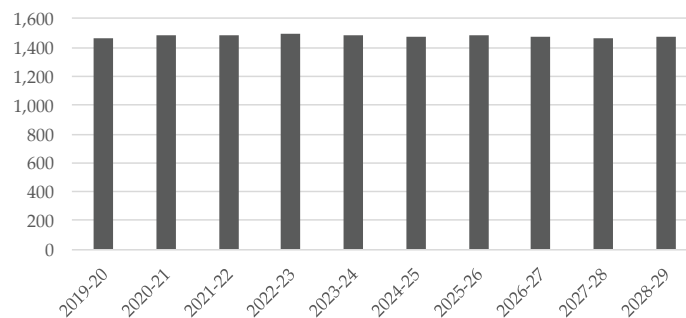
Source: Cooperative Strategies

Projected Enrollment - Recommended - District-wide

Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K - 1	201	194	176	180	178	177	177	177	177	177
2 - 5	399	398	425	420	419	415	391	396	392	392
6 - 8	362	357	351	348	344	358	380	371	369	344
9 - 12	500	535	535	548	549	530	533	532	530	566
<b>Grand Total</b>	<b>1,462</b>	<b>1,484</b>	<b>1,487</b>	<b>1,496</b>	<b>1,490</b>	<b>1,480</b>	<b>1,481</b>	<b>1,476</b>	<b>1,468</b>	<b>1,479</b>

Source: Cooperative Strategies

### PROJECTED ENROLLMENT - RECOMMENDED - DISTRICT-WIDE



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

### **III. Collaboration with Local Government Planning Agencies**

This consideration is required for TAP compliance under OAR 581-027-0040 when school districts pursue the construction of new school buildings on undeveloped land. However, at this time, the Long-Range Facility Plan contemplates only modernization and improvements to existing school buildings.

## IV. Community Involvement

### A. Online Survey

A community survey was conducted online between January 27<sup>th</sup> and February 7<sup>th</sup> as part of the Long-Range Facility Planning process. A total of 432 community members responded to the survey.

These surveys are an important tool for gathering critical input to be incorporated into the facility planning process. PSD sent the following email to all contacts in their database inviting and encouraging participation in the survey.

*Philomath School District values your thoughts and input!*

*We are preparing a long-range plan for our school facilities, and your feedback is critical to the success of this process. Would you mind taking a few moments to click on the link below and answer a few questions?*

*<https://www.surveymonkey.com/r/7PDRQGM>*

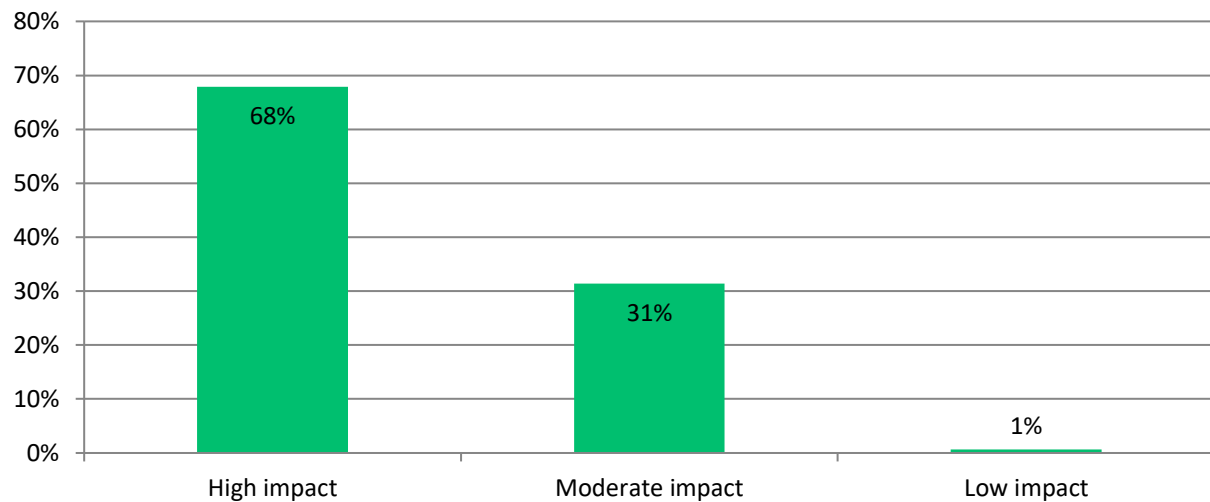
*Additionally, the survey may be found by going to our website (<https://www.philomathsd.net/>) and clicking on the link "Philomath School District Community Survey."*

*Thank you!*

## Survey Questions & Responses

**Q1:** What impact do you believe high-quality school facilities have on creating an optimal teaching and learning environment?

Answer Choices	Responses	
High impact	68%	292
Moderate impact	31%	135
Low impact	1%	3
	<b>Answered</b>	<b>430</b>
	<b>Skipped</b>	<b>2</b>



*[Including 57 additional comments]*

**Q2:** As the District creates a comprehensive plan to address school facility needs, please rank the following issues in order of priority, with 1 being assigned the highest priority, 2 the next highest, and so on. You may drag items or enter a number. If you would like to add an issue or provide additional feedback, please use the comment box in question #3.

		Higher Priority				Lower Priority			
		1	2	3	4	5	Total	Score	
Infrastructure	Repairing/Replacing infrastructure that is at the end of its useful life or has become obsolete (e.g. flooring, asphalt/concrete, student desks/tables, HVAC, technology, etc.)	27% 113	25% 107	23% 96	16% 66	9% 39	421	3.45	
Learning Environment	Improving the functionality of key areas to provide optimal learning environments (e.g. classrooms, libraries, kitchens, multi-purpose)	23% 96	24% 100	24% 99	21% 89	9% 36	420	3.31	
CTE	Adding and/or improving access to specialized programs (e.g. fine arts, science, theater, Career Technical Education, etc.)	18% 74	23% 95	23% 97	22% 91	14% 58	415	3.09	
Safety & Security	Enhancing campus-wide safety and security	21% 88	15% 62	16% 67	20% 87	28% 121	425	2.79	
Enrollment/Capacity	Enrollment increases that have the potential to surpass current capacity	13% 56	14% 60	15% 64	20% 83	38% 161	424	2.45	

*[Included 82 additional comments]*

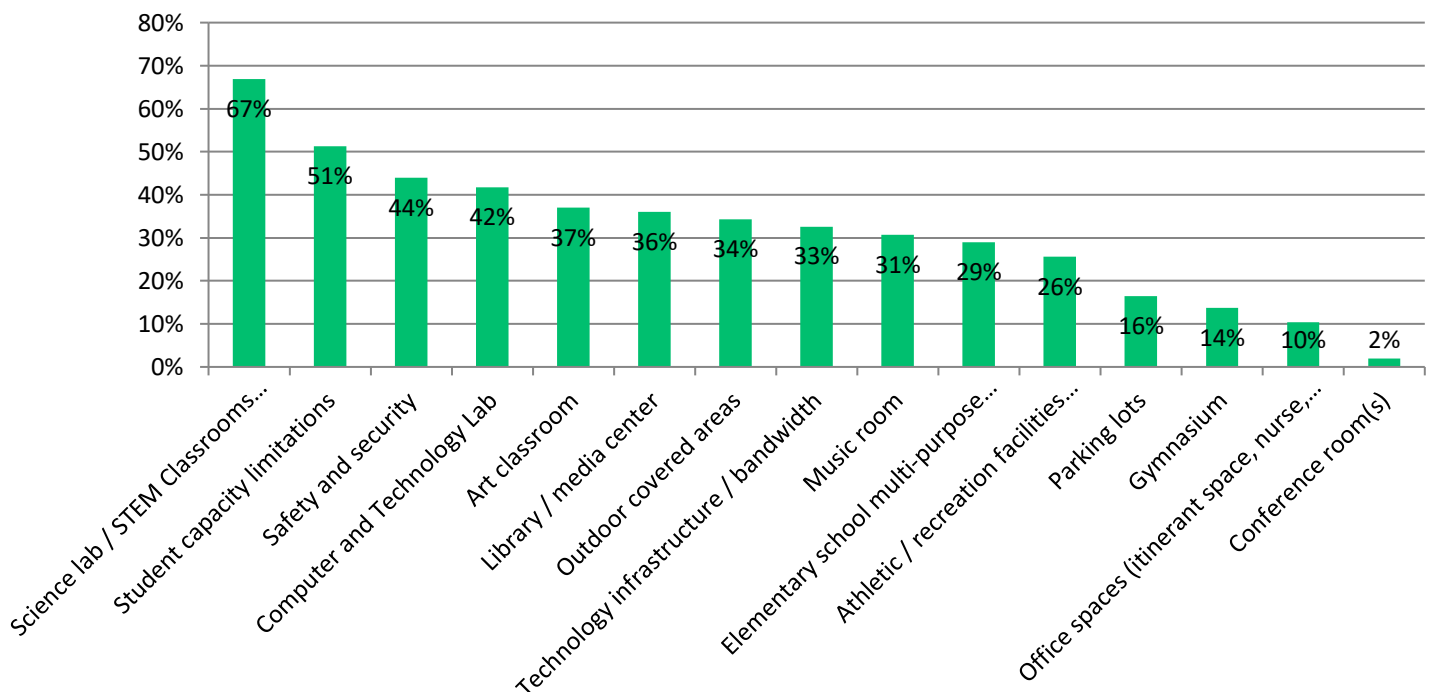


**Q4: Primary & Elementary Schools - Which of the following areas do you believe the District should prioritize when considering improvements to current elementary-school learning environments?**

*Please select the top 5 that you think are most important at the elementary-school level.*

Answer Choices	Responses	
Science lab / STEM Classrooms (science, technology, engineering, math)	67%	277
Student capacity limitations	51%	212
Safety and security	44%	182
Computer and Technology Lab	42%	173
Art classroom	37%	153
Library / media center	36%	149
Outdoor covered areas	34%	142
Technology infrastructure / bandwidth	33%	135
Music room	31%	127
Elementary school multi-purpose space (cafeteria / gymnasium / stage)	29%	120
Athletic / recreation facilities (stadiums, ball fields, soccer fields, track, etc.)	26%	106
Parking lots	16%	68
Gymnasium	14%	57
Office spaces (itinerant space, nurse, clinic, counselors, etc.)	10%	43
Conference room(s)	2%	8
	<b>Answered</b>	<b>414</b>

These results show the total number of people who included an item in their five selections. For example, the first row shows us that 277 out of 414 responses, or 67% of all responses, included Science lab / STEM in their five selections.



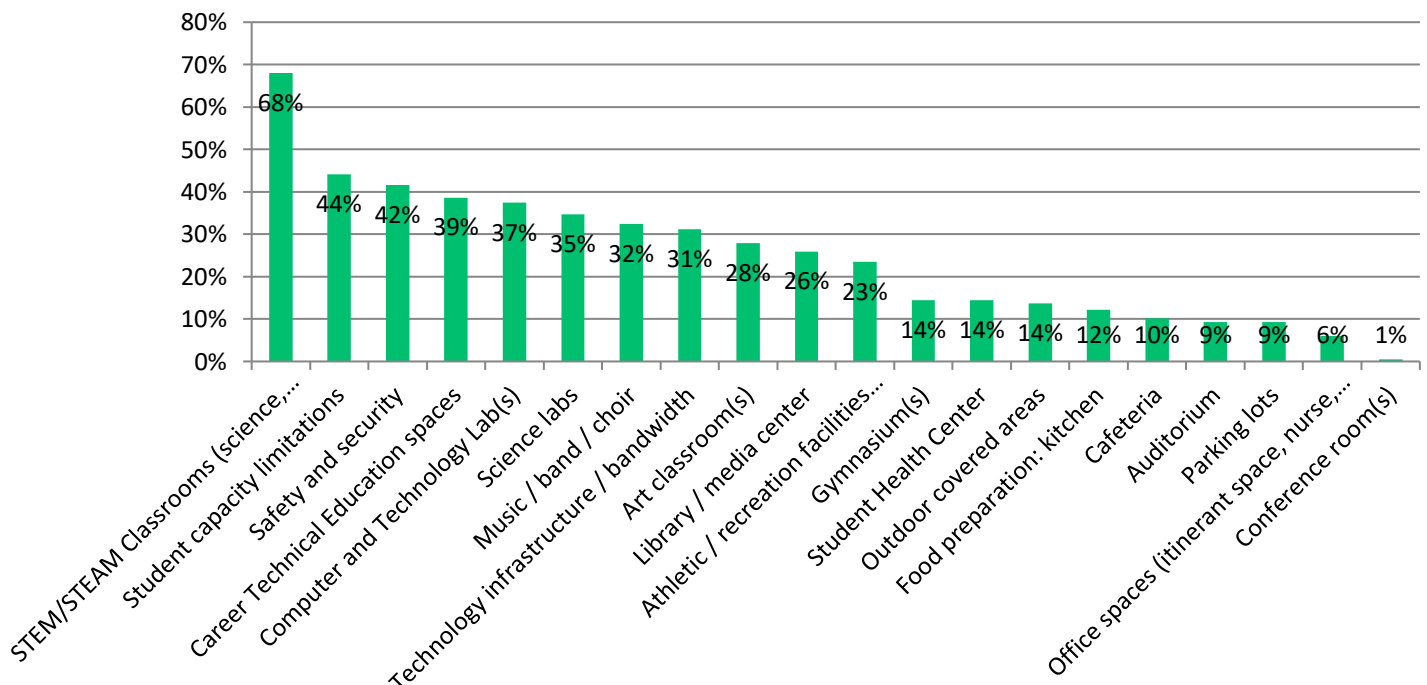
**Q5: Middle School -** Which of the following areas do you believe the District should prioritize when considering improvements to current middle-school learning environments?

*Please select the top 5 that you think are most important at the middle-school level.*

Answer Choices	Responses	
STEM/STEAM Classrooms (science, technology, engineering, math)	68%	273
Student capacity limitations	44%	177
Safety and security	42%	167
Career Technical Education spaces	39%	155
Computer and Technology Lab(s)	37%	150
Science labs	35%	139
Music / band / choir	32%	130
Technology infrastructure / bandwidth	31%	125
Art classroom(s)	28%	112
Library / media center	26%	104
Athletic / recreation facilities (stadiums, ball fields, soccer fields, track, etc.)	23%	94
Gymnasium(s)	14%	58
Student Health Center	14%	58
Outdoor covered areas	14%	55
Food preparation: kitchen	12%	49
Cafeteria	10%	41
Auditorium	9%	37
Parking lots	9%	37
Office spaces (itinerant space, nurse, clinic, counselors, etc.)	6%	24
Conference room(s)	1%	2

These results show the total number of people who included an item in their five selections. For example, the first row shows us that 273 out of 401 responses, or 68% of all responses, included STEM/STEAM in their five selections.

Answered 401



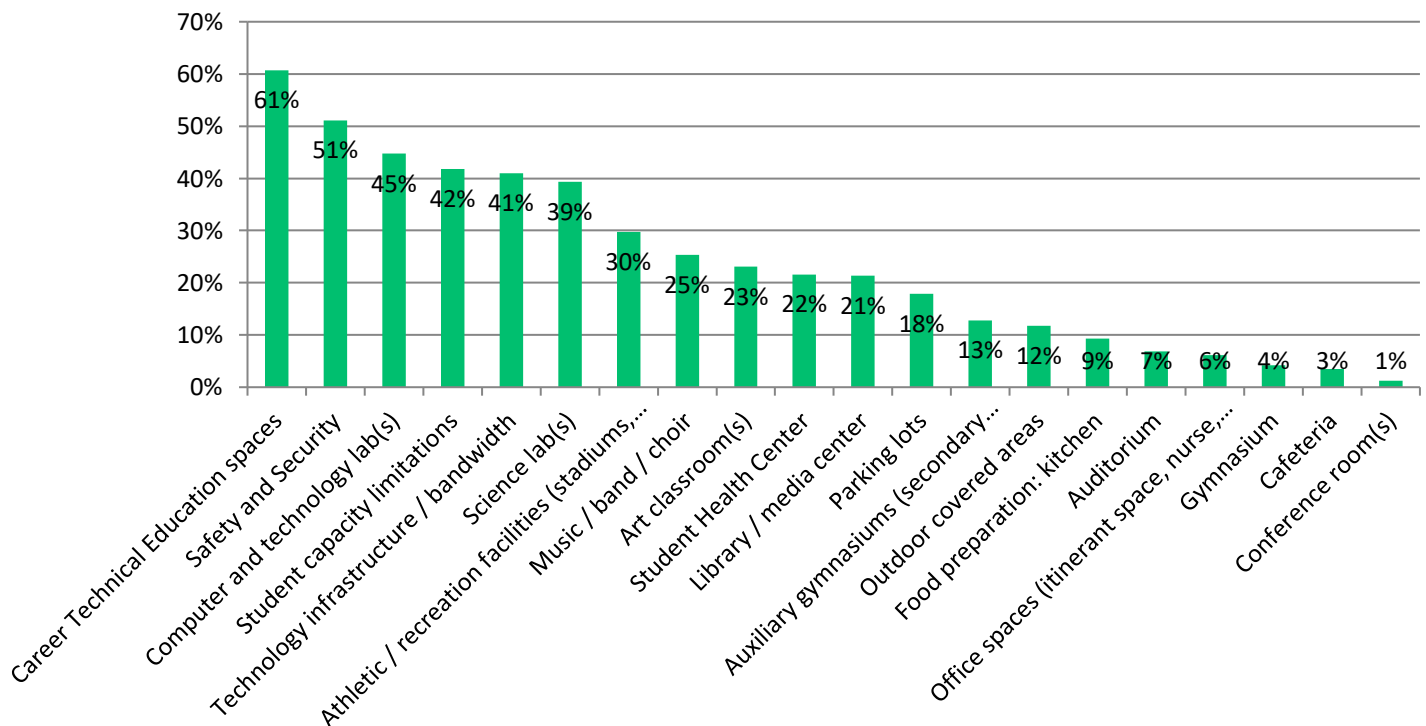
**Q6: High School -** Which of the following areas do you believe the District should prioritize when considering improvements to current high-school learning environments?

*Please select the top 5 that you think are most important at the high-school level.*

Answer Choices	Responses	
Career Technical Education spaces	61%	247
Safety and Security	51%	208
Computer and technology lab(s)	45%	182
Student capacity limitations	42%	170
Technology infrastructure / bandwidth	41%	167
Science lab(s)	39%	160
Athletic / recreation facilities (stadiums, ball fields, soccer fields, track, etc.)	30%	121
Music / band / choir	25%	103
Art classroom(s)	23%	94
Student Health Center	22%	88
Library / media center	21%	87
Parking lots	18%	73
Auxiliary gymnasiums (secondary practice, non-competition)	13%	52
Outdoor covered areas	12%	48
Food preparation: kitchen	9%	38
Auditorium	7%	28
Office spaces (itinerant space, nurse, clinic, counselors, etc.)	6%	25
Gymnasium	4%	17
Cafeteria	3%	14
Conference room(s)	1%	5

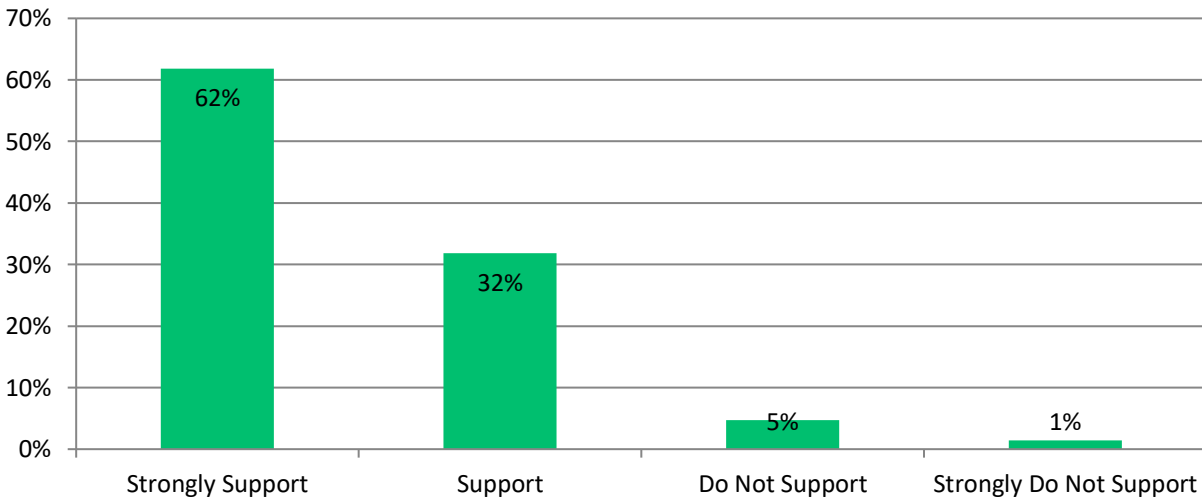
These results show the total number of people who included an item in their five selections. For example, the first row shows us that 247 out of 407 responses, or 61% of all responses, included CTE in their five selections.

Answered 407



**Q7:** With numerous residential development projects in-progress and actively being planned, the District is facing enrollment increases that have the potential to surpass current capacity. What is your level of support for the District to initiate ongoing community dialogue to evaluate options that address enrollment growth, including possibly building a new school and/or extensive renovations of affected schools?

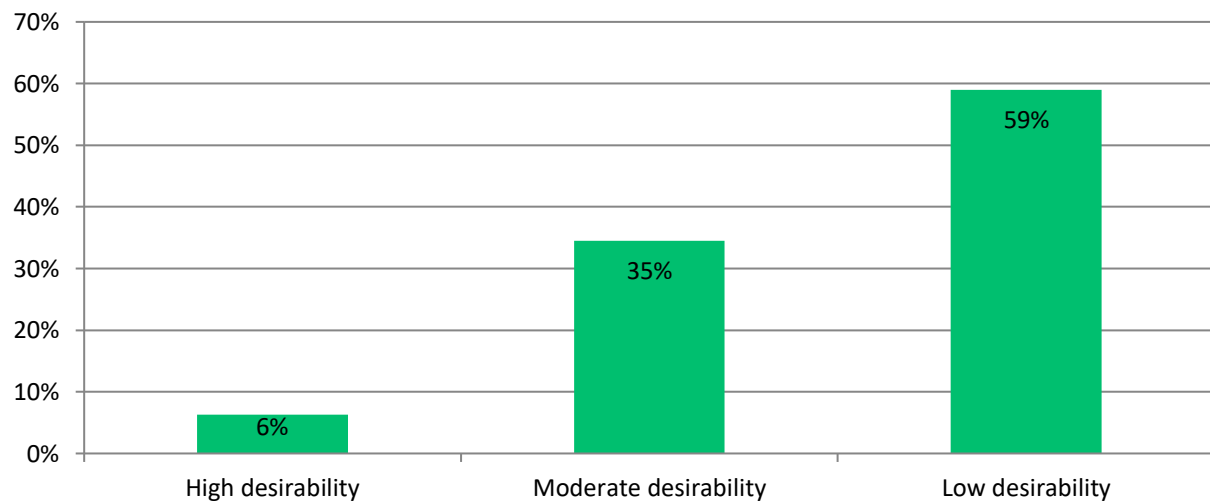
Answer Choices	Responses	
Strongly Support	62%	264
Support	32%	136
Do Not Support	5%	20
Strongly Do Not Support	1%	6
<b>Answered</b>		<b>427</b>
<b>Skipped</b>		<b>5</b>



*[Including 63 additional comments]*

**Q8:** Please rate the desirability of using portables as a long-term solution for providing additional classroom space.

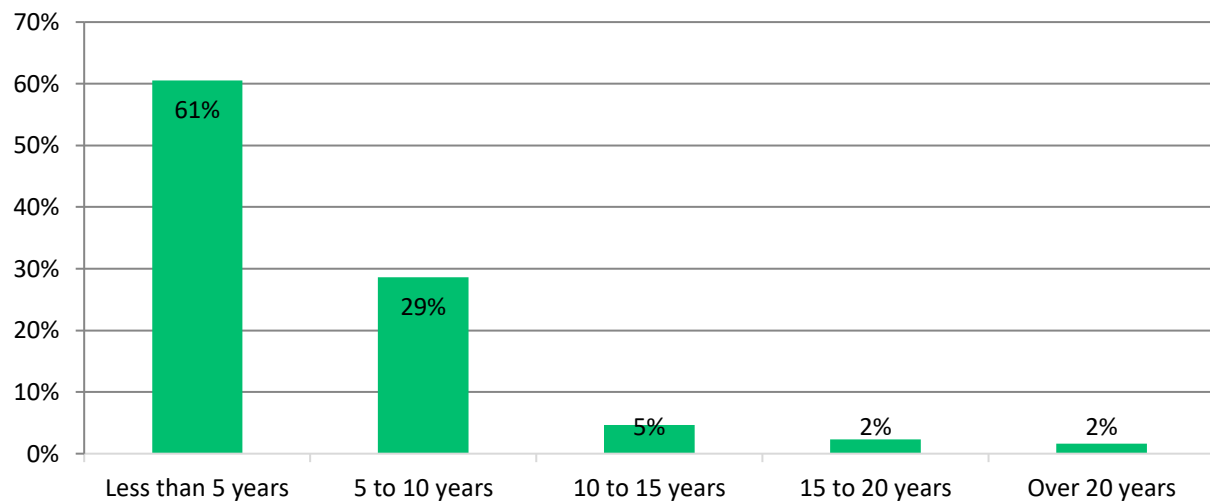
Answer Choices		Responses	
High desirability		6%	27
Moderate desirability		35%	148
Low desirability		59%	253
		<b>Answered</b>	<b>429</b>
		<b>Skipped</b>	<b>3</b>



*[Including 65 additional comments]*

**Q9:** How long do you believe portables should be used before they are replaced with permanent buildings?

Answer Choices		Responses	
Less than 5 years		61%	258
5 to 10 years		29%	122
10 to 15 years		5%	20
15 to 20 years		2%	10
Over 20 years		2%	7
		<b>Answered</b>	<b>426</b>
		<b>Skipped</b>	<b>6</b>

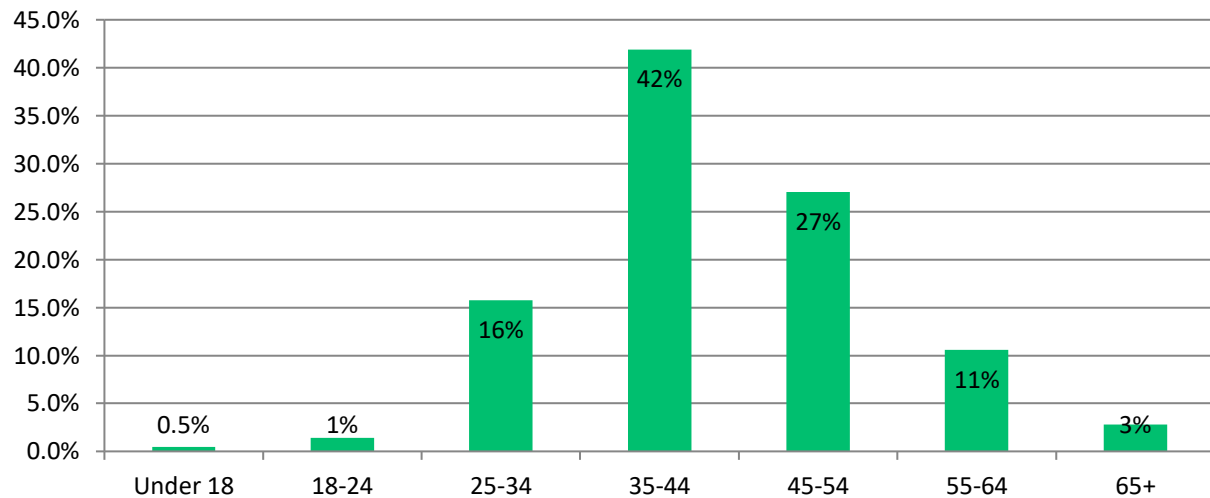


*[Including 49 additional comments]*

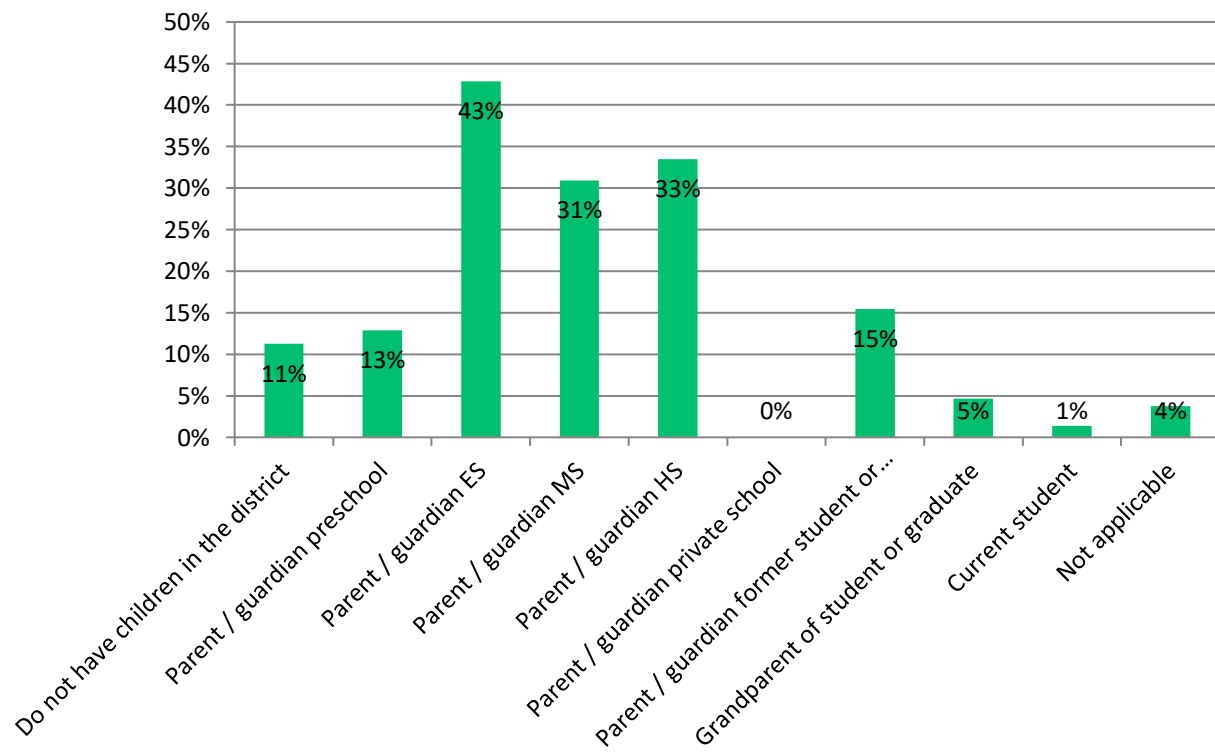


## Demographic Questions:

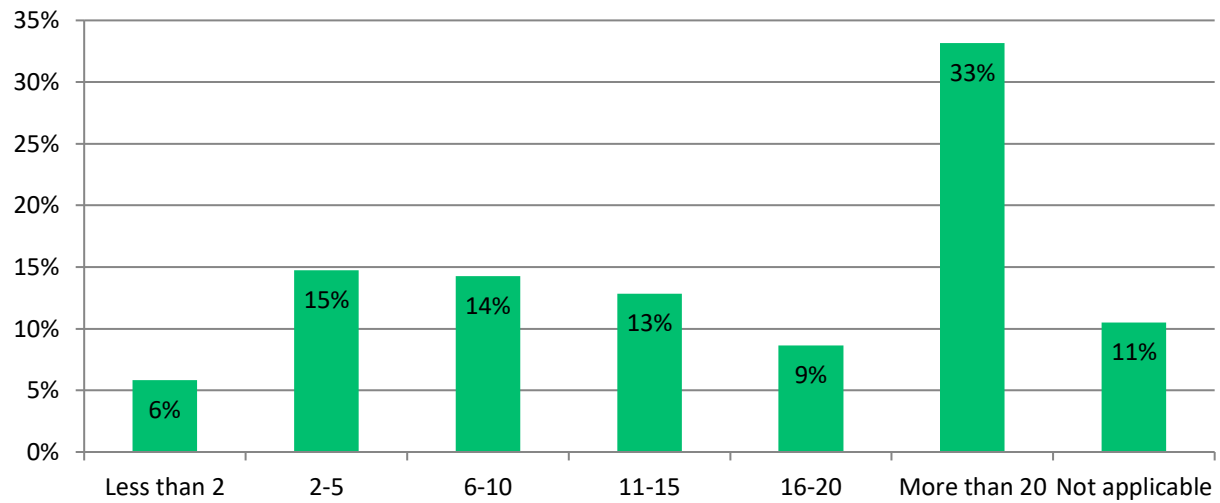
### Q10: Age?



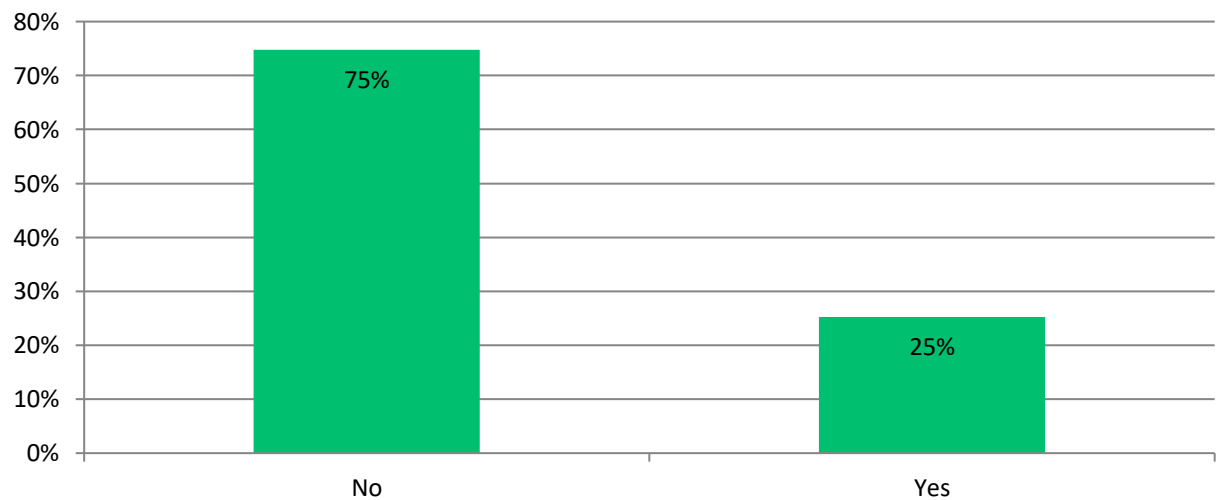
### Q11: Parental / Guardian / Student status (check all that apply)



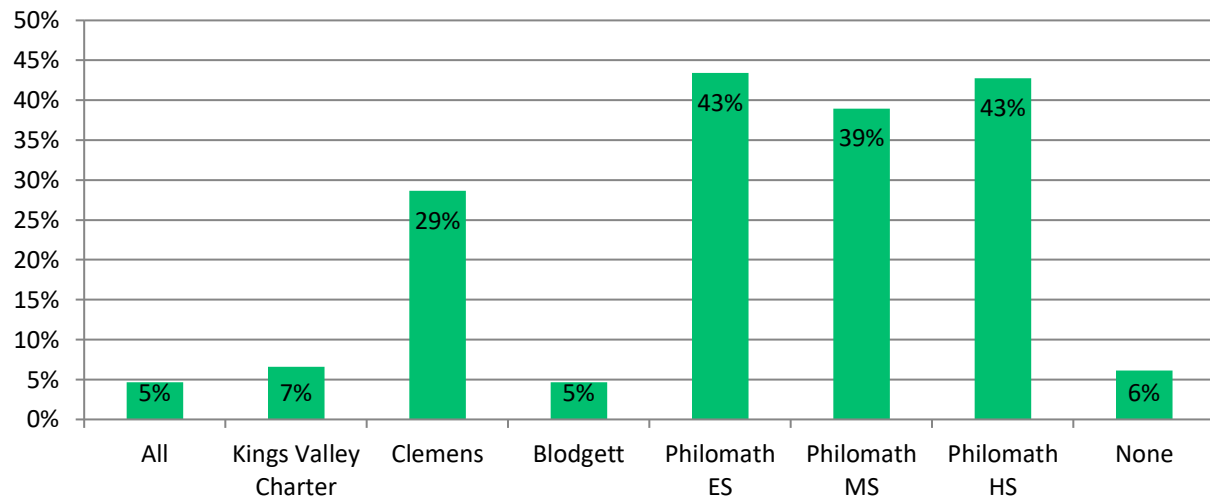
**Q12:** How many years have you lived in the District?



**Q13:** Are you an employee or retiree of the District?



**Q14: Which school(s) are you affiliated with? (check all that apply)**



## **B. Community Dialogue**

On Wednesday, February 12<sup>th</sup>, a community meeting was held from 6:00 P.M to 8:00 P.M. in the Board Room located in the District Office. The purpose of the meeting was to share results from the online survey and garner input on school facility needs and priorities.

The meeting was run by Mr. Chris Schmidt from Cooperative Strategies. Mr. Schmidt shared the purpose and importance of long-range facility plans, common challenges, and the results of the community web survey. However, the primary question posed to the group was, “how are PSD’s buildings helping or hindering the delivery of the educational vision?”

Among the many points of discussion, these are a few of the primary issues raised that addressed capital improvements:

- Capacity in Clemens Primary and Philomath Elementary
- The uncertainty of timing for residential development increases concerns
- Importance of maintaining close working relationship with the city to track and plan for impact of development
- Concerns about increasing the local tax burden were expressed
- Questions about items that were value engineered out of the new & remodeled high school that still need to be done
- Admin support services does not have the space it needs; ideally there would be a central location that houses the district office, technology, and maintenance
- There is hope one day for an alternative school and a performing arts center

## **V. Identification of Buildings on Historic Preservation Lists**

This consideration is required for TAP compliance under OAR 581-027-0040. Cooperative Strategies searched the prescribed sources—the National Historic Register and the Oregon Historic Sites Database—*and no positive results were found that identified PSD's school facilities.*

### A. Capacity Study

### Clemens Primary School (K-1): Capacity

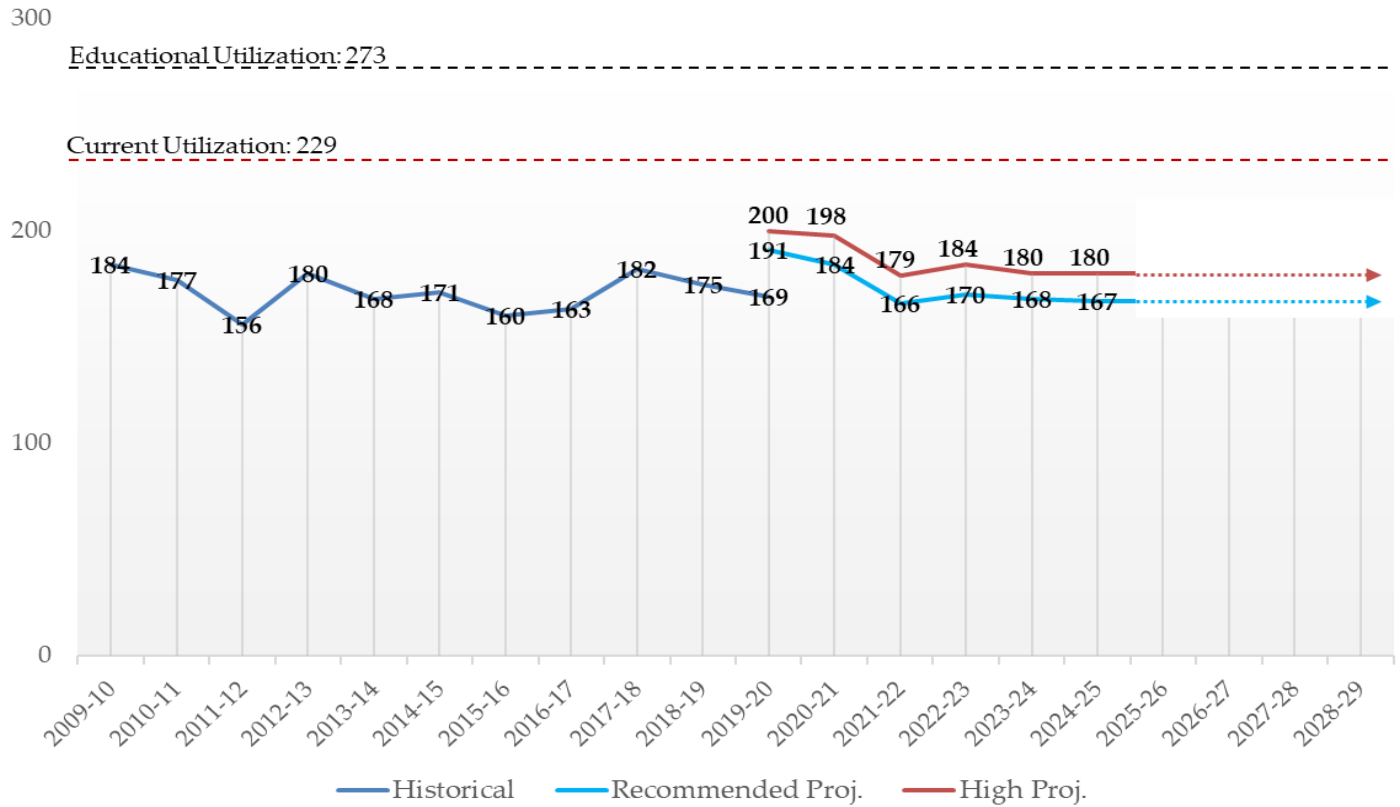
**Current Utilization:** Based on how each classroom is currently used and the District's current loading standards.

**Education Utilization:** Recaptures all classrooms not currently being used for educational programs; however, support programs remain intact. The current loading standard is maintained.

**Max Utilization:** All classrooms are employed for core instructional programs to produce the maximum capacity. This would result in a loss of non-core instructional and support programs. Additionally, the loading standard is increased



## Clemens Primary School (K-1): Capacity over Enrollment Projections



### Philomath Elementary School (2-5): Capacity

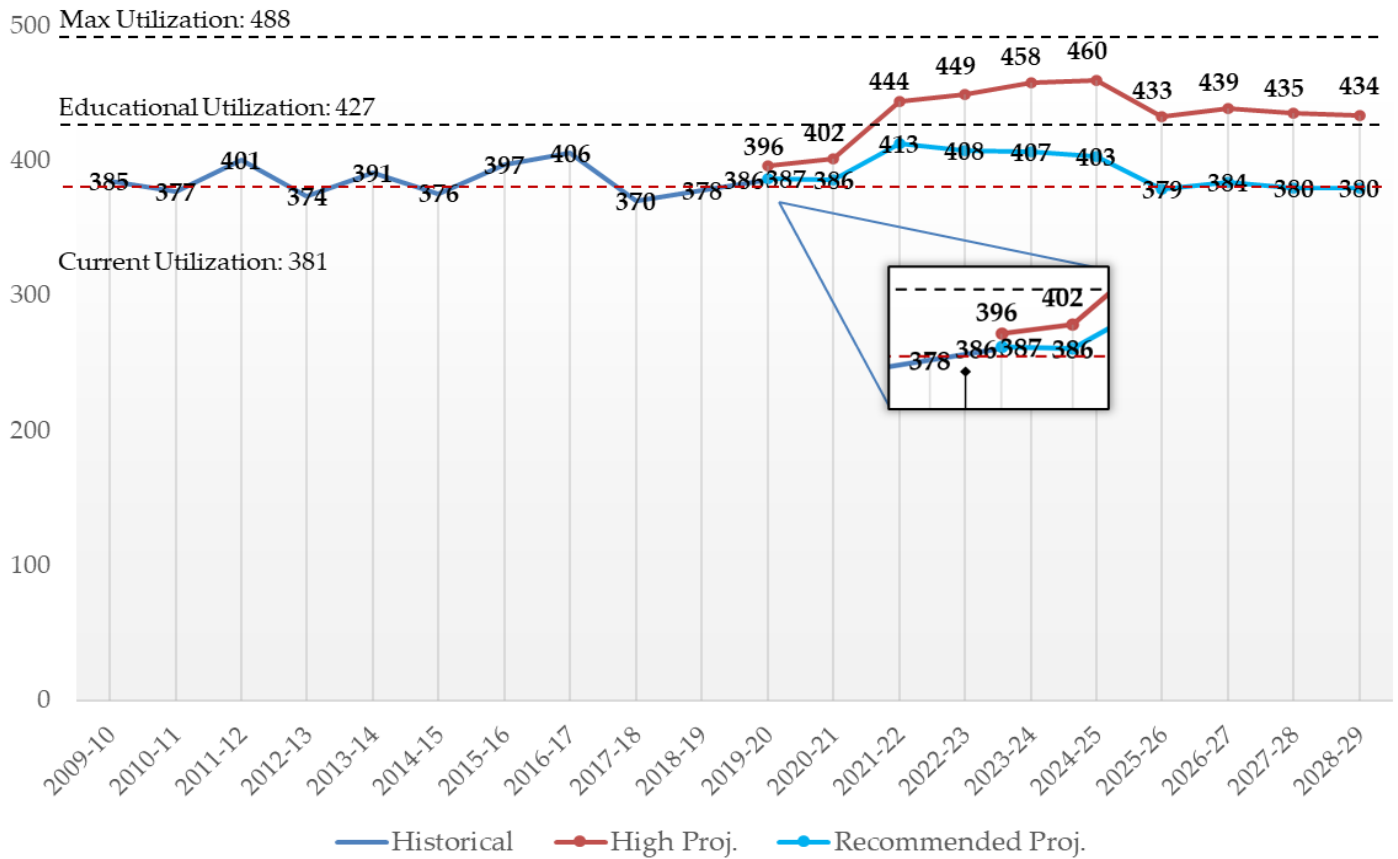
Classroom Spaces	CRs	Current Utilization		Education Utilization		Max Utilization	
		Loading	Capacity	Loading	Capacity	Loading	Capacity
Regular 2-5 Home Rm.	16	23	368	23	368	25	400
SpEd: Mild/Mod	1	13	13	13	13	13	13
Basement [1]	2	0	0	23	46	25	50
Music	1	0	0	0	0	25	25
#6 [2]	0	0	0	0	0	0	0
Mac Lab [2]	0	0	0	0	0	0	0
PC Lab [2]	0	0	0	0	0	0	0
<b>Total</b>	<b>20</b>		<b>381</b>		<b>427</b>		<b>488</b>
<b>Current 2019-20</b>		<b>Enrollment</b>	<b>386</b>	<b>386</b>		<b>386</b>	
		Over/Under	5	-41		-102	
		Utilization	101%	90%		79%	
			Rec. High	Rec. High		Rec. High	
<b>+5 Yr. 2024-25</b>		<b>Enrollment</b>	<b>394 448</b>	<b>394 448</b>		<b>394 448</b>	
		Over/Under	13 67	-33 21		-94 -40	
		Utilization	103% 118%	92% 105%		81% 92%	
<b>+7 Yr. 2026-27</b>		<b>Enrollment</b>	<b>376 428</b>	<b>376 428</b>		<b>376 428</b>	
		Over/Under	-5 47	-51 1		-112 -60	
		Utilization	99% 112%	88% 100%		77% 88%	

**Current Utilization:** Based on how each classroom is currently used and the District's current loading standards.

**Education Utilization:** Recaptures all classrooms not currently being used for educational programs; however, support programs remain intact. The current loading standard is maintained.

**Max Utilization:** All classrooms are employed for core instructional programs to produce the maximum capacity. This would result in a loss of non-core instructional and support programs. Additionally, the loading standard is increased

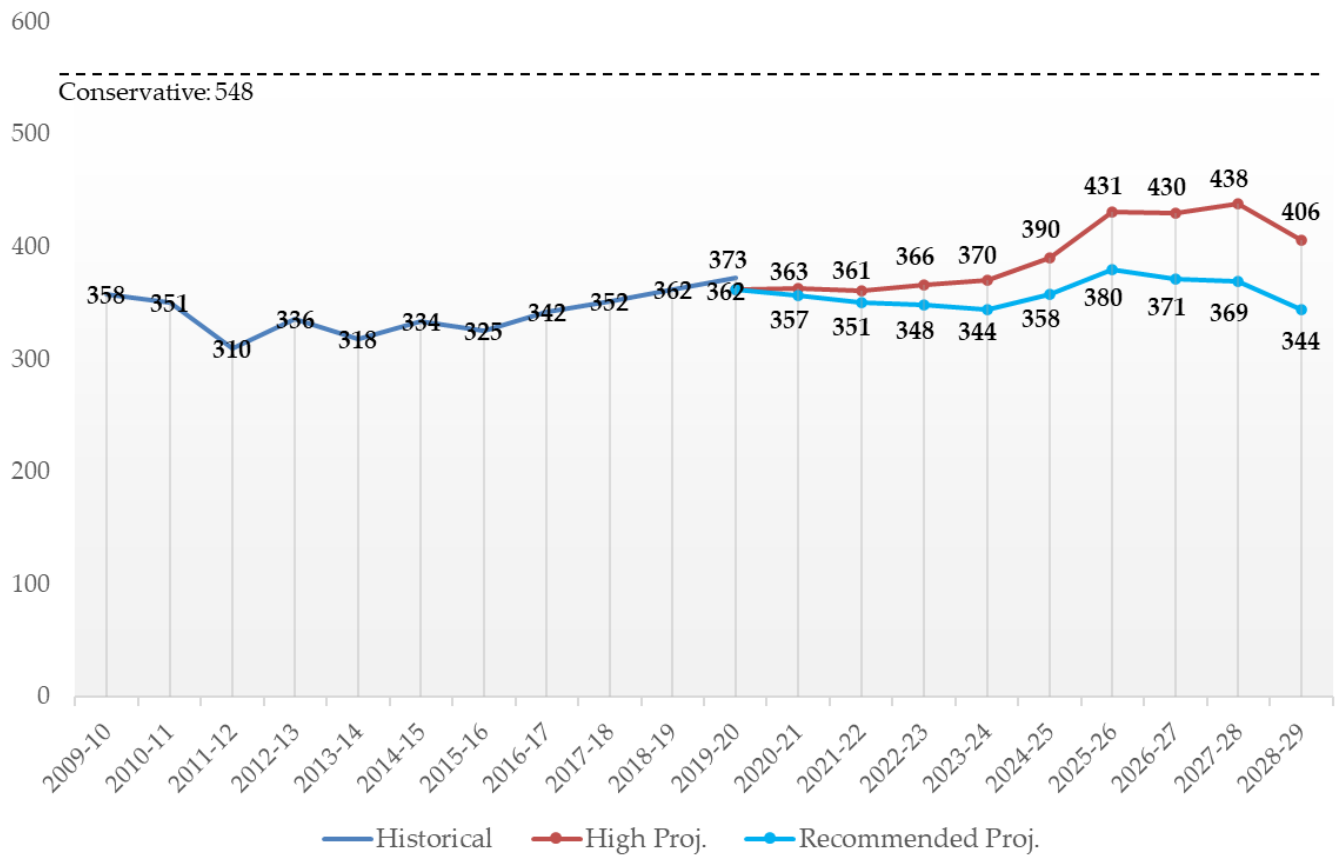
## Philomath Elementary School (2-5): Capacity over Enrollment Projections



## Philomath Middle School (6-8): Capacity

Classroom Spaces	CRs	Loading	Conservative Factor		Moderate Factor		Aggressive Factor	
			Factor	Capacity	Factor	Capacity	Factor	Capacity
Standard Classrooms	19	27	0.75	385	0.8	410	0.85	436
SpEd: Mild/Mod	1	13	0.75	10	0.8	10	0.85	11
Comp. Lab	1	15	0.75	11	0.8	12	0.85	13
Shop	1	27	0.75	20	0.8	22	0.85	23
Band	1	27	0.75	20	0.8	22	0.85	23
Gym	1	27	0.75	20	0.8	22	0.85	23
<b>Total</b>	<b>24</b>			<b>467</b>		<b>498</b>		<b>529</b>
<b>Current 2019-20</b>			<b>Enrollment</b>		<b>373</b>		<b>373</b>	
			Over/Under		-94		-125	
			Utilization		80%		75%	
				Rec. High		Rec. High		Rec. High
<b>+5 Yr. 2024-25</b>			<b>Enrollment</b>		<b>358 390</b>		<b>358 390</b>	
			Over/Under		-109 -77		-140 -108	
			Utilization		77% 84%		72% 78%	
<b>+7 Yr. 2026-27</b>			<b>Enrollment</b>		<b>371 430</b>		<b>371 430</b>	
			Over/Under		-96 -37		-127 -68	
			Utilization		80% 92%		75% 86%	

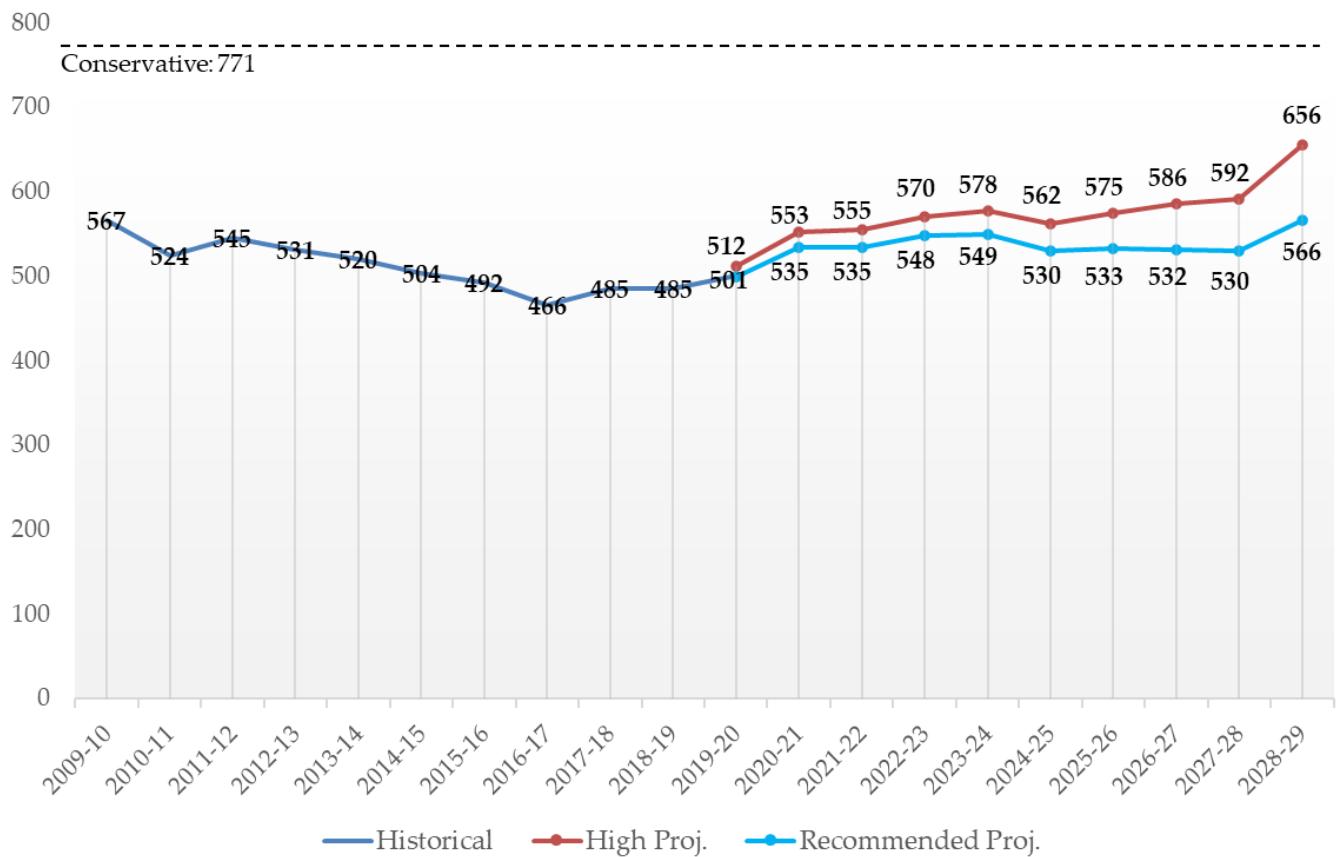
### Philomath Middle School (6-8): Capacity over Enrollment Projections



## Philomath High School (9-12): Capacity

Classroom Spaces	CRs	Loading	Conservative Factor		Moderate Factor		Aggressive Factor	
			Factor	Capacity	Factor	Capacity	Factor	Capacity
Standard Classroom	23	27	0.75	466	0.8	497	0.85	528
Lab Space	4	27	0.75	81	0.8	86	0.85	92
Activity Room	2	27	0.75	41	0.8	43	0.85	46
Gym	2	27	0.75	41	0.8	43	0.85	46
Weight Room	1	15	0.75	11	0.8	12	0.85	13
Shop Space	5	27	0.75	101	0.8	108	0.85	115
Forestry	1	15	0.75	11	0.8	12	0.85	13
Special Ed	2	13	0.75	20	0.8	21	0.85	22
<b>Total</b>	<b>40</b>			<b>771</b>		<b>822</b>		<b>874</b>
<b>Current 2019-20</b>			<b>Enrollment</b>	<b>501</b>		<b>501</b>		<b>501</b>
			Over/Under	-270		-321		-373
			Utilization	65%		61%		57%
				<b>Rec.</b>	<b>High</b>		<b>Rec.</b>	<b>High</b>
<b>+5 Yr. 2024-25</b>			<b>Enrollment</b>	<b>530</b>	<b>562</b>		<b>530</b>	<b>562</b>
			Over/Under	-241	-209		-292	-260
			Utilization	69%	73%		64%	68%
<b>+7 Yr. 2026-27</b>			<b>Enrollment</b>	<b>532</b>	<b>586</b>		<b>532</b>	<b>586</b>
			Over/Under	-239	-185		-290	-236
			Utilization	69%	76%		65%	71%

### Philomath High School (9-12): Capacity over Enrollment Projection



## **B. Principal Interviews**

Each principal was interviewed to determine the presence/absence of certain key systems that support teaching and learning, and the educational impact the condition or absence of those systems have.

The following questions were asked:

- Do all classrooms have doors that can lock from the inside?
- Are all classrooms free of ambient noise that can interfere with instruction?  
Common culprits are window-mounted AC units.
- Do all classrooms have windows?
- Do all classrooms have dimmable lights?
- Do all classrooms have display technology like a projector?
- Do all classrooms have access to high-speed wireless internet?
- Do all classrooms have a telephone?
- Do classrooms have sufficient electrical outlets in the classroom to support your instructional model?
- Do PreK classrooms have a restroom in the room? [If applicable]
- Do science labs have the following?
  - Fume Hoods
  - Emergency power shut off
  - Hard floors
  - Floor drains
  - Tables for student experiments
  - Utility Sinks
- Do art rooms have the following?
  - Kiln
  - Kiln room
  - Hard floors
  - Floor drains
  - Tables for students to work on projects
  - Utility sink



C. Visioning Workshop

Cooperative Strategies worked with the District’s administrative leadership team to compete a visioning workshop. Having reviewed the results of the community input, the participants worked through each school site and space type in order to develop multiple standards along with program needs, wants, and a vision for critical capital improvement projects to be completed within the next 10 years.

The following list captures the primary projects identified. The light red color indicates that the community, a principal, and/or staff identified the issue as a high-priority item.

	Deferred Maintenance [1]	Utilization In 5 Years	FCI	Classrooms	CTE	Library	Kitchen/ Cafeteria	Fields / Gym Locker Rooms	Parking / Traffic Pick-up/Drop-off	Technology
Blodgett	\$822,016	44%	23.5%	✓	--	✓	✓	✓	✓	>Bandwidth/Connectivity >Student Hardware >Cameras
CPS	\$432,102	73% - 79%	2.5%	✓	--	✓	>Undersized serving area	>Add covered play area to accommodate inclement weather	>Parking beyond capacity, cannot support current enrollment >Address Pick-up / Drop-off concerns	>Bandwidth/Connectivity >Student Hardware >Cameras >Integrated bells/clocks/alarms
PES	\$455,997	103% - 118%	2.0%	>Demand to add science curriculum, no space	--	>Remodel to create 21st C. media center	✓	✓	>Parking at capacity, cannot support enrollment growth >Address Pick-up / Drop-off concerns	>Bandwidth/Connectivity >Student Hardware >Cameras >Integrated bells/clocks/alarms
PMS	\$1,260,190	77% - 84%	4.3%	>Remove partitions and remodel to create 21 <sup>st</sup> C. learning spaces	>Space not available to add programs	>Remodel to create 21st C. media center	>Kitchen at capacity for meal production, update / remodel	>Locker rooms are original & unused, repurpose / redesign	>Address Pick-up / Drop-off concerns	>Bandwidth/Connectivity >Student Hardware >Cameras >Integrated bells/clocks/alarms
PHS	\$2,053,660	69% - 73%	5.1%	✓	>Culinary Arts prog. is at capacity - Forestry building in need of modernization - Event Planning program requires equipment investment	✓	✓	✓	>At capacity, cannot support events or enrollment growth	>Upgrade Bandwidth / Connectivity to support CTE software, 'must-have' security update, student hardware >Add Cameras / blind spots >Integrated bells/clocks/alarms
Admin/ Support	\$116,635	>Data center does not have fire suppression >No warehouse space				--	--	--	--	>Bandwidth/Connectivity >Cameras
	\$5,140,601									


Proposed Additional Facilities:

- Build single-site to house admin, technology, and maintenance / Current Admin is remodeled to become alternative schools
- Performing Arts Center at PHS


[1] These cost estimates for deferred maintenance were generated by the Oregon Department of Education’s Facility Assessment tool, which was used to assess The District’s buildings. These costs do not represent the estimates for any other work included in this summary table.

VII. SCHOOL-SITE SUMMARY SHEETS

The following section contains a summary of previous major capital improvement work and current needs/concerns for each schools site.



## BLODGETT ELEMENTARY SCHOOL (K-4)



**History:**

1999 Bond – Energy Efficiency  
2012 Bond – Upgrades

**Purpose:** House K - 4

**SqFt:** 8,388

	Enrollment	1) Capacity/Utilization
2019-20:	22	50 / 44%
+5 Yr. 2024-25:	22	50 / 44%

*History of Major Capital Improvement*

1999 Bond – Energy efficient heating and insulation added to cafeteria, gym, community room

1999 Bond – Replaced portions of roof, replace windows, replace siding, upgrade electrical & plumbing

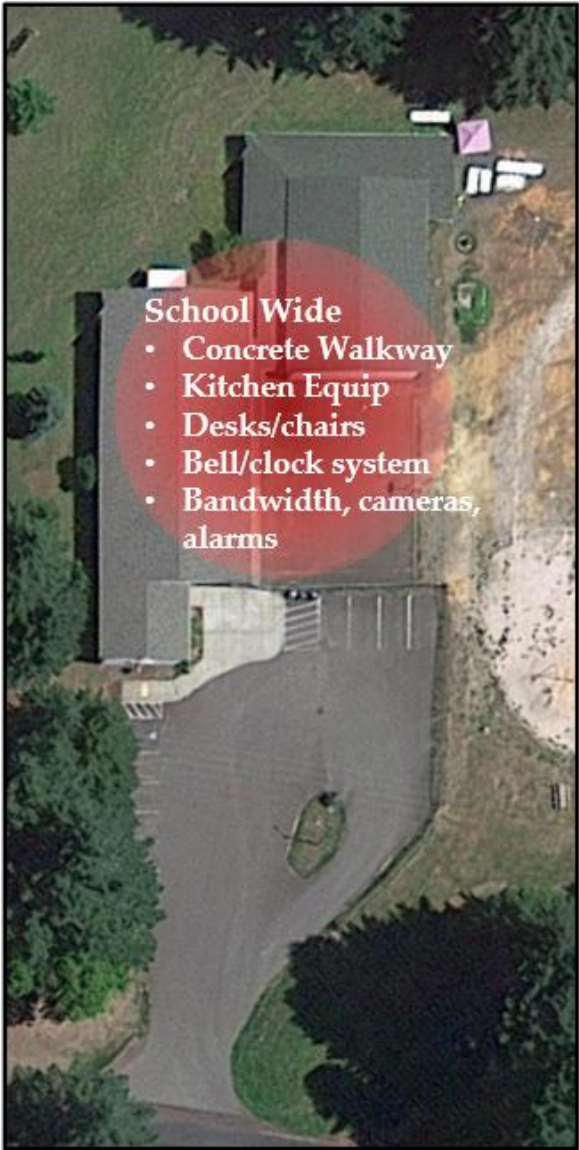
*Current Needs / Concerns*

FCA

- Budget: \$822,016
- High budget items
  - \$463,201 - 20% of concrete walkways were rated as major deficiency
  - \$23,067 – Replacement/repair of clock / intercom system
  - \$18,454 – Kitchen equipment was determined to be obsolete
  - \$16,606 – Estimated cost to replace moveable furnishings that are severely worn or damaged.

Technology

- Increased bandwidth / connectivity
- Student hardware
- Add security cameras
- Add integrated bells/clocks/alarms







# CLEMENS PRIMARY SCHOOL (PK-1)



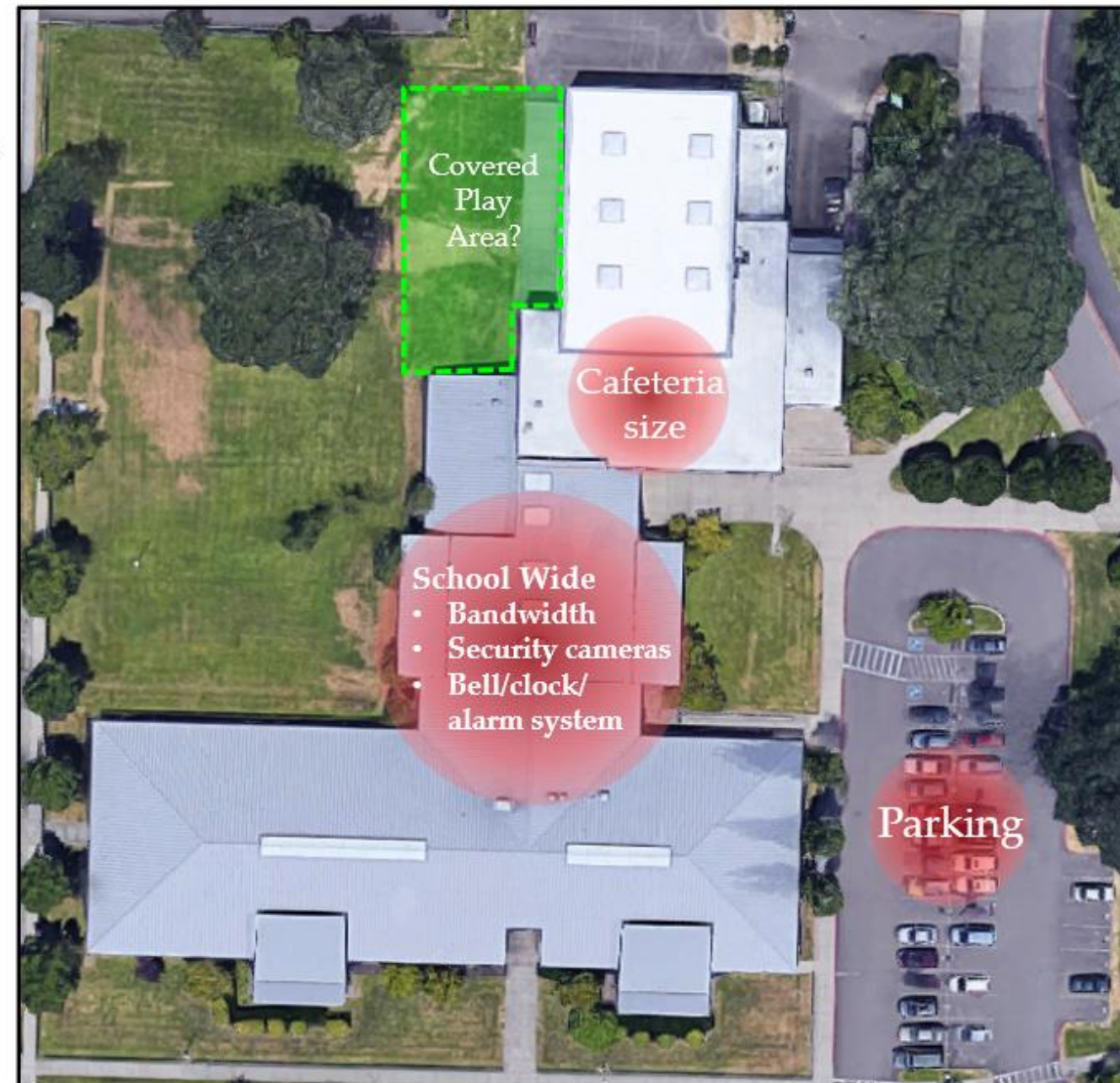
<b>History:</b>	2000 – Original Construction	<b>Purpose:</b>	House K - 2
	1999 Bond – Used to build CPS	<b>SqFt:</b>	41,000
	2012 Bond – No		
	<b>Enrollment</b>	<b>1) Capacity/Utilization</b>	<b>2) Capacity/Utilization</b>
2019-20:	169	229 / 74%	273 / 62%
+5 Yr. 2024-25:	168 – 181	229 / 73 - 79%	273 / 62 - 66%

## History of Major Capital Improvement

CPS is 20 years old. In the typical life-cycle of a school, the first major work takes place around 25-30 years.

## Current Needs / Concerns

FCA	<ul style="list-style-type: none"><li>Budget: \$432,102</li><li>FCI: 2.5% - Good</li></ul>
Parking / Traffic	<ul style="list-style-type: none"><li>Parking – Beyond capacity, cannot support events or potential enrollment growth. Highlighted by staff and community as a major concern</li><li>Pick-up / Drop-off – Need for traffic solutions</li></ul>
Fields	<ul style="list-style-type: none"><li>Covered Play Area - Community and staff frequently mentioned need for covered play area as a top priority</li></ul>
Cafeteria	<ul style="list-style-type: none"><li>Undersized serving area</li></ul>
Technology	<ul style="list-style-type: none"><li>Increased bandwidth / connectivity</li><li>Student hardware</li><li>Add security cameras</li><li>Add integrated bells/clocks/alarms</li></ul>
Other	<ul style="list-style-type: none"><li>School originally built to accommodate K-2; currently used for PK-1</li></ul>







# PHILOMATH ELEMENTARY SCHOOL (2-5)



## History of Major Capital Improvement

**History:** 1950 – Original Construction  
1999 Bond – No  
2012 Bond – Modernization

**Purpose:** House 2 - 5  
**SqFt:** 54,000

	Enrollment	1) Capacity/Utilization	2) Capacity/Utilization
2019-20:	386	381 / <b>101%</b>	427 / <b>90%</b>
+5 Yr. 2024-25:	394 – 448	381 / <b>103 – 118%</b>	427 / <b>92 – 105%</b>
+7 Yr. 2026-27:	376 – 428	381 / <b>99 – 112%</b>	427 / <b>88 – 100%</b>

### Campus-Wide Upgrades

2012

#### Health / Safety

- Abatement Hazardous Material - Asbestos throughout, flammable TirTex tiles throughout
- Seismic upgrades
- Replaced leaking roof over admin.

#### Infrastructure

- Plumbing upgrades / replacements
- Energy Efficiency Improvements

### West CR Wing Modernization

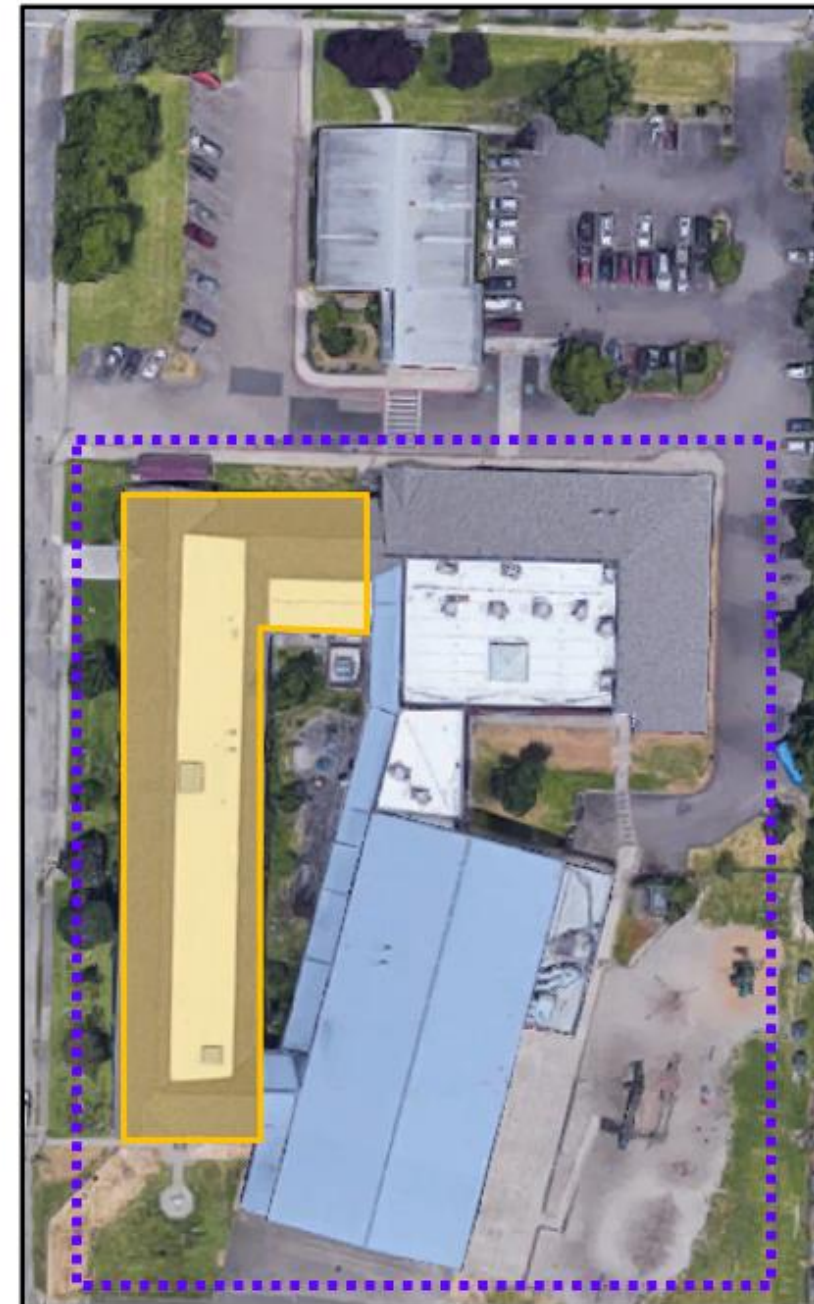
2012

#### Health / Safety

- Upgrade fire suppression system

#### Infrastructure

- HVAC upgrades / replacements
- Replace siding
- Replace floor coverings
- Upgrade interior







# PHILOMATH ELEMENTARY SCHOOL (2-5)



## Current Needs / Concerns

**History:** 1950 – Original Construction  
1999 Bond – No  
2012 Bond – Modernization

**Purpose:** House 2 - 5  
**SqFt:** 54,000

	Enrollment	1) Capacity/Utilization	2) Capacity/Utilization
2019-20:	386	381 / <b>101%</b>	427 / <b>90%</b>
+5 Yr. 2024-25:	394 – 448	381 / <b>103 – 118%</b>	427 / <b>92 – 105%</b>
+7 Yr. 2026-27:	376 – 428	381 / <b>99 – 112%</b>	427 / <b>88 – 100%</b>

### FCA

- Budget: \$455,997 FCI: **2.0% - Good**

### Capacity

- Concern about capacity and extent of impact from development
- School is at capacity. Increased enrollment will require the use of support rooms and/or increased loading
- Demand to add science curriculum, but space not available

### Parking / Traffic

- **Parking** – Beyond capacity, cannot support events or potential enrollment growth
- **Pick-up / Drop-off** – Community and staff frequently mentioned safety concerns and need for traffic solutions

### Library

- Remodel to create 21st C. media center

### Classrooms

- Demand to add science curriculum, space not available

### Technology

- Increased bandwidth / connectivity
- Student hardware
- Add security cameras
- Add integrated bells/clocks/alarms







# PHILOMATH MIDDLE SCHOOL (6-8)



## History of Major Capital Improvement

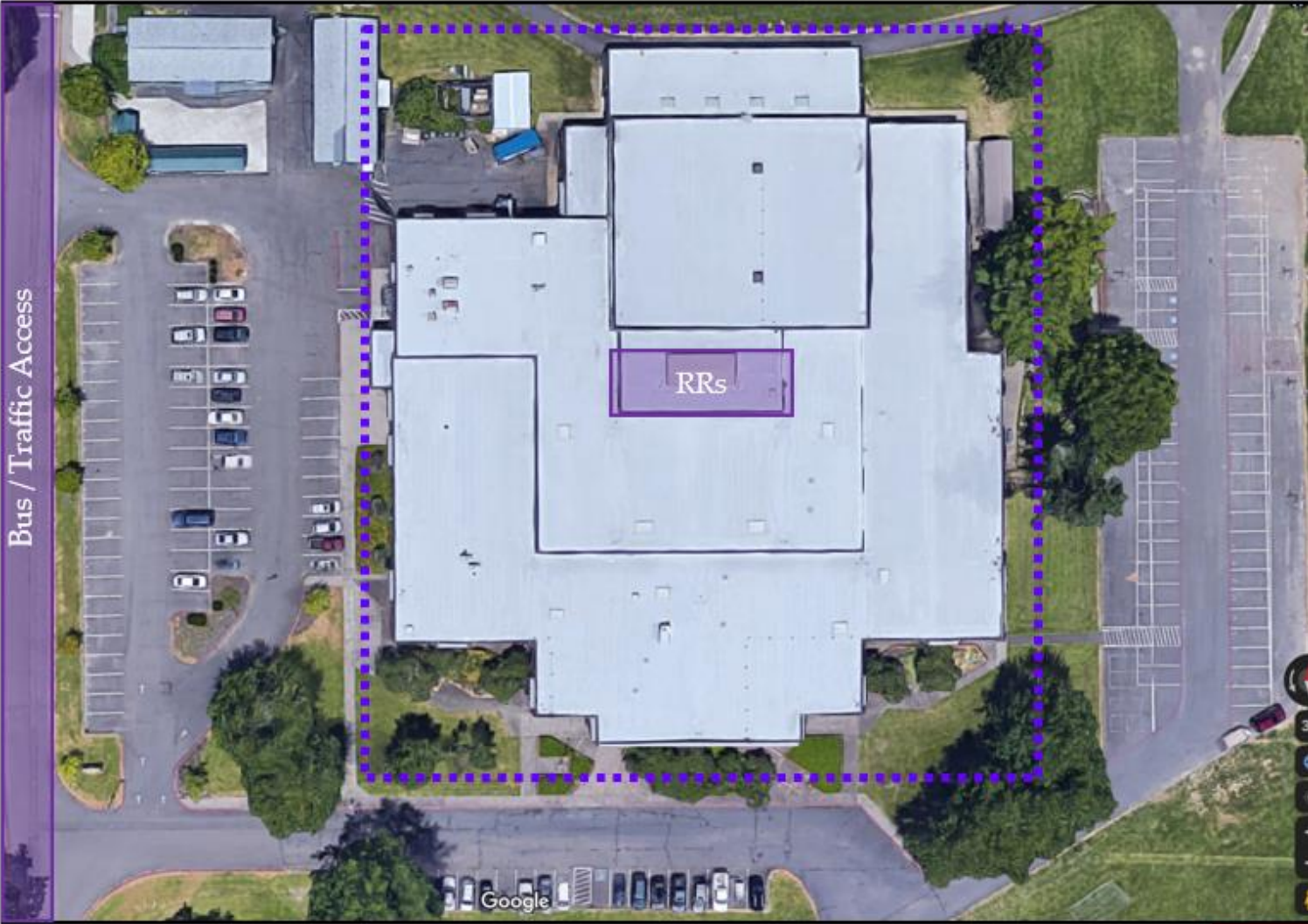
History:	1973 – Original Construction	Purpose:	House 6 - 8
	1999 Bond – Upgrades, Bus/Traffic	SqFt:	66,000
	2012 Bond – Upgrades		
	Enrollment	1) Capacity/Utilization	2) Capacity/Utilization
2019-20:	373	467 / 80%	498 / 75%
+5 Yr. 2024-25:	358 – 390	467 / 77 – 84%	498 / 72 – 78%
+7 Yr. 2026-27:	371 – 430	467 / 80 – 92%	498 / 75 – 86%

### Targeted Upgrades

- 1999
- Improved bus safety and traffic plan
  - Improvements to bathrooms
  - Upgrades to plumbing in science labs

### Campus-Wide Upgrades

- 2012
- Health / Safety**
- Abatement Hazardous Material - Asbestos throughout
  - Upgrade Fire suppression system throughout
  - Seismic upgrades
- Infrastructure**
- Replace roof
  - Replace windows
  - Replace wood siding, paint metal siding
  - Upgrade fire alarm system
  - HVAC, plumbing, electrical upgrades / replacements
  - Energy efficiency improvements







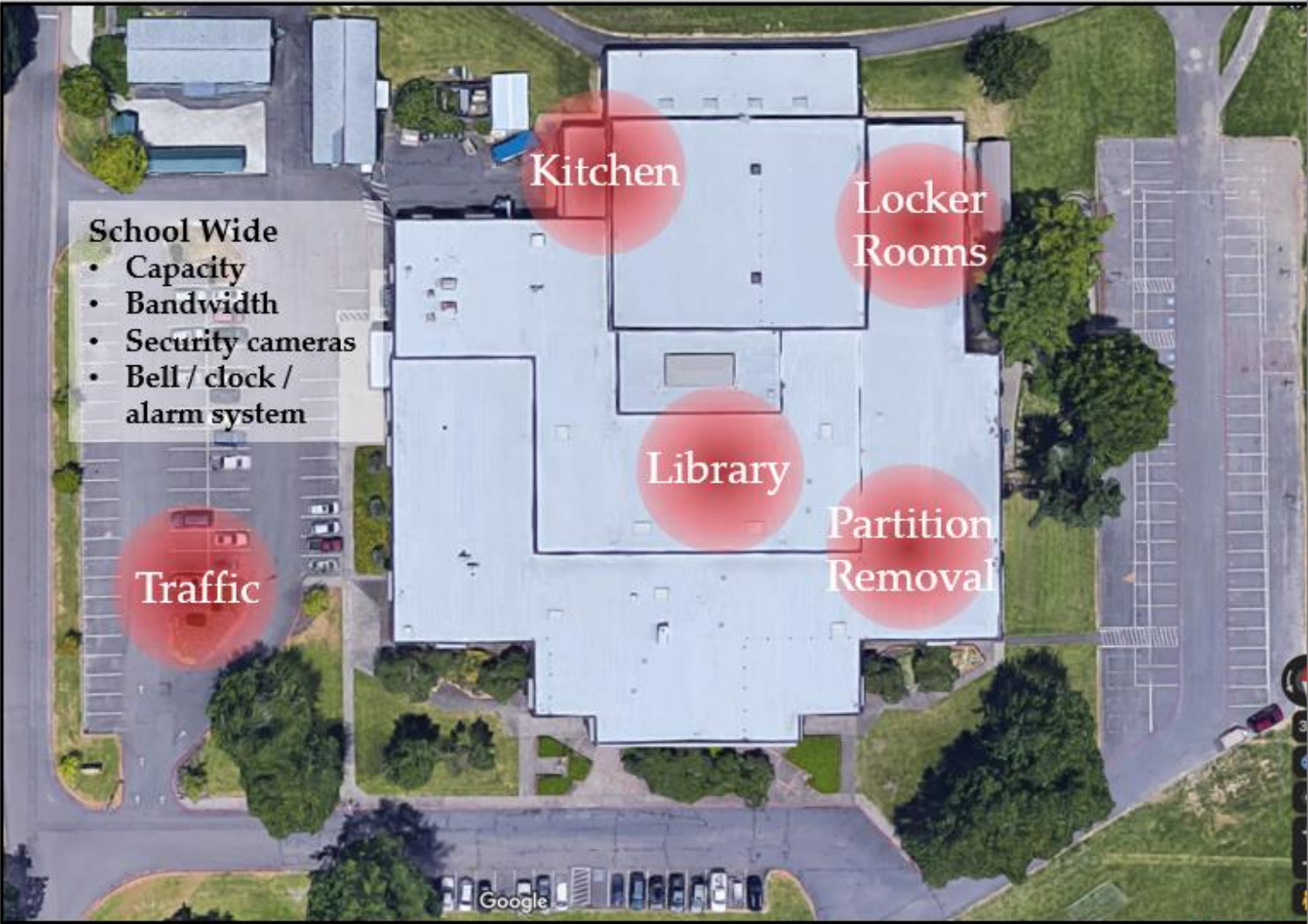
# PHILOMATH MIDDLE SCHOOL (6-8)



## Current Needs / Concerns

History:	1973 – Original Construction	Purpose:	House 6 - 8
	1999 Bond – Upgrades, Bus/Traffic	SqFt:	66,000
	2012 Bond – Upgrades		
	Enrollment	1) Capacity/Utilization	2) Capacity/Utilization
	2019-20: 373	467 / 80%	498 / 75%
	+5 Yr. 2024-25: 358 – 390	467 / 77 – 84%	498 / 72 – 78%
	+7 Yr. 2026-27: 371 – 430	467 / 80 – 92%	498 / 75 – 86%

FCA	<ul style="list-style-type: none"><li>Budget: \$1,260,190</li><li>FCI: 4.3% - Good</li></ul>
Capacity	<ul style="list-style-type: none"><li>Concern about capacity and extent of impact from development on educational program, gym space, kitchen, traffic.</li></ul>
Classrooms	<ul style="list-style-type: none"><li>Remove partitions and remodel to create 21st Century learning spaces</li></ul>
CTE	<ul style="list-style-type: none"><li>Space not available to add programs</li></ul>
Library	<ul style="list-style-type: none"><li>Remodel to create 21st C. media center</li></ul>
Kitchen	<ul style="list-style-type: none"><li>Kitchen at capacity for meal production--in need of update / remodel</li></ul>
Locker Rm.	<ul style="list-style-type: none"><li>Locker rooms are original &amp; unused, repurpose / redesign</li></ul>
Parking / Traffic	<ul style="list-style-type: none"><li>Address Pick-up / Drop-off concerns</li></ul>
Technology	<ul style="list-style-type: none"><li>Increased bandwidth / connectivity</li><li>Student hardware</li><li>Add security cameras</li><li>Add integrated bells/clocks/alarms</li></ul>







# PHILOMATH HIGH SCHOOL (9-12)



## History of Major Capital Improvement

**History:** 1956 – Original Construction  
1999 Bond – Modernization  
2012 Bond – New Const. & Reno.

**Purpose:** House 9 – 12  
**SqFt:** 85,000

	Enrollment	1) Capacity/Utilization	2) Capacity/Utilization
2019-20:	501	771 / 65%	822 / 61%
+5 Yr. 2024-25:	530 – 562	771 / 69 – 73%	822 / 64 – 68%
+7 Yr. 2026-27:	532 – 586	771 / 69 – 76%	822 / 65 – 71%

- New Construction** 2012 - School entrance, administration, two-story classroom wing, counseling, staff room, two gymnasiums
- Major Renovation** 2012 - SW classroom wing, original gym > auditorium / student commons, bathrooms & locker rooms
- Targeted Upgrades** 2012
  - **Forestry** - New bathrooms & locker rooms, relocation of garage
  - **Community Pool** - Seismic upgrades, repair of dry rot, HVAC renovations/upgrades
- Campus-Wide Upgrades** 2012
  - Health / Safety**
    - Abatement - Asbestos throughout, flammable TirTex tiles throughout
    - Seismic upgrades
    - Fire suppression system throughout
  - Infrastructure**
    - HVAC upgrades / replacements
    - Upgraded plumbing system
    - Upgraded electrical system
  - Technology** - New phone and PA system, new wireless network
  - Energy Efficiency** - Installation of PV solar panels







# PHILOMATH HIGH SCHOOL (9-12)



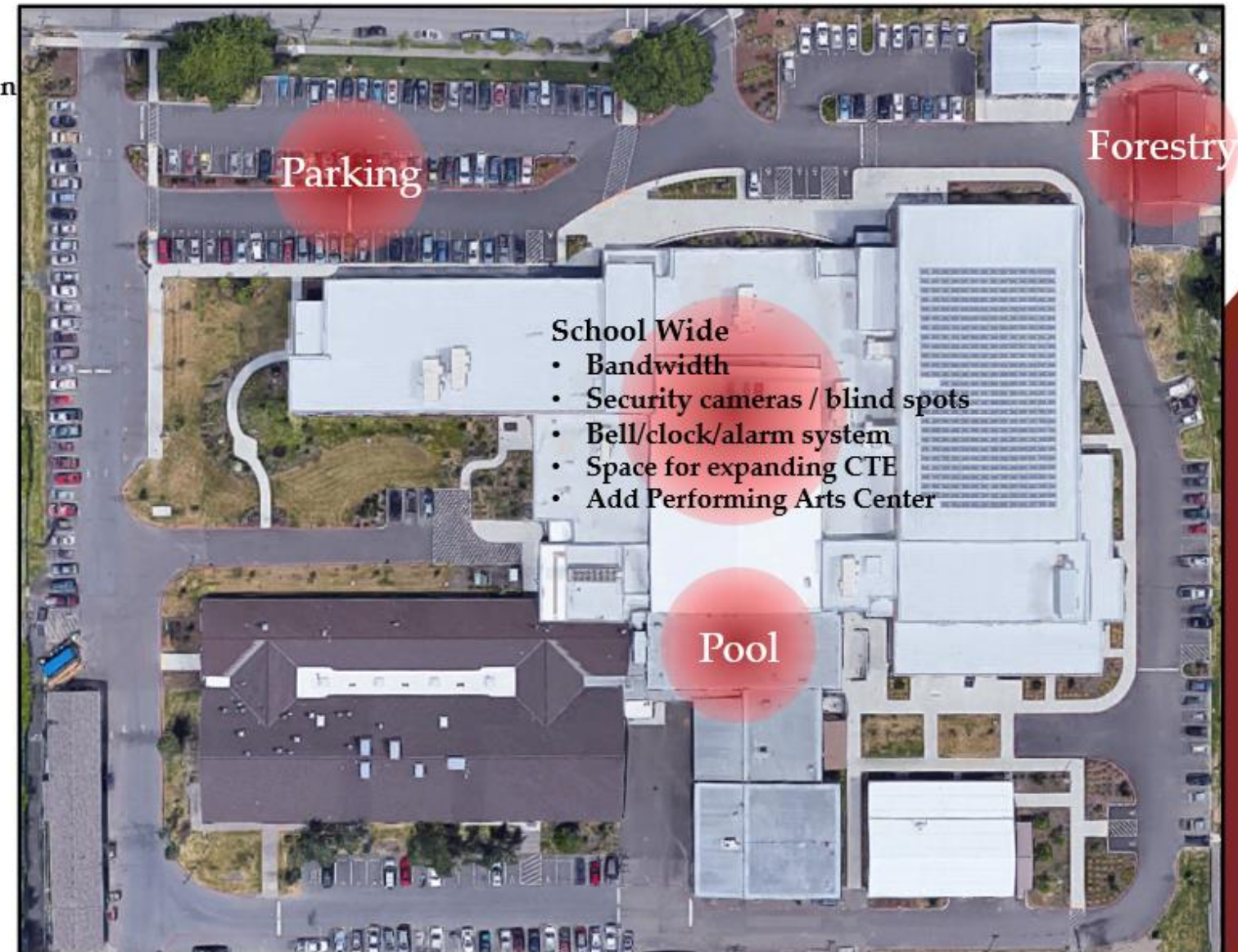
## Current Needs / Concerns

**History:** 1956 – Original Construction  
1999 Bond – Modernization  
2012 Bond – New Const. & Reno.

**Purpose:** House 9 – 12  
**SqFt:** 85,000

	Enrollment	1) Capacity/Utilization	2) Capacity/Utilization
2019-20:	501	771 / 65%	822 / 61%
+5 Yr. 2024-25:	530 – 562	771 / 69 – 73%	822 / 64 – 68%
+7 Yr. 2026-27:	532 – 586	771 / 69 – 76%	822 / 65 – 71%

FCA	<ul style="list-style-type: none"><li>Budget: \$2,053,660</li><li>FCI: 5.1% - Good</li></ul>
Parking	<ul style="list-style-type: none"><li><b>Parking</b> - Beyond capacity, cannot support events or potential enrollment growth<ul style="list-style-type: none"><li>Highlighted by staff and community as a major concern</li></ul></li></ul>
Technology	<ul style="list-style-type: none"><li><b>Increased Bandwidth</b> - Required to support CTE software, 'Must-have' update to security system, student hardware</li><li>Add security cameras to fill blind spots</li><li>Add integrated bells/clocks/alarms</li></ul>
CTE	<ul style="list-style-type: none"><li><b>Culinary Arts program</b> - At capacity and cannot support growth</li><li><b>Forestry building</b> – A highly popular program housed in a building that requires modernization / renovation</li><li><b>Event Planning</b> – Adding program requires investment in equipment</li></ul>
Other Facilities	<ul style="list-style-type: none"><li><b>Repair</b> - Community input frequently mentioned need for pool repairs</li><li><b>New</b> - Community input frequently mentioned the need for a performance/rehearsal space commensurate with the high-quality of PHS' performing arts programs</li></ul>







# KINGS VALLEY CHARTER (K-12)



<b>History:</b>	1950s – Construction	<b>Purpose:</b>	House K - 12
	1999 Bond – Energy Efficiency	<b>SqFt:</b>	8,236
	2004 – Renovation		
	2012 Bond – No		
	<b>2019-20 Enrollment:</b> 205	<b>Capacity:</b> 277 / <b>Utilization:</b> 74%	

## History of Major Capital Improvement

**1999 Bond** – Energy efficient heating and insulation added to cafeteria, gym, community room

**2004 Renovation** – Extent of renovation unknown

## Current Needs / Concerns

FCA

Budget: \$100,069

FCI: 2.9% - Good

### High budget items

- \$32,055 – Numerous portions of ceiling, wall, and floor interior finishes, including wall board, carpet, concrete and others, have been assessed as various levels of deficiency
- \$16,720 - 58% of aluminum windows have single pane glazing or the sash is damaged
- \$15,132 – Minor and major deficiencies noted on pavement and concrete paving
- \$5,436 – 20% of casework (counters, cabinets, shelving) were determined to have moderate damage







# DISTRICT OFFICE / MAINT. & TECH.



## District Office

### *Current Needs / Concerns*

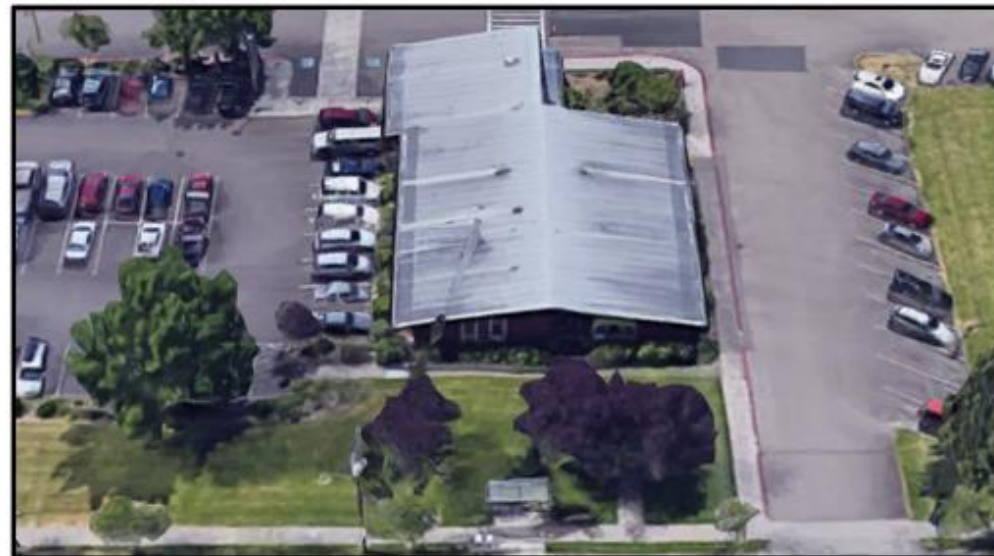
FCA

Budget: \$83,851

FCI: 3.2% - Good

#### High budget items

- \$50,160 - 100% of aluminum windows have single pane glazing or the sash is damaged
- \$6,840 – 15% of concrete pedestrian paving has sections that are broken with differential settlement requiring the removal of the effected panels and replacement



## Maint. & Tech. Building

### *Current Needs / Concerns*

FCA

Budget: \$32,784

FCI: 3.3% - Good

#### High budget items

- \$13,200 - 100% of aluminum windows have single pane glazing or the sash is damaged
- \$6,600 - 20% of exterior walls have damaged requiring patch and repair prior to re-painting.



## VIII. RECOMMENDATIONS

Philomath School District has used their TAP grants to identify current deferred maintenance and associated cost estimates; perform enrollment projections and a school capacity study; gather input from the community on pressing concerns; and complete a comprehensive review of each space type across all school sites. This is a critical first step and lays an important groundwork.

There are, however, pressing concerns on the horizon that will require robust community involvement and further analysis and diligence on the part of The District:

- **Residential Development** – PSD is keenly aware of the planned residential development within their boundaries. That said, the work has yet to begin in earnest. While multi-family housing units are being built, the large number of planned single-family units remain in early stages, leaving The District to project the rate homes will be built and sold and how many students will be generated without sufficient historical data to rely on.

Even before the global pandemic began, there was uncertainty revolving around the ability of the US economy to sustain the expansion it had demonstrated since the Great Recession, setting the record for the longest period of GDP growth in the country's history. Would fear of a downturn slow the regional housing market? Would developers push their projects to sell homes before a downturn?

Now, however, with COVID-19, the level of uncertainty has reached new heights and touches all areas of public education and school planning. That said, The District must maintain the assumption that, at some point in the not-too-distant future, perhaps three years, perhaps five years, many new homes will be built within PSD's boundaries and the number of new students will likely require capital funding to expand school facilities to accommodate growth. May The District continue to maintain a strong relationship with the City of Philomath and the developers to keep a close eye on how this situation progresses.

- **Capacity** – One clear result of this study, is that Philomath Elementary School is at, or nearing the limits of its capacity to house students and deliver the preferred educational program. This creates large challenges with a myriad set of possible solutions.
- **COVID-19 Pandemic** – The onset of the COVID-19 pandemic has pushed educational planning into uncharted waters. This international health emergency took hold during the final phases of the production of this Facility Master Plan, and the typical step of prioritizing projects for the next 10 years has become impossible.

Therefore, the Philomath School District will revisit this work depending on how the 2020-21 school year progresses. Ideally, these challenges would be addressed via a steering committee or a superintendent's facility advisory committee, that would actively engage the community and maintain a watchful eye on residential development and capacity concerns, make recommendations on the prioritization of the projects outlined in this master plan, and facilitate robust discussion and evaluation of options.

## **APPENDIX A:** Board Presentation - Summary of Findings





**COOPERATIVE  
STRATEGIES**

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

## **PHILOMATH SCHOOL DISTRICT**

**LONG-RANGE FACILITY MASTER PLAN**

*PRESENTATION TO BOARD OF EDUCATION:  
SUMMARY OF DRAFT REPORT*

May 4, 2020



# AGENDA



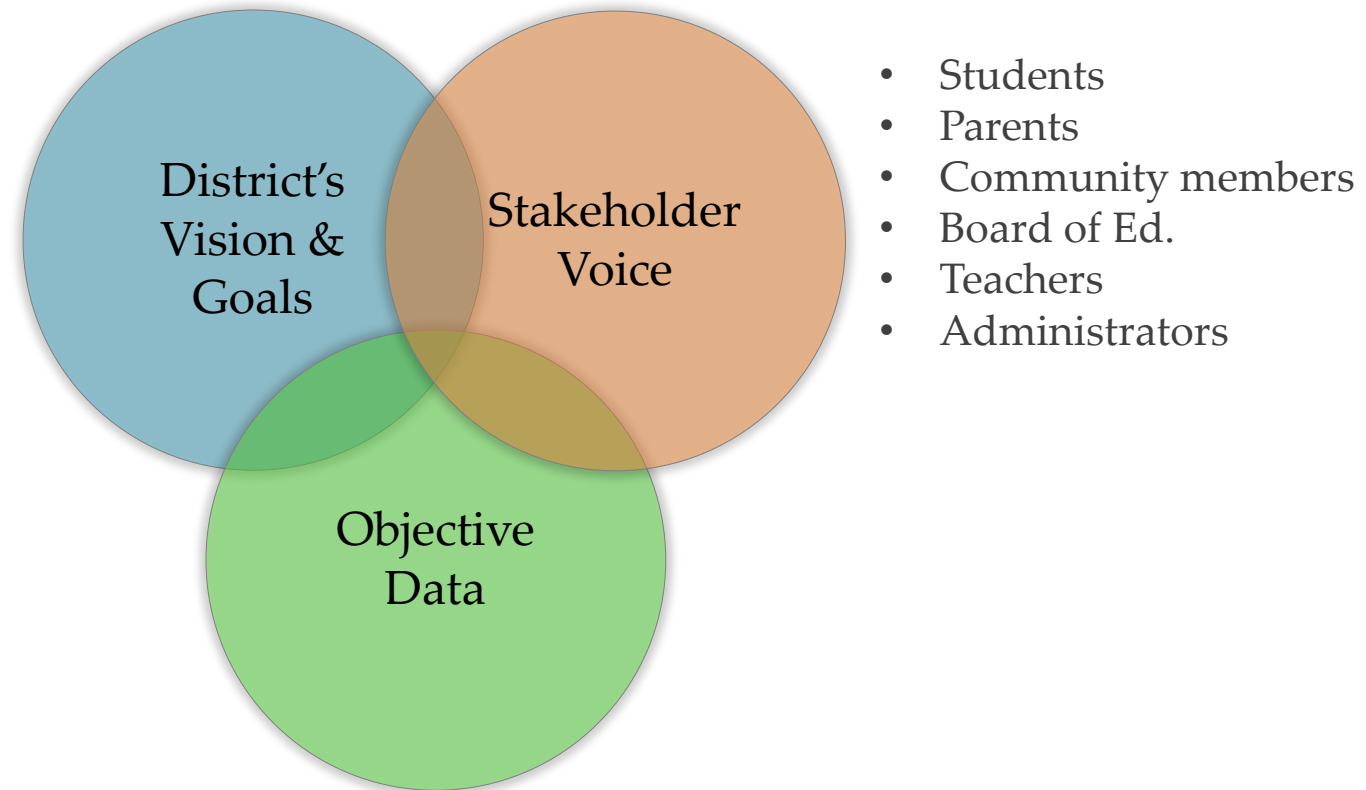
- Introduction
  - Overview of Long-Range Facility Planning
  - Goals of this Project
- Enrollment: Review of Historical and Projected
- Planned Residential Development
- Capacity: By School & Compared to Enrollment Projections
- Facility Needs Assessment
- Results from Community Survey & Meeting
- Visioning Exercise and Educational Adequacy Working Session with Superintendent & Staff





# INTRODUCTION

How are our buildings helping or hindering the delivery of our educational vision?





# INTRODUCTION

## Negotiating a tension:

### Today's Facility Needs

- Classrooms
- Restrooms
- Library / Media Center
- Cafeteria / Kitchen
- Multipurpose Room
- Admin/Support Bldgs.
- Playgrounds / Fields
- Flooring
- Doors / Hardware
- Windows
- Hardscape
- Technology
- Safety & Security
- Roofs
- Mechanical / HVAC
- Plumbing
- Electrical
- Sewer
- Drainage
- Backflow
- Abatement
- Outdated components

### 10-Year Facility Needs

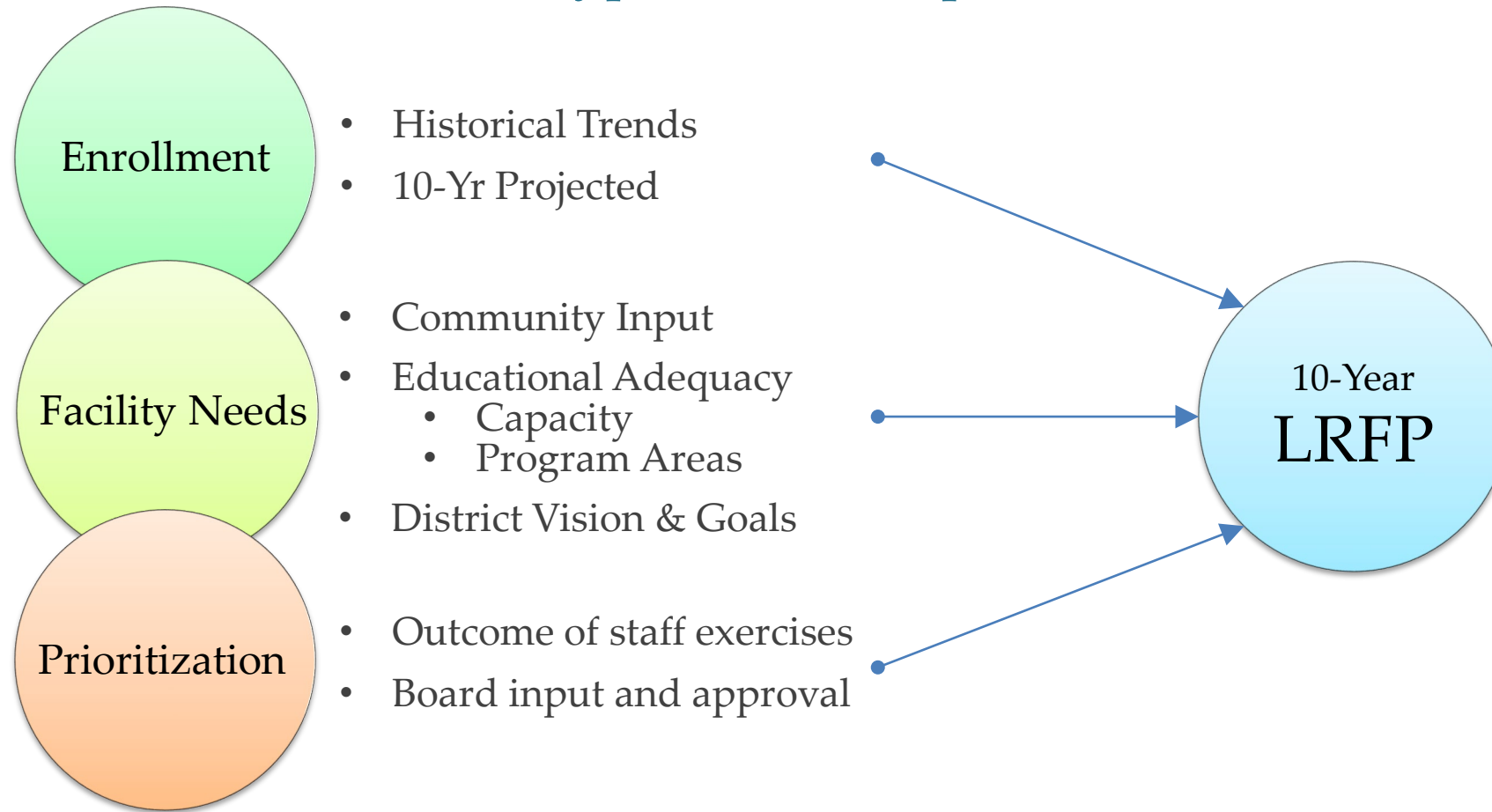
### Facilities to support 21<sup>st</sup> Century Learning

- Critical thinking
- Collaboration
- Communication
- Creativity / Innovation
- Citizenship / Character
- Increased...
- Project-based learning
- Work-based learning
- Career guidance
- Student leadership



# INTRODUCTION

## Typical LRFP Inputs:





# INTRODUCTION

## Goals of this Project:

To conduct a systematic and proactive planning process that will:

- (1) Correspond to the ODE's requirements for a Long-Range Facility Plan;
- (2) Document all current facility needs and create a prioritized 10-year plan;
- (3) Address pressing capacity concerns in elementary schools, so the District is prepared for future residential development;
- (4) Establish the foundation for continued engagement in robust community dialogue to inform and guide the implementation of the facility plan.



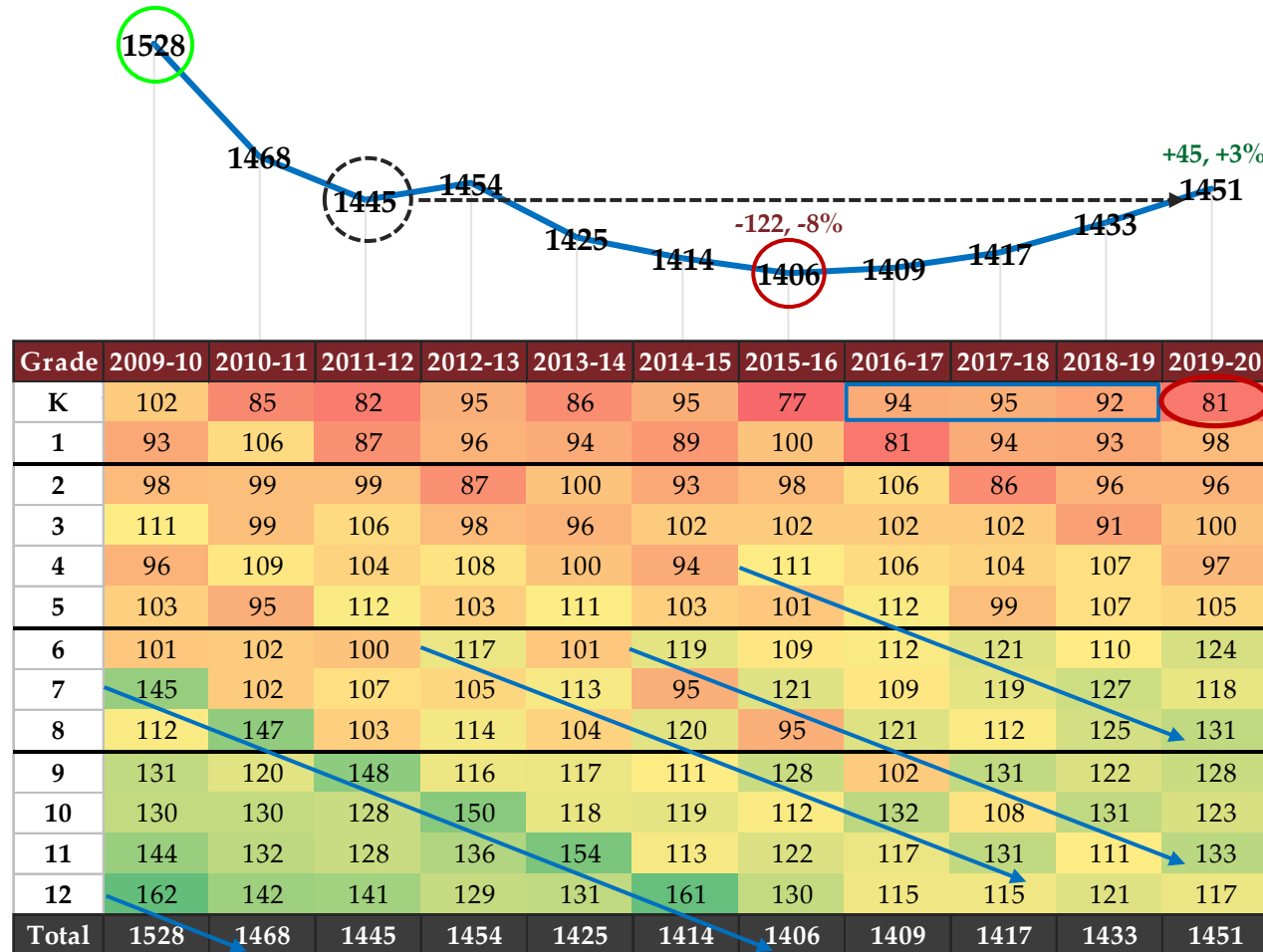
# ENROLLMENT: HISTORIC & PROJECTED



# ENROLLMENT

## Historical Trend by Totals

Totals include CPS, PES, PMS, PHS, and Blodgett.



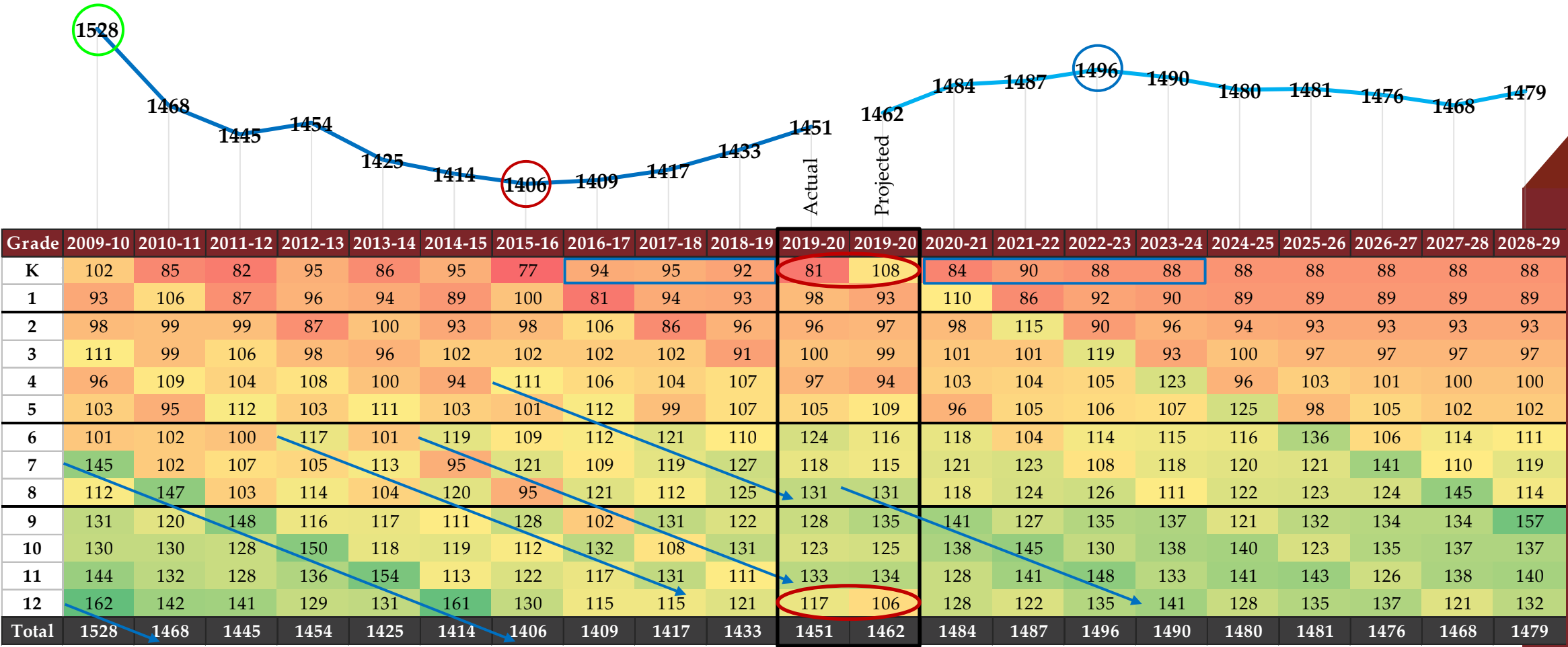
- From an 11-year high of 1,528 in 2009-10, the subsequent six years experienced steady decline of 122 (8%) students, down to a low of 1,406 in 2015-16.
  - This decrease was driven primarily by the natural attrition of larger cohorts via high-school graduation.
- However, in the current and previous three years, enrollment has recovered 45 (3%) students, returning the District to 2011-12 levels.
  - This increase was caused by two primary factors: (A) three years of +90 kindergarten class size, and (B) the typical enrollment growth seen in middle and high school added to larger cohorts.



# ENROLLMENT

## Historical Trend + Recommended Projection

Totals include CPS, PES, PMS, PHS, and Blodgett.

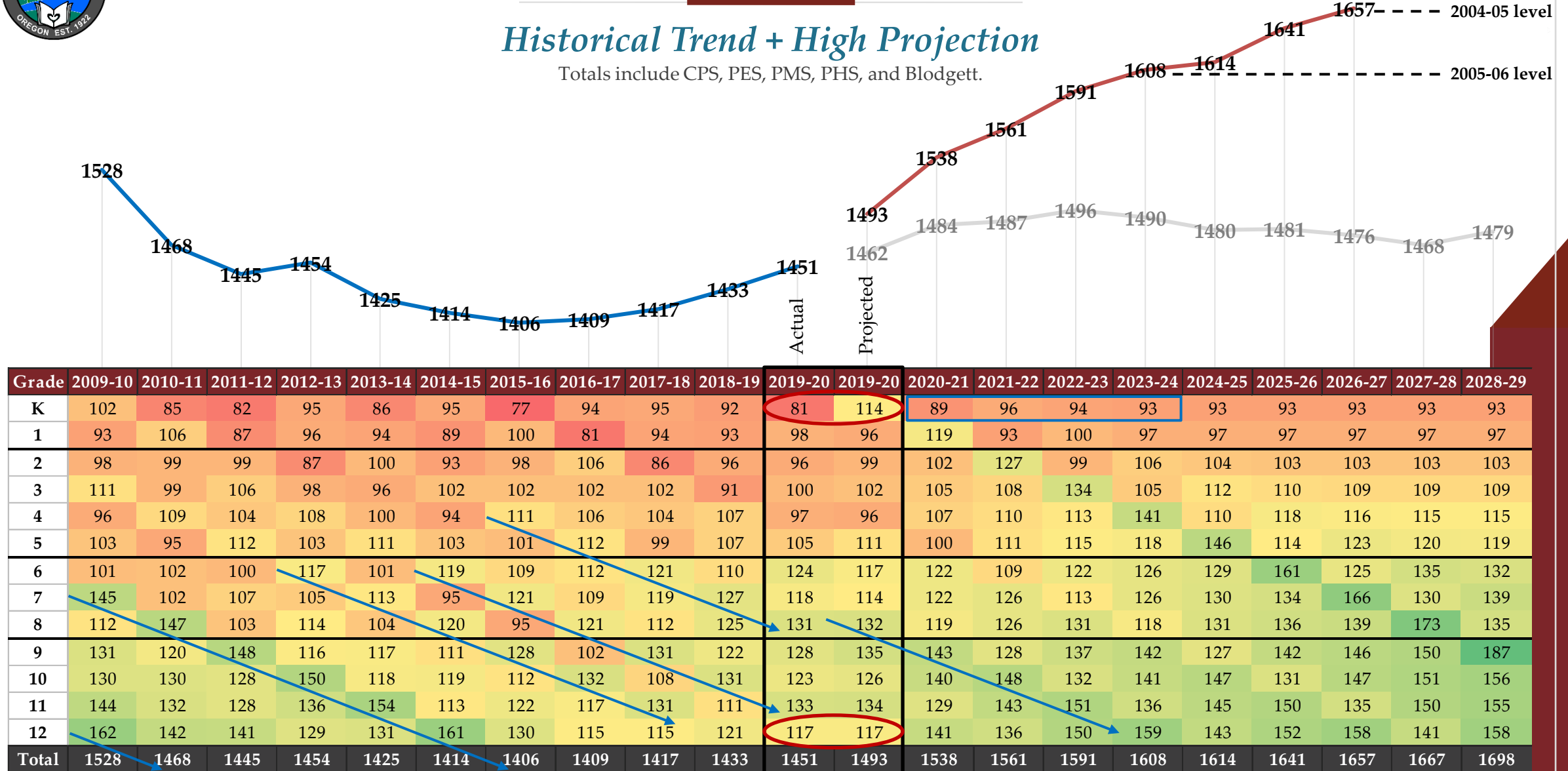




# ENROLLMENT

## Historical Trend + High Projection

Totals include CPS, PES, PMS, PHS, and Blodgett.

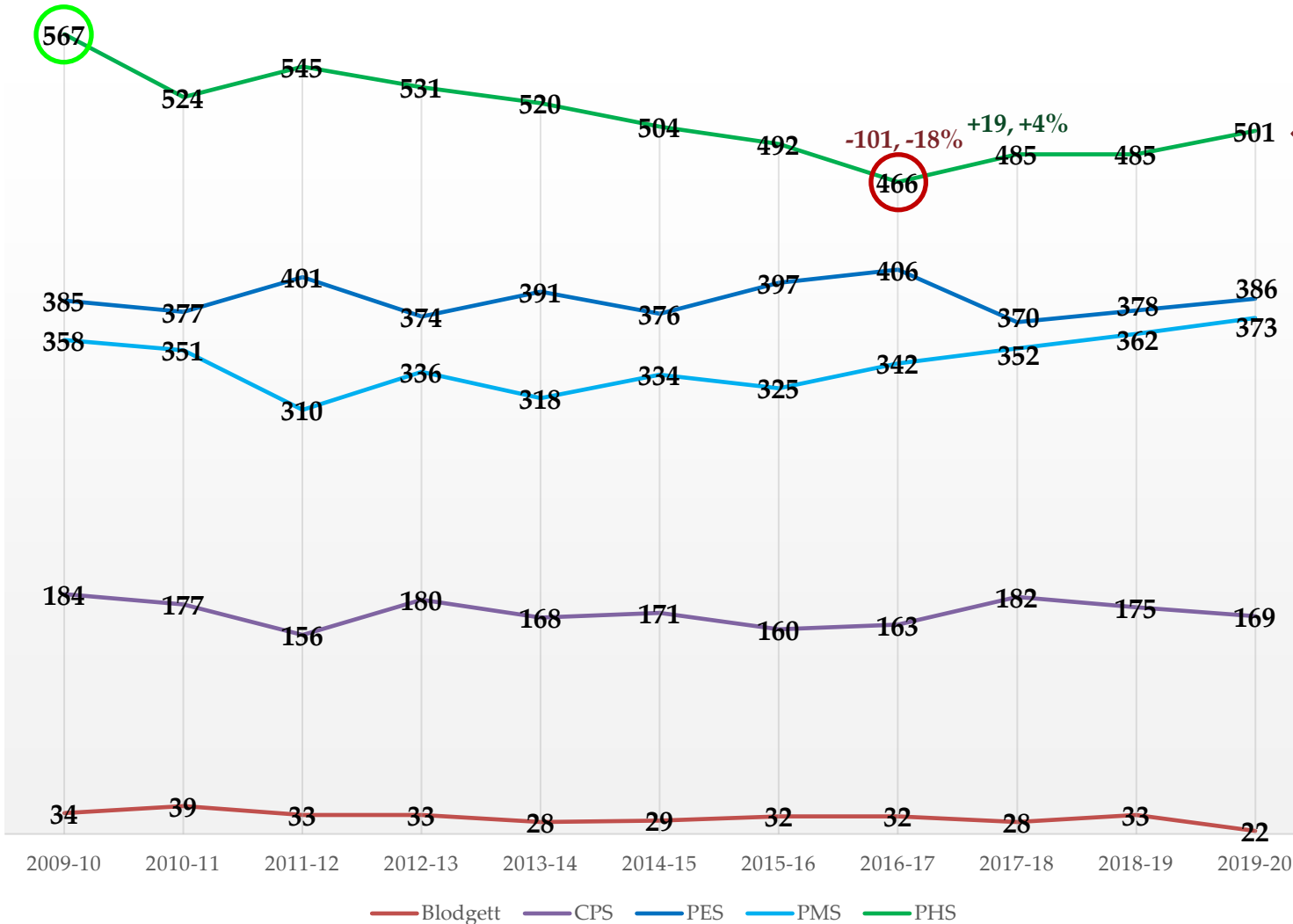






# ENROLLMENT

## *Historical Trend by School*



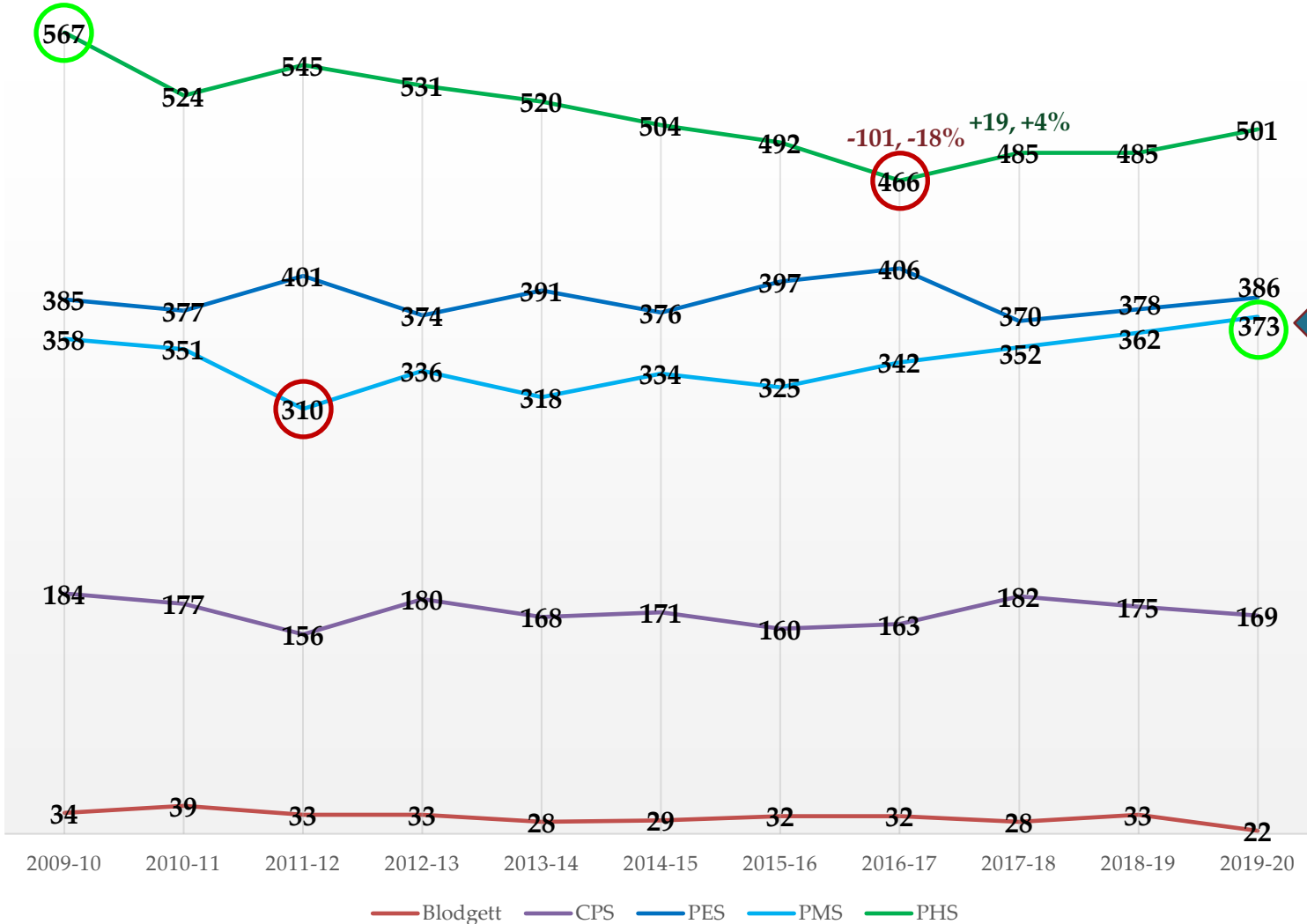
### *PHS (9-12)*

- The decline of grades 9-12 from 2009-10 through 2016-17 functioned as the primary driver of the District's overall enrollment loss during this time period.
- Over these seven years, the high school declined by 101(18%) students.
- However, In 2017-18, this group experienced a significant enrollment increase of 19 students.
- Growth stagnated for the next two years, and in the current year increased by 16 students.



# ENROLLMENT

## *Historical Trend by School*



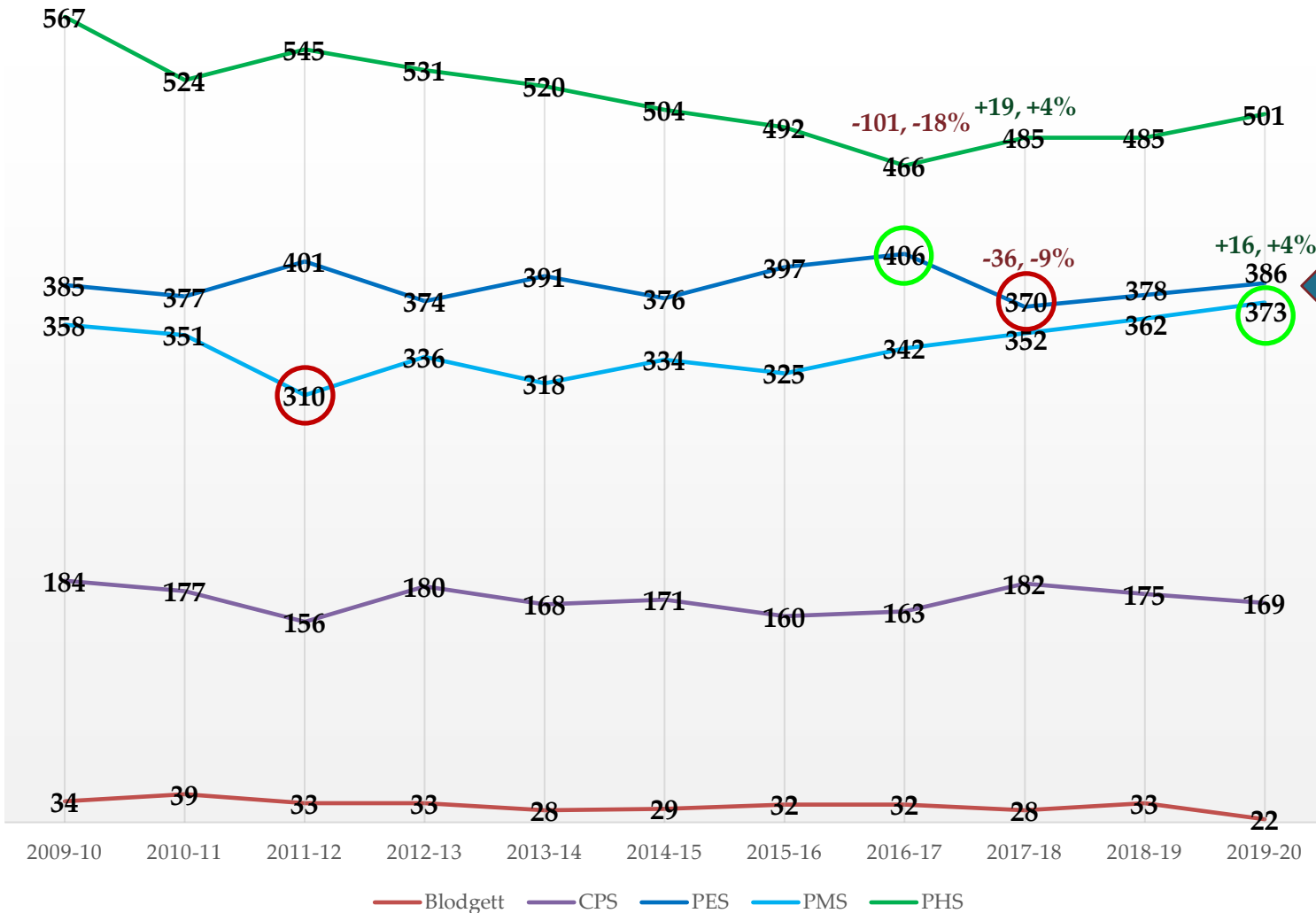
### *PMS (6-7)*

- For the current and previous seven years, the middle school has provided the most consistent growth across all grade spans.
- Since the low point in 2011-12 of 310, 6-8 has grown steadily and this year reached an 11-year high of 373.
- The net change over this full 11-year period is +15.



# ENROLLMENT

## Historical Trend by School



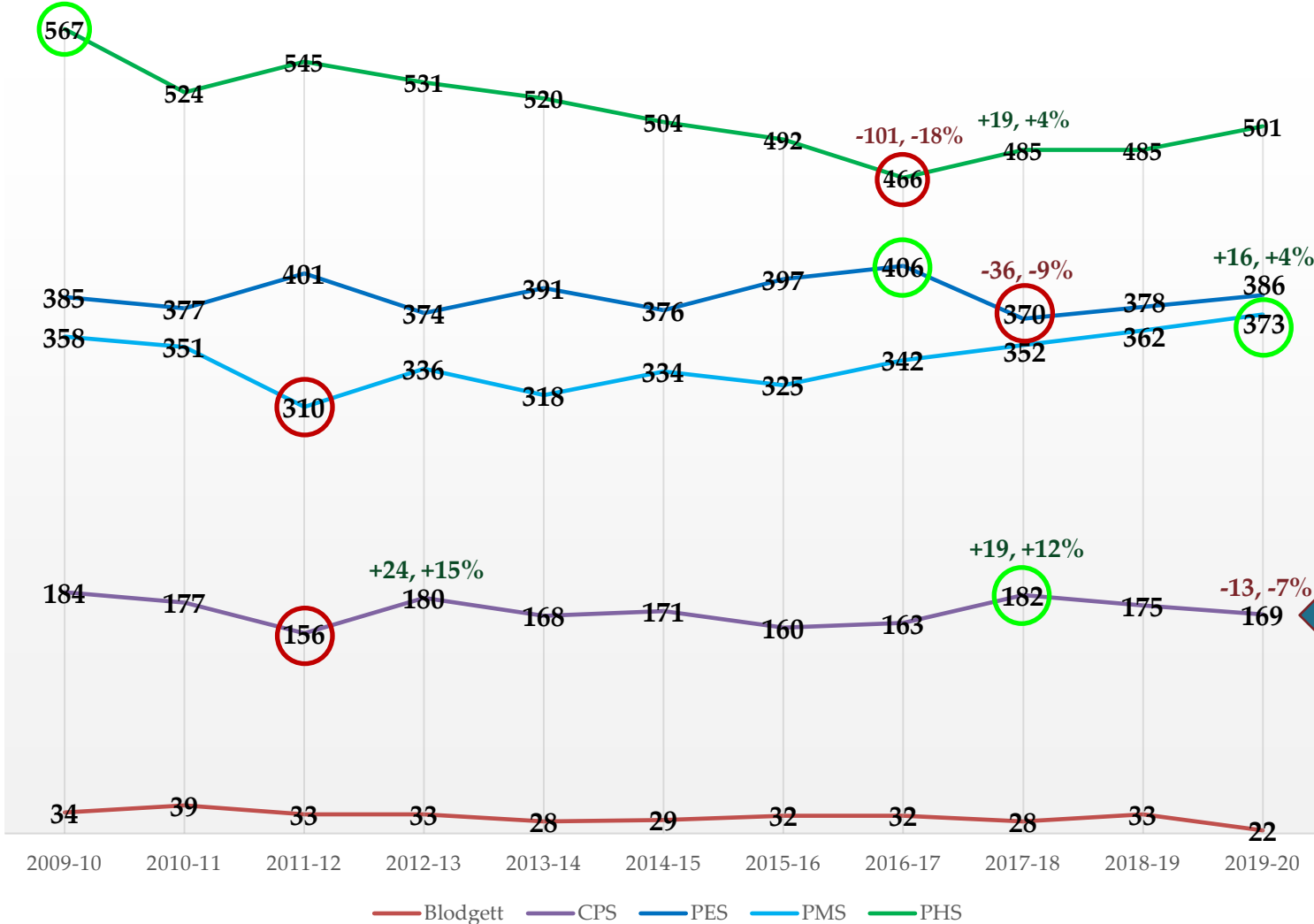
### PES (2-5)

- After reaching an 11-year high of 406 in 2016-17, 2-5 dropped to an 11-year low the very next year, experiencing a decline of 36 (9%).
- The 2019-20 total is only one greater than the 2009-10 total, resulting in no net change over this time period.



# ENROLLMENT

## Historical Trend by School



### CPS (K-1)

- Subsequent to the K-1 grade span jumping by 24 students in 2012-13, it experienced a slow four-year decline.
- Then in 2017-18, it jumped again, reaching its 11-year high of 182.
- However, over the current and past year, K-1 has declined by 13 (7%).
- The net change over this full 11-year period is -15.

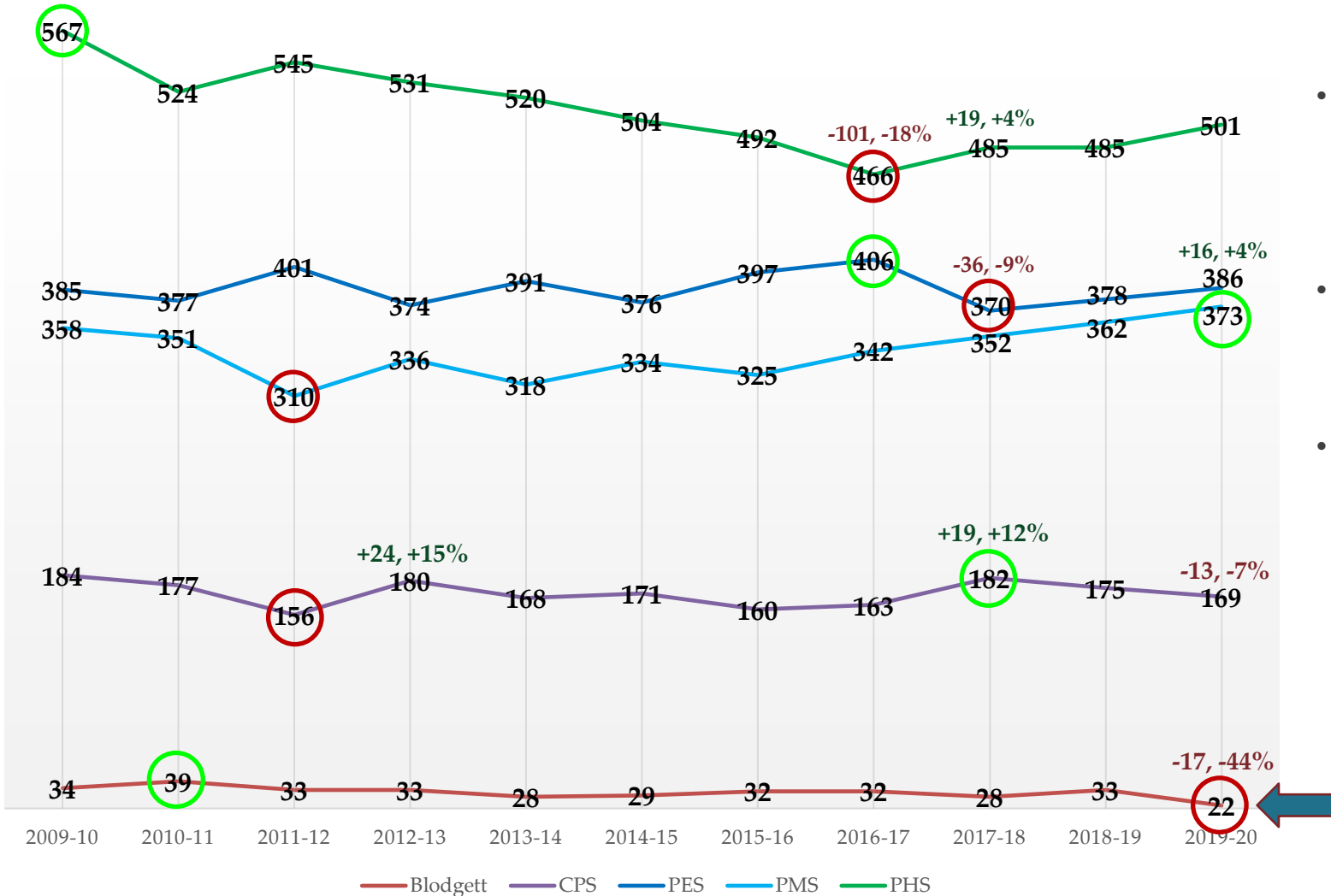


# ENROLLMENT

## Historical Trend by School

### Blodgett (K-4)

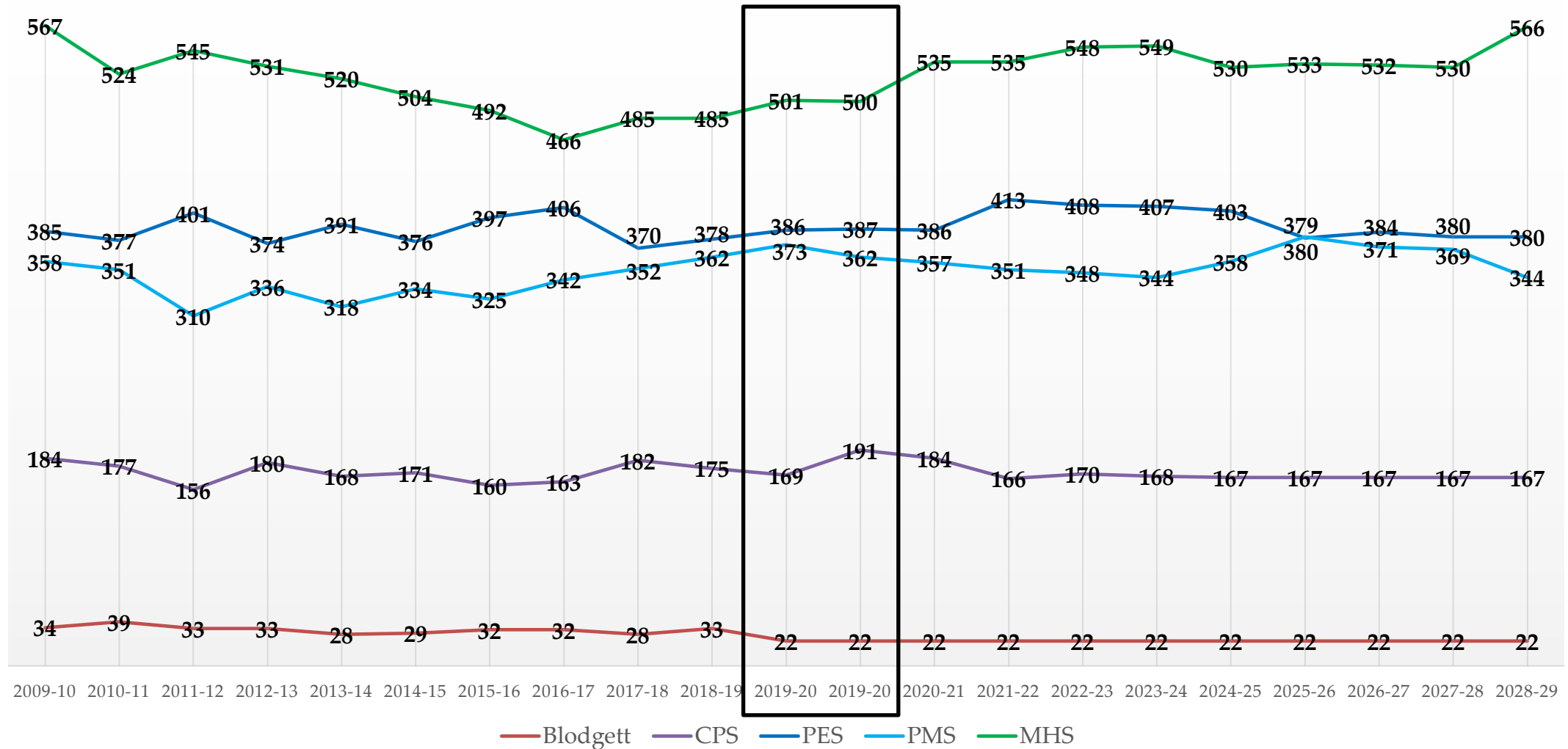
- Since an 11-year high of 39 in 2010-11, Blodgett has consistently hovered between 33 and 28 students.
- However, in the current year, it dropped to 22, which is the lowest it has been in this time frame.
- The net change over this full 11-year period is -12.





# ENROLLMENT

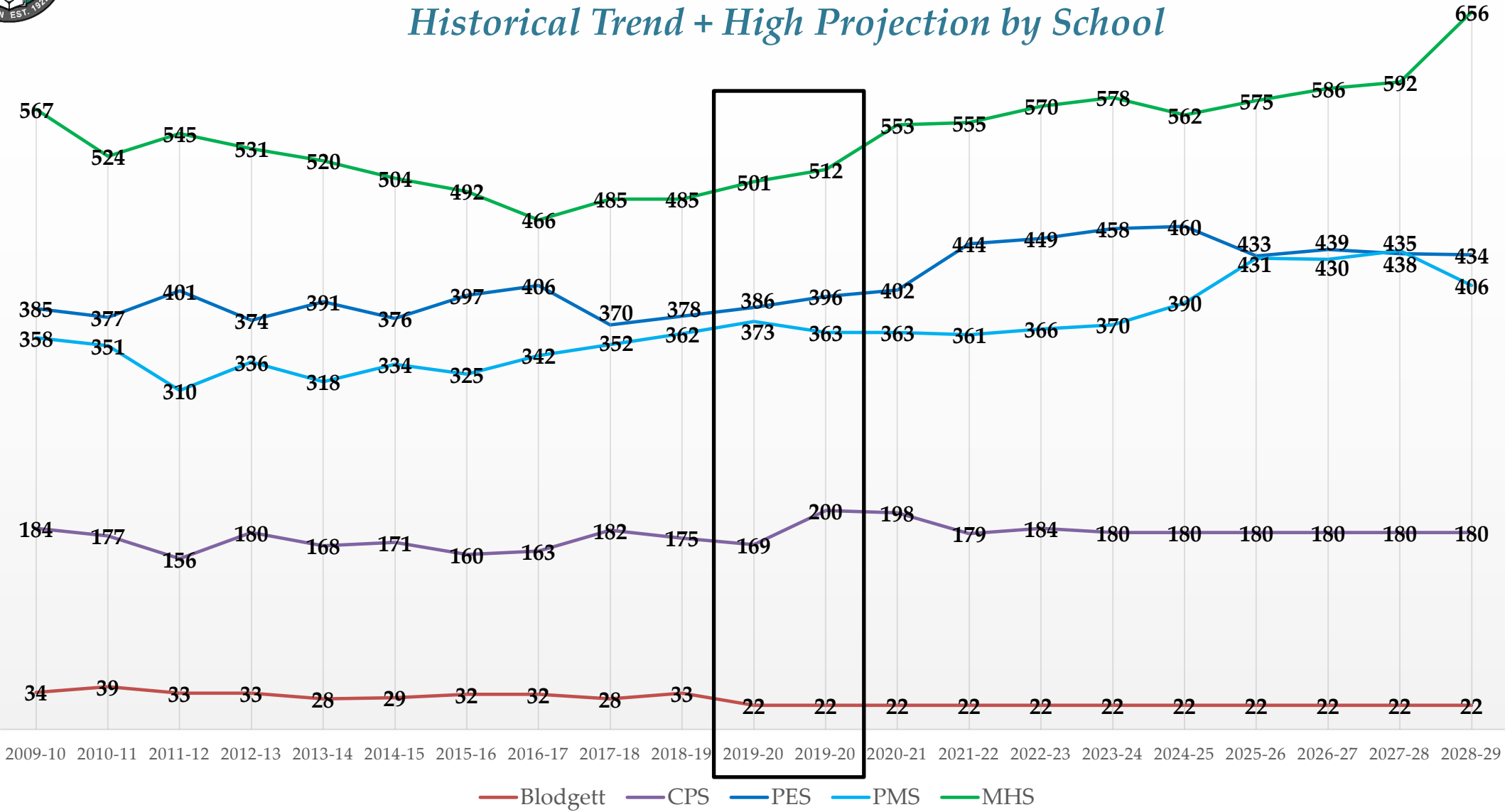
## *Historical Trend + Recommended Projection by School*





# ENROLLMENT

## Historical Trend + High Projection by School





# IMPACT OF RESIDENTIAL DEVELOPMENT





# RESIDENTIAL DEVELOPMENT



## 1) A note on enrollment projections and residential development

- Methodology
- Importance of tracking Student Generation Ratios (SGR) & regular communication with developers / city

## 2) Currently Permitted Residential Development

Project Name	Type	New Units (*conceptual)	Notes
Boulevard Apartments	apartments	258	66 units complete, expected to complete 12-24 units per month until complete
Oak Springs Apartments	apartments	84	72 units complete, expected to complete final 12 by December
Heather Glen	subdivision	10	utilities and road under construction
Fawn Meadows	subdivision	15	utilities and road complete, 2 houses under construction
Newton Creek Estates	subdivision	53	land clearing underway
Benton Habitat for Humanity	subdivision	5	utilities and road under construction
Millpond Crossing	subdivision	168	utilities and road under construction; 2 model homes under construction
Forrest Meadows Expansion	M.H. Park	42	finaling plat plan

		293		342	
		0.7	205	0.25	86
K-1	0.1538	32	0.1538	53	84
2-5	0.3077	63	0.3077	105	168
6-8	0.2308	47	0.2308	79	126
9-12	0.3077	63	0.3077	105	168
		0.5	147	0.2	68
K-1	0.1538	23	0.1538	11	33
2-5	0.3077	45	0.3077	21	66
6-8	0.2308	34	0.2308	16	50
9-12	0.3077	45	0.3077	21	66
		0.3	88	0.15	51
K-1	0.1538	14	0.1538	8	21
2-5	0.3077	27	0.3077	16	43
6-8	0.2308	20	0.2308	12	32
9-12	0.3077	27	0.3077	16	43

### Total

### Summary

K-1	21	to	84
2-5	43	to	168
6-8	32	to	126
9-12	43	to	168
	139	to	547



# CAPACITY ANALYSIS OVER ENROLLMENT PROJECTIONS



# CAPACITY ANALYSIS

## Clemens Primary School (K-1)

Parking cannot support larger student/teacher populations

Classroom Spaces	CRs	Current Utilization		Education Utilization		Max Utilization	
		Loading	Capacity	Loading	Capacity	Loading	Capacity
Kindergarten	4	22	88	22	88	25	100
First Grade	4	22	88	22	88	25	100
SpEd: Mild/Mod	1	13	13	13	13	13	13
PreK/Flexible	2	20	40	20	40	20	40
Music/Flexible	1	0	0	22	22	25	25
Science/Art	1	0	0	22	22	25	25
<b>Total</b>	<b>13</b>		<b>229</b>		<b>273</b>		<b>303</b>
<b>Current 2019-20</b>	<b>Enrollment</b>		<b>169</b>		<b>169</b>		<b>169</b>
	<b>Over/Under</b>		<b>-60</b>		<b>-104</b>		<b>-134</b>
	<b>Utilization</b>		<b>74%</b>		<b>62%</b>		<b>56%</b>
		<b>Rec.</b>	<b>High</b>	<b>Rec.</b>	<b>High</b>	<b>Rec.</b>	<b>High</b>
<b>+5 Yr. 2024-25</b>	<b>Enrollment</b>	<b>168</b>	<b>181</b>	<b>168</b>	<b>181</b>	<b>168</b>	<b>181</b>
	<b>Over/Under</b>	<b>-61</b>	<b>-49</b>	<b>-105</b>	<b>-93</b>	<b>-135</b>	<b>-123</b>
	<b>Utilization</b>	<b>73%</b>	<b>79%</b>	<b>62%</b>	<b>66%</b>	<b>55%</b>	<b>60%</b>

**Current Utilization:** Based on how each classroom is currently used and the District's current loading standards.

**Education Utilization:** Recaptures all classrooms not currently being used for educational programs; however, support programs remain intact. The current loading standard is maintained.

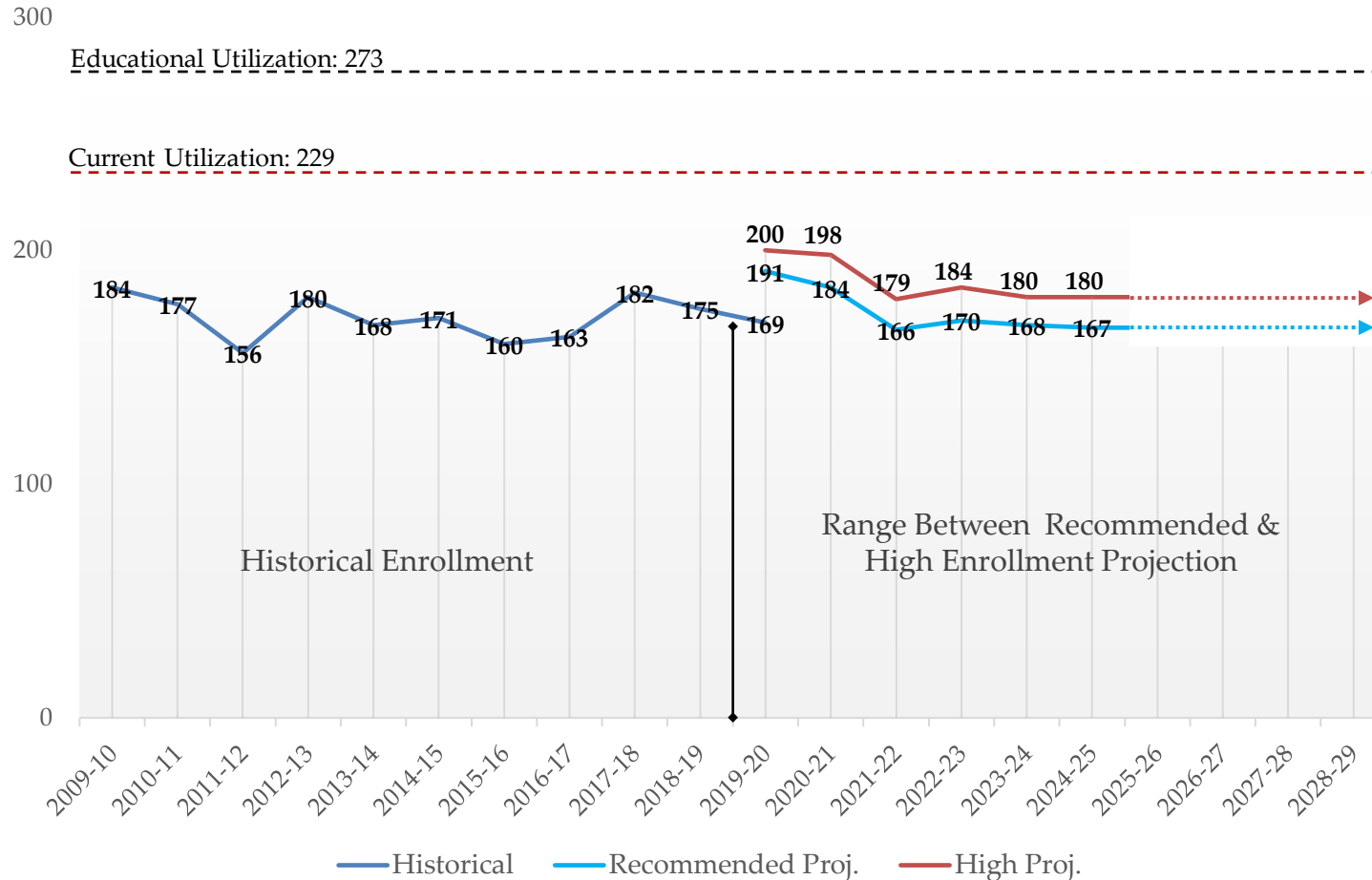
**Max Utilization:** All classrooms are employed for core instructional programs to produce the maximum capacity. This would result in a loss of non-core instructional and support programs. Additionally, the loading standard is increased



# CAPACITY OVER ENROLLMENT PROJECTION



## Clemens Primary School (K-1)



- Due to the uncertainty of timing and student generation in planned residential development, the range between High and Recommended projections is provided.
- CPS' 2019-20 enrollment is 169, significantly lower than the recommended projection of 191.
- This can be attributed to the mathematical influence of last year's Birth-to-K survival ratio, which reached a 10-year high, combined with a 2019-20 K cohort that slipped to 81 from a three-year trend of +90.

Grade	2016-17	2017-18	2018-19	2019-20
K	94	95	92	81
1	81	94	93	98

- Staff report that CPS infrastructure is at or nearing its limit. This is most acutely felt in parking. This site will struggle to support a student population that exceeds the current utilization.



# CAPACITY ANALYSIS

## Philomath Elementary School (2-5)

Classroom Spaces	CRs	Current Utilization		Education Utilization		Max Utilization	
		Loading	Capacity	Loading	Capacity	Loading	Capacity
Regular 2-5 Home Rm.	16	23	368	23	368	25	400
SpEd: Mild/Mod	1	13	13	13	13	13	13
Basement [1]	2	0	0	23	46	25	50
Music	1	0	0	0	0	25	25
#6 [2]	0	0	0	0	0	0	0
Mac Lab [2]	0	0	0	0	0	0	0
PC Lab [2]	0	0	0	0	0	0	0
<b>Total</b>	<b>20</b>		<b>381</b>		<b>427</b>		<b>488</b>
<b>Current 2019-20</b>	<b>Enrollment</b>		<b>386</b>		<b>386</b>		<b>386</b>
	Over/Under		5		-41		-102
	Utilization		101%		90%		79%
		Rec.	High	Rec.	High	Rec.	High
<b>+5 Yr. 2024-25</b>	<b>Enrollment</b>	<b>394</b>	<b>448</b>	<b>394</b>	<b>448</b>	<b>394</b>	<b>448</b>
	Over/Under	13	67	-33	21	-94	-40
	Utilization	103%	118%	92%	105%	81%	92%
<b>+7 Yr. 2026-27</b>	<b>Enrollment</b>	<b>376</b>	<b>428</b>	<b>376</b>	<b>428</b>	<b>376</b>	<b>428</b>
	Over/Under	-5	47	-51	1	-112	-60
	Utilization	99%	112%	88%	100%	77%	88%

**Current Utilization:** Based on how each classroom is currently used and the District's current loading standards.

**Education Utilization:** Recaptures all classrooms not currently being used for educational programs; however, support programs remain intact. The current loading standard is maintained.

**Max Utilization:** All classrooms are employed for core instructional programs to produce the maximum capacity. This would result in a loss of non-core instructional and support programs. Additionally, the loading standard is increased

[1] Requires remodel to create two full-sized classrooms

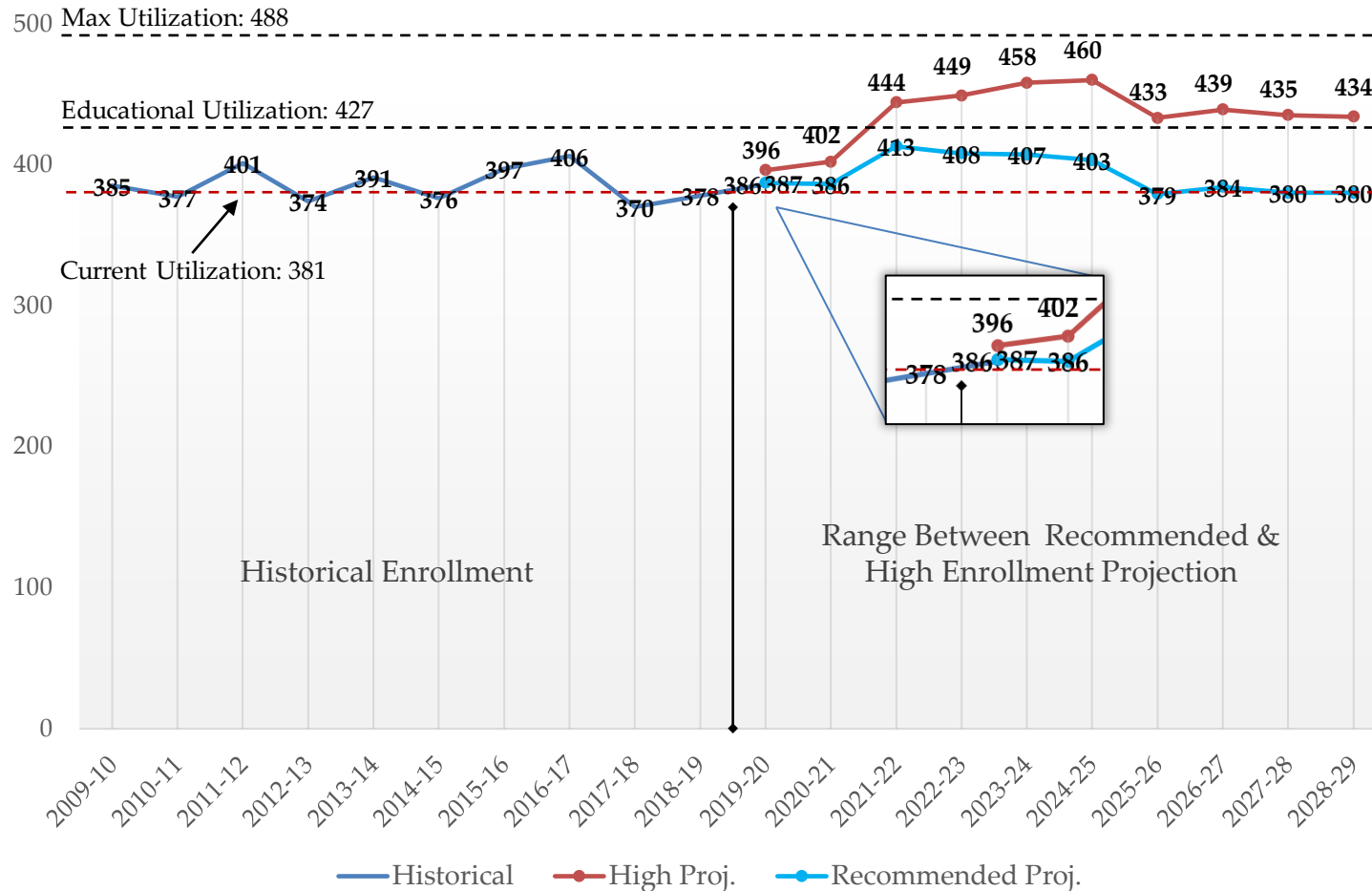
[2] Undersized spaces--cannot be loaded as full-sized classrooms



# CAPACITY OVER ENROLLMENT PROJECTION



## Philomath Elementary School (2-5)



- Due to the uncertainty of timing and student generation in planned residential development, the range between High and Recommended projections is provided.
- PES' 2019-20 enrollment is 386; one students greater than the recommended projection of 387.
- In the current utilization configuration, the school is at 101% utilization. The District may want to consider remodeling the basement spaces to create two classrooms and perhaps increase loading depending on future enrollment shifts.



# CAPACITY ANALYSIS

## Philomath Middle School (6-8)

Classroom Spaces	CRs	Loading	Conservative Factor		Moderate Factor		Aggressive Factor	
			Factor	Capacity	Factor	Capacity	Factor	Capacity
Standard Classrooms	19	27	0.75	385	0.8	410	0.85	436
SpEd: Mild/Mod	1	13	0.75	10	0.8	10	0.85	11
Comp. Lab	1	15	0.75	11	0.8	12	0.85	13
Shop	1	27	0.75	20	0.8	22	0.85	23
Band	1	27	0.75	20	0.8	22	0.85	23
Gym	1	27	0.75	20	0.8	22	0.85	23
<b>Total</b>	<b>24</b>			<b>467</b>		<b>498</b>		<b>529</b>
<b>Current 2019-20</b>	<b>Enrollment</b>			373		373		373
	Over/Under			-94		-125		-156
	Utilization			80%		75%		71%
			Rec.	High	Rec.	High	Rec.	High
<b>+5 Yr. 2024-25</b>	<b>Enrollment</b>		358	390	358	390	358	390
	Over/Under		-109	-77	-140	-108	-171	-139
	Utilization		77%	84%	72%	78%	68%	74%
<b>+7 Yr. 2026-27</b>	<b>Enrollment</b>		371	430	371	430	371	430
	Over/Under		-96	-37	-127	-68	-158	-99
	Utilization		80%	92%	75%	86%	70%	81%

### Utilization Factors:

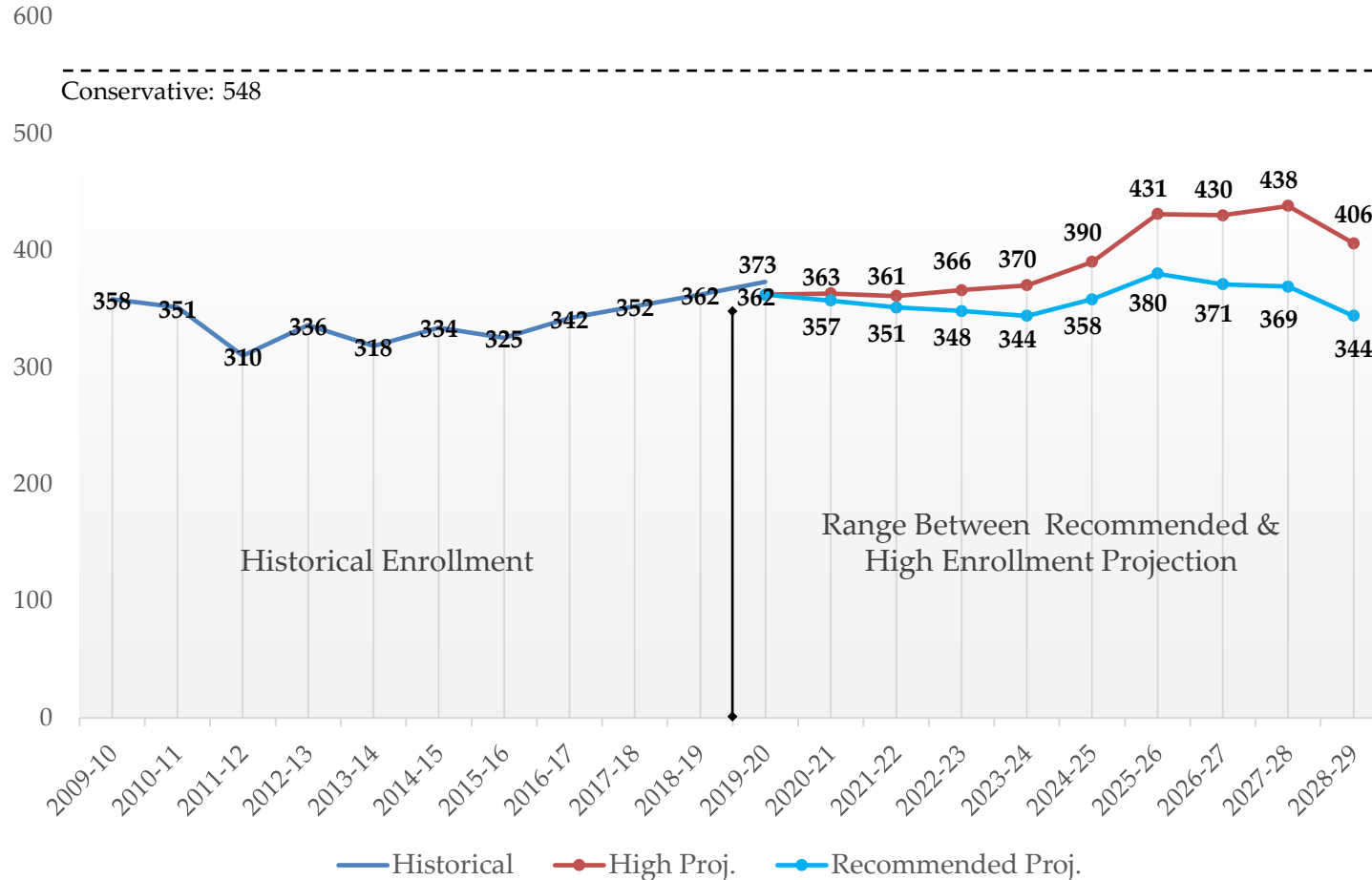
- For middle schools and high schools, where classrooms experience varying degrees of loading throughout the day, and are used for planning periods, a utilization factor is used to determine capacity.
- All instructional spaces are loaded and then reduced by the utilization factor.
- To provide a range, we have used conservative, moderate, and aggressive factors.



# CAPACITY OVER ENROLLMENT PROJECTION



## Philomath Middle School (6-8)



- Due to the uncertainty of timing and student generation in planned residential development, the range between High and Recommended projections is provided.
- PMS' 2019-20 enrollment is 373; 11 students greater than the recommended projection of 362.
- As PMS currently has an 80% utilization rate, and the apex of the High projection retains room for over 100 additional students, only the conservative capacity is provided.





# CAPACITY ANALYSIS

## Philomath High School (9-12)

Classroom Spaces	CRs	Loading	Conservative Factor		Moderate Factor		Aggressive Factor	
			Factor	Capacity	Factor	Capacity	Factor	Capacity
Standard Classroom	23	27	0.75	466	0.8	497	0.85	528
Lab Space	4	27	0.75	81	0.8	86	0.85	92
Activity Room	2	27	0.75	41	0.8	43	0.85	46
Gym	2	27	0.75	41	0.8	43	0.85	46
Weight Room	1	15	0.75	11	0.8	12	0.85	13
Shop Space	5	27	0.75	101	0.8	108	0.85	115
Forrestry	1	15	0.75	11	0.8	12	0.85	13
Special Ed	2	13	0.75	20	0.8	21	0.85	22
<b>Total</b>	<b>40</b>			<b>771</b>		<b>822</b>		<b>874</b>
<b>Current 2019-20</b>			<b>Enrollment</b>		<b>501</b>		<b>501</b>	
			<b>Over/Under</b>		<b>-270</b>		<b>-321</b>	
			<b>Utilization</b>		<b>65%</b>		<b>61%</b>	
			<b>Rec.</b>	<b>High</b>	<b>Rec.</b>	<b>High</b>	<b>Rec.</b>	<b>High</b>
<b>+5 Yr. 2024-25</b>			<b>Enrollment</b>		<b>530</b>		<b>530</b>	
			<b>Over/Under</b>		<b>-241</b>		<b>-292</b>	
			<b>Utilization</b>		<b>69%</b>		<b>64%</b>	
<b>+7 Yr. 2026-27</b>			<b>Enrollment</b>		<b>532</b>		<b>532</b>	
			<b>Over/Under</b>		<b>-239</b>		<b>-290</b>	
			<b>Utilization</b>		<b>69%</b>		<b>65%</b>	

### Utilization Factors:

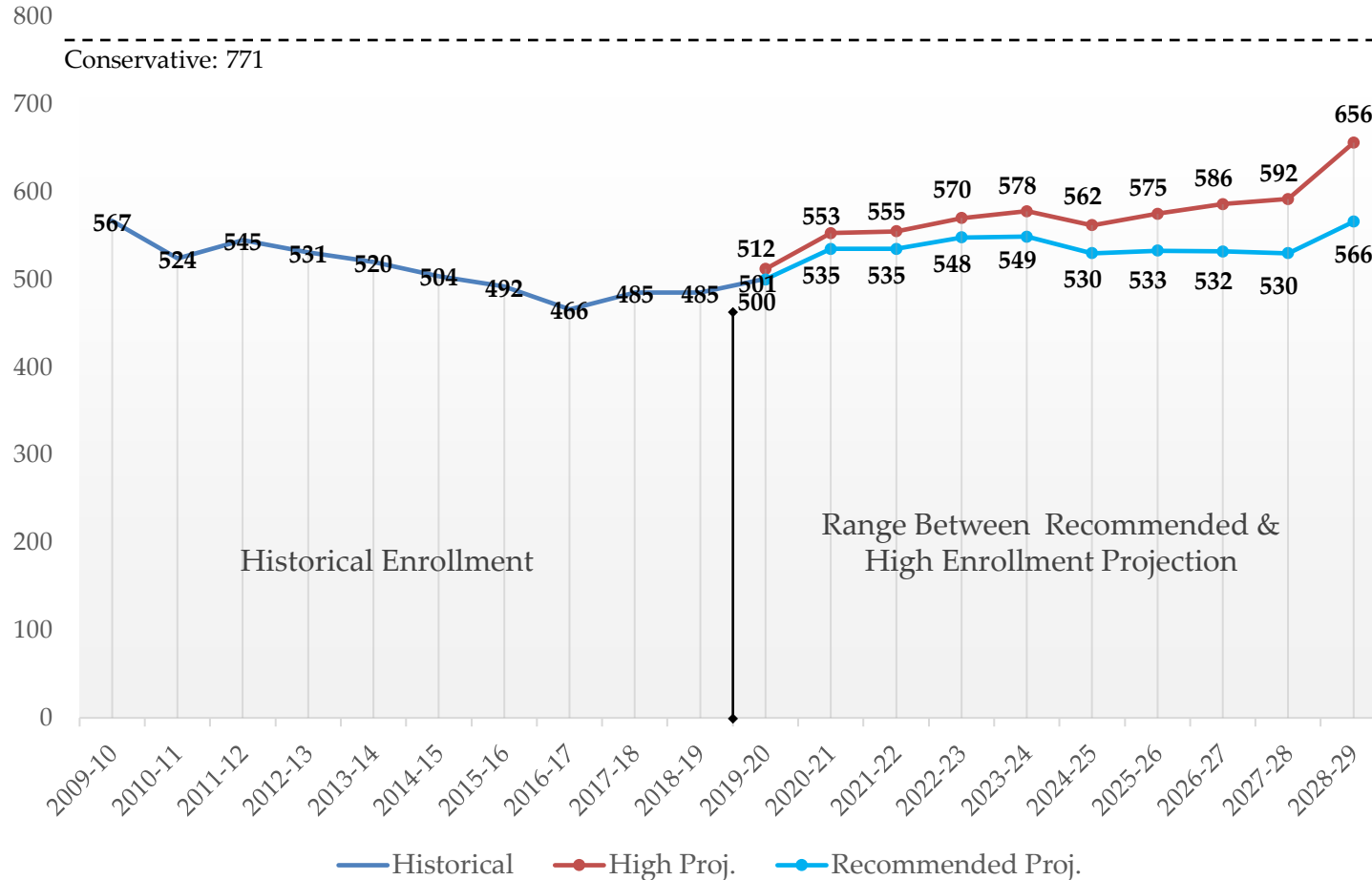
- For middle schools and high schools, where classrooms experience varying degrees of loading throughout the day, and are used for planning periods, a utilization factor is used to determine capacity.
- All instructional spaces are loaded and then reduced by the utilization factor.
- To provide a range, we have used conservative, moderate, and aggressive factors.



# CAPACITY OVER ENROLLMENT PROJECTION



## *Philomath High School (9-12)*



- Due to the uncertainty of timing and student generation in planned residential development, the range between High and Recommended projections is provided.
- PHS' 2019-20 enrollment is 501; one student greater than the recommended projection of 500.
- As PHS currently has a 65% utilization rate, and the apex of the High projection retains room for over 100 additional students, only the conservative capacity is provided.



# FACILITY NEEDS ASSESSMENT



# FACILITY CONDITION ASSESSMENT



## Blodgett (K-4)

Level 1 or 2	Level 3 or Type	Level of Action	ODE Budget Estimate
<b>A SUBSTRUCTURE - NONE</b>			
<b>B SHELL</b>			
B2010 Exterior Walls	Framed w/Panel Siding	Moderate	\$ 41,521
B2020 Exterior Windows	Wood	Major	\$ 11,324
B2030 Exterior Doors	Wood	Major	\$ 3,300
<b>C INTERIORS</b>			
C3010 Wall Finishes	Wall board	Minor	\$ 7,059
C3020 Floor Finishes	Carpet / Soft Surface	Replace	\$ 1,385
	Resilient Tile	Minor	\$ 1,419
C3030 Ceiling Finishes	Wall board	Minor	\$ 1,030
	Lay-In Ceiling Tile	Minor	\$ 276
	Glued-Up Ceiling Tile	Minor	\$ 389
<b>D SERVICES</b>			
D50 Electrical	Clock / Intercom System	Replace	\$ 23,067
<b>E EQUIPMENT &amp; FURNISHINGS</b>			
E1010 Commercial Equipment	Food Service	Replace	\$ 18,454
E2010 Fixed Furnishings		Moderate	\$ 2,768
E2020 Movable Furnishings		Replace	\$ 16,608
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION - NOT USED</b>			
<b>G BUILDING SITE WORK</b>			
G20 Site Improvements	G2020 Parking Lots	Minor	\$ 3,865
	G2030 Pedestrian Paving	Major	\$ 463,201

Replace	\$ 59,513
Major	\$ 477,825
Moderate	\$ 44,289
Minor	\$ 13,372

Physical Condition Budget Sub-Total	\$ 595,664
Budgeted Development Costs	\$ 226,352
<b>Physical Condition Budget TOTAL</b>	<b>\$ 822,016</b>

Replacement Budget	\$ 3,501,571
<b>Facility Condition Index (FCI)</b>	<b>23.5%</b>

### Typical Range of FCI Scores

Good	0 - 5%
Fair	6 - 10%
Poor	11-30%
Critical	31-50%
Divest	51-100%



# FACILITY CONDITION ASSESSMENT



## Clemens Primary School (K-1)

Level 1 or 2	Level 3 or Type	Level of Action	ODE Budget Estimate
<b>A SUBSTRUCTURE</b>			
<b>B SHELL</b>			
B2010 Exterior Walls	Masonry	Moderate	\$ 7,013
B2020 Exterior Windows	Aluminum/Steel	Moderate	\$ 49,610
<b>C INTERIORS</b>			
C3010 Wall Finishes	Wall board	Minor	\$ 13,489
C3020 Floor Finishes	Carpet / Soft Surface	Replace	\$ 87,461
	Resilient Tile	Minor	\$ 6,706
	Resilient Sheet	Replace	\$ 54
	Wood Sports Floor	Moderate	\$ 1,252
C3030 Ceiling Finishes	Lay-In Ceiling Tile	Minor	\$ 6,895
	Painted Structure	Replace	\$ 428
<b>D SERVICES</b>			
D20 Plumbing	D2020 Domestic Water Distribution	Replace	\$ 60,885
	D2030 Sanitary Waste	Minor	\$ 5,638
D30 HVAC	D3060 Controls & Instrumentation	Replace	\$ 45,100
<b>E EQUIPMENT &amp; FURNISHINGS</b>			
E20 Furnishings	E2020 Movable Furnishings	Replace	\$ 16,236
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION - NOT USED</b>			
<b>G BUILDING SITE WORK</b>			
G20 Site Improvements	G2030 Pedestrian Paving	Major	\$ 12,351

Replace	\$ 210,165
Major	\$ 12,351
Moderate	\$ 57,874
Minor	\$ 32,728

Physical Condition Budget Sub-Total	\$ 313,117
Budgeted Development Costs	\$ 118,985
<b>Physical Condition Budget TOTAL</b>	<b>\$ 432,102</b>

Replacement Budget	\$ 17,115,450
<b>Facility Condition Index (FCI)</b>	<b>2.5%</b>

### Typical Range of FCI Scores

Good	0 - 5%
Fair	6 - 10%
Poor	11-30%
Critical	31-50%
Divest	51-100%





# FACILITY CONDITION ASSESSMENT

## Philomath Elementary School (K-5)

Level 1 or 2	Level 3 or Type	Level of Action	ODE Budget Estimate
<b>A SUBSTRUCTURE</b>			
<b>B SHELL</b>			
B2010 Exterior Walls	Concrete Formed / Tilt	Major	\$ 1,123
	Masonry	Major	\$ 44,566
B2020 Exterior Windows	Aluminum/Steel	Major	\$ 25,412
	Clad	Major	\$ 3,821
<b>C INTERIORS</b>			
C3010 Wall Finishes	Paint on Masonry	Minor	\$ 634
	Wall board	Minor	\$ 8,276
	Wainscot	Minor	\$ 2,693
C3020 Floor Finishes	Carpet / Soft Surface	Replace	\$ 158,629
	Resilient Tile	Minor	\$ 7,983
C3030 Ceiling Finishes	Wall board	Moderate	\$ 2,948
	Lay-In Ceiling Tile	Minor	\$ 3,933
<b>D SERVICES</b>			
D20 Plumbing	D2010 Plumbing Fixtures	Moderate	\$ 2,376
D30 HVAC	D3050 Terminal & Package Units	Replace	\$ 5,940
<b>E EQUIPMENT &amp; FURNISHINGS</b>			
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION - NOT USED</b>			
<b>G BUILDING SITE WORK</b>			
G20 Site Improvements	G2010 Roadways	Minor	\$ 9,499
	G2020 Parking Lots	Minor	\$ 14,013
	G2030 Pedestrian Paving	Major	\$ 38,585

Replace	\$ 164,569
Major	\$ 113,507
Moderate	\$ 5,324
Minor	\$ 47,033

Physical Condition Budget Sub-Total	\$ 330,433
Budgeted Development Costs	\$ 125,564
<b>Physical Condition Budget TOTAL</b>	<b>\$ 455,997</b>

Replacement Budget	\$ 22,542,300
<b>Facility Condition Index (FCI)</b>	<b>2.0%</b>

### Typical Range of FCI Scores

Good	0 - 5%
Fair	6 - 10%
Poor	11-30%
Critical	31-50%
Divest	51-100%



# FACILITY CONDITION ASSESSMENT



## Philomath Middle School (6-8)

Level 1 or 2	Level 3 or Type	Level of Action	ODE Budget Estimate
<b>A SUBSTRUCTURE</b>			
<b>B SHELL</b>			
B2010 Exterior Walls	Masonry	Moderate	\$ 19,602
	Framed w/Panel Siding	Moderate	\$ 95,832
B2020 Exterior Windows	Aluminum/Steel	Major	\$ 99,537
<b>C INTERIORS</b>			
C3010 Wall Finishes	Wall board	Minor	\$ 27,905
	Wainscot	Minor	\$ 3,120
C3020 Floor Finishes	Carpet / Soft Surface	Replace	\$ 99,892
	Resilient Tile	Minor	\$ 6,824
	Polished Concrete	Minor	\$ 1,118
C3030 Ceiling Finishes	Wall board	Minor	\$ 794
	Lay-In Ceiling Tile	Minor	\$ 27,851
<b>D SERVICES</b>			
D20 Plumbing	D2010 Plumbing Fixtures	Moderate	\$ 5,808
D30 HVAC	D3070 Systems Testing & Balancing	Replace	\$ 72,600
D50 Electrical	Clock / Intercom System	Moderate	\$ 54,450
	Lighting Control System	Minor	\$ 2,723
<b>E EQUIPMENT &amp; FURNISHINGS</b>			
E1010 Commercial Equipment	Food Service	Replace	\$ 145,200
E2010 Fixed Furnishings		Moderate	\$ 43,560
E2020 Movable Furnishings		Replace	\$ 130,680
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION - NOT USED</b>			
<b>G BUILDING SITE WORK</b>			
G20 Site Improvements	G2030 Pedestrian Paving	Major	\$ 75,686

Replace	\$ 448,372
Major	\$ 175,223
Moderate	\$ 219,252
Minor	\$ 70,335

Physical Condition Budget Sub-Total	\$ 913,181
Budgeted Development Costs	\$ 347,009
<b>Physical Condition Budget TOTAL</b>	<b>\$ 1,260,190</b>

Replacement Budget	\$ 29,054,520
<b>Facility Condition Index (FCI)</b>	<b>4.3%</b>

### Typical Range of FCI Scores

Good	0 - 5%
Fair	6 - 10%
Poor	11-30%
Critical	31-50%
Divest	51-100%



# FACILITY CONDITION ASSESSMENT



## Philomath High School (9-12)

Level 1 or 2	Level 3 or Type	Level of Action	ODE Budget Estimate
<b>A SUBSTRUCTURE</b>			
A10 Foundations	A1030 Slab on Grade	Moderate	\$ 93,500
<b>B SHELL</b>			
B1010 Floor Construction	Concrete	Replace	\$ 841,500
B2010 Exterior Walls	Masonry	Major	\$ 37,930
	Framed w/Panel Siding	Moderate	\$ 149,325
B2020 Exterior Windows	Aluminum/Steel	Major	\$ 11,521
	Clad	Major	\$ 111,340
<b>C INTERIORS</b>			
C1020 Interior Doors	Wood	Major	\$ 750
C3010 Wall Finishes	Paint on Masonry	Minor	\$ 1,424
	Wall board	Minor	\$ 18,383
	Wainscot	Minor	\$ 1,311
	Ceramic Tile	Minor	\$ 48
C3020 Floor Finishes	Resilient Tile	Minor	\$ 9,488
	Polished Concrete	Minor	\$ 17,103
	Ceramic Tile	Minor	\$ 622
	Wood Sports Floor	Moderate	\$ 4,894
C3030 Ceiling Finishes	Wall board	Minor	\$ 2,745
	Lay-In Ceiling Tile	Minor	\$ 6,244
<b>D SERVICES</b>			
D20 Plumbing	D2010 Plumbing Fixtures	Moderate	\$ 1,000
D30 HVAC	Ductwork	Moderate	\$ 14,025
<b>E EQUIPMENT &amp; FURNISHINGS</b>			
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION - NOT USED</b>			
<b>G BUILDING SITE WORK</b>			
G20 Site Improvements	G2010 Roadways	Minor	\$ 47,053
	G2020 Parking Lots	Minor	\$ 49,480
	G2030 Pedestrian Paving	Major	\$ 68,474

Replace	\$ 841,500
Major	\$ 161,541
Moderate	\$ 262,744
Minor	\$ 222,373

Physical Condition Budget Sub-Total	\$ 1,488,159
Budgeted Development Costs	\$ 565,501
<b>Physical Condition Budget TOTAL</b>	<b>\$ 2,053,660</b>

Replacement Budget	\$ 39,999,300
<b>Facility Condition Index (FCI)</b>	<b>5.1%</b>

### Typical Range of FCI Scores

Good	0 - 5%
Fair	6 - 10%
Poor	11-30%
Critical	31-50%
Divest	51-100%



# FACILITY CONDITION ASSESSMENT



## Kings Valley Charter (9-12)

Level 1 or 2	Level 3 or Type	Level of Action	ODE Budget Estimate
<b>A SUBSTRUCTURE - NONE</b>			
<b>B SHELL</b>			
B2010 Exterior Walls	Masonry	Moderate	\$ 2,446
B2020 Exterior Windows	Aluminum/Steel	Major	\$ 16,720
<b>C INTERIORS</b>			
C3010 Wall Finishes	Wall board	Minor	\$ 4,903
	Wainscot	Minor	\$ 147
C3020 Floor Finishes	Carpet / Soft Surface	Replace	\$ 7,698
	Resilient Tile	Minor	\$ 1,070
	Resilient Sheet	Replace	\$ 815
	Polished Concrete	Replace	\$ 16,287
	Wood Sports Floor	Moderate	\$ 595
C3030 Ceiling Finishes	Wall board	Minor	\$ 132
	Lay-In Ceiling Tile	Minor	\$ 408
<b>D SERVICES</b>			
D20 Plumbing	D2010 Plumbing Fixtures	Moderate	\$ 725
<b>E EQUIPMENT &amp; FURNISHINGS</b>			
E2010 Fixed Furnishings		Moderate	\$ 5,436
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION - NOT USED</b>			
<b>G BUILDING SITE WORK</b>			
G20 Site Improvements	G2010 Roadways	Minor	\$ 3,399
	G2020 Parking Lots	Minor	\$ 3,189
	G2030 Pedestrian Paving	Major	\$ 8,544

Replace	\$ 24,800
Major	\$ 16,720
Moderate	\$ 9,201
Minor	\$ 21,792

Physical Condition Budget Sub-Total	\$ 72,513
Budgeted Development Costs	\$ 27,555
<b>Physical Condition Budget TOTAL</b>	<b>\$ 100,069</b>

Replacement Budget	\$ 3,438,118
<b>Facility Condition Index (FCI)</b>	<b>2.9%</b>

### Typical Range of FCI Scores

Good	0 - 5%
Fair	6 - 10%
Poor	11-30%
Critical	31-50%
Divest	51-100%



# FACILITY CONDITION ASSESSMENT



## Maintenance & Technology

Level 1 or 2	Level 3 or Type	Level of Action	ODE Budget Estimate
<b>A SUBSTRUCTURE</b>			
<b>B SHELL</b>			
B2010 Exterior Walls	Framed w/Panel Siding	Major	\$ 6,600
	Aluminum/Steel	Major	\$ 13,200
<b>C INTERIORS - NONE</b>			
C1020 Interior Doors	Wood	Moderate	\$ 327
C3020 Floor Finishes	Resilient Tile	Minor	\$ 165
	Polished Concrete	Minor	\$ 1,980
C3030 Ceiling Finishes	Wall board	Minor	\$ 1,485
<b>D SERVICES</b>			
<b>E EQUIPMENT &amp; FURNISHINGS</b>			
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION - NOT USED</b>			
<b>G BUILDING SITE WORK</b>			

Replace	\$ -
Major	\$ 19,800
Moderate	\$ 327
Minor	\$ 3,630

Physical Condition Budget Sub-Total	\$ 23,757
Budgeted Development Costs	\$ 9,028
<b>Physical Condition Budget TOTAL</b>	<b>\$ 32,784</b>

Replacement Budget	\$ 1,001,880
<b>Facility Condition Index (FCI)</b>	<b>3.3%</b>

### Typical Range of FCI Scores

Good	0 - 5%
Fair	6 - 10%
Poor	11-30%
Critical	31-50%
Divest	51-100%





# FACILITY CONDITION ASSESSMENT



## District Office

Level 1 or 2	Level 3 or Type	Level of Action	ODE Budget Estimate
<b>A SUBSTRUCTURE</b>			
<b>B SHELL</b>			
B2010 Exterior Walls	Aluminum/Steel	Major	\$ 50,160
<b>C INTERIORS - NONE</b>			
C3010 Wall Finishes	Wall board	Moderate	\$ 1,411
C3030 Ceiling Finishes	Wall board	Minor	\$ 470
<b>D SERVICES</b>			
<b>E EQUIPMENT &amp; FURNISHINGS</b>			
E2010 Fixed Furnishings		Moderate	\$ 1,881
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION - NOT USED</b>			
<b>G BUILDING SITE WORK</b>			
G20 Site Improvements	G2030 Pedestrian Paving	Major	\$ 6,840

Replace	\$ -
Major	\$ 57,000
Moderate	\$ 3,292
Minor	\$ 470

Physical Condition Budget Sub-Total	\$ 60,762
Budgeted Development Costs	\$ 23,090
<b>Physical Condition Budget TOTAL</b>	<b>\$ 83,851</b>

Replacement Budget	\$ 2,595,780
<b>Facility Condition Index (FCI)</b>	<b>3.2%</b>

### Typical Range of FCI Scores

Good	0 - 5%
Fair	6 - 10%
Poor	11-30%
Critical	31-50%
Divest	51-100%



# FACILITY CONDITION ASSESSMENT



## Summary

School Site or Facility	Original Build	Recent Modernization	Sq. Ft.	Capacity Utilization	FCI	Replace	Major	Moderate	Minor	Budget Hard Costs	Budget Soft Costs	Budget Total
Blodgett Elementary School		2012	8,388	44%	23.5%	\$ 59,513	\$ 477,825	\$ 44,289	\$ 14,037	\$ 595,664	\$ 226,352	\$ 822,016
Clemens Primary School	2000		41,000	74%	2.5%	\$ 210,165	\$ 12,351	\$ 57,874	\$ 32,728	\$ 313,117	\$ 118,985	\$ 432,102
Philomath Elementary School	1950	2012	54,000	101%	2.0%	\$ 164,569	\$ 113,507	\$ 5,324	\$ 47,033	\$ 330,433	\$ 125,564	\$ 455,997
Philomath Middle School	1973	2012	66,000	80%	4.3%	\$ 448,372	\$ 175,223	\$ 219,252	\$ 70,335	\$ 913,181	\$ 347,009	\$ 1,260,190
Philomath High School	1951	2012 [1]	85,000	65%	5.1%	\$ 841,500	\$ 161,541	\$ 262,744	\$ 222,373	\$ 1,488,159	\$ 565,501	\$ 2,053,660
Sub-Total						\$ 1,724,119	\$ 940,446	\$ 589,483	\$ 386,506	\$ 3,640,555	\$ 1,383,411	\$ 5,023,966

Maintenance / Technology			3,000	N/A	3.3%	\$ -	\$ 19,800	\$ 327	\$ 3,630	\$ 23,757	\$ 9,028	\$ 32,784
District Office	1950s		5,700	N/A	3.2%	\$ -	\$ 57,000	\$ 3,292	\$ 470	\$ 60,762	\$ 23,090	\$ 83,851
Sub-Total						\$ -	\$ 76,800	\$ 3,618	\$ 4,100	\$ 84,519	\$ 32,117	\$ 116,636

Primary District Facilities Total						\$ 1,724,119	\$ 1,017,246	\$ 593,101	\$ 390,606	\$ 3,725,073	\$ 1,415,528	\$ 5,140,601
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Kings Valley Charter	1950s	2004	8,236	74%	2.9%	\$ 24,800	\$ 16,720	\$ 9,201	\$ 21,792	\$ 72,513	\$ 27,555	\$ 100,069
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[1] 1995, added science wing & library. 2012 teardown/rebuild or renovation of HS, except for auditorium, pool building, metal shop, forestry building.



# COMMUNITY OUTREACH

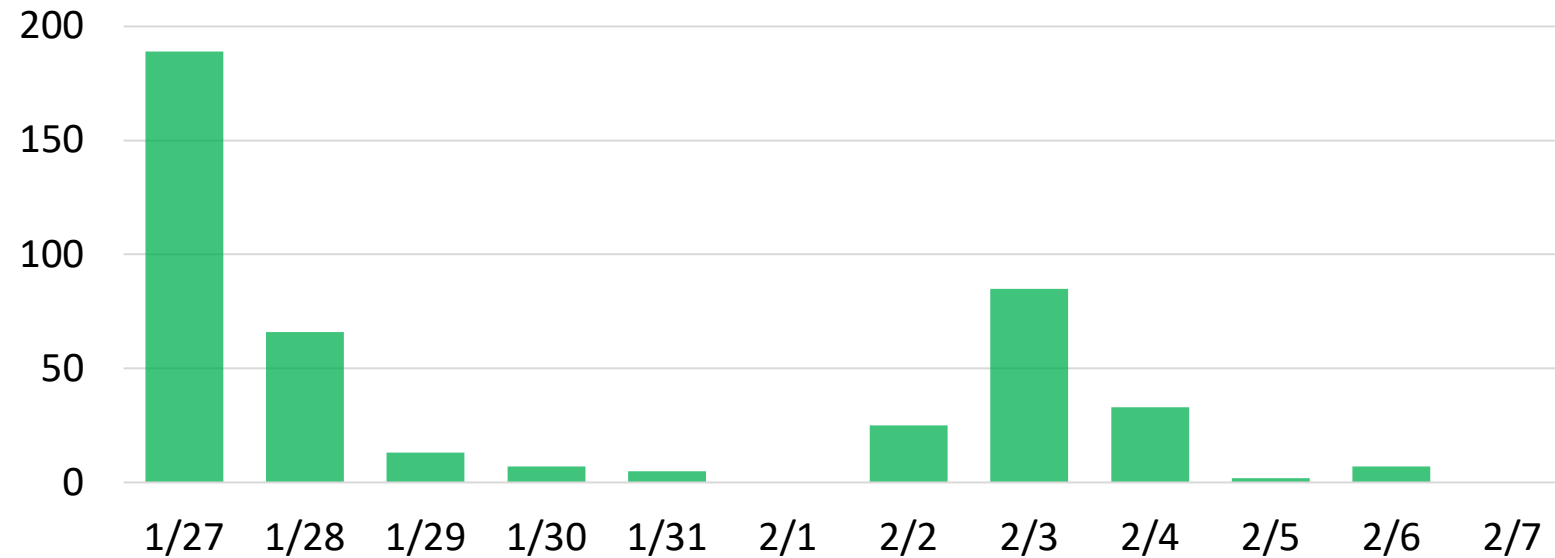


# SURVEY RESULTS

Open for 12 days

432 Responses

Average of 60 comments for each open question

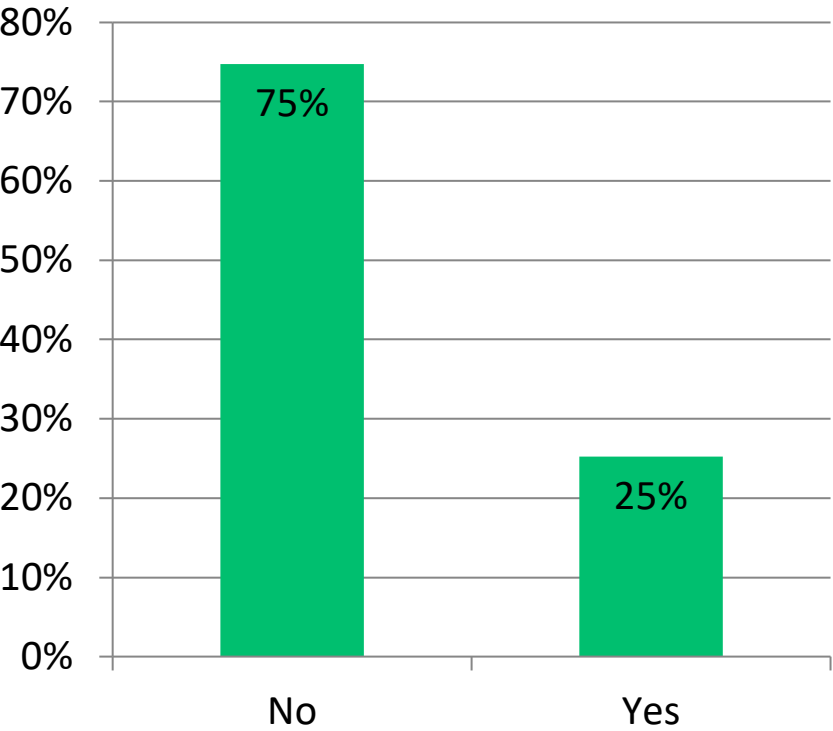




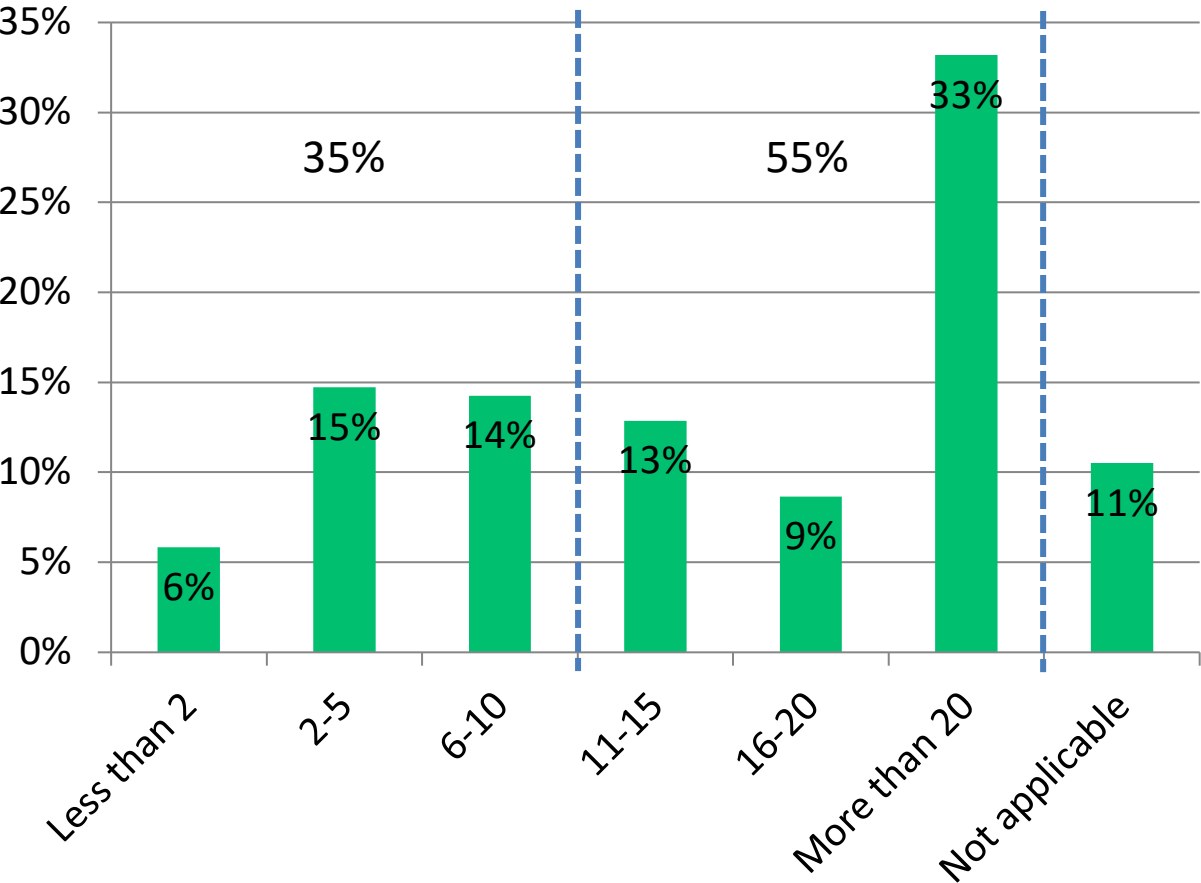
# SURVEY RESULTS: Demographics



Are you an employee or retiree of the District?



How many years have you lived in the District?



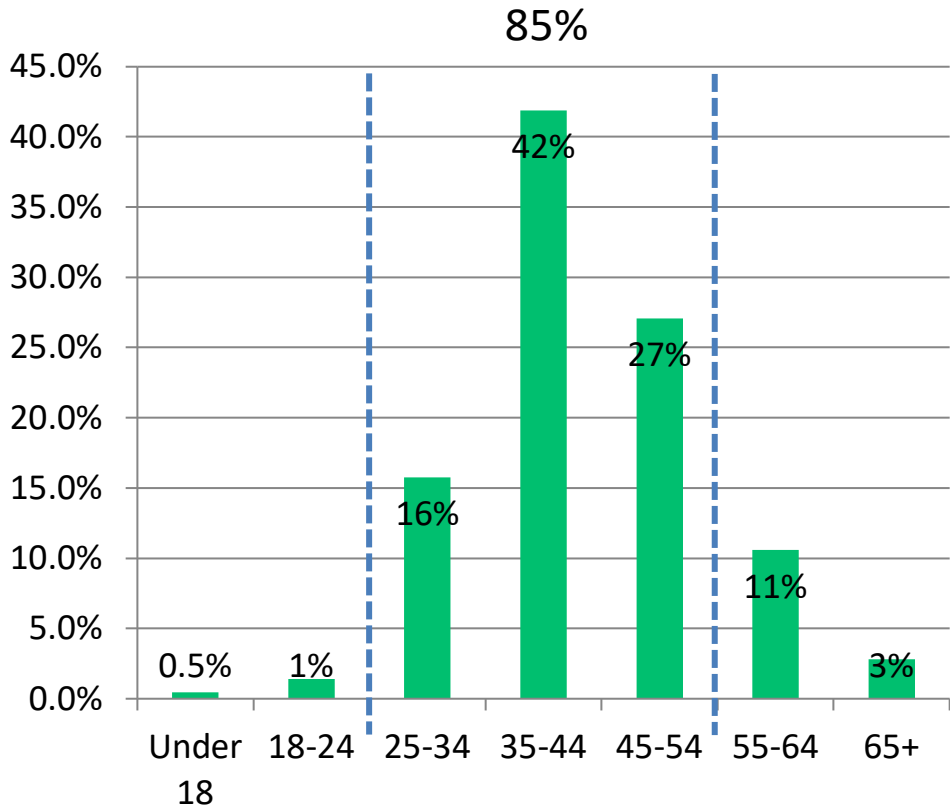




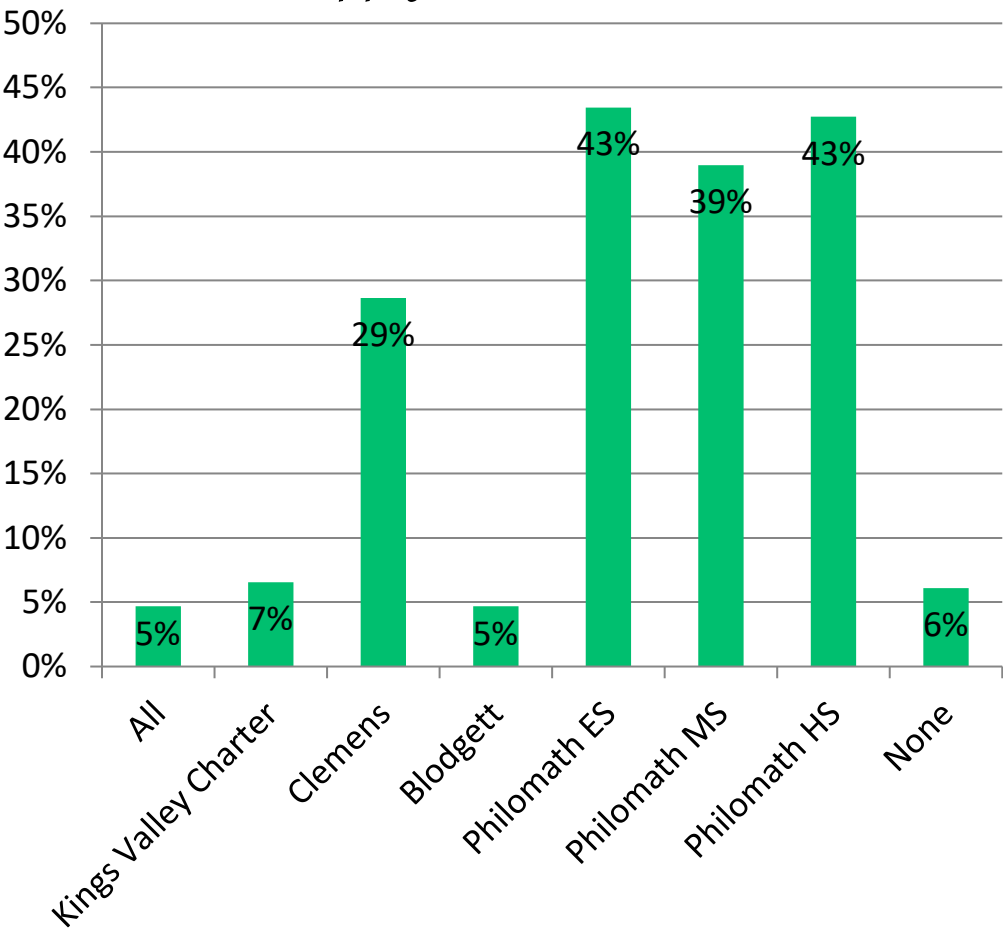
# SURVEY RESULTS: Demographics



Your age?



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

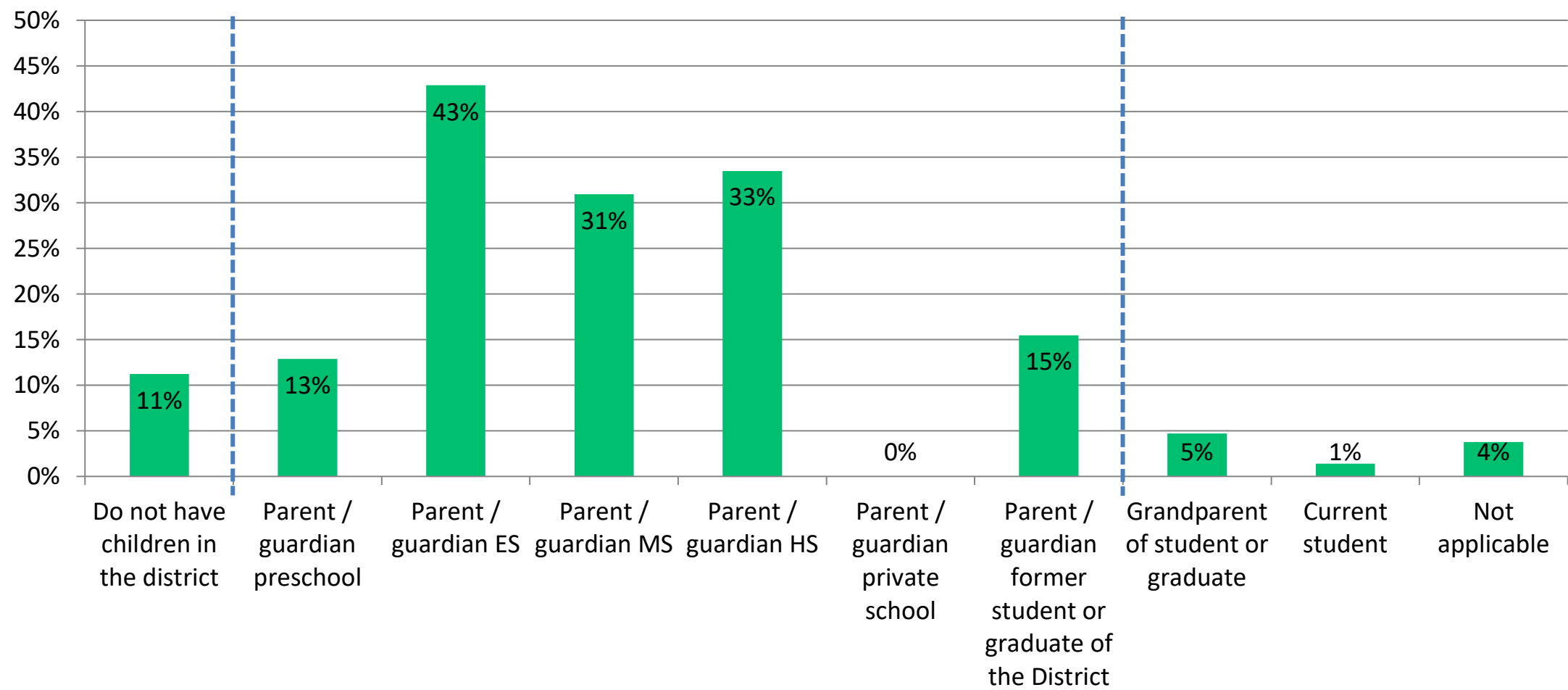




# SURVEY RESULTS: Demographics



Parental / Guardian / Student status (*check all that apply*)

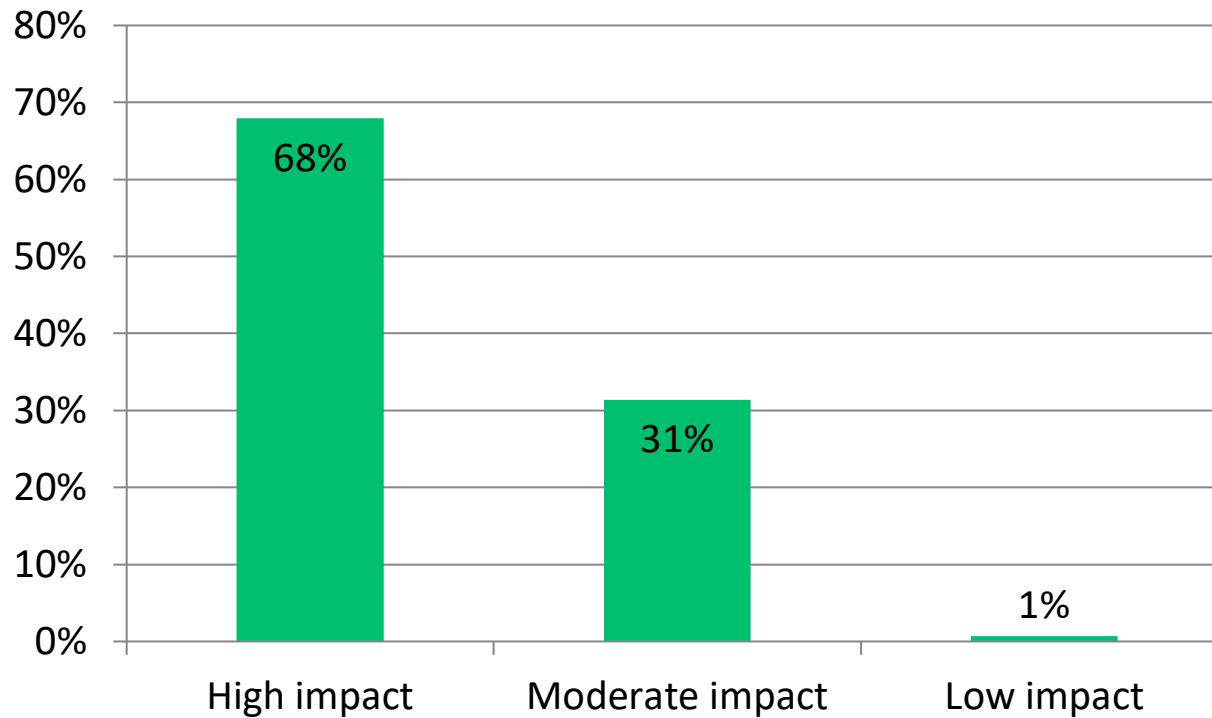




# SURVEY RESULTS: Questions



What impact do you believe high-quality school facilities have on creating an optimal teaching and learning environment?



Answer Choices	Responses	
High impact	68%	292
Moderate impact	31%	135
Low impact	1%	3
Answered		430
Skipped		2



# SURVEY RESULTS: Questions



As the District creates a comprehensive plan to address school facility needs, please rank the following issues in order of priority.

		Higher Priority				Lower Priority		Total	Score
		1	2	3	4	5			
Infrastructure	Repairing/Replacing infrastructure that is at the end of its useful life or has become obsolete (e.g. flooring, asphalt/concrete, student desks/tables, HVAC, technology, etc.)	27% 113	25% 107	23% 96	16% 66	9% 39		421	3.45
Learning Environment	Improving the functionality of key areas to provide optimal learning environments (e.g. classrooms, libraries, kitchens, multi-purpose rooms, etc.)	23% 96	24% 100	24% 99	21% 89	9% 36		420	3.31
CTE	Adding and/or improving access to specialized programs (e.g. fine arts, science, theater, Career Technical Education, etc.)	18% 74	23% 95	23% 97	22% 91	14% 58		415	3.09
Safety & Security	Enhancing campus-wide safety and security	21% 88	15% 62	16% 67	20% 87	28% 121		425	2.79
Enrollment/Capacity	Enrollment increases that have the potential to surpass current capacity	13% 56	14% 60	15% 64	20% 83	38% 161		424	2.45

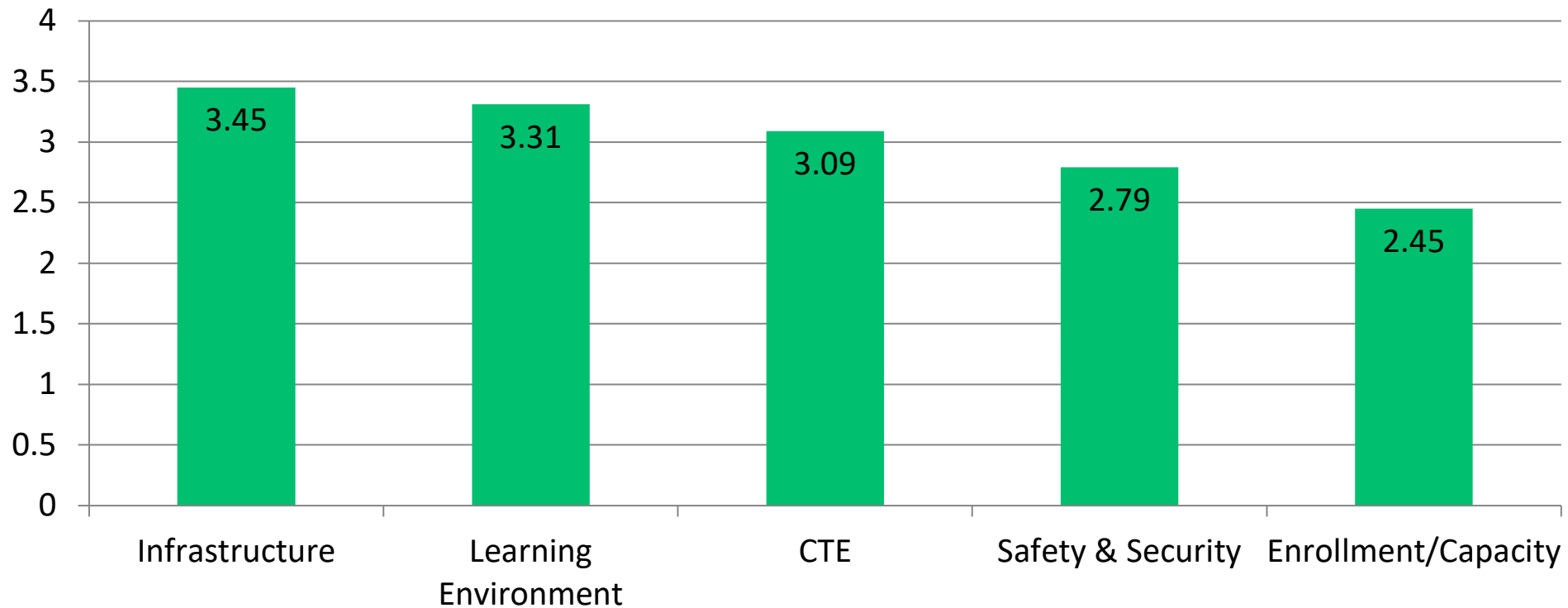
Answered 428

Skipped 4



# SURVEY RESULTS: Questions

As the District creates a comprehensive plan to address school facility needs, please rank the following issues in order of priority.





# SURVEY RESULTS: Questions



**Primary & Elementary Schools** - Which of the following areas do you believe the District should prioritize when considering improvements to current elementary-school learning environments? *(Please select the top 5 that you think are most important at the elementary-school level.)*

Answer Choices	Responses	
Science lab / STEM Classrooms (science, technology, engineering, math)	67%	277
Student capacity limitations	51%	212
Safety and security	44%	182
Computer and Technology Lab	42%	173
Art classroom	37%	153
Library / media center	36%	149
Outdoor covered areas	34%	142
Technology infrastructure / bandwidth	33%	135
Music room	31%	127
Elementary school multi-purpose space (cafeteria / gymnasium / stage)	29%	120
Athletic / recreation facilities (stadiums, ball fields, soccer fields, track, etc.)	26%	106
Parking lots	16%	68
Gymnasium	14%	57
Office spaces (itinerant space, nurse, clinic, counselors, etc.)	10%	43
Conference room(s)	2%	8
Answered		414





# SURVEY RESULTS: Questions



*Middle Schools* - Which of the following areas do you believe the District should prioritize when considering improvements to current elementary-school learning environments? (Please select the top 5 that you think are most important at the middle-school level.)

Answer Choices	Responses	
STEM/STEAM Classrooms (science, technology, engineering, math)	68%	273
Student capacity limitations	44%	177
Safety and security	42%	167
Career Technical Education spaces	39%	155
Computer and Technology Lab(s)	37%	150
Science labs	35%	139
Music / band / choir	32%	130
Technology infrastructure / bandwidth	31%	125
Art classroom(s)	28%	112
Library / media center	26%	104
Athletic / recreation facilities (stadiums, ball fields, soccer fields, track, etc.)	23%	94
Gymnasium(s)	14%	58
Student Health Center	14%	58
Outdoor covered areas	14%	55
Food preparation: kitchen	12%	49
Cafeteria	10%	41
Auditorium	9%	37
Parking lots	9%	37
Office spaces (itinerant space, nurse, clinic, counselors, etc.)	6%	24
Conference room(s)	1%	2

Answered 401



# SURVEY RESULTS: Questions



**High Schools** - Which of the following areas do you believe the District should prioritize when considering improvements to current elementary-school learning environments? *(Please select the top 5 that you think are most important at the high-school level.)*

Answer Choices	Responses	
Career Technical Education spaces	61%	247
Safety and Security	51%	208
Computer and technology lab(s)	45%	182
Student capacity limitations	42%	170
Technology infrastructure / bandwidth	41%	167
Science lab(s)	39%	160
Athletic / recreation facilities (stadiums, ball fields, soccer fields, track, etc.)	30%	121
Music / band / choir	25%	103
Art classroom(s)	23%	94
Student Health Center	22%	88
Library / media center	21%	87
Parking lots	18%	73
Auxiliary gymnasiums (secondary practice, non-competition)	13%	52
Outdoor covered areas	12%	48
Food preparation: kitchen	9%	38
Auditorium	7%	28
Office spaces (itinerant space, nurse, clinic, counselors, etc.)	6%	25
Gymnasium	4%	17
Cafeteria	3%	14
Conference room(s)	1%	5

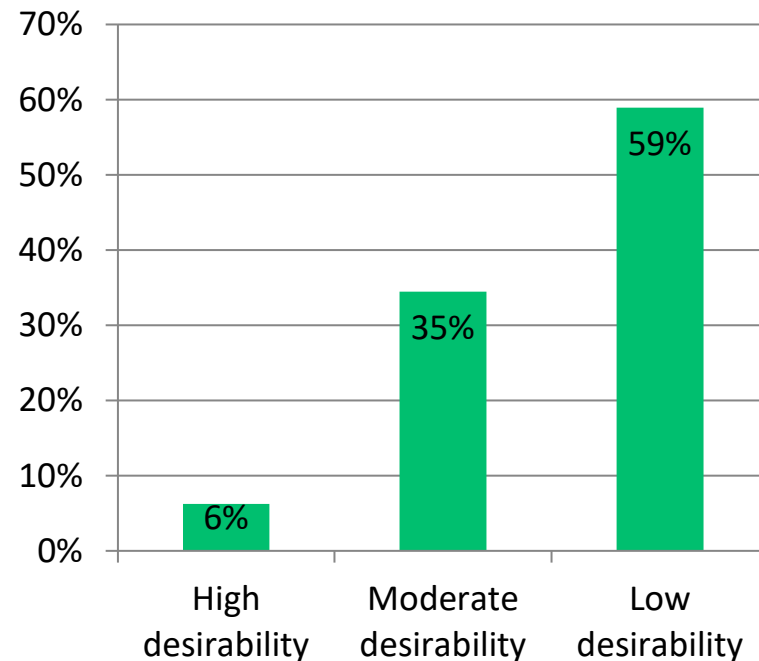
**Answered 407**



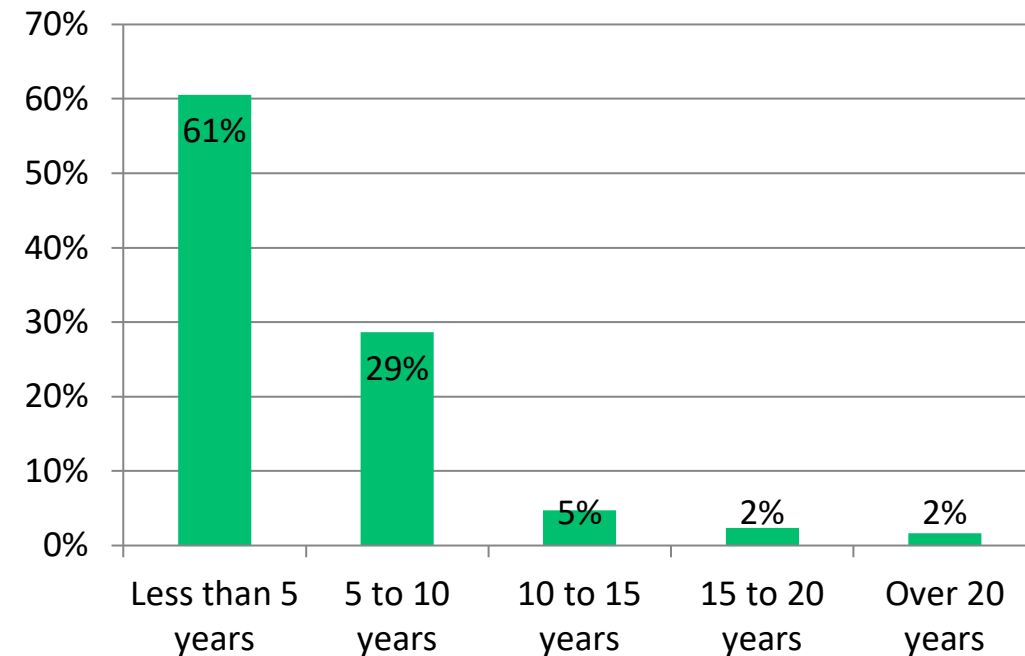
# SURVEY RESULTS: Questions



Please rate the desirability of using portables as a long-term solution for providing additional classroom space.



How long do you believe portables should be used before they are replaced with permanent buildings?





# COMMUNITY DIALOGUE



- Held on Wednesday, February 12th, from 6:00 P.M to 8:00 P.M. at the District Office in the Building in the Community Room.
- Primary question posed to the group:

“How are PSD’s buildings helping or hindering the delivery of the educational vision?”



# COMMUNITY DIALOGUE



## Discussion:

- Capacity in Clemens Primary and Philomath Elementary
- The uncertainty of timing for residential development increases concerns
- Importance of maintaining close working relationship with the city to track and plan for impact of development
- Concerns about increasing the local tax burden were expressed
- Questions about items that were value engineered out of the new & remodeled high school that still need to be done
- Admin support services does not have the space it needs; ideally there would be a central location that houses the district office, technology, and maintenance
- There is hope one day for an alternative school and a performing arts center



# EDUCATIONAL ADEQUACY / LEADERSHIP VISIONING WORKSHOP





# EDUCATIONAL ADEQUACY

## *Following Questions Asked in Principal Interviews*

- Do all classrooms have doors that can lock from the inside?
- Are all classrooms free of ambient noise that can interfere with instruction? Common culprits are window-mounted AC units.
- Do all classrooms have windows?
- Do all classrooms have dimmable lights?
- Do all classrooms have display technology like a projector?
- Do all classrooms have access to high-speed wireless internet?
- Do all classrooms have a telephone?
- Do classrooms have sufficient electrical outlets in the classroom to support your instructional model?
- Do PreK classrooms have a restroom in the room? [If applicable]
- Do science labs have the following?
  - Fume Hoods
  - Emergency power shut off
  - Hard floors
  - Floor drains
  - Tables for student experiments
  - Utility Sinks
- Do art rooms have the following?
  - Kiln
  - Kiln room
  - Hard floors
  - Floor drains
  - Tables for students to work on projects
  - Utility sink



# EDUCATIONAL ADEQUACY



## Summary of Visioning Workshop

	Facility Assessment	Utilization In 5 Years	FCI	Classrooms	CTE	Library	Kitchen/ Cafeteria	Fields / Gym Locker Rooms	Parking / Traffic Pick-up/Drop-off	Technology
Blodgett	\$822,016	44%	23.5%	✓	--	✓	✓	✓	✓	>Bandwidth/Connectivity >Student Hardware >Cameras
CPS	\$432,102	73% - 79%	2.5%	✓	--	✓	>Undersized serving area	>Add covered play area to accommodate inclement weather	>Parking beyond capacity, cannot support current enrollment >Address Pick-up / Drop-off concerns	>Bandwidth/Connectivity >Student Hardware >Cameras >Integrated bells/clocks/alarms
PES	\$455,997	103% - 118%	2.0%	>Demand to add science curriculum, no space	--	>Remodel to create 21st C. media center	✓	✓	>Parking at capacity, cannot support enrollment growth >Address Pick-up / Drop-off concerns	>Bandwidth/Connectivity >Student Hardware >Cameras >Integrated bells/clocks/alarms
PMS	\$1,260,190	77% - 84%	4.3%	>Remove partitions and remodel to create 21 <sup>st</sup> C. learning spaces	>Space not available to add programs	>Remodel to create 21st C. media center	>Kitchen at capacity for meal production, update / remodel	>Locker rooms are original & unused, repurpose / redesign	>Address Pick-up / Drop-off concerns	>Bandwidth/Connectivity >Student Hardware >Cameras >Integrated bells/clocks/alarms
PHS	\$2,053,660	69% - 73%	5.1%	✓	>Culinary Arts prog. is at capacity - Forestry building in need of modernization - Event Planning program requires equipment investment	✓	✓	✓	>At capacity, cannot support events or enrollment growth	>Upgrade Bandwidth / Connectivity to support CTE software, 'must-have' security update, student hardware >Add Cameras / blind spots >Integrated bells/clocks/alarms
Admin/ Support	\$116,635	>Data center does not have fire suppression >No warehouse space				--	--	--	--	>Bandwidth/Connectivity >Cameras
	<b>\$5,140,601</b>									

- Identified by community, principal, and or staff as high-priority item

### Proposed Additional Facilities:

- Build single-site to house admin, technology, and maintenance / Current Admin is remodeled to become alternative schools
- Performing Arts Center at PHS



# BLODGETT ELEMENTARY SCHOOL (K-4)



**History:** 1999 Bond – Energy Efficiency      **Purpose:** House K - 4  
2012 Bond – Upgrades      **SqFt:** 8,388

	Enrollment	1) Capacity/Utilization
2019-20:	22	50 / 44%
+5 Yr. 2024-25:	22	50 / 44%

## History of Major Capital Improvement

1999 Bond – Energy efficient heating and insulation added to cafeteria, gym, community room

1999 Bond – Replaced portions of roof, replace windows, replace siding, upgrade electrical & plumbing

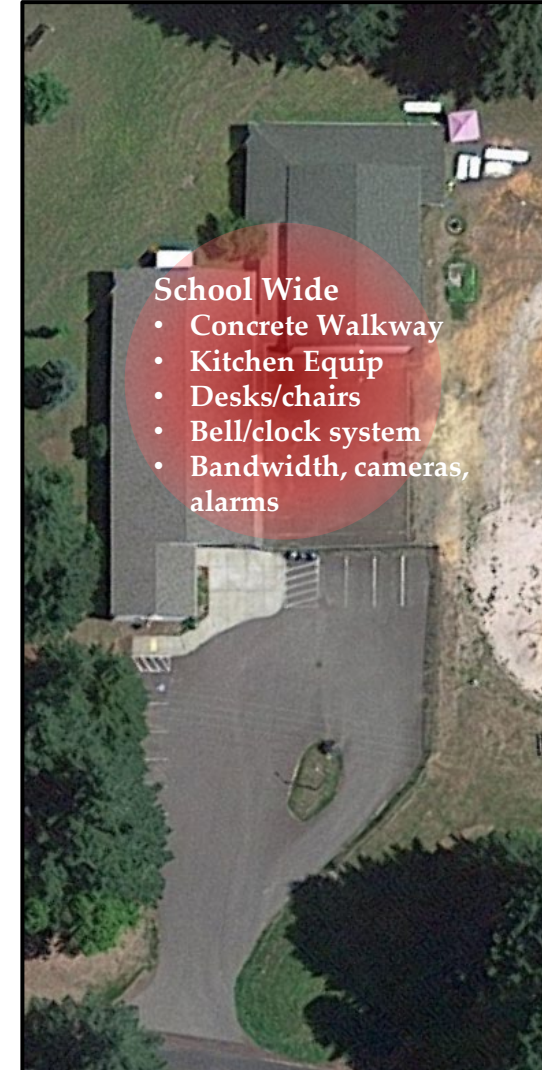
## Current Needs / Concerns

### FCA

- **Budget:** \$822,016      **FCI:** 23.5% - Poor
- **High budget items**
  - \$463,201 - 20% of concrete walkways were rated as major deficiency
  - \$23,067 – Replacement/repair of clock / intercom system
  - \$18,454 – Kitchen equipment was determined to be obsolete
  - \$16,606 – Estimated cost to replace moveable furnishings that are severely worn or damaged.

### Technology

- Increased bandwidth / connectivity
- Student hardware
- Add security cameras
- Add integrated bells/clocks/alarms





# CLEMENS PRIMARY SCHOOL (PK-1)



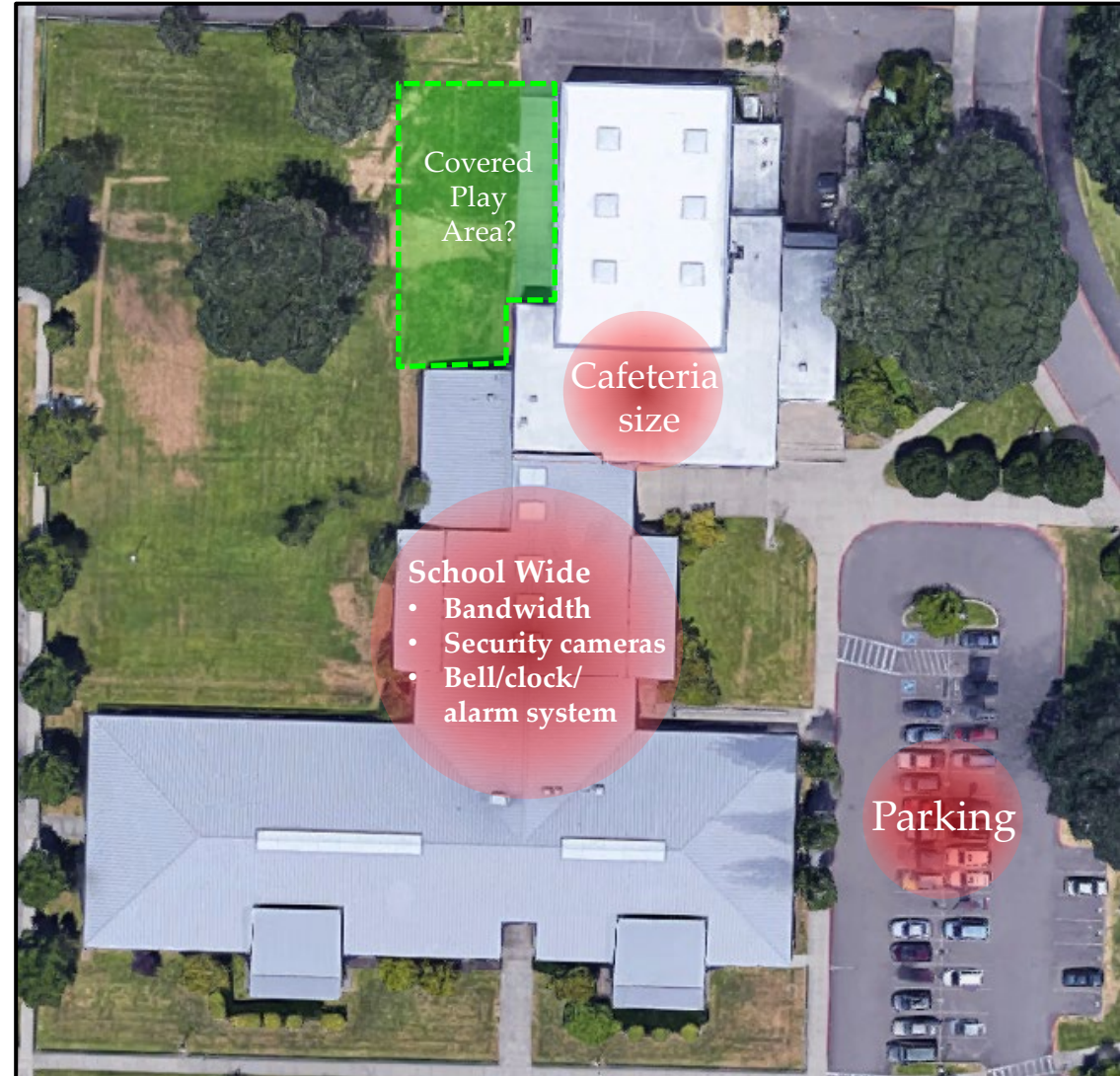
<b>History:</b>	2000 – Original Construction	<b>Purpose:</b>	House K - 2
	1999 Bond – Used to build CPS	<b>SqFt:</b>	41,000
	2012 Bond – No		
	<b>Enrollment</b>	<b>1) Capacity/Utilization</b>	<b>2) Capacity/Utilization</b>
2019-20:	169	229 / <b>74%</b>	273 / <b>62%</b>
+5 Yr. 2024-25:	168 – 181	229 / <b>73 - 79%</b>	273 / <b>62 - 66%</b>

## History of Major Capital Improvement

CPS is 20 years old. In the typical life-cycle of a school, the first major work takes place around 25-30 years.

## Current Needs / Concerns

FCA	<ul style="list-style-type: none"><li>Budget: \$432,102</li><li>FCI: <b>2.5% - Good</b></li></ul>
Parking / Traffic	<ul style="list-style-type: none"><li><b>Parking</b> – Beyond capacity, cannot support events or potential enrollment growth. Highlighted by staff and community as a major concern</li><li><b>Pick-up / Drop-off</b> – Need for traffic solutions</li></ul>
Fields	<ul style="list-style-type: none"><li><b>Covered Play Area</b> - Community and staff frequently mentioned need for covered play area as a top priority</li></ul>
Cafeteria	<ul style="list-style-type: none"><li>Undersized serving area</li></ul>
Technology	<ul style="list-style-type: none"><li>Increased bandwidth / connectivity</li><li>Student hardware</li><li>Add security cameras</li><li>Add integrated bells/clocks/alarms</li></ul>
Other	<ul style="list-style-type: none"><li>School originally built to accommodate K-2; currently used for PK-1</li></ul>







# PHILOMATH ELEMENTARY SCHOOL (2-5)



## History of Major Capital Improvement

**History:** 1950 – Original Construction  
1999 Bond – No  
2012 Bond – Modernization

**Purpose:** House 2 - 5  
**SqFt:** 54,000

	Enrollment	1) Capacity/Utilization	2) Capacity/Utilization
2019-20:	386	381 / <b>101%</b>	427 / <b>90%</b>
+5 Yr. 2024-25:	394 – 448	381 / <b>103 – 118%</b>	427 / <b>92 – 105%</b>
+7 Yr. 2026-27:	376 – 428	381 / <b>99 – 112%</b>	427 / <b>88 – 100%</b>

### Campus-Wide Upgrades

2012

#### Health / Safety

- Abatement Hazardous Material - Asbestos throughout, flammable TirTex tiles throughout
- Seismic upgrades
- Replaced leaking roof over admin.

#### Infrastructure

- Plumbing upgrades / replacements
- Energy Efficiency Improvements

### West CR Wing Modernization

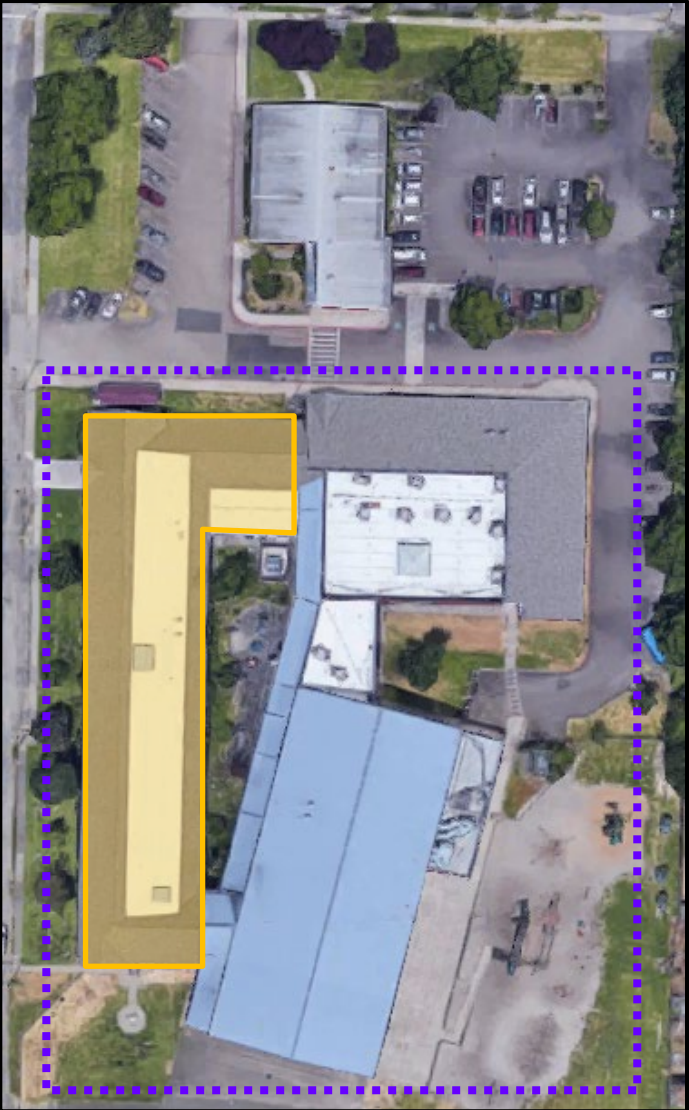
2012

#### Health / Safety

- Upgrade fire suppression system

#### Infrastructure

- HVAC upgrades / replacements
- Replace siding
- Replace floor coverings
- Upgrade interior





# PHILOMATH ELEMENTARY SCHOOL (2-5)



## Current Needs / Concerns

**History:** 1950 – Original Construction  
1999 Bond – No  
2012 Bond – Modernization

**Purpose:** House 2 - 5  
**SqFt:** 54,000

	Enrollment	1) Capacity/Utilization	2) Capacity/Utilization
2019-20:	386	381 / <b>101%</b>	427 / <b>90%</b>
+5 Yr. 2024-25:	394 – 448	381 / <b>103 – 118%</b>	427 / <b>92 – 105%</b>
+7 Yr. 2026-27:	376 – 428	381 / <b>99 – 112%</b>	427 / <b>88 – 100%</b>

- |                              |   |
|------------------------------|---|
| <div>FCA</div>               | <ul style="list-style-type: none"><li>• <b>Budget:</b> \$455,997      <b>FCI:</b> 2.0% - <b>Good</b></li></ul>  |
| <div>Capacity</div>          | <ul style="list-style-type: none"><li>• Concern about capacity and extent of impact from development</li><li>• School is at capacity. Increased enrollment will require the use of support rooms and/or increased loading</li><li>• Demand to add science curriculum, but space not available</li></ul> |
| <div>Parking / Traffic</div> | <ul style="list-style-type: none"><li>• <b>Parking</b> – Beyond capacity, cannot support events or potential enrollment growth</li><li>• <b>Pick-up / Drop-off</b> – Community and staff frequently mentioned safety concerns and need for traffic solutions</li></ul>                                  |
| <div>Library</div>           | <ul style="list-style-type: none"><li>• Remodel to create 21st C. media center</li></ul>  |
| <div>Classrooms</div>        | <ul style="list-style-type: none"><li>• Demand to add science curriculum, space not available</li></ul>   |
| <div>Technology</div>        | <ul style="list-style-type: none"><li>• Increased bandwidth / connectivity</li><li>• Student hardware</li><li>• Add security cameras</li><li>• Add integrated bells/clocks/alarms</li></ul>   |







# PHILOMATH MIDDLE SCHOOL (6-8)



## History of Major Capital Improvement

**History:** 1973 – Original Construction      **Purpose:** House 6 - 8  
1999 Bond – Upgrades, Bus/Traffic      **SqFt:** 66,000  
2012 Bond – Upgrades

	Enrollment	1) Capacity/Utilization	2) Capacity/Utilization
2019-20:	373	467 / 80%	498 / 75%
+5 Yr. 2024-25:	358 – 390	467 / 77 – 84%	498 / 72 – 78%
+7 Yr. 2026-27:	371 – 430	467 / 80 – 92%	498 / 75 – 86%

### Targeted Upgrades

1999

- Improved bus safety and traffic plan
- Improvements to bathrooms
- Upgrades to plumbing in science labs

### Campus-Wide Upgrades

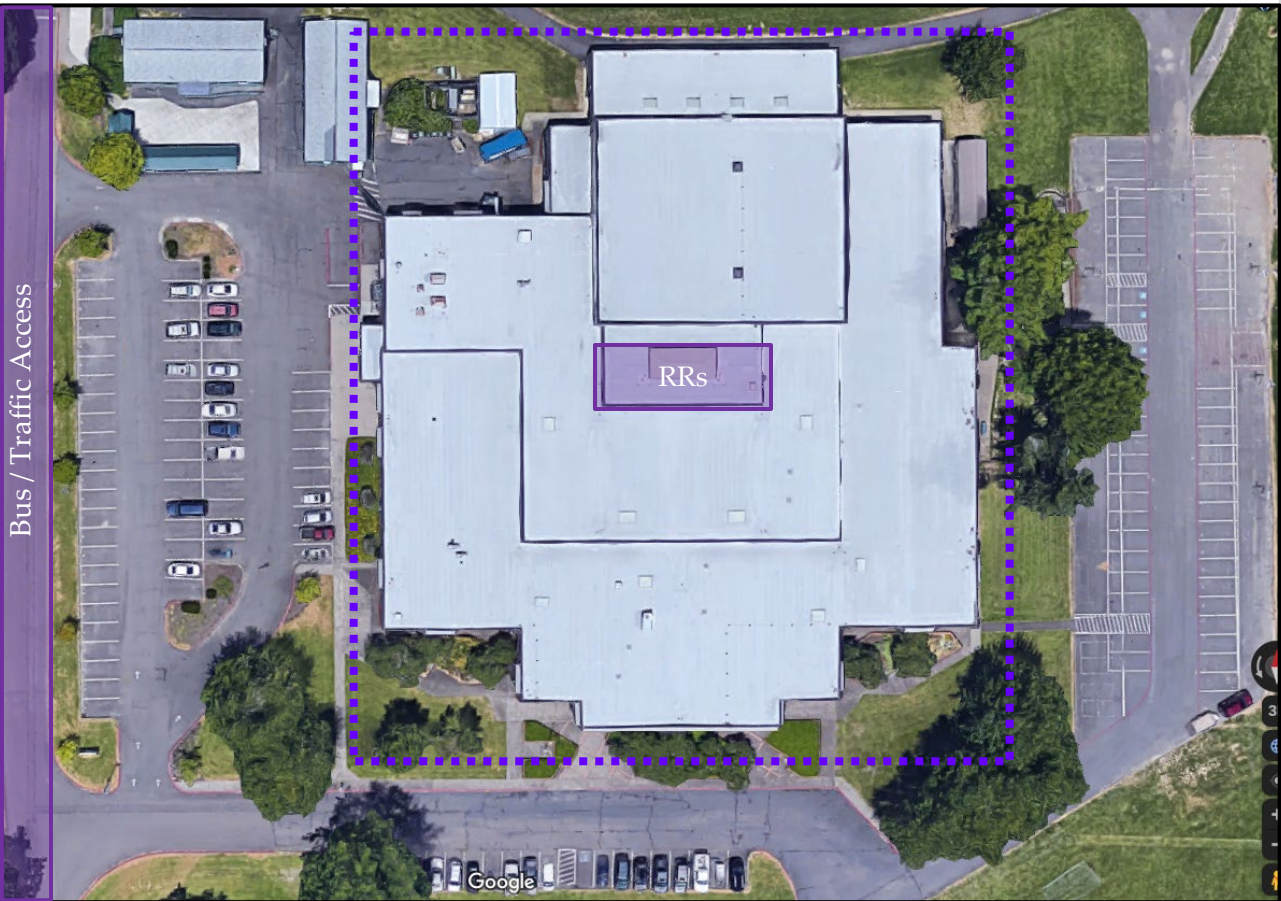
2012

#### Health / Safety

- Abatement Hazardous Material - Asbestos throughout
- Upgrade Fire suppression system throughout
- Seismic upgrades

#### Infrastructure

- Replace roof
- Replace windows
- Replace wood siding, paint metal siding
- Upgrade fire alarm system
- HVAC, plumbing, electrical upgrades / replacements
- Energy efficiency improvements





# PHILOMATH MIDDLE SCHOOL (6-8)

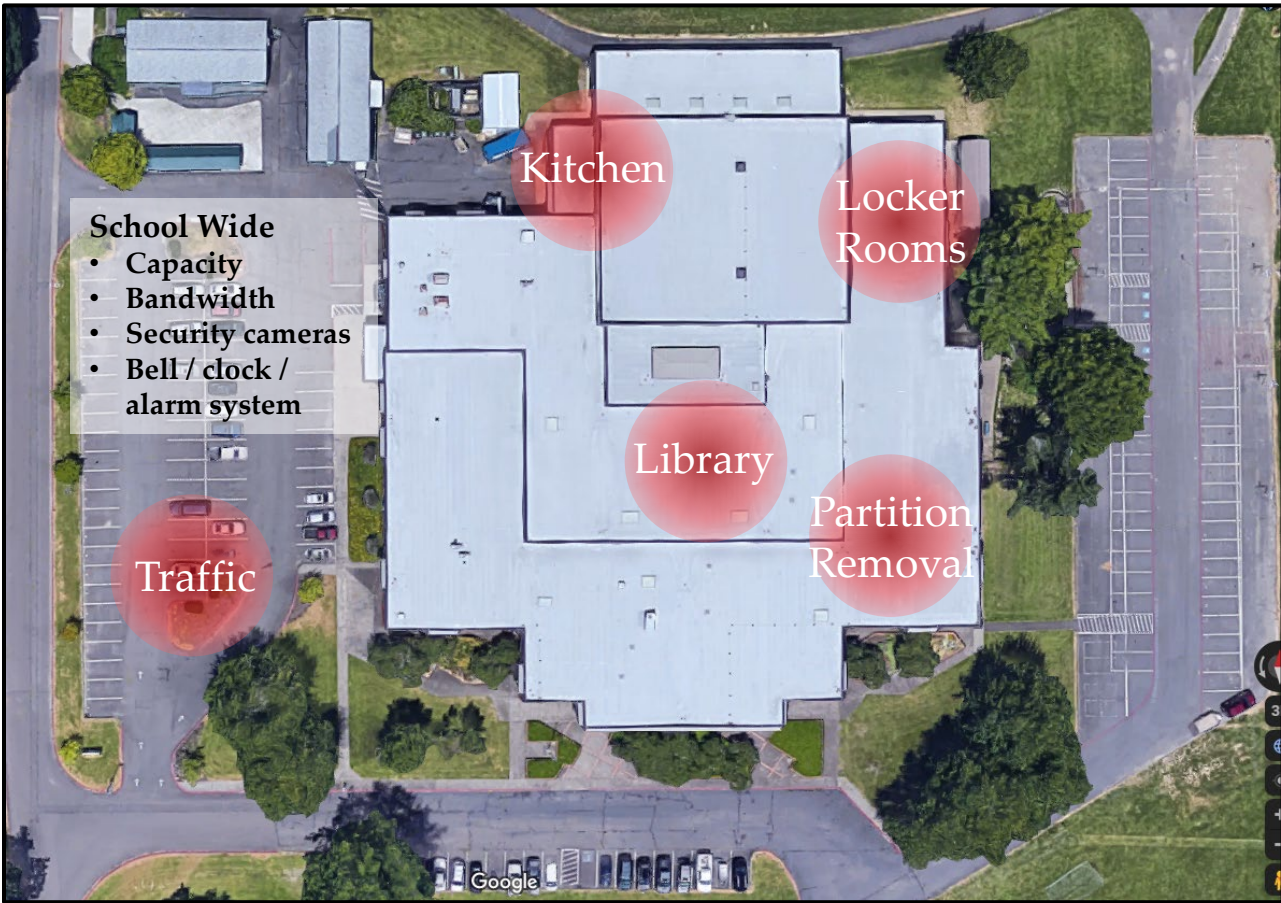


## Current Needs / Concerns

**History:** 1973 – Original Construction      **Purpose:** House 6 - 8  
1999 Bond – Upgrades, Bus/Traffic      **SqFt:** 66,000  
2012 Bond – Upgrades

	Enrollment	1) Capacity/Utilization	2) Capacity/Utilization
2019-20:	373	467 / 80%	498 / 75%
+5 Yr. 2024-25:	358 – 390	467 / 77 – 84%	498 / 72 – 78%
+7 Yr. 2026-27:	371 – 430	467 / 80 – 92%	498 / 75 – 86%

FCA	<ul style="list-style-type: none"><li>Budget: \$1,260,190</li><li>FCI: 4.3% - Good</li></ul>
Capacity	<ul style="list-style-type: none"><li>Concern about capacity and extent of impact from development on educational program, gym space, kitchen, traffic.</li></ul>
Classrooms	<ul style="list-style-type: none"><li>Remove partitions and remodel to create 21st Century learning spaces</li></ul>
CTE	<ul style="list-style-type: none"><li>Space not available to add programs</li></ul>
Library	<ul style="list-style-type: none"><li>Remodel to create 21st C. media center</li></ul>
Kitchen	<ul style="list-style-type: none"><li>Kitchen at capacity for meal production--in need of update / remodel</li></ul>
Locker Rm.	<ul style="list-style-type: none"><li>Locker rooms are original &amp; unused, repurpose / redesign</li></ul>
Parking / Traffic	<ul style="list-style-type: none"><li>Address Pick-up / Drop-off concerns</li></ul>
Technology	<ul style="list-style-type: none"><li>Increased bandwidth / connectivity</li><li>Student hardware</li><li>Add security cameras</li><li>Add integrated bells/clocks/alarms</li></ul>







# PHILOMATH HIGH SCHOOL (9-12)



## History of Major Capital Improvement

**History:** 1956 – Original Construction      **Purpose:** House 9 – 12  
1999 Bond – Modernization      **SqFt:** 85,000  
2012 Bond – New Const. & Reno.

	Enrollment	1) Capacity/Utilization	2) Capacity/Utilization
2019-20:	501	771 / 65%	822 / 61%
+5 Yr. 2024-25:	530 – 562	771 / 69 – 73%	822 / 64 – 68%
+7 Yr. 2026-27:	532 – 586	771 / 69 – 76%	822 / 65 – 71%

**New Construction** 2012 - School entrance, administration, two-story classroom wing, counseling, staff room, two gymnasiums

**Major Renovation** 2012 - SW classroom wing, original gym > auditorium / student commons, bathrooms & locker rooms

**Targeted Upgrades** 2012

- **Forestry** - New bathrooms & locker rooms, relocation of garage
- **Community Pool** - Seismic upgrades, repair of dry rot, HVAC renovations/upgrades

**Campus-Wide Upgrades** 2012

**Health / Safety**

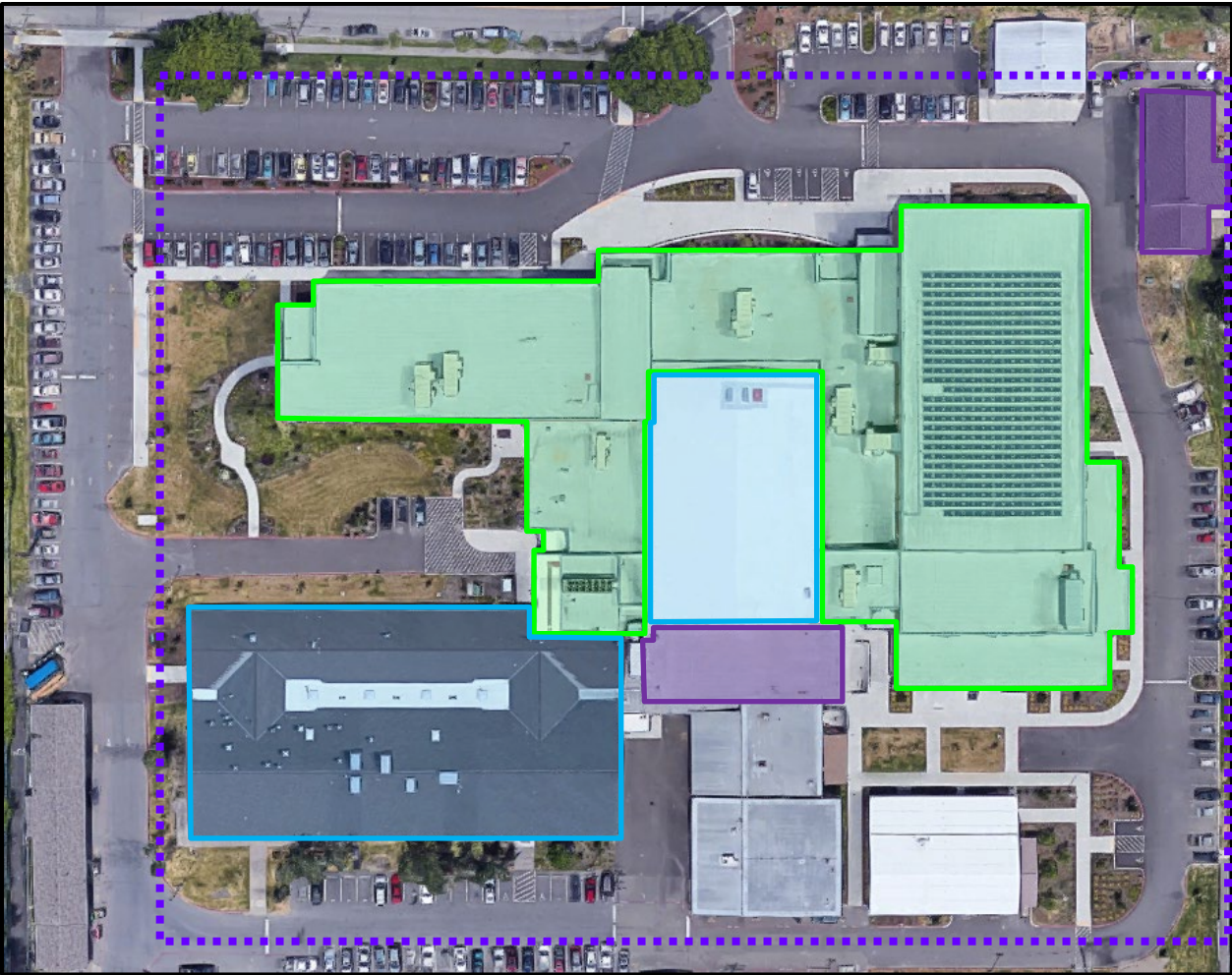
- Abatement - Asbestos throughout, flammable TirTex tiles throughout
- Seismic upgrades
- Fire suppression system throughout

**Infrastructure**

- HVAC upgrades / replacements
- Upgraded plumbing system
- Upgraded electrical system

**Technology** - New phone and PA system, new wireless network

**Energy Efficiency** - Installation of PV solar panels







# PHILOMATH HIGH SCHOOL (9-12)



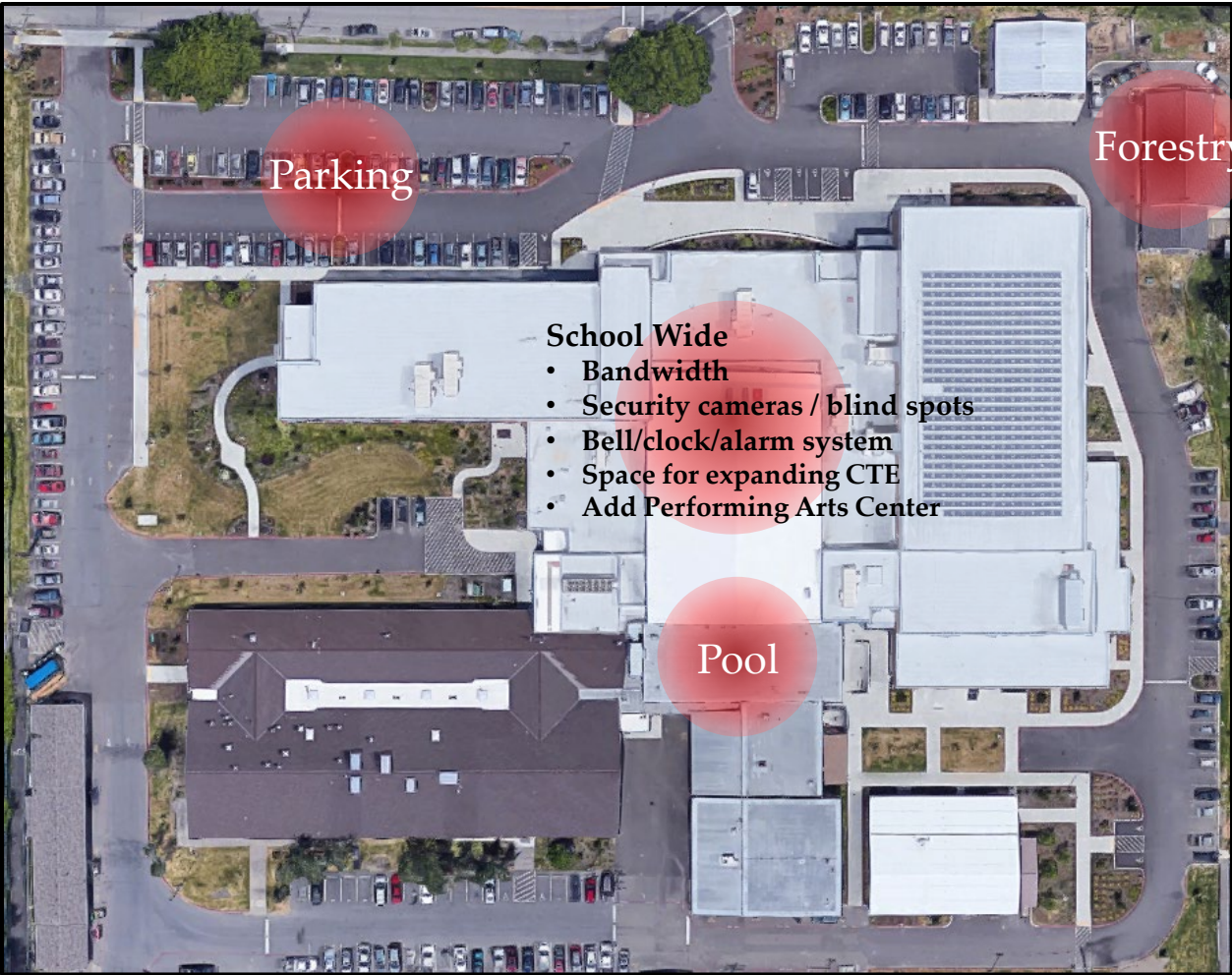
## Current Needs / Concerns

**History:** 1956 – Original Construction  
1999 Bond – Modernization  
2012 Bond – New Const. & Reno.

**Purpose:** House 9 – 12  
**SqFt:** 85,000

	Enrollment	1) Capacity/Utilization	2) Capacity/Utilization
2019-20:	501	771 / 65%	822 / 61%
+5 Yr. 2024-25:	530 – 562	771 / 69 – 73%	822 / 64 - 68%
+7 Yr. 2026-27:	532 – 586	771 / 69 – 76%	822 / 65 - 71%

- |                  |  |
|------------------|--|
| FCA              | <ul style="list-style-type: none"><li><b>Budget:</b> \$2,053,660      <b>FCI:</b> 5.1% - <b>Good</b></li></ul>   |
| Parking          | <ul style="list-style-type: none"><li><b>Parking</b> - Beyond capacity, cannot support events or potential enrollment growth<ul style="list-style-type: none"><li>Highlighted by staff and community as a major concern</li></ul></li></ul>  |
| Technology       | <ul style="list-style-type: none"><li><b>Increased Bandwidth</b> - Required to support CTE software, 'Must-have' update to security system, student hardware</li><li>Add security cameras to fill blind spots</li><li>Add integrated bells/clocks/alarms</li></ul>   |
| CTE              | <ul style="list-style-type: none"><li><b>Culinary Arts program</b> - At capacity and cannot support growth</li><li><b>Forestry building</b> – A highly popular program housed in a building that requires modernization / renovation</li><li><b>Event Planning</b> – Adding program requires investment in equipment</li></ul> |
| Other Facilities | <ul style="list-style-type: none"><li><b>Repair</b> - Community input frequently mentioned need for pool repairs</li><li><b>New</b> - Community input frequently mentioned the need for a performance/rehearsal space commensurate with the high-quality of PHS' performing arts programs</li></ul>                            |







# PHILOMATH HIGH SCHOOL (9-12)



## *History of Major Capital Improvement*

**History:** 1956 - Construction (fire destroyed original 1911 building)  
1999 Bond – Modernization  
2012 Bond – Major New Const., Renovation, and Modernization

**Purpose:** House 9-12      **SqFt:** 85,000

**Capacity:** 771 – 822      **Utilization** 61% - 65%

**2019-20 Enrol.** 501      **+5 Yr Enrol.** 530 - 562

**New Construction** 2012 - School entrance, administration, two-story classroom wing, counseling, staff room, two gymnasiums

**Major Renovation** 2012 - SW classroom wing, original gym > auditorium / student commons, bathrooms & locker rooms

**Targeted Upgrades** 2012

- **Forestry** - New bathrooms & locker rooms, relocation of garage
- **Community Pool** - Seismic upgrades, repair of dry rot, HVAC renovations/upgrades

### Campus-Wide Upgrades

2012

**Health / Safety**

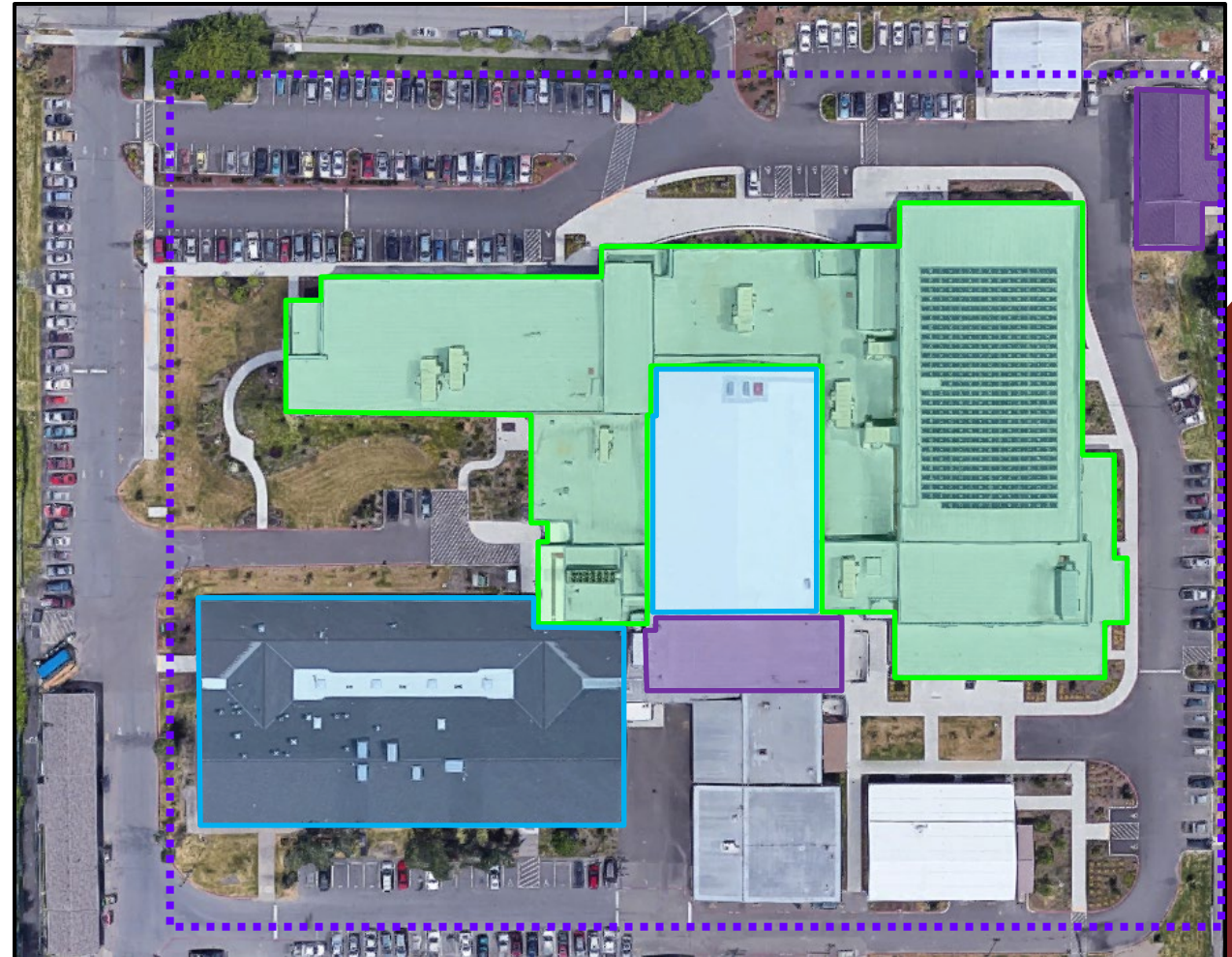
- Abatement - Asbestos throughout, flammable TirTex tiles throughout
- Seismic upgrades
- Fire suppression system throughout

**Infrastructure**

- HVAC upgrades / replacements
- Upgraded plumbing system
- Upgraded electrical system

**Technology** - New phone and PA system, new wireless network

**Energy Efficiency** - Installation of PV solar panels





# KINGS VALLEY CHARTER (K-12)



<b>History:</b>	1950s – Construction	<b>Purpose:</b>	House K - 12
	1999 Bond – Energy Efficiency	<b>SqFt:</b>	8,236
	2004 – Renovation		
	2012 Bond – No		
	<b>2019-20 Enrollment:</b> 205	<b>Capacity:</b> 277 / <b>Utilization:</b> 74%	

## History of Major Capital Improvement

**1999 Bond** – Energy efficient heating and insulation added to cafeteria, gym, community room

**2004 Renovation** – Extent of renovation unknown

## Current Needs / Concerns

FCA

**Budget:** \$100,069

**FCI:** 2.9% - Good

### High budget items

- **\$32,055** – Numerous portions of ceiling, wall, and floor interior finishes, including wall board, carpet, concrete and others, have been assessed as various levels of deficiency
- **\$16,720** - 58% of aluminum windows have single pane glazing or the sash is damaged
- **\$15,132** – Minor and major deficiencies noted on pavement and concrete paving
- **\$5,436** – 20% of casework (counters, cabinets, shelving) were determined to have moderate damage







# DISTRICT OFFICE / MAINT. & TECH.



## District Office

### Current Needs / Concerns

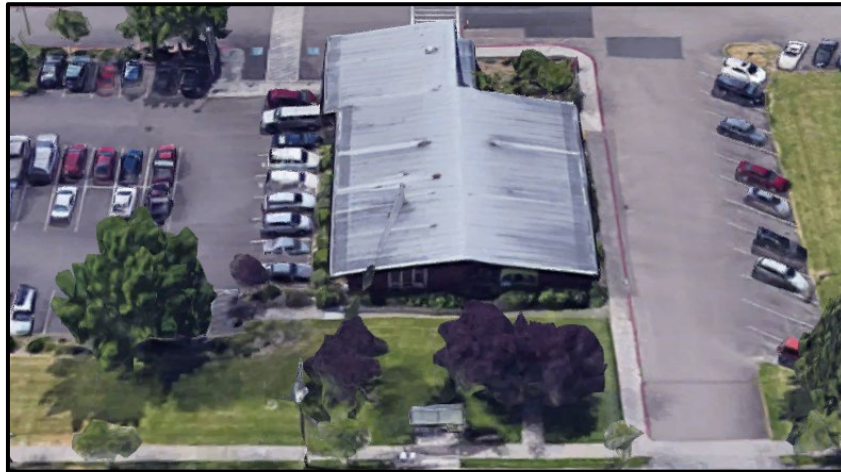
FCA

Budget: \$83,851

FCI: 3.2% - Good

#### High budget items

- \$50,160 - 100% of aluminum windows have single pane glazing or the sash is damaged
- \$6,840 - 15% of concrete pedestrian paving has sections that are broken with differential settlement requiring the removal of the effected panels and replacement



## Maint. & Tech. Building

### Current Needs / Concerns

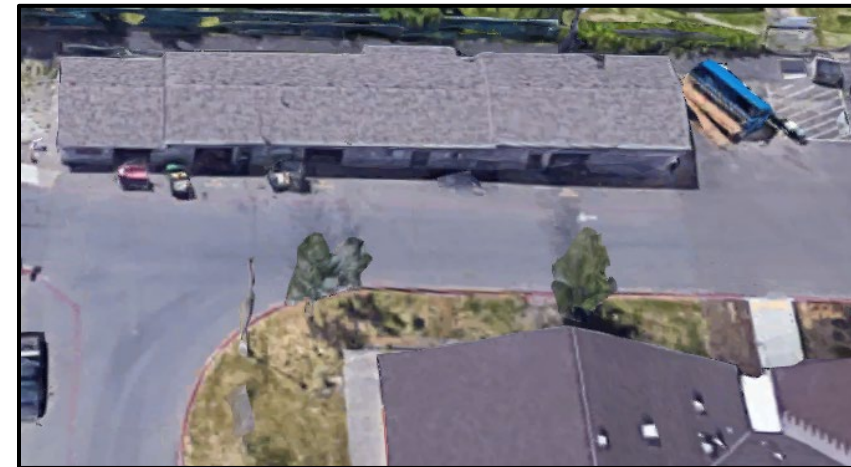
FCA

Budget: \$32,784

FCI: 3.3% - Good

#### High budget items

- \$13,200 - 100% of aluminum windows have single pane glazing or the sash is damaged
- \$6,600 - 20% of exterior walls have damaged requiring patch and repair prior to re-painting.



## **APPENDIX B:** Complete Facility Condition Assessment Workbooks

PHYSICAL CONDITION ASSESSMENT

District Name:

Philomath SD 17J

Site Name:

Blodgett Elementary School

Building Name:

Main

Building ID:

0

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

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

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

					LEVEL OF ACTION														
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace	% of System or Finish	Automated Budget Estimate	Notes		
A SUBSTRUCTURE																			
A10 Foundations																			
		A1010 Standard Foundations				o	None		Minor		Moderate		Major		Replace		\$0		
		A1020 Special Foundations				o	None		Minor		Moderate		Major		Replace		\$0		
		A1030 Slab on Grade		100%		x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.	
A20 Basement Construction																			
		A2010 Basement Excavation	NOT USED				None		Minor		Moderate		Major		Replace				
		A2020 Basement Walls				o	None		Minor		Moderate		Major		Replace		\$0		
B SHELL																			
B10 Superstructure																			
		B1010 Floor Construction	Wood			o	None		Minor		Moderate		Major		Replace		\$0		
			Steel			o	None		Minor		Moderate		Major		Replace		\$0		
			Concrete	100%		x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.	
		B1020 Roof Construction	Wood	85%		x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.	
			Steel	15%		x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.	
			Concrete			o	None		Minor		Moderate		Major		Replace		\$0		
B20 Exterior Enclosure																			
		B2010 Exterior Walls	Concrete Formed / Tilt Masonry			o	None		Minor		Moderate		Major		Replace		\$0		
						o	None		Minor		Moderate		Major		Replace		\$0		
			Framed w/Panel Siding	100%			None		Minor		Moderate	x	Major		Replace	75%	\$41,521	Areas of siding showing age, weathering, and deterioration.	
			Framed w/Stucco			o	None		Minor		Moderate		Major		Replace		\$0		
			Framed w/Masonry Veneer			o	None		Minor		Moderate		Major		Replace		\$0		
		B2020 Exterior Windows	Wood	10%			None		Minor		Moderate		x	Major		Replace	100%	\$11,324	Wood framed windows are single paned requiring replacement.
			Aluminum/Steel			o	None		Minor		Moderate		Major		Replace		\$0		
			Clad	90%		x	None		Minor		Moderate		Major		Replace		\$0	No Issues observed.	
			Curtain Wall			o	None		Minor		Moderate		Major		Replace		\$0		
		B2030 Exterior Doors	Wood	3			None		Minor		Moderate		x	Major		Replace	100%	\$3,300	Both hardware and panels are in disrepair and do not function adequately.
			Hollow Metal	11		x	None		Minor		Moderate		Major		Replace		\$0	No Issues observed.	
			Storefront			o	None		Minor		Moderate		Major		Replace		\$0		
B30 Roofing																			
		B3010 Roof Coverings	Asphalt Shingle	100%		x	None		Minor		Moderate		Major		Replace		\$0	2010 installation of asphalt shingle roof. No issues observed.	
			Built-Up			o	None		Minor		Moderate		Major		Replace		\$0		
			Single Ply			o	None		Minor		Moderate		Major		Replace		\$0		
			Metal			o	None		Minor		Moderate		Major		Replace		\$0		
		B3020 Roof Openings	Concrete Tile			o	None		Minor		Moderate		Major		Replace		\$0		
			Skylights			o	None		Minor		Moderate		Major		Replace		\$0		
			Access Hatch			o	None		Minor		Moderate		Major		Replace		\$0		
C INTERIORS																			
C10 Interior Construction																			
		C1010 Partitions	Framed			o	None		Minor		Moderate		Major		Replace		\$0		
			Masonry			o	None		Minor		Moderate		Major		Replace		\$0		
		C1020 Interior Doors	Wood	25		x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.	

PHYSICAL CONDITION ASSESSMENT

	Hollow Metal	62	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
C1030 Fittings	NOT USED			None		Minor		Moderate		Major		Replace			
C20 Stairs															
C2010 Stair Construction	Wood	2	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
	Metal		o	None		Minor		Moderate		Major		Replace		\$0	
	Concrete		o	None		Minor		Moderate		Major		Replace		\$0	
C2020 Stair Finishes	Concrete Fill		o	None		Minor		Moderate		Major		Replace		\$0	
	Resilient	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
C30 Interior Finishes															
C3010 Wall Finishes	Paint on Masonry		o	None		Minor		Moderate		Major		Replace			
	Wall board	100%		None	x	Minor		Moderate		Major		Replace	51%	\$7,059	Majority of wall board walls require paint.
	Wainscot		o	None		Minor		Moderate		Major		Replace			
	Ceramic Tile		o	None		Minor		Moderate		Major		Replace			
C3020 Floor Finishes	Carpet / Soft Surface	26%		None		Minor		Moderate		Major	x	Replace	10%	\$1,385	Areas of severely worn carpeting, fraying and separating seams requiring replacement.
	Resilient Tile	62%		None	x	Minor		Moderate		Major		Replace	10%	\$1,419	Some areas contain tiles that are slightly lifting and separating.
	Resilient Sheet	6%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
	Polished Concrete	7%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
	Ceramic Tile		o	None		Minor		Moderate		Major		Replace			
	Liquid Applied		o	None		Minor		Moderate		Major		Replace		\$0	
C3030 Ceiling Finishes	Wood Sports Floor		o	None		Minor		Moderate		Major		Replace			
	Wall board	57%		None	x	Minor		Moderate		Major		Replace	13%	\$1,030	Some areas require repaint.
	Lay-In Ceiling Tile	20%		None	x	Minor		Moderate		Major		Replace	10%	\$276	Some tiles are stained, cracked with edges deteriorating.
	Glued-Up Ceiling Tile	23%		None	x	Minor		Moderate		Major		Replace	10%	\$389	Some tiles are stained, cracked with edges deteriorating.
	Painted Structure		o	None		Minor		Moderate		Major		Replace			
D SERVICES															
D10 Conveying															
D1010 Elevators & Lifts			o	None		Minor		Moderate		Major		Replace		\$0	
D1020 Escalators & Moving Walks			o	None		Minor		Moderate		Major		Replace		\$0	
D1090 Other Conveying Systems			o	None		Minor		Moderate		Major		Replace		\$0	
D20 Plumbing															
D2010 Plumbing Fixtures		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
D2020 Domestic Water Distribution		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
D2030 Sanitary Waste		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
D2040 Rain Water Drainage		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
D2090 Other Plumbing Systems	NOT USED			None		Minor		Moderate		Major		Replace			
D30 HVAC															
D3010 Energy Supply			o	None		Minor		Moderate		Major		Replace		\$0	
D3020 Heat Generating Systems	Boiler		o	None		Minor		Moderate		Major		Replace		\$0	
															No issues observed. Works well, but not appropriate system for building. System is 100% electric, electric heat pump (heat and A/C combined). Each room has a t-stat controlled in-room ventilator fed through AHU in attics. Gymnasium has garage style heaters in corners (ceiling/walls) independently control with t-stats in gym.
	Air Handler	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Furnace		o	None		Minor		Moderate		Major		Replace		\$0	
	Heat Exchanger		o	None		Minor		Moderate		Major		Replace		\$0	

## PHYSICAL CONDITION ASSESSMENT

												No issues observed. Works well, but not appropriate system for building. System is 100% electric, electric heat pump (heat and A/C combined). Each room has a t-stat controlled in-room ventilator fed through AHU in attics. Gymnasium has garage style heaters in corners (ceiling/walls) independently control with t-stats in gym.
D3030 Cooling Generating Systems	Component of air handler	100%	x	None	Minor	Moderate	Major	Replace		\$0		
	Stand alone chiller		o	None	Minor	Moderate	Major	Replace		\$0		
D3040 Distribution Systems	Ductwork	100%	x	None	Minor	Moderate	Major	Replace		\$0	No issues observed, 2010 install.	
	Hot water return & supply		o	None	Minor	Moderate	Major	Replace		\$0		
D3050 Terminal & Package Units	Above ceiling VAV unit		o	None	Minor	Moderate	Major	Replace		\$0		
	In-room ventilator unit	100%	x	None	Minor	Moderate	Major	Replace		\$0	No issues observed.	
	In-room radiant unit		o	None	Minor	Moderate	Major	Replace		\$0		
D3060 Controls & Instrumentation		100%	x	None	Minor	Moderate	Major	Replace		\$0	No issues observed.	
D3070 Systems Testing & Balancing			o	None	Minor	Moderate	Major	Replace		\$0		
D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major	Replace				

## D40 Fire Protection

D4010 Sprinklers		o	None	Minor		Moderate	Major		Replace		\$0	Sprinklers or facility fire suppression is not present.
D4020 Standpipes		o	None	Minor		Moderate	Major		Replace		\$0	
D4030 Fire Protection Specialties		o	None	Minor		Moderate	Major		Replace		\$0	
D4090 Other Fire Protection Systems	NOT USED		None	Minor		Moderate	Major		Replace			

## D50 Electrical

D5010 Electrical Service & Distribution		100%	x	None	Minor		Moderate		Major		Replace		\$0	No issues observed.
D5020 Lighting and Branch Wiring		100%	x	None	Minor		Moderate		Major		Replace		\$0	No issues observed.
D5030 Communications & Security	Voice / Data System	100%	x	None	Minor		Moderate		Major		Replace		\$0	No issues observed.
	Clock / Intercom System	100%		None	Minor		Moderate		Major	x	Replace	50%	\$23,067	Clock system not present, in-room clocks are not connected to central system or bell schedule, intercom through room phones, no issues observed.
	Closed Circuit Surveillance		o	None	Minor		Moderate		Major		Replace		\$0	
	Access Control System		o	None	Minor		Moderate		Major		Replace		\$0	
	Intrusion Alarm System	100%	x	None	Minor		Moderate		Major		Replace		\$0	Motion sensors only, no door sensor. No issues observed.
	Fire Alarm / Detection	100%	x	None	Minor		Moderate		Major		Replace		\$0	No issues observed.
	Lighting Control System		o	None	Minor		Moderate		Major		Replace		\$0	
D5090 Other Electrical Systems	NOT USED			None	Minor		Moderate		Major		Replace			

## E EQUIPMENT & FURNISHINGS

## E10 Equipment

E1010 Commercial Equipment	Food Service	100%		None	Minor	Moderate	Major	x	Replace	100%	\$18,454	Kitchen contains consumer-grade oven which is sufficient producing volume of needed food, kitchen equipment is obsolete.
	Vocational		o	None	Minor	Moderate	Major		Replace		\$0	
E1020 Institutional Equipment	Science		o	None	Minor	Moderate	Major		Replace		\$0	
	Art		o	None	Minor	Moderate	Major		Replace		\$0	
	Stage Performance		o	None	Minor	Moderate	Major		Replace		\$0	
	Restroom Accessories/Stalls	100%	x	None	Minor	Moderate	Major		Replace		\$0	No issues observed.
E1030 Vehicular Equipment	NOT USED			None	Minor	Moderate	Major		Replace			
E1090 Other Equipment	NOT USED			None	Minor	Moderate	Major		Replace			

## E20 Furnishings

E2010 Fixed Furnishings	100%	None	Minor	x	Moderate	Major	Replace	10%	\$2,768	Some cabinets' doors and drawers do not function properly.
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PHYSICAL CONDITION ASSESSMENT

E2020 Movable Furnishings	100%		None		Minor		Moderate		Major	x	Replace	10%	\$16,608	Several moveable furnishings are severely worn or damaged.
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F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED
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G20 Site Improvements														
G2010 Roadways	0	o	None		Minor		Moderate		Major		Replace		\$0	
G2020 Parking Lots	11711		None	x	Minor		Moderate		Major		Replace	10%	\$3,865	Some areas of minor cracking.
G2030 Pedestrian Paving	175455		None		Minor		Moderate	x	Major		Replace	20%	\$463,201	Several areas are separating, cracking, lifting.
														No issues observed with existing fencing, however the school should have perimeter/ play area fencing.
G2040 Site Development	182	x	None		Minor		Moderate		Major		Replace	0%	\$0	
G2050 Landscaping	158478	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.

G30 Site Mechanical Utilities														
G3010 Water Supply		o	None		Minor		Moderate		Major		Replace		\$0	
		o	None		Minor		Moderate		Major		Replace		\$0	
														No issues observed. Septic system, replaced 2016.
G3020 Sanitary Sewer	100%	x	None		Minor		Moderate		Major		Replace		\$0	
G3030 Storm Sewer	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G3040 Heating Distribution	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G3050 Cooling Distribution	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G3060 Fuel Distribution		o	None		Minor		Moderate		Major		Replace		\$0	
G3090 Other Site Mechanical Utilities	NOT USED		None		Minor		Moderate		Major		Replace			

G40 Site Electrical Utilities														
G4010 Electrical Distribution	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
		o	None		Minor		Moderate		Major		Replace		\$0	
G4020 Site Lighting	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G4030 Site Communications & Security	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G4090 Other Site Electrical Utilities	NOT USED		None		Minor		Moderate		Major		Replace			

G90 Other Site Construction	NOT USED
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OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Notes
Well services entire school - 1500 gallon holding tank. New piping etc. installed in 2010.				\$0	No issues observed. Well is underproducing; 6 to 8 gpm estimated.
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	

Physical Condition Budget Sub-Total	\$595,664
Budgeted Development Costs	\$226,352
Physical Condition Budget TOTAL	\$822,016
Replacement Budget	\$3,501,571

PHYSICAL CONDITION ASSESSMENT

District Name:

Philomath SD 17J

Site Name:

Clemens Primary School

Building Name:

Main

Building ID:

0

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

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

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

					LEVEL OF ACTION								% of System or Finish	Automated Budget Estimate	Notes
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major			
A SUBSTRUCTURE															
A10 Foundations															
		A1010 Standard Foundations			<div></div> <div>o</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	
		A1020 Special Foundations			<div></div> <div>o</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	
		A1030 Slab on Grade		100%	<div></div> <div>x</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	No Issues observed.
A20 Basement Construction															
		A2010 Basement Excavation	NOT USED			None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	
		A2020 Basement Walls			<div></div> <div>o</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	\$0
B SHELL															
B10 Superstructure															
		B1010 Floor Construction	Wood		<div></div> <div>o</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	\$0
			Steel		<div></div> <div>o</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	\$0
			Concrete	100%	<div></div> <div>x</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	No issues observed.
		B1020 Roof Construction	Wood	100%	<div></div> <div>x</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	No issues observed.
			Steel		<div></div> <div>o</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	\$0
			Concrete		<div></div> <div>o</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	\$0
B20 Exterior Enclosure															
		B2010 Exterior Walls	Concrete Formed / Tilt	0%	<div></div> <div>o</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%
			Masonry	26%	<div></div> <div></div>	None		<div></div> Minor		<div></div> xModerate		<div></div> Major		<div></div> Replace	10%\$7,013Some areas require re-paint.
			Framed w/Panel Siding	74%	<div></div> <div>x</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%\$0No issues observed.
			Framed w/Stucco	0%	<div></div> <div>o</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%\$0
			Framed w/Masonry Veneer	0%	<div></div> <div>o</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%\$0
		B2020 Exterior Windows	Wood	0%	<div></div> <div>o</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%\$0
			Aluminum/Steel	100%	<div></div> <div></div>	None		<div></div> Minor		<div></div> xModerate		<div></div> Major		<div></div> Replace	22%\$49,610
			Clad	0%	<div></div> <div>o</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%\$0
			Curtain Wall	0%	<div></div> <div>o</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%\$0
		B2030 Exterior Doors	Wood	0	<div></div> <div>o</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%\$0
			Hollow Metal	39	<div></div> <div>x</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%\$0
			Storefront	0	<div></div> <div>o</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%\$0
B30 Roofing															
		B3010 Roof Coverings	Asphalt Shingle	0%	<div></div> <div>o</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%\$0
			Built-Up	0%	<div></div> <div>o</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%\$0
					<div></div> <div></div>			<div></div>		<div></div>		<div></div>		<div></div>	No Issues observed. PVC single-ply is about at end of its useful life, no leaks but weathered and somewhat worn.
			Single Ply	40%	<div></div> <div>x</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%\$0
			Metal	60%	<div></div> <div>x</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%\$0No Issues observed.
			Concrete Tile	0%	<div></div> <div>o</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%\$0
		B3020 Roof Openings	Skylights		<div></div> <div>o</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	\$0
			Access Hatch		<div></div> <div>o</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	\$0
C INTERIORS															
C10 Interior Construction															
		C1010 Partitions	Framed	100%	<div></div> <div>x</div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	\$0
			Masonry		<div></div> <div></div>	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	\$0

PHYSICAL CONDITION ASSESSMENT

C1020 Interior Doors	Wood	48	x	None		Minor		Moderate		Major		Replace	0%	\$0	
	Hollow Metal		o	None		Minor		Moderate		Major		Replace	0%	\$0	
C1030 Fittings	NOT USED			None		Minor		Moderate		Major		Replace			
C20 Stairs															
C2010 Stair Construction	Wood			None		Minor		Moderate		Major		Replace		\$0	
	Metal			None		Minor		Moderate		Major		Replace		\$0	
	Concrete	3	x	None		Minor		Moderate		Major		Replace		\$0	No issues.
C2020 Stair Finishes	Concrete Fill			None		Minor		Moderate		Major		Replace		\$0	
	Resilient	100%	x	None		Minor		Moderate		Major		Replace		\$0	Good condition, no issues observed.
C30 Interior Finishes															
C3010 Wall Finishes	Paint on Masonry	1%		None		Minor		Moderate		Major		Replace	0%	\$0	
	Wall board	95%		None	x	Minor		Moderate		Major		Replace	21%	\$13,489	
	Wainscot	4%	x	None		Minor		Moderate		Major		Replace	0%	\$0	
	Ceramic Tile			None		Minor		Moderate		Major		Replace	0%		
C3020 Floor Finishes	Carpet / Soft Surface	39%		None		Minor		Moderate		Major	x	Replace	85%	\$87,461	
	Resilient Tile	46%		None	x	Minor		Moderate		Major		Replace	13%	\$6,706	
	Resilient Sheet	2%		None		Minor		Moderate		Major	x	Replace	1%	\$54	
	Polished Concrete	6%	x	None		Minor		Moderate		Major		Replace	0%	\$0	
	Ceramic Tile			None		Minor		Moderate		Major		Replace	0%		
	Liquid Applied	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	
C3030 Ceiling Finishes	Wood Sports Floor	7%		None		Minor	x	Moderate		Major		Replace	6%	\$1,252	
	Wall board	21%		None	x	Minor		Moderate		Major		Replace	0%	\$0	
	Lay-In Ceiling Tile	68%		None	x	Minor		Moderate		Major		Replace	15%	\$6,895	
	Glued-Up Ceiling Tile			None		Minor		Moderate		Major		Replace	0%		
	Painted Structure	11%		None		Minor		Moderate		Major	x	Replace	3%	\$428	

D SERVICES

<u>D10 Conveying</u>															
D1010 Elevators & Lifts			o	None		Minor		Moderate		Major		Replace		\$0	
D1020 Escalators & Moving Walks			o	None		Minor		Moderate		Major		Replace		\$0	
D1090 Other Conveying Systems			o	None		Minor		Moderate		Major		Replace		\$0	
<u>D20 Plumbing</u>															
D2010 Plumbing Fixtures		100%	x	None		Minor		Moderate		Major		Replace		\$0	
															Seems to occur in classrooms, hangers are wearing piping and valves causing need to replace to ensure no leaks and to ensure proper function.
D2020 Domestic Water Distribution		100%		None		Minor		Moderate		Major	x	Replace	45%	\$60,885	
D2030 Sanitary Waste		100%		None	x	Minor		Moderate		Major		Replace	5%	\$5,638	Some backups caused by regular use/ flushing.
D2040 Rain Water Drainage		100%	x	None		Minor		Moderate		Major		Replace		\$0	
D2090 Other Plumbing Systems		NOT USED				Minor		Moderate		Major		Replace			
<u>D30 HVAC</u>															
D3010 Energy Supply		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
D3020 Heat Generating Systems		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
															No issues observed. Controls not working properly, see below D3060.
Air Handler		100%	x	None		Minor		Moderate		Major		Replace		\$0	
Furnace			o	None		Minor		Moderate		Major		Replace		\$0	
Heat Exchanger			o	None		Minor		Moderate		Major		Replace		\$0	
															No issues observed. Services only admin office area and library and adjacent classroom. Issues with controls as noted below.
D3030 Cooling Generating Systems		100%	x	None		Minor		Moderate		Major		Replace		\$0	
			o	None		Minor		Moderate		Major		Replace		\$0	
D3040 Distribution Systems		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
Hot water return & supply		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.

PHYSICAL CONDITION ASSESSMENT

D3050 Terminal & Package Units	Above ceiling VAV unit			None		Minor		Moderate		Major		Replace		\$0	
	In-room ventilator unit			None		Minor		Moderate		Major		Replace		\$0	
	In-room radiant unit	100%	x	None		Minor		Moderate		Major		Replace		\$0	In every classroom, no issues observed.
D3060 Controls & Instrumentation		100%		None		Minor		Moderate		Major	x	Replace	50%	\$45,100	Controls are not functional, obsolete, require replacement. Computer software cannot be updated.
D3070 Systems Testing & Balancing			o	None		Minor		Moderate		Major		Replace		\$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	No issues observed.
D4020 Standpipes			o	None		Minor		Moderate		Major		Replace		\$0	
D4030 Fire Protection Specialties		100%	x	None		Minor		Moderate		Major		Replace		\$0	No Issues observed, over kitchen hood.
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		\$0	No issues observed.
D5020 Lighting and Branch Wiring		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
D5030 Communications & Security	Voice / Data System	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
	Clock / Intercom System	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
															One outside, three or four inside in hallways. No issues observed.
	Closed Circuit Surveillance	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Access Control System	100%	x	None		Minor		Moderate		Major		Replace		\$0	Just at front door, no issues observed.
															Motion detectors throughout, no door sensors.
	Intrusion Alarm System	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
	Fire Alarm / Detection	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
	Lighting Control System		o	None		Minor		Moderate		Major		Replace		\$0	
D5090 Other Electrical Systems	NOT USED			None		Minor		Moderate		Major		Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment															
E1010 Commercial Equipment	Food Service	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed. Three pieces.
	Vocational		o	None		Minor		Moderate		Major		Replace		\$0	
E1020 Institutional Equipment	Science		o	None		Minor		Moderate		Major		Replace		\$0	
	Art		o	None		Minor		Moderate		Major		Replace		\$0	
	Stage Performance	560	x	None		Minor		Moderate		Major		Replace		\$0	Small stage area, no issues observed.
	Restroom Accessories/Stalls			None		Minor		Moderate		Major		Replace	0%	\$0	
E1030 Vehicular Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E1090 Other Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E20 Furnishings															
E2010 Fixed Furnishings		100%	x	None		Minor		Moderate		Major		Replace	0%	\$0	
E2020 Movable Furnishings		100%		None		Minor		Moderate		Major	x	Replace	2%	\$16,236	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation															
G20 Site Improvements															
G2010 Roadways		3978	x	None		Minor		Moderate		Major		Replace	0%	\$0	
G2020 Parking Lots		18449	x	None		Minor		Moderate		Major		Replace	0%	\$0	
G2030 Pedestrian Paving		18713		None		Minor		Moderate	x	Major		Replace	5%	\$12,351	
G2040 Site Development		1273	x	None		Minor		Moderate		Major		Replace	0%	\$0	
G2050 Landscaping		100803		None		Minor		Moderate		Major		Replace		\$0	
G30 Site Mechanical Utilities															
G3010 Water Supply	Domestic	100%	x	None		Minor		Moderate		Major		Replace		\$0	

PHYSICAL CONDITION ASSESSMENT

G3020 Sanitary Sewer G3030 Storm Sewer G3040 Heating Distribution G3050 Cooling Distribution G3060 Fuel Distribution	Fire		100%	x	None		Minor		Moderate		Major		Replace		\$0	
			100%	x	None		Minor		Moderate		Major		Replace		\$0	
			100%	x	None		Minor		Moderate		Major		Replace		\$0	
			100%	x	None		Minor		Moderate		Major		Replace		\$0	
			100%	x	None		Minor		Moderate		Major		Replace		\$0	
			100%		None		Minor		Moderate		Major		Replace		\$0	
G3090 Other Site Mechanical Utilities		NOT USED														
<u>G40 Site Electrical Utilities</u>																
G4010 Electrical Distribution  G4020 Site Lighting G4030 Site Communications & Security	Service Generator		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
				o	None		Minor		Moderate		Major		Replace		\$0	
			100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
			100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G4090 Other Site Electrical Utilities		NOT USED														
<u>G90 Other Site Construction</u>		NOT USED														

OTHER

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

Physical Condition Budget Sub-Total	\$313,117
Budgeted Development Costs	\$118,985
Physical Condition Budget TOTAL	\$432,102
Replacement Budget	\$17,115,450



PHYSICAL CONDITION ASSESSMENT

District Name:

Philomath SD 17J

Site Name:

Philomath Elementary School

Building Name:

Main

Building ID:

0

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

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

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

				LEVEL OF ACTION													
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace	% of System or Finish	Automated Budget Estimate	Notes
A SUBSTRUCTURE																	
A10 Foundations																	
		A1010 Standard Foundations				None		Minor		Moderate		Major		Replace		\$0	
		A1020 Special Foundations				None		Minor		Moderate		Major		Replace		\$0	
		A1030 Slab on Grade		100%	x	None		Minor		Moderate		Major		Replace		\$0	
A20 Basement Construction																	
A2010 Basement Excavation			NOT USED			None		Minor		Moderate		Major		Replace			
A2020 Basement Walls				100%	x	None		Minor		Moderate		Major		Replace		\$0	One small area, 5% no issues observed.
B SHELL																	
B10 Superstructure																	
		B1010 Floor Construction	Wood			None		Minor		Moderate		Major		Replace		\$0	
			Steel			None		Minor		Moderate		Major		Replace		\$0	
			Concrete	100%	x	None		Minor		Moderate		Major		Replace		\$0	
		B1020 Roof Construction	Wood	50%	x	None		Minor		Moderate		Major		Replace		\$0	
			Steel	50%	x	None		Minor		Moderate		Major		Replace		\$0	
			Concrete			None		Minor		Moderate		Major		Replace		\$0	
B20 Exterior Enclosure																	
		B2010 Exterior Walls	Concrete Formed / Tilt	3%		None		Minor		Moderate	x	Major		Replace	10%	\$1,123	
			Masonry	83%		None		Minor		Moderate	x	Major		Replace	9%	\$44,566	
			Framed w/Panel Siding	14%	x	None		Minor		Moderate		Major		Replace	0%	\$0	
			Framed w/Stucco	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	
			Framed w/Masonry Veneer	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	
		B2020 Exterior Windows	Wood	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	
			Aluminum/Steel	8%		None		Minor		Moderate	x	Major		Replace	66%	\$25,412	
			Clad	92%		None		Minor		Moderate	x	Major		Replace	1%	\$3,821	
			Curtain Wall	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	
		B2030 Exterior Doors	Wood	0	o	None		Minor		Moderate		Major		Replace	0%	\$0	
			Hollow Metal	30	x	None		Minor		Moderate		Major		Replace	0%	\$0	
			Storefront	0	o	None		Minor		Moderate		Major		Replace	0%	\$0	
B30 Roofing																	
		B3010 Roof Coverings	Asphalt Shingle	50%	x	None		Minor		Moderate		Major		Replace	0%	\$0	no issues observed
			Built-Up	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	
			Single Ply	20%	x	None		Minor		Moderate		Major		Replace	0%	\$0	no issues observed
			Metal	30%	x	None		Minor		Moderate		Major		Replace	0%	\$0	no issues observed
			Concrete Tile	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	
		B3020 Roof Openings	Skylights	1	x	None		Minor		Moderate		Major		Replace		\$0	above library, no issues observed
			Access Hatch	2	x	None		Minor		Moderate		Major		Replace		\$0	no issues observed
C INTERIORS																	
C10 Interior Construction																	
		C1010 Partitions	Framed	85%	x	None		Minor		Moderate		Major		Replace		\$0	
			Masonry	15%	x	None		Minor		Moderate		Major		Replace		\$0	
		C1020 Interior Doors	Wood		o	None		Minor	x	Moderate		Major		Replace	2%	\$0	
			Hollow Metal		o	None		Minor		Moderate		Major		Replace	0%	\$0	

PHYSICAL CONDITION ASSESSMENT

C1030 Fittings		NOT USED			None		Minor		Moderate		Major		Replace				
C20 Stairs																	
C2010 Stair Construction	Wood		4	x	None		Minor		Moderate		Major		Replace		\$0		
	Metal				None		Minor		Moderate		Major		Replace		\$0		
	Concrete		2	x	None		Minor		Moderate		Major		Replace		\$0		
C2020 Stair Finishes	Concrete Fill				None		Minor		Moderate		Major		Replace		\$0		
	Resilient		100%	x	None		Minor		Moderate		Major		Replace		\$0	All wrapped in rubber/rt surface material, all ok.	
C30 Interior Finishes																	
C3010 Wall Finishes	Paint on Masonry		18%		None	x	Minor		Moderate		Major		Replace	4%	\$634		
	Wall board		71%		None	x	Minor		Moderate		Major		Replace	13%	\$8,276		
	Wainscot		10%		None	x	Minor		Moderate		Major		Replace	31%	\$2,693		
C3020 Floor Finishes	Ceramic Tile		1%	x	None		Minor		Moderate		Major		Replace	0%	\$0		
	Carpet / Soft Surface		46%		None		Minor		Moderate		Major	x	Replace	100%	\$158,629		
	Resilient Tile		34%		None	x	Minor		Moderate		Major		Replace	16%	\$7,983		
	Resilient Sheet			o	None		Minor		Moderate		Major		Replace	0%	\$0		
	Polished Concrete		7%	x	None		Minor		Moderate		Major		Replace	0%	\$0		
	Ceramic Tile		3%	x	None		Minor		Moderate		Major		Replace	0%	\$0		
	Liquid Applied		0%	o	None		Minor		Moderate		Major		Replace	0%	\$0		
C3030 Ceiling Finishes	Wood Sports Floor		11%	x	None		Minor		Moderate		Major		Replace	0%	\$0		
	Wall board		40%		None		Minor	x	Moderate		Major		Replace	5%	\$2,948		
	Lay-In Ceiling Tile		49%		None	x	Minor		Moderate		Major		Replace	9%	\$3,933		
	Glued-Up Ceiling Tile			o	None		Minor		Moderate		Major		Replace	0%	\$0		
	Painted Structure		11%	x	None		Minor		Moderate		Major		Replace	0%	\$0		
D SERVICES																	
D10 Conveying																	
D1010 Elevators & Lifts				o	None		Minor		Moderate		Major		Replace		\$0		
	D1020 Escalators & Moving Walks			o	None		Minor		Moderate		Major		Replace		\$0		
	D1090 Other Conveying Systems			o	None		Minor		Moderate		Major		Replace		\$0		
D20 Plumbing																	
D2010 Plumbing Fixtures					None		Minor	x	Moderate		Major		Replace	1%	\$2,376	drinking fountain (hallway near gym) is putting out hot water, other fixtures could use repair/replacement.	
	D2020 Domestic Water Distribution		100%	x	None		Minor		Moderate		Major		Replace		\$0		
	D2030 Sanitary Waste		100%	x	None		Minor		Moderate		Major		Replace		\$0		
	D2040 Rain Water Drainage		100%	x	None		Minor		Moderate		Major		Replace		\$0		
D2090 Other Plumbing Systems		NOT USED			None		Minor		Moderate		Major		Replace				
D30 HVAC																	
D3010 Energy Supply			100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed, fires boiler which serves approximately 50% of school.	
	D3020 Heat Generating Systems	Boiler		100%	x	None		Minor		Moderate		Major		Replace		\$0	Services 50% of building, no issues observed.
																Package units (heat & A/C) service other 50% of school. No issues observed.	
	Air Handler		100%	x	None		Minor		Moderate		Major		Replace		\$0		
	Furnace			o	None		Minor		Moderate		Major		Replace		\$0		
D3030 Cooling Generating Systems	Heat Exchanger			o	None		Minor		Moderate		Major		Replace		\$0		
																Area of school with Boiler has A/H, other 50% has package units. No issues observed.	
	D3040 Distribution Systems	Component of air handler		100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Stand alone chiller				None		Minor		Moderate		Major		Replace		\$0		
D3040 Distribution Systems	Ductwork		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.	
	Hot water return & supply		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.	

PHYSICAL CONDITION ASSESSMENT

D3050 Terminal & Package Units	Above ceiling VAV unit	100%	x	None	Minor	Moderate	Major	x	Replace	5%	\$5,940	Unit at end of system is not functioning properly, requires regular repair and calibration.
	In-room ventilator unit		o	None	Minor	Moderate	Major		Replace		\$0	
	In-room radiant unit		o	None	Minor	Moderate	Major		Replace		\$0	
D3060 Controls & Instrumentation		100%	x	None	Minor	Moderate	Major		Replace		\$0	DDC system in 50% of building serviced by boiler; T-stats services other 50%. No issues observed.
D3070 Systems Testing & Balancing			o	None	Minor	Moderate	Major		Replace		\$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	
D4020 Standpipes			o	None	Minor	Moderate	Major		Replace		\$0	
D4030 Fire Protection Specialties		100%	x	None	Minor	Moderate	Major		Replace		\$0	above kitchen oven hood, redone two years ago.
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		\$0	
D5020 Lighting and Branch Wiring		100%	x	None	Minor	Moderate	Major		Replace		\$0	
D5030 Communications & Security	Voice / Data System	100%	x	None	Minor	Moderate	Major		Replace		\$0	
	Clock / Intercom System	100%	x	None	Minor	Moderate	Major		Replace		\$0	No issues observed, bell system 100%, classroom clocks unsure if run off central bell system.
	Closed Circuit Surveillance		o	None	Minor	Moderate	Major		Replace		\$0	Closed circuit outside in back near kitchen, no interior cameras. No issues observed.
	Access Control System	100%	x	None	Minor	Moderate	Major		Replace		\$0	Only on front door, no access control through rest of building.
	Intrusion Alarm System	100%	x	None	Minor	Moderate	Major		Replace		\$0	Motion detectors only, no door sensors.
	Fire Alarm / Detection	100%	x	None	Minor	Moderate	Major		Replace		\$0	No Issues observed, old and obsolete system, but works.
	Lighting Control System	100%	x	None	Minor	Moderate	Major		Replace		\$0	Hallways, everything on timers. Gym on Aux sensors, classrooms have just manual systems.
D5090 Other Electrical Systems	NOT USED			None	Minor	Moderate	Major		Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment															
E1010 Commercial Equipment	Food Service	<div><div>100%</div></div>	<div><div>x</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	No issues observed, one oven, one range.
	Vocational	<div><div></div></div>	<div><div>o</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	
E1020 Institutional Equipment	Science	<div><div></div></div>	<div><div>o</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	
	Art	<div><div></div></div>	<div><div>o</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	
	Stage Performance	<div><div>1000</div></div>	<div><div>x</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div></div></div>	\$0	
	Restroom Accessories/Stalls	<div><div>100%</div></div>	<div><div>x</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div>0%</div></div>	\$0	
E1030 Vehicular Equipment	NOT USED				None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace		
E1090 Other Equipment	NOT USED				None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace		
E20 Furnishings															
E2010 Fixed Furnishings		<div><div>100%</div></div>	<div><div>x</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div>0%</div></div>	\$0	
E2020 Movable Furnishings		<div><div>100%</div></div>	<div><div>x</div></div>	None	<div><div></div></div>	Minor	<div><div></div></div>	Moderate	<div><div></div></div>	Major	<div><div></div></div>	Replace	<div><div>0%</div></div>	\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED
G20 Site Improvements	

PHYSICAL CONDITION ASSESSMENT

G2010 Roadways		20561		None	x	Minor		Moderate		Major		Replace	30%	\$9,499	
G2020 Parking Lots		14155		None	x	Minor		Moderate		Major		Replace	30%	\$14,013	
G2030 Pedestrian Paving		19488		None		Minor		Moderate	x	Major		Replace	15%	\$38,585	
G2040 Site Development			o	None		Minor		Moderate		Major		Replace	0%	\$0	
G2050 Landscaping		110002	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
<u>G30 Site Mechanical Utilities</u>															
G3010 Water Supply	Domestic	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Fire	100%	x	None		Minor		Moderate		Major		Replace		\$0	
G3020 Sanitary Sewer		100%	x	None		Minor		Moderate		Major		Replace		\$0	
G3030 Storm Sewer		100%	x	None		Minor		Moderate		Major		Replace		\$0	
G3040 Heating Distribution		100%	x	None		Minor		Moderate		Major		Replace		\$0	
G3050 Cooling Distribution		100%	x	None		Minor		Moderate		Major		Replace		\$0	
G3060 Fuel Distribution		100%	x	None		Minor		Moderate		Major		Replace		\$0	
G3090 Other Site Mechanical Utilities	NOT USED			None		Minor		Moderate		Major		Replace			
<u>G40 Site Electrical Utilities</u>															
G4010 Electrical Distribution	Service	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Generator		o	None		Minor		Moderate		Major		Replace		\$0	
G4020 Site Lighting		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G4030 Site Communications & Security		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
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
														\$0	
														\$0	
														\$0	
														\$0	
														\$0	
														\$0	
														\$0	
														\$0	

Physical Condition Budget Sub-Total	\$330,433
Budgeted Development Costs	\$125,564
Physical Condition Budget TOTAL	\$455,997
Replacement Budget	\$22,542,300

PHYSICAL CONDITION ASSESSMENT

District Name:

Philomath SD 17J

Site Name:

Philomath Middle School

Building Name:

Main

Building ID:

0

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

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

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

					LEVEL OF ACTION												
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace	% of System or Finish	Automated Budget Estimate	Notes
A SUBSTRUCTURE																	
A10 Foundations																	
		A1010 Standard Foundations			<div></div> o	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace		\$0	
		A1020 Special Foundations			<div></div> o	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace		\$0	
		A1030 Slab on Grade		100%	<div></div> x	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace		\$0	No issues observed.
A20 Basement Construction																	
		A2010 Basement Excavation	NOT USED			None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace			
		A2020 Basement Walls			<div></div> o	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace		\$0	
B SHELL																	
B10 Superstructure																	
		B1010 Floor Construction	Wood		<div></div> o	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace		\$0	
			Steel		<div></div> o	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace		\$0	
			Concrete	100%	<div></div> x	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace		\$0	No issues observed.
		B1020 Roof Construction	Wood	100%	<div></div> x	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace		\$0	No issues observed.
			Steel		<div></div> o	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace		\$0	
			Concrete		<div></div> o	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace		\$0	
B20 Exterior Enclosure																	
		B2010 Exterior Walls	Concrete Formed / Tilt	0%	<div></div> o	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%	\$0	
			Masonry	45%		None		<div></div> Minor		<div></div> xModerate		<div></div> Major		<div></div> Replace	10%	\$19,602	
			Framed w/Panel Siding	55%		None		<div></div> Minor		<div></div> xModerate		<div></div> Major		<div></div> Replace	40%	\$95,832	
			Framed w/Stucco	0%	<div></div> o	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%	\$0	
			Framed w/Masonry Veneer	0%	<div></div> o	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%	\$0	
		B2020 Exterior Windows	Wood	0%	<div></div> o	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%	\$0	
			Aluminum/Steel	82%		None		<div></div> Minor		<div></div> Moderate	<div></div> x	<div></div> Major		<div></div> Replace	21%	\$99,537	
			Clad	18%	<div></div> x	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	1%	\$0	
			Curtain Wall	0%	<div></div> o	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%	\$0	
		B2030 Exterior Doors	Wood	0	<div></div> o	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%	\$0	
			Hollow Metal	40	<div></div> x	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%	\$0	
			Storefront	4	<div></div> x	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%	\$0	
B30 Roofing																	
		B3010 Roof Coverings	Asphalt Shingle	0%	<div></div> o	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%	\$0	
			Built-Up	100%	<div></div> x	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%	\$0	Installed in 2011-12; in really good shape. No issues observed.
			Single Ply	0%	<div></div> o	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%	\$0	
			Metal	0%	<div></div> o	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%	\$0	
			Concrete Tile	0%	<div></div> o	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%	\$0	
		B3020 Roof Openings	Skylights	5	<div></div> x	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace		\$0	No issues observed.
			Access Hatch	1	<div></div> x	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace		\$0	No issues observed.
C INTERIORS																	
C10 Interior Construction																	
		C1010 Partitions	Framed	100%	<div></div> x	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace		\$0	No issues observed. Wood framed.
			Masonry			None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace		\$0	
		C1020 Interior Doors	Wood	95	<div></div> x	None		<div></div> Minor		<div></div> Moderate		<div></div> Major		<div></div> Replace	0%	\$0	



PHYSICAL CONDITION ASSESSMENT

	Hollow Metal	<div></div>	<div>o</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	0%	\$0	
C1030 Fittings	NOT USED			None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace			
<u>C20 Stairs</u>											
C2010 Stair Construction	Wood	<div></div>	<div>o</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
	Metal	<div></div>	<div>o</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
C2020 Stair Finishes	Concrete	<div></div>	<div>o</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
	Concrete Fill	<div></div>	<div>o</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
	Resilient	<div></div>	<div>o</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
<u>C30 Interior Finishes</u>											
C3010 Wall Finishes	Paint on Masonry	3%		None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	0%	\$0	
	Wall board	78%		None	<div>x</div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	33%	\$27,905	
	Wainscot	19%		None	<div>x</div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	15%	\$3,120	
C3020 Floor Finishes	Ceramic Tile		<div>o</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	0%	\$0	
	Carpet / Soft Surface	67%		None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div>x</div> Replace	35%	\$99,892	
	Resilient Tile	19%		None	<div>x</div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	20%	\$6,824	
	Resilient Sheet		<div>o</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	0%	\$0	
	Polished Concrete	8%		None	<div>x</div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	8%	\$1,118	
	Ceramic Tile		<div>o</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	0%	\$0	
	Liquid Applied	0%	<div>o</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	0%	\$0	
C3030 Ceiling Finishes	Wood Sports Floor	6%	<div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	0%	\$0	
	Wall board	8%		None	<div>x</div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	9%	\$794	
	Lay-In Ceiling Tile	78%		None	<div>x</div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	33%	\$27,851	
	Glued-Up Ceiling Tile		<div>o</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	0%	\$0	
	Painted Structure	14%	<div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	0%	\$0	
<b>D SERVICES</b>											
<u>D10 Conveying</u>											
D1010 Elevators & Lifts		<div></div>	<div>o</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
D1020 Escalators & Moving Walks		<div></div>	<div>o</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
D1090 Other Conveying Systems		<div></div>	<div>o</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
<u>D20 Plumbing</u>											
D2010 Plumbing Fixtures		100%		None	<div></div> Minor	<div>x</div> Moderate	<div></div> Major	<div></div> Replace	2%	\$5,808	A few fixtures require significant repair or replacement, otherwise majority working well.
D2020 Domestic Water Distribution		100%	<div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	No issues observed.
D2030 Sanitary Waste		100%	<div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	No issues observed.
D2040 Rain Water Drainage		100%	<div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	No issues observed.
D2090 Other Plumbing Systems	NOT USED			None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace			
<u>D30 HVAC</u>											
D3010 Energy Supply		100%	<div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	No issues observed.
D3020 Heat Generating Systems	Boiler	100%	<div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	No issues observed.
											In attic space, good working condition; No issues observed. One rooftop package unit that services the admin area.
	Air Handler	100%	<div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	One rooftop package unit that provides heat and cooling to admin area.
	Furnace	100%	<div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
	Heat Exchanger		<div>o</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
D3030 Cooling Generating Systems	Component of air handler	100%	<div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	One chiller that services south portion of school, south of east-west hallway. Water tower outside, circulated cool water cooled further by chiller in boiler room.
	Stand alone chiller		<div>o</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
D3040 Distribution Systems	Ductwork	100%	<div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	No issues observed.
	Hot water return & supply	100%	<div>x</div>	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	No issues observed.

PHYSICAL CONDITION ASSESSMENT

D3050 Terminal & Package Units	Above ceiling VAV unit		o	None		Minor		Moderate		Major		Replace		\$0	
	In-room ventilator unit		o	None		Minor		Moderate		Major		Replace		\$0	
	In-room radiant unit		o	None		Minor		Moderate		Major		Replace		\$0	
D3060 Controls & Instrumentation		100%	x	None		Minor		Moderate		Major		Replace		\$0	100% DDC, same as HS. No issues observed.
		100%		None		Minor		Moderate		Major	x	Replace	100%	\$72,600	Needs to be balanced, pressure pushes doors open.
D3090 Other HVAC Systems & Equipment		NOT USED				Minor		Moderate		Major		Replace			
D40 Fire Protection															
D4010 Sprinklers		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
D4020 Standpipes			o	None		Minor		Moderate		Major		Replace		\$0	
D4030 Fire Protection Specialties			o	None		Minor		Moderate		Major		Replace		\$0	
D4090 Other Fire Protection Systems		NOT USED				Minor		Moderate		Major		Replace			
D50 Electrical															
D5010 Electrical Service & Distribution		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
D5020 Lighting and Branch Wiring		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
D5030 Communications & Security	Voice / Data System	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
	Clock / Intercom System	100%	x	None		Minor	x	Moderate		Major		Replace	50%	\$54,450	Clock system not functioning properly, intercom working well. ***Check if full clock system is non op, possibly reassign % deficiency.
	Closed Circuit Surveillance		o	None		Minor		Moderate		Major		Replace		\$0	
	Access Control System	100%	x	None		Minor		Moderate		Major		Replace		\$0	Only on main entrance, no issues observed.
	Intrusion Alarm System	100%	x	None		Minor		Moderate		Major		Replace		\$0	On all doors, motion sensors as well. No issues observed.
	Fire Alarm / Detection	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed. Older system, but functions properly during tests.
	Lighting Control System	100%	x	None	x	Minor		Moderate		Major		Replace	15%	\$2,723	Aux sensors in Gym and MP room function, but sensors are weak and not reliable. All else have manual wall switches. No issues observed.
D5090 Other Electrical Systems		NOT USED				Minor		Moderate		Major		Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment															
E1010 Commercial Equipment	Food Service	100%	x	None		Minor		Moderate		Major	x	Replace	100%	\$145,200	Kitchen totally insufficient for food service, one equipment unit is not commercial (home kitchen-type), no hood present which is required. Space is far too small for proper food service.
E1020 Institutional Equipment	Vocational	100%	x	None		Minor		Moderate		Major		Replace		\$0	Dust collection system hopper is old and not efficient, otherwise machinery in good shape. No issues observed.
	Science	1200	o	None		Minor		Moderate		Major		Replace		\$0	Two science classrooms. No issues observed.
	Art	1000	x	None		Minor		Moderate		Major		Replace		\$0	Space converted back to Art room, one sink, yes storage space.
	Stage Performance		o	None		Minor		Moderate		Major		Replace		\$0	
	Restroom Accessories/Stalls	100%	x	None		Minor		Moderate		Major		Replace	0%	\$0	Missing one door in restroom, one of ADA in G RR off main east-west hall.
E1030 Vehicular Equipment		NOT USED				Minor		Moderate		Major		Replace			
E1090 Other Equipment		NOT USED				Minor		Moderate		Major		Replace			
E20 Furnishings															
E2010 Fixed Furnishings		100%		None		Minor	x	Moderate		Major		Replace	20%	\$43,560	

PHYSICAL CONDITION ASSESSMENT

E2020 Movable Furnishings	100%		None		Minor		Moderate		Major	<input checked="" type="checkbox"/>	Replace	10%	\$130,680	
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F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

<u>G10 Site Preparation</u>		NOT USED												
<u>G20 Site Improvements</u>														
G2010 Roadways	62409	x	None		Minor		Moderate		Major		Replace	0%	\$0	
G2020 Parking Lots	47026	x	None		Minor		Moderate		Major		Replace	0%	\$0	
G2030 Pedestrian Paving	22935		None		Minor		Moderate	<input checked="" type="checkbox"/>	Major		Replace	25%	\$75,686	
G2040 Site Development		o	None		Minor		Moderate		Major		Replace	0%	\$0	
G2050 Landscaping	74302	x	None		Minor		Moderate		Major		Replace		\$0	
<u>G30 Site Mechanical Utilities</u>														
G3010 Water Supply	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G3020 Sanitary Sewer	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G3030 Storm Sewer	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G3040 Heating Distribution	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G3050 Cooling Distribution	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G3060 Fuel Distribution	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G3090 Other Site Mechanical Utilities			None		Minor		Moderate		Major		Replace			
<u>G40 Site Electrical Utilities</u>														
G4010 Electrical Distribution	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed. A couple of old panels in boiler and electrical room, but funtion properly.
G4020 Site Lighting		o	None		Minor		Moderate		Major		Replace		\$0	
	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G4030 Site Communications & Security	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G4090 Other Site Electrical Utilities			None		Minor		Moderate		Major		Replace			
<u>G90 Other Site Construction</u>														

OTHER

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

Physical Condition Budget Sub-Total	\$913,181
Budgeted Development Costs	\$347,009
Physical Condition Budget TOTAL	\$1,260,190
Replacement Budget	\$29,054,520

PHYSICAL CONDITION ASSESSMENT

District Name:

Philomath SD 17J

Site Name:

Philomath High School

Building Name:

Main

Building ID:

0

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

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

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

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

PHYSICAL CONDITION ASSESSMENT

B3020 Roof Openings	Concrete Tile	0%	o	None	Minor	Moderate	Major	Replace		\$0	
	Skylights		o	None	Minor	Moderate	Major	Replace		\$0	
	Access Hatch		o	None	Minor	Moderate	Major	Replace		\$0	
C INTERIORS											
C10 Interior Construction											
C1010 Partitions	Framed Masonry	100%	x	None	Minor	Moderate	Major	Replace		\$0	Interior walls of Gym are concrete.
			o	None	Minor	Moderate	Major	Replace		\$0	
											One door showed panel damage requiring major refinish or replacement, hardware functional, but did not feel secure. % deficient too low to calc, manually override \$0.00 to \$750.00.
C1020 Interior Doors	Wood Hollow Metal	216		None	Minor	Moderate	x Major	Replace	1%	\$750	
			o	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	Up to band room; behind auditorium, no issues observed.
	Metal	8	x	None	Minor	Moderate	Major	Replace		\$0	Frame is steel, poured concrete steps, no issues observed.
	Concrete			None	Minor	Moderate	Major	Replace		\$0	
C2020 Stair Finishes	Concrete Fill	70%	x	None	Minor	Moderate	Major	Replace		\$0	No issues observed.
											Rubberized surface, no issues observed. Forestry and metal shop stairs are exposed wood frame, showing some significant wear.
	Resilient	30%		None	Minor	Moderate	Major	x Replace	30%	\$1	
C30 Interior Finishes											
C3010 Wall Finishes	Paint on Masonry	7%		None	x Minor	Moderate	Major	Replace	14%	\$1,424	Surface areas are worn showing paint layers, needs repaint.
	Wall board	77%		None	x Minor	Moderate	Major	Replace	17%	\$18,383	Some areas showing scuffs, marks, paint layers and requires paint.
	Wainscot	13%		None	x Minor	Moderate	Major	Replace	7%	\$1,311	Wainscoting needs some minor surface/finish repairs.
C3020 Floor Finishes	Ceramic Tile	2%		None	x Minor	Moderate	Major	Replace	3%	\$48	Some ceramic tiles showing cracked and work edges not flush with wall surface. Need replacing.
	Carpet / Soft Surface	7%	x	None	Minor	Moderate	Major	Replace	0%	\$0	
	Resilient Tile	45%		None	x Minor	Moderate	Major	Replace	9%	\$9,488	Various areas of RT have lifting or cracking seams,
	Resilient Sheet	2%	x	None	Minor	Moderate	Major	Replace	0%	\$0	Some areas severely worn, seams separating.
	Polished Concrete	27%		None	x Minor	Moderate	Major	Replace	27%	\$17,103	Areas of concrete flooring are rough with some chips.
C3030 Ceiling Finishes	Ceramic Tile	2%		None	x Minor	Moderate	Major	Replace	7%	\$622	Areas of tile are cracking and wearing at edges, missing or worn grout.
	Liquid Applied		o	None	Minor	Moderate	Major	Replace	0%	\$0	
	Wood Sports Floor	17%		None	Minor	x Moderate	Major	Replace	5%	\$4,894	Sports flooring in generally good condition with some areas requiring refinish.
	Wall board	13%		None	x Minor	Moderate	Major	Replace	15%	\$2,745	Scuffed and marked requiring repaint.
	Lay-In Ceiling Tile	56%		None	x Minor	Moderate	Major	Replace	8%	\$6,244	Stained and damaged ceiling tiles in some areas, need replacements.
	Glued-Up Ceiling Tile		o	None	Minor	Moderate	Major	Replace			
	Painted Structure	31%	x	None	Minor	Moderate	Major	Replace	0%	\$0	No issues observed.
D SERVICES											
D10 Conveying											
D1010 Elevators & Lifts		4	x	None	Minor	Moderate	Major	Replace		\$0	No issues observed.
D1020 Escalators & Moving Walks			o	None	Minor	Moderate	Major	Replace		\$0	



PHYSICAL CONDITION ASSESSMENT

D1090 Other Conveying Systems			o	None		Minor		Moderate		Major		Replace		\$0	
D20 Plumbing															
D2010 Plumbing Fixtures		100%		None		Minor	x	Moderate		Major		Replace		\$1,000	Overall, plumbing fixtures in good shape. Motion sensor toilets in the past did not work, so replaced with manual flush. Also, hand wash sinks, replaced for same reason. Two toilets are non-operational; manual override of \$0.00 to \$1,000.00.
D2020 Domestic Water Distribution		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
D2030 Sanitary Waste		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
D2040 Rain Water Drainage		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
D2090 Other Plumbing Systems	NOT USED			None		Minor		Moderate		Major		Replace			
D30 HVAC															
D3010 Energy Supply		100%	x	None		Minor		Moderate		Major		Replace		\$0	Gas fires boiler, no issues observed.
D3020 Heat Generating Systems	Boiler	100%	x	None		Minor		Moderate		Major		Replace		\$0	Services whole facility; no issues observed.
	Air Handler	100%	x	None		Minor		Moderate		Major		Replace		\$0	RTUs & Attic Space Handlers (10 & 3 respectively); no issues observed. DDC system services whole facility.
	Furnace	100%	x	None		Minor		Moderate		Major		Replace		\$0	Small furnace for welding shop; no issues observed.
	Heat Exchanger	100%	x	None		Minor		Moderate		Major		Replace		\$0	One for pool and one for locker rooms. No issues observed.
D3030 Cooling Generating Systems	Component of air handler	100%	x	None		Minor		Moderate		Major		Replace		\$0	95% of facility has cooling; excluded are forestry, shop, metal shop.
	Stand alone chiller		o	None		Minor		Moderate		Major		Replace		\$0	
D3040 Distribution Systems	Ductwork	100%		None		Minor	x	Moderate		Major		Replace	5%	\$14,025	Induction issues reported; DDC communication errors seems to be very rare.
	Hot water return & supply	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
D3050 Terminal & Package Units	Above ceiling VAV unit	100%	x	None		Minor		Moderate		Major		Replace		\$0	VAV boxes in each room, no issues observed. Minor physical issues with units rarely occur requiring reset/re-calibrate.
	In-room ventilator unit		o	None		Minor		Moderate		Major		Replace		\$0	
	In-room radiant unit		o	None		Minor		Moderate		Major		Replace		\$0	
D3060 Controls & Instrumentation		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
D3070 Systems Testing & Balancing		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
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	No issues observed. Main building only; forestry and shop (outbuildings) do not have fire sprinklers.
D4020 Standpipes		5%	x	None		Minor		Moderate		Major		Replace		\$0	One on each side of auditorium.
D4030 Fire Protection Specialties		100%	x	None		Minor		Moderate		Major		Replace		\$0	Above hood in kitchen; no issues observed.
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		\$0	No issues observed.
D5020 Lighting and Branch Wiring		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
D5030 Communications & Security	Voice / Data System	100%		None		Minor	x	Moderate		Major		Replace		\$0	Minor issues with WiFi connectivity not as strong as could be.
	Clock / Intercom System	100%	x	None		Minor		Moderate		Major		Replace		\$0	Clock system and intercom function well; intercom is old and likely needs replacement, but functions.

PHYSICAL CONDITION ASSESSMENT

	Closed Circuit Surveillance	100%	x	None	Minor	Moderate	Major	Replace		\$0	No cameras at front/exterior; but spaced throughout building. Cameras are low-end. No issues observed.
	Access Control System	100%	x	None	Minor	Moderate	Major	Replace		\$0	Main entry areas only, not 100% throughout, no issues observed.
	Intrusion Alarm System	100%	x	None	Minor	Moderate	Major	Replace		\$0	Motion detection only, no issues observed.
	Fire Alarm / Detection	100%	x	None	Minor	Moderate	Major	Replace		\$0	No issues observed.
	Lighting Control System	100%	x	None	Minor	Moderate	Major	Replace		\$0	No issues observed.
	D5090 Other Electrical Systems	NOT USED		None	Minor	Moderate	Major	Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment											
E1010 Commercial Equipment	Food Service	100%	x	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	No issues observed.
	Vocational		o	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	
E1020 Institutional Equipment	Science	4337	x	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	No issues observed.
	Art	1726	x	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	No issues observed.
	Stage Performance	1534	x	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace		\$0	No issues observed.
	Restroom Accessories/Stalls	100%	x	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	0%	\$0	No issues observed.
E1030 Vehicular Equipment	NOT USED			None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace			
E1090 Other Equipment	NOT USED			None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace			
E20 Furnishings											
E2010 Fixed Furnishings		100%	x	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	0%	\$0	No issues observed.
E2020 Movable Furnishings		100%	x	None	<div></div> Minor	<div></div> Moderate	<div></div> Major	<div></div> Replace	0%	\$0	No issues observed.

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation		NOT USED													
G20 Site Improvements															
G2010 Roadways		76384		None	x	Minor		Moderate		Major		Replace	40%	\$47,053	Minor cracking requiring slurry coating.
G2020 Parking Lots		37485		None	x	Minor		Moderate		Major		Replace	40%	\$49,480	Some cracks requiring slurry.
G2030 Pedestrian Paving		25937		None		Minor		Moderate	x	Major		Replace	20%	\$68,474	Some sections worn and broken.
G2040 Site Development			o	None		Minor		Moderate		Major		Replace		\$0	
G2050 Landscaping			o	None		Minor		Moderate		Major		Replace		\$0	
G30 Site Mechanical Utilities															
G3010 Water Supply	Domestic	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
	Fire	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G3020 Sanitary Sewer		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G3030 Storm Sewer		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G3040 Heating Distribution		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G3050 Cooling Distribution		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G3060 Fuel Distribution		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G3090 Other Site Mechanical Utilities	NOT USED			None		Minor		Moderate		Major		Replace			
G40 Site Electrical Utilities															
G4010 Electrical Distribution	Service	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
	Generator		o	None		Minor		Moderate		Major		Replace		\$0	No backup generator; emergency ballasts are expensive to maintain and are costly.
G4020 Site Lighting		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G4030 Site Communications & Security		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
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
				\$0	

PHYSICAL CONDITION ASSESSMENT

				\$0	
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	

Physical Condition Budget Sub-Total	\$1,488,159
Budgeted Development Costs	\$565,501
Physical Condition Budget TOTAL	\$2,053,660
Replacement Budget	\$39,999,300

PHYSICAL CONDITION ASSESSMENT

District Name:

Philomath SD 17J

Site Name:

Kings Valley Charter School

Building Name:

Main

Building ID:

0

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

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

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

				LEVEL OF ACTION													
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace	% of System or Finish	Automated Budget Estimate	Notes
A SUBSTRUCTURE																	
A10 Foundations																	
		A1010 Standard Foundations				None		Minor		Moderate		Major		Replace		\$0	
		A1020 Special Foundations				None		Minor		Moderate		Major		Replace		\$0	
		A1030 Slab on Grade		100%	x	None		Minor		Moderate		Major		Replace		\$0	possible cosmetic cracking due to in floor heating, structurally, reported to be sound.
A20 Basement Construction																	
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace			
		A2020 Basement Walls			o	None		Minor		Moderate		Major		Replace		\$0	
B SHELL																	
B10 Superstructure																	
		B1010 Floor Construction	Wood			None		Minor		Moderate		Major		Replace		\$0	
			Steel			None		Minor		Moderate		Major		Replace		\$0	
			Concrete	100%	x	None		Minor		Moderate		Major		Replace		\$0	possible cosmetic cracking due to in floor heating, structurally, reported to be sound.
		B1020 Roof Construction	Wood	100%	x	None		Minor		Moderate		Major		Replace		\$0	Truss system; wood framed no issues observed.
			Steel			None		Minor		Moderate		Major		Replace		\$0	
			Concrete			None		Minor		Moderate		Major		Replace		\$0	
B20 Exterior Enclosure																	
		B2010 Exterior Walls	Concrete Formed / Tilt	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	
			Masonry	30%		None		Minor		Moderate	x	Major		Replace	15%	\$2,446	
			Framed w/Panel Siding	70%	x	None		Minor		Moderate		Major		Replace	0%	\$0	
			Framed w/Stucco	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	
			Framed w/Masonry Veneer	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	
		B2020 Exterior Windows	Wood	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	
			Aluminum/Steel	58%		None		Minor		Moderate		Major	x	Replace	40%	\$16,720	
			Clad	42%	x	None		Minor		Moderate		Major		Replace	1%	\$0	
			Curtain Wall	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	
		B2030 Exterior Doors	Wood	7	x	None		Minor		Moderate		Major		Replace	0%	\$0	
			Hollow Metal	20	x	None		Minor		Moderate		Major		Replace	0%	\$0	
			Storefront	2	x	None		Minor		Moderate		Major		Replace	0%	\$0	
B30 Roofing																	
																	Majority of facility asphalt shingle. Roof systems inspected Summer 2019. Standing water on covered breeze-way, inspector recommended replacing soon, but functioning now. School actively seeking estimates for this area, and possibly other areas in the future as they age. Likely next summer, breeze-way will be addressed. Gym, next 2-3 years.
		B3010 Roof Coverings	Asphalt Shingle	90%	x	None		Minor		Moderate		Major		Replace	0%	\$0	
			Built-Up	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	

PHYSICAL CONDITION ASSESSMENT

B3020 Roof Openings	Single Ply	10%	x	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	over portion of school and covered breeze-way.
	Metal	0%	o	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	
	Concrete Tile	0%	o	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	
	Skylights	6	x	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	No issues observed.
	Access Hatch	2	x	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	No issues observed.

C INTERIORS

C10 Interior Construction

C1010 Partitions	Framed	70%	x	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	No issues observed.
	Masonry	30%	x	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	No issues observed.
C1020 Interior Doors	Wood	28	x	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	
	Hollow Metal		o	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	
C1030 Fittings	NOT USED			None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace			

C20 Stairs

C2010 Stair Construction	Wood	1	x	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	No issues observed, surface could be refinished.
	Metal		o	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Concrete		o	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
C2020 Stair Finishes	Concrete Fill		o	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
	Resilient		o	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	

C30 Interior Finishes

C3010 Wall Finishes	Paint on Masonry	9%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	
	Wall board	82%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	44%	\$4,903	
	Wainscot	9%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	12%	\$147	
	Ceramic Tile			None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	
C3020 Floor Finishes	Carpet / Soft Surface	42%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	x Replace	35%	\$7,698	
	Resilient Tile	23%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	21%	\$1,070	
	Resilient Sheet	6%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	x Replace	25%	\$815	
	Polished Concrete	26%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	x Replace	94%	\$16,287	
	Ceramic Tile	3%	x	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	
C3030 Ceiling Finishes	Liquid Applied	0%	o	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	
	Wood Sports Floor	2%		None	<div></div>	Minor	<div></div>	x Moderate	<div></div>	Major	<div></div>	Replace	70%	\$595	
	Wall board	20%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	5%	\$132	
	Lay-In Ceiling Tile	10%		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	30%	\$408	
	Glued-Up Ceiling Tile	71%	x	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	
	Painted Structure			None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	
					<div></div>										

D SERVICES

D10 Conveying

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

D20 Plumbing

D2010 Plumbing Fixtures		100%	x	None	<div></div>	Minor	<div></div>	x Moderate	<div></div>	Major	<div></div>	Replace	2%	\$725	Solenoid issue on one acorn sink.
D2020 Domestic Water Distribution			o	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
D2030 Sanitary Waste		100%	x	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	No issues observed.
D2040 Rain Water Drainage		100%	x	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	No issues observed.
D2090 Other Plumbing Systems	NOT USED			None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace			

D30 HVAC

D3010 Energy Supply				None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
D3020 Heat Generating Systems	Boiler	100%	x	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	No issues observed. Boiler services about 50% of front of building.



PHYSICAL CONDITION ASSESSMENT

D3030 Cooling Generating Systems	Air Handler	100%	x	None	Minor	Moderate	Major	Replace		\$0	two of three portables have package units (heat & a/c) and ducted. One portable has new ductless system.
	Furnace			None	Minor	Moderate	Major	Replace		\$0	
	Heat Exchanger			None	Minor	Moderate	Major	Replace		\$0	
	Component of air handler			None	Minor	Moderate	Major	Replace		\$0	
D3040 Distribution Systems	Stand alone chiller	100%	x	None	Minor	Moderate	Major	Replace		\$0	School has two stand alone chillers they move about for front rooms a few days a year.
	Ductwork	100%	x	None	Minor	Moderate	Major	Replace		\$0	Exists in two portables, no issues observed.
	Hot water return & supply	100%	x	None	Minor	Moderate	Major	Replace		\$0	No issues observed.
D3050 Terminal & Package Units	Above ceiling VAV unit			None	Minor	Moderate	Major	Replace		\$0	
	In-room ventilator unit	100%	x	None	Minor	Moderate	Major	Replace		\$0	Rooms in front; k-1st and 4th/5th, no issues observed.
D3060 Controls & Instrumentation	In-room radiant unit	100%	x	None	Minor	Moderate	Major	Replace		\$0	Rooms in front; k-1st and 4th/5th, no issues observed.
		100%	x	None	Minor	Moderate	Major	Replace		\$0	No issues observed, all t-stat climate control.
D3070 Systems Testing & Balancing			o	None	Minor	Moderate	Major	Replace		\$0	
D3090 Other HVAC Systems & Equipment		NOT USED		None	Minor	Moderate	Major	Replace			

D40 Fire Protection

D4010 Sprinklers			o	None	Minor	Moderate	Major	Replace		\$0	two tanks outside for fire department, but no in-building fire sprinkler system.
D4020 Standpipes			o	None	Minor	Moderate	Major	Replace		\$0	
D4030 Fire Protection Specialties		100%	x	None	Minor	Moderate	Major	Replace		\$0	No issues observed.
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		\$0	New transformers added last summer, overhead in some areas transferred to underground. No issues observed.
D5020 Lighting and Branch Wiring		100%	x	None	Minor	Moderate	Major	Replace		\$0	Much has been upgraded, shifted to LEDs, ballast and lighting repaired as needed.
D5030 Communications & Security	Voice / Data System	100%	x	None	Minor	Moderate	Major	Replace		\$0	No issues observed. Weak spot in WiFi access, school is planning a new WAP in gym. School is figuring out how to upgrade CAT5 to CAT6. Also looking rack servers.
	Clock / Intercom System	100%		None	Minor	Moderate	Major	Replace		\$0	Modulars on separate phone intercom, main building has intercom and phone intercom, no central bell/ clock system. No issues observed.
	Closed Circuit Surveillance	100%	x	None	Minor	Moderate	Major	Replace		\$0	Exterior only, no interior security cameras.
	Access Control System		o	None	Minor	Moderate	Major	Replace		\$0	
	Intrusion Alarm System	100%	x	None	Minor	Moderate	Major	Replace		\$0	Mix of motion sensors and door sensors on main entrances to main building.
	Fire Alarm / Detection	100%	x	None	Minor	Moderate	Major	Replace		\$0	No issues observed.
	Lighting Control System		o	None	Minor	Moderate	Major	Replace		\$0	Each room has its own manual switch, no central control.
	D5090 Other Electrical Systems	NOT USED		None	Minor	Moderate	Major	Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment

E1010 Commercial Equipment	Food Service Vocational	100%	x	None	Minor	Moderate	Major	Replace		\$0	Freezer was replaced this summer. Stove was repaired last year, dishwasher was repaired. No issues observed.
			o	None	Minor	Moderate	Major	Replace		\$0	

PHYSICAL CONDITION ASSESSMENT

E1020 Institutional Equipment	Science		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0	
	Art		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0	
	Stage Performance		<input type="radio"/>	None		Minor		Moderate		Major		Replace		\$0	
	Restroom Accessories/Stalls			None		Minor		Moderate	<input checked="" type="checkbox"/>	Major		Replace	0%	\$0	
E1030 Vehicular Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E1090 Other Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E20 Furnishings															
E2010 Fixed Furnishings		100%		None		Minor		Moderate	<input checked="" type="checkbox"/>	Major		Replace	20%	\$5,436	
E2020 Movable Furnishings		100%		None		Minor		Moderate		Major		Replace	0%	\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation		NOT USED													
G20 Site Improvements															
G2010 Roadways		22069		None	<input checked="" type="checkbox"/>	Minor		Moderate		Major	<input type="checkbox"/>	Replace	10%	\$3,399	
G2020 Parking Lots		6443		None	<input checked="" type="checkbox"/>	Minor		Moderate		Major	<input type="checkbox"/>	Replace	15%	\$3,189	
G2030 Pedestrian Paving		6473		None		Minor		Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace	10%	\$8,544	
G2040 Site Development			<input type="radio"/>	None		Minor		Moderate		Major	<input type="checkbox"/>	Replace	0%	\$0	
G2050 Landscaping		135950	<input checked="" type="checkbox"/>	None		Minor		Moderate		Major	<input type="checkbox"/>	Replace		\$0	
G30 Site Mechanical Utilities															
G3010 Water Supply	Domestic		<input type="radio"/>	None		Minor		Moderate		Major	<input type="checkbox"/>	Replace		\$0	Well, see "Other".
	Fire		<input type="radio"/>	None		Minor		Moderate		Major	<input type="checkbox"/>	Replace		\$0	
G3020 Sanitary Sewer		100%	<input checked="" type="checkbox"/>	None		Minor		Moderate		Major	<input type="checkbox"/>	Replace		\$0	Septic, see above.
G3030 Storm Sewer		100%		None		Minor		Moderate		Major	<input type="checkbox"/>	Replace		\$0	Gutters replaced, all working now. No issues observed.
G3040 Heating Distribution			<input type="radio"/>	None		Minor		Moderate		Major	<input type="checkbox"/>	Replace		\$0	
G3050 Cooling Distribution		100%	<input checked="" type="checkbox"/>	None		Minor		Moderate		Major	<input type="checkbox"/>	Replace		\$0	No issues observed.
G3060 Fuel Distribution			<input type="radio"/>	None		Minor		Moderate		Major	<input type="checkbox"/>	Replace		\$0	
G3090 Other Site Mechanical Utilities	NOT USED			None		Minor		Moderate		Major	<input checked="" type="checkbox"/>	Replace			
G40 Site Electrical Utilities															
G4010 Electrical Distribution	Service Generator	100%	<input checked="" type="checkbox"/>	None		Minor		Moderate		Major	<input type="checkbox"/>	Replace		\$0	No issues observed.
			<input type="radio"/>	None		Minor		Moderate		Major	<input type="checkbox"/>	Replace		\$0	
G4020 Site Lighting		100%	<input checked="" type="checkbox"/>	None		Minor		Moderate		Major	<input type="checkbox"/>	Replace		\$0	No issues observed. Previously upgraded LED lights.
G4030 Site Communications & Security		100%	<input checked="" type="checkbox"/>	None		Minor		Moderate		Major	<input type="checkbox"/>	Replace		\$0	No issues observed.
G4090 Other Site Electrical Utilities	NOT USED			None		Minor		Moderate		Major	<input checked="" type="checkbox"/>	Replace			
G90 Other Site Construction		NOT USED													

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Notes
Well services 2.5 gpm with 5k gallon storage tank, booster system, brand new on-demand water system.				\$0	
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	

Physical Condition Budget Sub-Total \$72,513  
Budgeted Development Costs \$27,555

PHYSICAL CONDITION ASSESSMENT

Physical Condition Budget TOTAL	\$100,069
Replacement Budget	\$3,438,118

PHYSICAL CONDITION ASSESSMENT

District Name:

Philomath SD 17J

Site Name:

Maintenance/Technology

Building Name:

Main

Building ID:

0

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

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

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

					LEVEL OF ACTION													
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace	% of System or Finish	Automated Budget Estimate	Notes	
A SUBSTRUCTURE																		
A10 Foundations																		
		A1010 Standard Foundations				<div>o</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
		A1020 Special Foundations				<div>o</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
		A1030 Slab on Grade		100%		<div>x</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	No issues observed.
A20 Basement Construction																		
		A2010 Basement Excavation	NOT USED				None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace			
		A2020 Basement Walls				<div>o</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
B SHELL																		
B10 Superstructure																		
		B1010 Floor Construction	Wood			<div>o</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
			Steel			<div>o</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
			Concrete	100%		<div>x</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	No issues observed.
		B1020 Roof Construction	Wood	100%		<div>x</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	No issues observed.
			Steel			<div>o</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
			Concrete			<div>o</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
B20 Exterior Enclosure																		
		B2010 Exterior Walls	Concrete Formed / Tilt	0%		<div>o</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	
			Masonry	0%		<div>o</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	
			Framed w/Panel Siding	100%			None	<div></div>	Minor	<div></div>	Moderate	<div>x</div>	Major	<div></div>	Replace	20%	\$6,600	Damaged panels requiring repair and paint.
			Framed w/Stucco	0%		<div>o</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	
			Framed w/Masonry Veneer	0%		<div>o</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	
		B2020 Exterior Windows	Wood	0%		<div>o</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	
			Aluminum/Steel	50%			None	<div></div>	Minor	<div></div>	Moderate	<div>x</div>	Major	<div></div>	Replace	100%	\$13,200	Single-pane requiring replacement.
			Clad	50%	<div>x</div>		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	No issues observed.
			Curtain Wall	0%		<div>o</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	
		B2030 Exterior Doors	Wood	0		<div>o</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	
			Hollow Metal	3	<div>x</div>		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	No issues observed.
			Storefront	0		<div>o</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	
B30 Roofing																		
		B3010 Roof Coverings	Asphalt Shingle	100%	<div>x</div>		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	Installed 2010, no issues observed.
			Built-Up	0%		<div>o</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	
			Single Ply	0%		<div>o</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	
			Metal	100%	<div>x</div>		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	No issues observed.
			Concrete Tile	0%		<div>o</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	
		B3020 Roof Openings	Skylights			<div>o</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
			Access Hatch			<div>o</div>	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
C INTERIORS																		
C10 Interior Construction																		
		C1010 Partitions	Framed	100%	<div>x</div>		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	No issues observed.
			Masonry				None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	
		C1020 Interior Doors	Wood	3			None	<div></div>	Minor	<div>x</div>	Moderate	<div></div>	Major	<div></div>	Replace	33%	\$327	
			Hollow Metal	62	<div>x</div>		None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	No issues observed.

PHYSICAL CONDITION ASSESSMENT

C1030 Fittings	NOT USED			None	Minor	Moderate	Major	Replace			
<u>C20 Stairs</u>											
C2010 Stair Construction	Wood		o	None	Minor	Moderate	Major	Replace		\$0	
	Metal		o	None	Minor	Moderate	Major	Replace		\$0	
	Concrete		o	None	Minor	Moderate	Major	Replace		\$0	
C2020 Stair Finishes	Concrete Fill		o	None	Minor	Moderate	Major	Replace		\$0	
	Resilient		o	None	Minor	Moderate	Major	Replace		\$0	
<u>C30 Interior Finishes</u>											
C3010 Wall Finishes	Paint on Masonry		o	None	Minor	Moderate	Major	Replace	0%	\$0	
	Wall board	100%	x	None	Minor	Moderate	Major	Replace	0%	\$0	No issues observed.
	Wainscot		o	None	Minor	Moderate	Major	Replace	0%	\$0	
	Ceramic Tile		o	None	Minor	Moderate	Major	Replace	0%	\$0	
C3020 Floor Finishes	Carpet / Soft Surface		o	None	Minor	Moderate	Major	Replace	0%	\$0	
	Resilient Tile	20%		None	Minor	Moderate	Major	Replace	10%	\$165	A small number of tiles show separation at the edges.
	Resilient Sheet		o	None	Minor	Moderate	Major	Replace	0%	\$0	
	Polished Concrete	80%		None	Minor	Moderate	Major	Replace	30%	\$1,980	Surface needs refinishing.
C3030 Ceiling Finishes	Ceramic Tile		o	None	Minor	Moderate	Major	Replace	0%	\$0	
	Liquid Applied		o	None	Minor	Moderate	Major	Replace	0%	\$0	
	Wood Sports Floor		o	None	Minor	Moderate	Major	Replace	0%	\$0	
	Wall board	100%		None	Minor	Moderate	Major	Replace	30%	\$1,485	Some paint is required over wall board areas.
	Lay-In Ceiling Tile		o	None	Minor	Moderate	Major	Replace	0%	\$0	
	Glued-Up Ceiling Tile		o	None	Minor	Moderate	Major	Replace	0%	\$0	
	Painted Structure		o	None	Minor	Moderate	Major	Replace	0%	\$0	
<b>D SERVICES</b>											
<u>D10 Conveying</u>											
D1010 Elevators & Lifts			o	None	Minor	Moderate	Major	Replace		\$0	
D1020 Escalators & Moving Walks			o	None	Minor	Moderate	Major	Replace		\$0	
D1090 Other Conveying Systems			o	None	Minor	Moderate	Major	Replace		\$0	
<u>D20 Plumbing</u>											
D2010 Plumbing Fixtures		100%	x	None	Minor	Moderate	Major	Replace		\$0	No issues observed.
D2020 Domestic Water Distribution		100%	x	None	Minor	Moderate	Major	Replace		\$0	No issues observed.
D2030 Sanitary Waste		100%	x	None	Minor	Moderate	Major	Replace		\$0	No issues observed.
D2040 Rain Water Drainage		100%	x	None	Minor	Moderate	Major	Replace		\$0	No issues observed.
D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace			
<u>D30 HVAC</u>											
D3010 Energy Supply		100%	x	None	Minor	Moderate	Major	Replace		\$0	No issues observed.
D3020 Heat Generating Systems	Boiler			None	Minor	Moderate	Major	Replace		\$0	
	Air Handler			None	Minor	Moderate	Major	Replace		\$0	
	Furnace	100%	x	None	Minor	Moderate	Major	Replace		\$0	No issues observed.
	Heat Exchanger			None	Minor	Moderate	Major	Replace		\$0	
D3030 Cooling Generating Systems	Component of air handler	100%	x	None	Minor	Moderate	Major	Replace		\$0	Technology office has A/C unit, maintenance has a stand alone A/C unit
	Stand alone chiller	100%	x	None	Minor	Moderate	Major	Replace		\$0	No issues observed.
D3040 Distribution Systems	Ductwork	100%	x	None	Minor	Moderate	Major	Replace		\$0	No issues observed.
	Hot water return & supply	100%	x	None	Minor	Moderate	Major	Replace		\$0	No issues observed.
D3050 Terminal & Package Units	Above ceiling VAV unit		o	None	Minor	Moderate	Major	Replace		\$0	
	In-room ventilator unit		o	None	Minor	Moderate	Major	Replace		\$0	
	In-room radiant unit	100%	x	None	Minor	Moderate	Major	Replace		\$0	In maintenance only. No issues observed.
D3060 Controls & Instrumentation		100%	x	None	Minor	Moderate	Major	Replace		\$0	No issues observed.
D3070 Systems Testing & Balancing			o	None	Minor	Moderate	Major	Replace		\$0	
D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major	Replace			



PHYSICAL CONDITION ASSESSMENT

<u>D40 Fire Protection</u>															
D4010 Sprinklers			o	None		Minor		Moderate		Major		Replace		\$0	
D4020 Standpipes			o	None		Minor		Moderate		Major		Replace		\$0	
D4030 Fire Protection Specialties			o	None		Minor		Moderate		Major		Replace		\$0	Fire extinguishers only.
D4090 Other Fire Protection Systems	NOT USED			None		Minor		Moderate		Major		Replace			
<u>D50 Electrical</u>															
D5010 Electrical Service & Distribution		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
D5020 Lighting and Branch Wiring		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
D5030 Communications & Security	Voice / Data System	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
	Clock / Intercom System		o	None		Minor		Moderate		Major		Replace		\$0	
	Closed Circuit Surveillance		o	None		Minor		Moderate		Major		Replace		\$0	
	Access Control System		o	None		Minor		Moderate		Major		Replace		\$0	
	Intrusion Alarm System	100%	x	None		Minor		Moderate		Major		Replace		\$0	Audible alarm only, not tied to security service or law enforcement.
	Fire Alarm / Detection		o	None		Minor		Moderate		Major		Replace		\$0	
	Lighting Control System		o	None		Minor		Moderate		Major		Replace		\$0	
D5090 Other Electrical Systems	NOT USED			None		Minor		Moderate		Major		Replace			

E EQUIPMENT & FURNISHINGS

<u>E10 Equipment</u>															
E1010 Commercial Equipment	Food Service		o	None		Minor		Moderate		Major		Replace		\$0	
	Vocational		o	None		Minor		Moderate		Major		Replace		\$0	
E1020 Institutional Equipment	Science		o	None		Minor		Moderate		Major		Replace		\$0	
	Art		o	None		Minor		Moderate		Major		Replace		\$0	
	Stage Performance		o	None		Minor		Moderate		Major		Replace		\$0	
	Restroom Accessories/Stalls	100%	x	None		Minor		Moderate		Major		Replace	0%	\$0	No issues observed.
E1030 Vehicular Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E1090 Other Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
<u>E20 Furnishings</u>															
E2010 Fixed Furnishings		100%	x	None		Minor		Moderate		Major		Replace	0%	\$0	No issues observed.
E2020 Movable Furnishings		100%	x	None		Minor		Moderate		Major		Replace	0%	\$0	No issues observed.

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

<u>G10 Site Preparation</u>		NOT USED													
<u>G20 Site Improvements</u>															
G2010 Roadways			o	None		Minor		Moderate		Major		Replace	0%	\$0	
G2020 Parking Lots			o	None		Minor		Moderate		Major		Replace	0%	\$0	
G2030 Pedestrian Paving			o	None		Minor		Moderate		Major		Replace	0%	\$0	
G2040 Site Development			o	None		Minor		Moderate		Major		Replace	0%	\$0	
G2050 Landscaping			o	None		Minor		Moderate		Major		Replace	0%	\$0	
<u>G30 Site Mechanical Utilities</u>															
G3010 Water Supply	Domestic	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
	Fire		o	None		Minor		Moderate		Major		Replace		\$0	
G3020 Sanitary Sewer		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G3030 Storm Sewer		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G3040 Heating Distribution		100%	x	None		Minor		Moderate		Major		Replace		\$0	IT/Tech only, no issues observed.
G3050 Cooling Distribution		100%	x	None		Minor		Moderate		Major		Replace		\$0	IT/Tech only, no issues observed.
G3060 Fuel Distribution		100%	x	None		Minor		Moderate		Major		Replace		\$0	In tech only, no issues observed.
G3090 Other Site Mechanical Utilities	NOT USED			None		Minor		Moderate		Major		Replace			
<u>G40 Site Electrical Utilities</u>															
G4010 Electrical Distribution	Service	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.

PHYSICAL CONDITION ASSESSMENT

	Generator	<div><div></div><div>o</div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	
G4020 Site Lighting		<div><div>100%</div><div>x</div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	No issues observed.
G4030 Site Communications & Security		<div><div>100%</div><div>x</div></div>	None	<div><div></div><div></div></div>	Minor	<div><div></div><div></div></div>	Moderate	<div><div></div><div></div></div>	Major	<div><div></div><div></div></div>	Replace		\$0	No issues observed.
G4090 Other Site Electrical Utilities	NOT USED													
G90 Other Site Construction	NOT USED													

OTHER

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

Physical Condition Budget Sub-Total	\$23,757
Budgeted Development Costs	\$9,028
Physical Condition Budget TOTAL	\$32,784
Replacement Budget	\$1,001,880

PHYSICAL CONDITION ASSESSMENT

District Name:

Philomath SD 17J

Site Name:

Philomath School District Office

Building Name:

Main

Building ID:

0

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

				LEVEL OF ACTION													
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace	% of System or Finish	Automated Budget Estimate	Notes
A SUBSTRUCTURE																	
A10 Foundations																	
		A1010 Standard Foundations				None		Minor		Moderate		Major		Replace		\$0	
		A1020 Special Foundations				None		Minor		Moderate		Major		Replace		\$0	
		A1030 Slab on Grade		100%	x	None		Minor		Moderate		Major		Replace		\$0	
A20 Basement Construction																	
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace			
		A2020 Basement Walls			o	None		Minor		Moderate		Major		Replace		\$0	
B SHELL																	
B10 Superstructure																	
		B1010 Floor Construction	Wood			None		Minor		Moderate		Major		Replace		\$0	
			Steel			None		Minor		Moderate		Major		Replace		\$0	
			Concrete	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
		B1020 Roof Construction	Wood	100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
			Steel			None		Minor		Moderate		Major		Replace		\$0	
			Concrete			None		Minor		Moderate		Major		Replace		\$0	
B20 Exterior Enclosure																	
		B2010 Exterior Walls	Concrete Formed / Tilt	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	
			Masonry	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	
			Framed w/Panel Siding	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	
			Framed w/Stucco	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	
			Framed w/Masonry Veneer	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	
		B2020 Exterior Windows	Wood	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	
			Aluminum/Steel	100%		None		Minor		Moderate	x	Major		Replace	100%	\$50,160	
			Clad	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	
			Curtain Wall	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	
		B2030 Exterior Doors	Wood	1	x	None		Minor		Moderate		Major		Replace	0%	\$0	
			Hollow Metal	3	x	None		Minor		Moderate		Major		Replace	0%	\$0	
			Storefront	1	x	None		Minor		Moderate		Major		Replace	0%	\$0	
B30 Roofing																	
		B3010 Roof Coverings	Asphalt Shingle	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	
			Built-Up	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	
			Single Ply	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	
			Metal	100%	x	None		Minor		Moderate		Major		Replace	0%	\$0	No issues observed.
			Concrete Tile	0%	o	None		Minor		Moderate		Major		Replace	0%	\$0	
		B3020 Roof Openings	Skylights		o	None		Minor		Moderate		Major		Replace		\$0	
			Access Hatch		o	None		Minor		Moderate		Major		Replace		\$0	
C INTERIORS																	
C10 Interior Construction																	
		C1010 Partitions	Framed	100%	x	None		Minor		Moderate		Major		Replace	0%	\$0	Wood framed, no issues observed.
			Masonry			None		Minor		Moderate		Major		Replace		\$0	
		C1020 Interior Doors	Wood	8	x	None		Minor		Moderate		Major		Replace	0%	\$0	
			Hollow Metal		o	None		Minor		Moderate		Major		Replace	0%	\$0	

PHYSICAL CONDITION ASSESSMENT

C1030 Fittings	NOT USED			None	Minor	Moderate	Major	Replace			
<u>C20 Stairs</u>											
C2010 Stair Construction	Wood		o	None	Minor	Moderate	Major	Replace		\$0	
	Metal		o	None	Minor	Moderate	Major	Replace		\$0	
C2020 Stair Finishes	Concrete		o	None	Minor	Moderate	Major	Replace		\$0	
	Concrete Fill		o	None	Minor	Moderate	Major	Replace		\$0	
	Resilient		o	None	Minor	Moderate	Major	Replace		\$0	
<u>C30 Interior Finishes</u>											
C3010 Wall Finishes	Paint on Masonry			None	Minor	Moderate	Major	Replace	0%	\$0	
	Wall board	100%		None	x Minor	Moderate	Major	Replace	15%	\$1,411	
	Wainscot			None	Minor	Moderate	Major	Replace	0%	\$0	
	Ceramic Tile			None	Minor	Moderate	Major	Replace	0%	\$0	
C3020 Floor Finishes	Carpet / Soft Surface	95%	x	None	Minor	Moderate	Major	Replace	0%	\$0	
	Resilient Tile			None	Minor	Moderate	Major	Replace	0%	\$0	
	Resilient Sheet			None	Minor	Moderate	Major	Replace	0%	\$0	
	Polished Concrete			None	Minor	Moderate	Major	Replace	0%	\$0	
	Ceramic Tile	5%	x	None	Minor	Moderate	Major	Replace	0%	\$0	
	Liquid Applied	0%	o	None	Minor	Moderate	Major	Replace	0%	\$0	
	Wood Sports Floor			None	Minor	Moderate	Major	Replace	0%	\$0	
	Wall board	100%		None	x Minor	Moderate	Major	Replace	5%	\$470	
C3030 Ceiling Finishes	Lay-In Ceiling Tile			None	Minor	Moderate	Major	Replace	0%	\$0	
	Glued-Up Ceiling Tile			None	Minor	Moderate	Major	Replace	0%	\$0	
	Painted Structure			None	Minor	Moderate	Major	Replace	0%	\$0	
<b>D SERVICES</b>											
<u>D10 Conveying</u>											
D1010 Elevators & Lifts			o	None	Minor	Moderate	Major	Replace		\$0	
D1020 Escalators & Moving Walks			o	None	Minor	Moderate	Major	Replace		\$0	
D1090 Other Conveying Systems			o	None	Minor	Moderate	Major	Replace		\$0	
<u>D20 Plumbing</u>											
D2010 Plumbing Fixtures		100%	x	None	Minor	Moderate	Major	Replace		\$0	Sinks are old, faucets and toilets, etc. all work. District planning to replace sinks.
D2020 Domestic Water Distribution		100%	x	None	Minor	Moderate	Major	Replace		\$0	
D2030 Sanitary Waste		100%	x	None	Minor	Moderate	Major	Replace		\$0	
D2040 Rain Water Drainage		100%	x	None	Minor	Moderate	Major	Replace		\$0	
D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace			
<u>D30 HVAC</u>											
D3010 Energy Supply			o	None	Minor	Moderate	Major	Replace		\$0	
D3020 Heat Generating Systems	Boiler		o	None	Minor	Moderate	Major	Replace		\$0	
D3030 Cooling Generating Systems	Air Handler	100%	x	None	Minor	Moderate	Major	Replace		\$0	Cadet units in front of office, service heat and A/C installed in 2016-17. Ductless units service heat and A/C in Rooms 21, 22, 23, installed 2018. No issues observed.
	Furnace		o	None	Minor	Moderate	Major	Replace		\$0	
	Heat Exchanger		o	None	Minor	Moderate	Major	Replace		\$0	
	Component of air handler	100%	x	None	Minor	Moderate	Major	Replace		\$0	See above notes on Cadet and Ductless units.
	Stand alone chiller	100%	x	None	Minor	Moderate	Major	Replace		\$0	See above notes on Cadet and Ductless units.
D3040 Distribution Systems	Ductwork	100%	x	None	Minor	Moderate	Major	Replace		\$0	One exhaust duct, not part of central duct system, no issues observed.
D3050 Terminal & Package Units	Hot water return & supply	100%	x	None	Minor	Moderate	Major	Replace		\$0	Water heater is very old, but works fine.
	Above ceiling VAV unit		o	None	Minor	Moderate	Major	Replace		\$0	

## PHYSICAL CONDITION ASSESSMENT







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## E EQUIPMENT & FURNISHINGS

### E10 Equipment

E1010 Commercial Equipment	Food Service		o	None		Minor		Moderate		Major		Replace		\$0	
	Vocational		o	None		Minor		Moderate		Major		Replace		\$0	
E1020 Institutional Equipment	Science		o	None		Minor		Moderate		Major		Replace		\$0	
	Art		o	None		Minor		Moderate		Major		Replace		\$0	
	Stage Performance		o	None		Minor		Moderate		Major		Replace		\$0	
	Restroom Accessories/Stalls	100%	x	None		Minor		Moderate		Major		Replace	0%	\$0	No issues observed.
E1030 Vehicular Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E1090 Other Equipment	NOT USED			None		Minor		Moderate		Major		Replace			

## E20 Furnishings

E2010 Fixed Furnishings	100%		None		Minor	x	Moderate		Major		Replace	10%	\$1,881	No issues observed.
E2020 Movable Furnishings	100%	x	None		Minor		Moderate		Major		Replace	0%	\$0	No issues observed.

**F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED**

## G BUILDING SITE WORK

## G10 Site Preparation

G20 Site Improvements															
G2010 Roadways		0	o	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	
G2020 Parking Lots		12195	x	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	
G2030 Pedestrian Paving		3455		None	<div></div>	Minor	<div></div>	Moderate	x	Major	<div></div>	Replace	15%	\$6,840	
G2040 Site Development			o	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace	0%	\$0	
G2050 Landscaping		7805	x	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	No issues observed.
G30 Site Mechanical Utilities															
G3010 Water Supply	Domestic	100%	x	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	No issues observed.
	Fire		o	None	<div></div>	Minor	<div></div>	Moderate	<div></div>	Major	<div></div>	Replace		\$0	



PHYSICAL CONDITION ASSESSMENT

G3020 Sanitary Sewer		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G3030 Storm Sewer		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G3040 Heating Distribution		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G3050 Cooling Distribution		100%	x	None		Minor		Moderate		Major		Replace		\$0	No issues observed.
G3060 Fuel Distribution			o	None		Minor		Moderate		Major		Replace		\$0	
G3090 Other Site Mechanical Utilities	NOT USED			None		Minor		Moderate		Major		Replace			
G40 Site Electrical Utilities															
G4010 Electrical Distribution	Service Generator	100%	x	None		Minor		Moderate		Major		Replace		\$0	
			o	None		Minor		Moderate		Major		Replace		\$0	
G4020 Site Lighting		100%	x	None		Minor		Moderate		Major		Replace		\$0	
G4030 Site Communications & Security		100%	x	None		Minor		Moderate		Major		Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED			None		Minor		Moderate		Major		Replace			
G90 Other Site Construction	NOT USED														

OTHER

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

Physical Condition Budget Sub-Total	\$60,762
Budgeted Development Costs	\$23,090
Physical Condition Budget TOTAL	\$83,851
Replacement Budget	\$2,595,780

## **APPENDIX C:** Complete Enrollment Projections Report



**COOPERATIVE**  
**STRATEGIES**

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

## **PHILOMATH SCHOOL DISTRICT 17J**

### **ENROLLMENT PROJECTIONS REPORT**

**OCTOBER 10, 2019**

**PREPARED FOR:**

**Philomath School District 17J**

1620 Applegate Street

Philomath, OR 97370

T 541.929.3169

**PREPARED BY:**

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## **ACKNOWLEDGMENTS**

On behalf of Cooperative Strategies, we would like to extend our appreciation to the Philomath School District 17J for the opportunity to assist them in developing this Enrollment Projections Report. As a planning team, we hope that this document will serve the Philomath School District 17J for years to come.

### **COOPERATIVE STRATEGIES**

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## EXECUTIVE SUMMARY

The district-wide enrollment projections for the Philomath School District 17J included in this report were developed using the cohort survival methodology and Cooperative Strategies' custom enrollment projection software, S.T.E.P. [Student Trends & Enrollment Projections]. This custom software was developed in collaboration with The Ohio State University and is based on industry best practices as well as the national experience Cooperative Strategies has with schools, school districts, and state agencies.

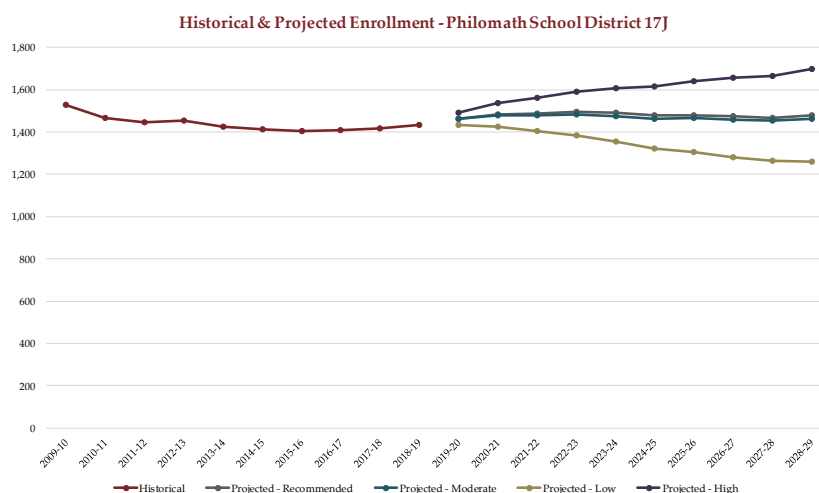


The Philomath School District 17J is a school district in Benton County, Oregon serving 1,433 K-12 students in the 2018-19 school year.

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

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

Enrollment in the Philomath School District 17J has decreased overall by 95 students from the 2009-10 to the 2018-19 school year. Since the 2015-16 school year, enrollment has increased by 27 students. Based on the cohort survival methodology, enrollment is projected to increase over the next ten years.

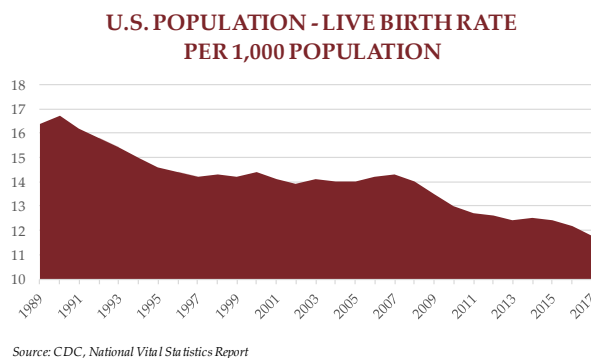
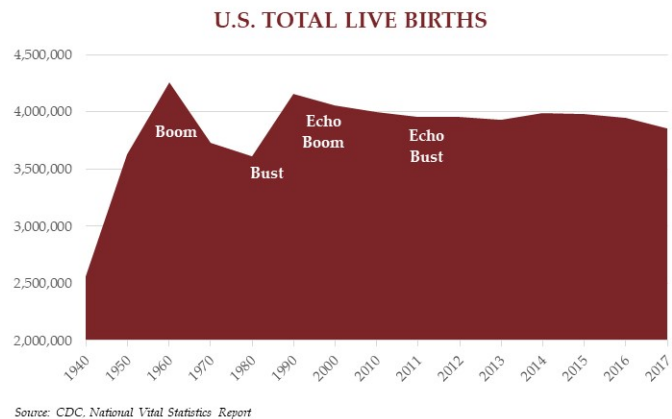


As with any projection, the District should pay close attention to the variables associated with determining enrollment projections discussed in this document. Any one or more of these factors can increase or decrease enrollment within the Philomath School District 17J. It is recommended that the data contained in this report be reviewed on an annual basis to determine how more recent trends will impact both the enrollment and any new housing development.

# ENROLLMENT PROJECTION METHODOLOGY

## Introduction

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



Nationwide, districts have experienced the effects of the echo baby bust of the 1990s. From the 1950s to the 1970s, a dramatic downsizing of the family unit occurred. A direct result was the declining school enrollment of the 1970s and 1980s. As of the 2010 Census, the size of a family was at an all-time low of 3.14 persons. The live birth rate increased for the first time in several years in 1998 and increased again in 2000 and 2006. However, the birth rate resumed a descending pattern in 2008 and reached an all-time low of 11.8 (per 1,000) in 2017.

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

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

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

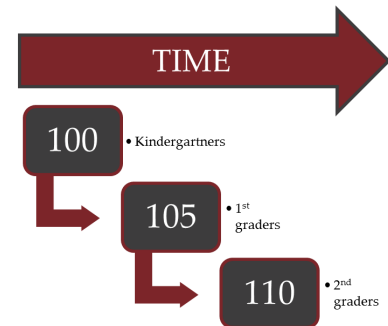
When looking ahead at a school district's enrollment over the next two, five, or ten years, it is helpful to approach the process from a global perspective. For example: How many new homes have been constructed each year? How many births have occurred each year in relation to the resident population?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

The cohort survival methodology is often used to answer these questions and is standard throughout the educational planning industry. The enrollment projections developed for the Philomath School District 17J were developed using the cohort survival method.

## Cohort Survival Method

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

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



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

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

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



## U.S. CENSUS

According to the U.S. Census Bureau, the population in Philomath, Oregon increased from 3,838 to 4,584, or approximately 19 percent, between the 2000 and 2010 Census.

In terms of school-aged children [5-19], the population decreased by 1, or less than 1 percent. The under-age-5 population increased from 289 to 326, or approximately 13 percent.

The median age of a Philomath, Oregon resident is 34.3, an increase of 2.7 years since the 2000 Census.

The average household size decreased from 2.85 to 2.64. The average family size decreased from 3.22 to 3.11.

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

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

### PHILOMATH, OREGON U.S. CENSUS

Subject	2000	2010
Total population	3,838	4,584
<b>SEX AND AGE</b>		
Male	1,908	2,193
Female	1,930	2,391
Under 5 years	289	326
5 to 19 years	1,111	1,110
20 to 64 years	2,174	2,718
65 years and over	264	430
Median age (years)	31.6	34.3
<b>RACE</b>		
One Race	97.7%	96.3%
White	93.3%	91.1%
Black or African American	0.2%	0.7%
American Indian and Alaska Native	1.6%	1.2%
Asian	1.2%	1.0%
Native Hawaiian and Other Pacific Islander	0.2%	0.0%
Some Other Race	1.3%	2.4%
Two or More Races	2.3%	3.7%
Hispanic or Latino	3.9%	6.7%
<b>DEMOGRAPHICS</b>		
Average household size	2.85	2.64
Average family size	3.22	3.11
<b>HOUSING OCCUPANCY</b>		
Total housing units	1,434	1,837
Occupied housing units	1,346	1,733
Vacant housing units	88	104

Source: U.S. Census

According to the U.S. Census Bureau, the population in Benton County, Oregon increased from 78,153 to 85,579, or approximately 10 percent, between the 2000 and 2010 Census.

In terms of school-aged children [5-19], the population decreased by 91, or less than 1 percent. The under-age-5 population decreased from 4,009 to 3,778, or approximately 6 percent.

The median age of a Benton County, Oregon resident is 32.1, an increase of 1 year since the 2000 Census.

The average household size decreased from 2.43 to 2.35. The average family size decreased from 2.95 to 2.87.

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

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

**BENTON COUNTY, OREGON  
U.S. CENSUS**

Subject	2000	2010
Total population	78,153	85,579
<b>SEX AND AGE</b>		
Male	38,905	42,868
Female	39,248	42,711
Under 5 years	4,009	3,778
5 to 19 years	17,455	17,364
20 to 64 years	48,663	53,157
65 years and over	8,026	10,280
Median age (years)	31.1	32.1
<b>RACE</b>		
One Race	97.4%	96.4%
White	89.2%	87.1%
Black or African American	0.8%	0.9%
American Indian and Alaska Native	0.8%	0.7%
Asian	4.5%	5.2%
Native Hawaiian and Other Pacific Islander	0.2%	0.2%
Some Other Race	1.9%	2.3%
Two or More Races	2.6%	3.6%
Hispanic or Latino	4.7%	6.4%
<b>DEMOGRAPHICS</b>		
Average household size	2.43	2.35
Average family size	2.95	2.87
<b>HOUSING OCCUPANCY</b>		
Total housing units	31,980	36,245
Occupied housing units	30,145	34,317
Vacant housing units	1,835	1,928

*Source: U.S. Census*

## GENERAL DEMOGRAPHICS

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

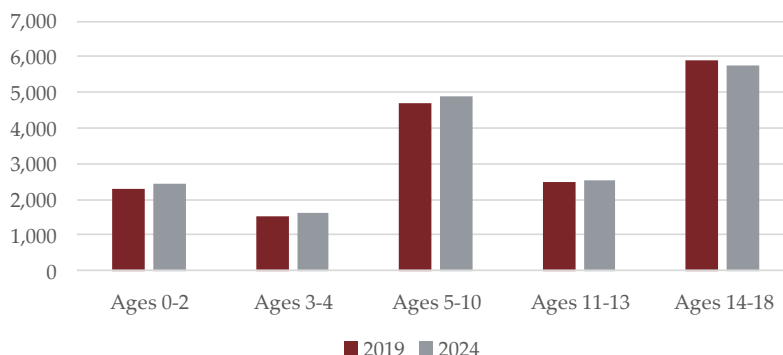
According to the ESRI estimates, the total population of Benton County is projected to increase over the next five years. As illustrated in the table below, the number of children, ages 5-18, is projected to increase by 58 children, or less than 1 percent.

**BENTON COUNTY  
POPULATION ESTIMATES**

Age	2019	2024
Ages 0-2	2,317	2,431
Ages 3-4	1,536	1,625
Ages 5-10	4,695	4,867
Ages 11-13	2,502	2,519
Ages 14-18	5,907	5,776
<b>Ages 5-18</b>	<b>13,104</b>	<b>13,162</b>
<b>Total Population</b>	<b>93,644</b>	<b>98,252</b>

*Source: ESRI BIS*

**BENTON COUNTY  
POPULATION ESTIMATES**



## **PHILOMATH SCHOOL DISTRICT 17J**

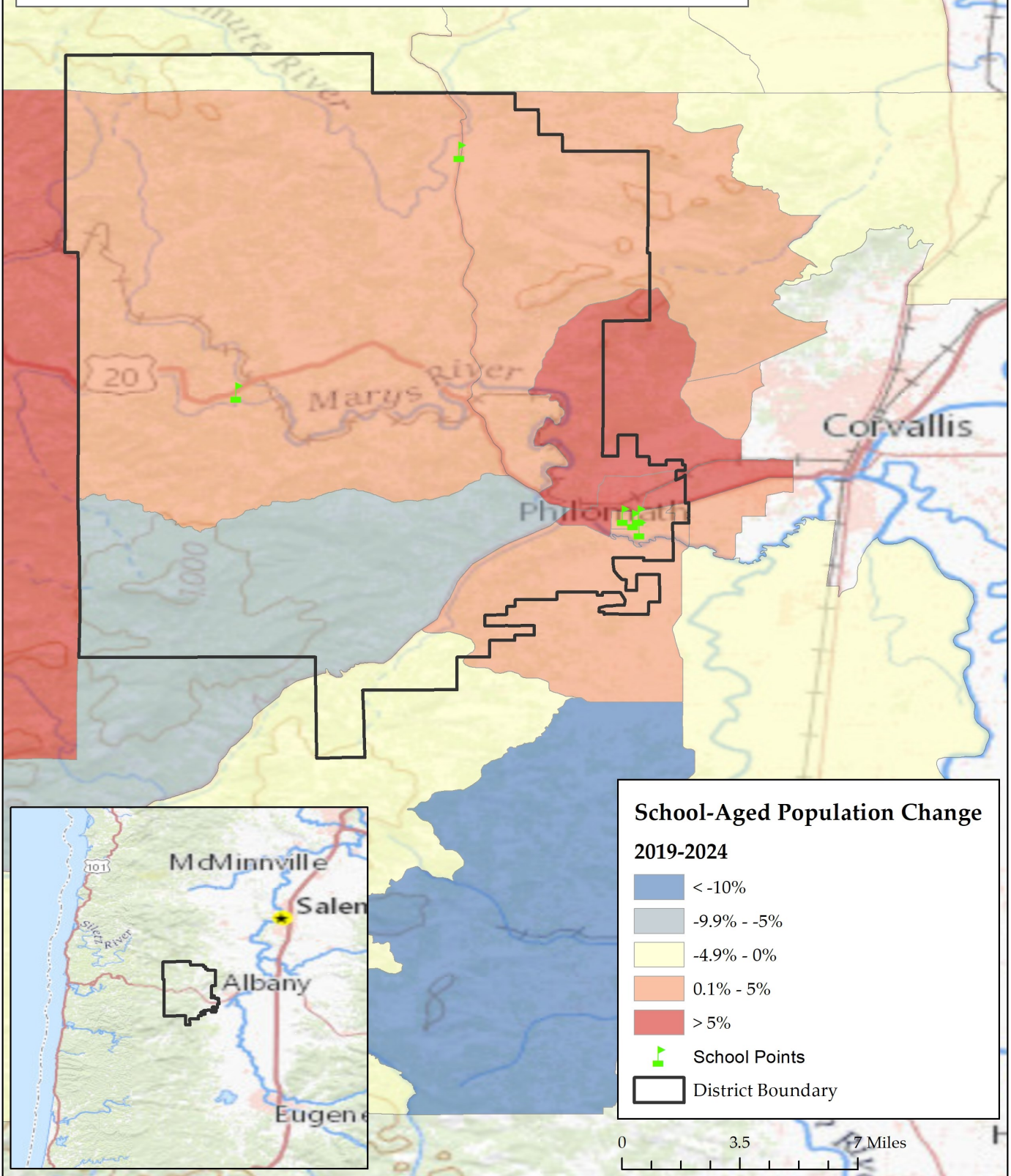
### **ESTIMATED SCHOOL-AGED POPULATION CHANGE 2019-2024**

The map on the following page shows school-aged population change in the U.S. Census block groups within / around the Philomath School District 17J boundary. Population changes are based on 2019 and 2024 estimates.

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

# Philomath School District 17J

## School-Aged Population Change 2019-2024





## HOUSING DATA

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

Year	BUILDING PERMITS			
	PHILOMATH, OR		BENTON CO., OR	
	Single-family	Multi-family	Single-family	Multi-family
2000	5	0	226	38
2001	48	8	310	485
2002	42	8	357	12
2003	22	8	278	161
2004	17	4	291	75
2005	13	8	320	176
2006	35	4	301	54
2007	20	4	193	20
2008	5	2	106	2
2009	15	0	96	0
2010	6	0	75	18
2011	4	0	66	298
2012	3	0	86	226
2013	1	0	133	90
2014	11	0	119	332
2015	12	0	138	4
2016	14	4	149	46
2017	6	9	116	20
2018	11	347	103	519
2019*	0	0	66	320

Source: SOCDS Building Permits Database

\*preliminary through June 2019

According to information provided by the District, the following residential development projects are either under construction or in discussions/approval processes:

### Residential projects currently under construction

- 84 apartments (60 2BR; 24 1BR) on 3.37 acres at N. 19th and College St.
- 258 Apartments (Boulevard Apts.) on 14.82 acres off Philomath Blvd.

### Residential Projects Currently Under Discussion/Approval Process

- 166 Homes (Millpond Crossing) on 31.23 acres off Chapel Dr.
- 52 Homes on 19.88 acres near 900 Block of N. 12th St.
- 19 Townhomes/Triplexes (Triple 7 Enterprises) near Quail Glenn Dr. & N. 11th St.
- Apartments/Condos on 9.9 acres off Landmark Dr. (# of units unspecified)
- 53 Lot Subdivision on 12.63 acres (Newton Creek Estates) off Chapel Dr (adjacent to PMS)

## RESIDENT LIVE BIRTH DATA

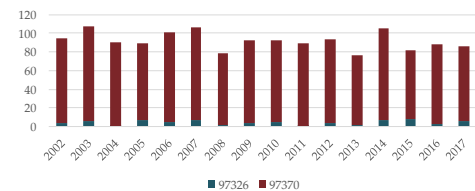
Utilization of resident live birth data is recommended when projecting future kindergarten enrollments. This data provides a helpful overall trend. Large bubbles in birth counts, either up or down, can also be planned for or anticipated by the District.

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

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

The table and graph include the resident live birth counts for ZIP codes 97324, 97326, 97330, 97333, 97344, 97361, and 97370. Upon analysis of the map on the following page, only live birth counts for ZIP codes 97326 and 97370 were used in the development of the enrollment projections.

RESIDENT LIVE BIRTH COUNTS  
PHILOMATH SCHOOL DISTRICT 17J ZIP  
CODES

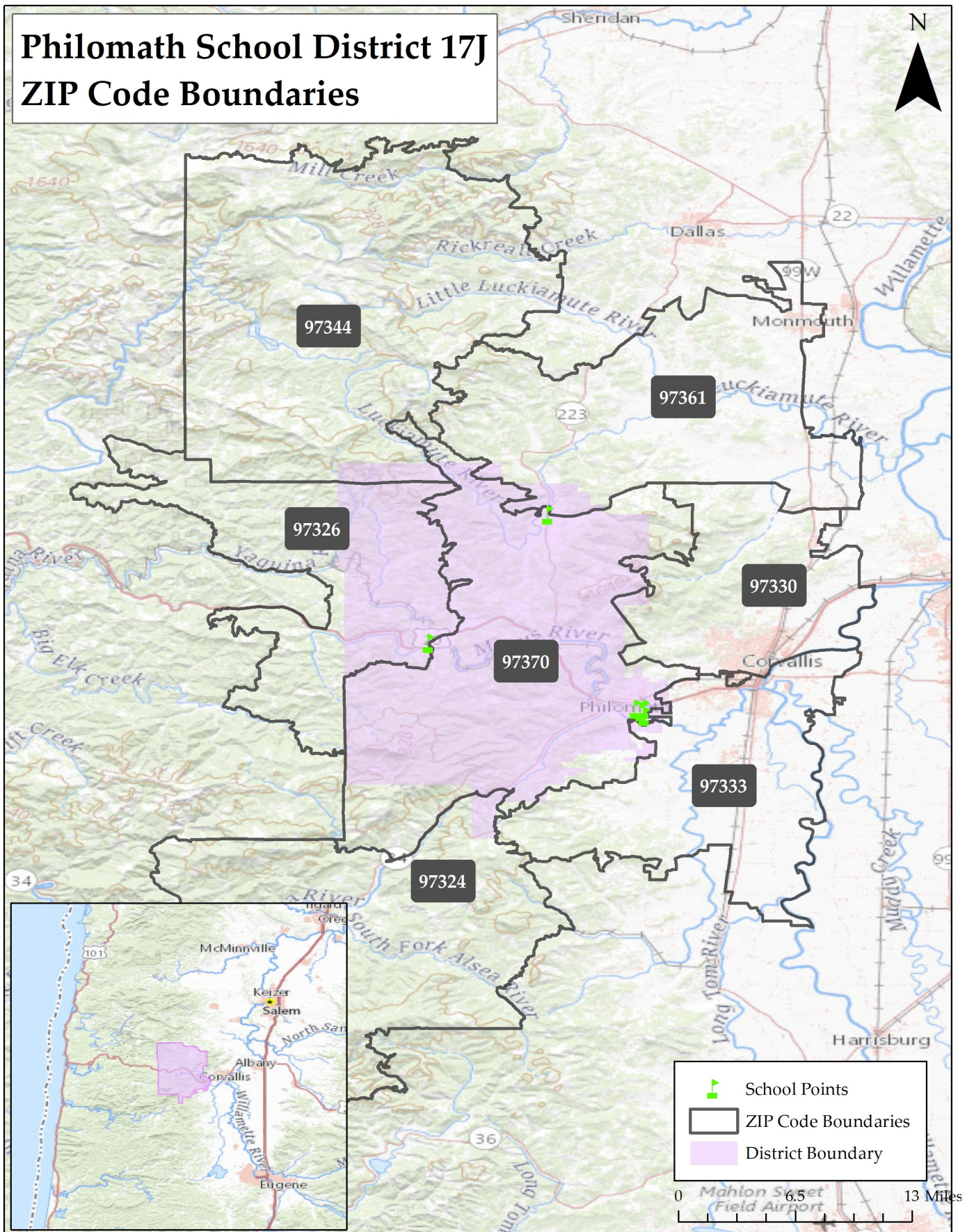


RESIDENT LIVE BIRTH COUNTS  
PHILOMATH SCHOOL DISTRICT 17J ZIP CODES

Year	97324	97326	97330	97333	97344	97361	97370
2002	10	4	387	177	-	-	91
2003	13	6	357	180	-	-	102
2004	7	1	342	193	-	-	89
2005	7	7	360	204	-	-	82
2006	10	5	352	216	-	-	96
2007	2	7	370	215	-	-	99
2008	8	2	353	197	-	-	77
2009	1	4	375	202	-	-	88
2010	7	5	321	206	-	4	88
2011	9	1	348	218	-	1	88
2012	6	4	365	186	-	3	90
2013	10	2	294	179	-	2	74
2014	15	7	320	188	-	3	98
2015	6	8	333	185	-	-	74
2016	5	3	354	201	-	1	85
2017	13	6	301	164	-	1	80

Source: Oregon Department of Health

# Philomath School District 17J ZIP Code Boundaries





## SURVIVAL RATIOS

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

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

**Grades 8 to 9:** The higher than usual percentage is a result of school district promotion policies. Often in school districts, students are promoted from 8th to 9th grade and after one year in 9th grade do not have sufficient credits to be classified as a 10th grader and are counted again as 9th graders the following year. There may also be students who are attending private or charter schools or are home schooled through grade 8 and then attend public schools for high school education.

The following table illustrates the historical survival ratios in the Philomath School District 17J over the past ten years by grade level.

Survival Ratios - District-wide

from	to	Birth to K	K to 1	Birth to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12
2009	2010	95.51%	103.92%	117.78%	106.45%	101.02%	98.20%	98.96%	99.03%	100.99%	101.38%	107.14%	99.24%	101.54%	98.61%
2010	2011	81.19%	102.35%	97.75%	93.40%	107.07%	105.05%	102.75%	105.26%	104.90%	100.98%	100.68%	106.67%	98.46%	106.82%
2011	2012	89.62%	117.07%	95.05%	100.00%	98.99%	101.89%	99.04%	104.46%	105.00%	106.54%	112.62%	101.35%	106.25%	100.78%
2012	2013	108.86%	98.95%	88.68%	104.17%	110.34%	102.04%	102.78%	98.06%	96.58%	99.05%	102.63%	101.72%	102.67%	96.32%
2013	2014	103.26%	103.49%	112.66%	98.94%	102.00%	97.92%	103.00%	107.21%	94.06%	106.19%	106.73%	101.71%	95.76%	104.55%
2014	2015	82.80%	105.26%	108.70%	110.11%	109.68%	108.82%	107.45%	105.83%	101.68%	100.00%	106.67%	100.90%	102.52%	115.04%
2015	2016	105.62%	105.19%	87.10%	106.00%	104.08%	103.92%	100.90%	110.89%	100.00%	100.00%	107.37%	103.13%	104.46%	94.26%
2016	2017	101.06%	100.00%	105.62%	106.17%	96.23%	101.96%	93.40%	108.04%	106.25%	102.75%	108.26%	105.88%	99.24%	98.29%
2017	2018	121.05%	97.89%	98.94%	102.13%	105.81%	104.90%	102.88%	111.11%	104.96%	105.04%	108.93%	100.00%	102.78%	92.37%
mean simple all years		98.77%	103.79%	101.36%	103.04%	103.91%	102.74%	101.24%	105.54%	101.60%	102.44%	106.78%	102.29%	101.52%	100.78%
std. dev. simple all years		12.89%	5.65%	10.56%	5.02%	4.79%	3.43%	3.88%	4.59%	4.19%	2.84%	3.46%	2.52%	3.21%	7.05%
mean simple 5 years		102.76%	102.37%	102.60%	104.67%	103.56%	103.50%	101.53%	108.61%	101.39%	102.80%	107.59%	102.32%	100.95%	100.90%
std. dev. simple 5 years		13.64%	3.29%	10.02%	4.27%	4.97%	4.00%	5.14%	2.32%	4.80%	2.84%	0.99%	2.30%	3.46%	9.18%
mean simple 3 years		109.24%	101.03%	97.22%	104.77%	102.04%	103.59%	99.06%	110.01%	103.74%	102.60%	108.19%	103.00%	102.16%	94.97%
std. dev. simple 3 years		10.48%	3.76%	9.38%	2.29%	5.11%	1.50%	5.00%	1.72%	3.30%	2.52%	0.78%	2.94%	2.66%	3.03%
mean simple 2 years		111.06%	98.95%	102.28%	104.15%	101.02%	103.43%	98.14%	109.57%	105.60%	103.90%	108.60%	102.94%	101.01%	95.33%
std. dev. simple 2 years		14.13%	1.49%	4.72%	2.86%	6.78%	2.08%	6.71%	2.17%	0.91%	1.62%	0.47%	4.16%	2.50%	4.19%
mean weighted all years		105.90%	101.57%	100.26%	104.12%	103.49%	103.65%	100.76%	108.35%	102.87%	102.91%	107.74%	102.28%	101.71%	98.17%
std. dev. weighted all years		13.49%	4.41%	8.54%	3.65%	4.88%	2.83%	4.63%	3.62%	3.86%	2.55%	2.13%	2.50%	2.71%	7.37%
mean weighted 5 years		111.42%	99.89%	100.14%	104.00%	103.27%	104.07%	100.49%	109.89%	104.21%	103.59%	108.38%	101.98%	101.87%	95.73%
std. dev. weighted 5 years		12.75%	3.07%	6.84%	2.83%	4.83%	2.19%	4.86%	1.92%	2.88%	2.18%	0.81%	2.79%	2.25%	6.27%
mean weighted 3 years		116.94%	98.55%	99.64%	102.99%	104.06%	104.35%	101.14%	110.56%	104.99%	104.44%	108.75%	101.16%	102.22%	93.48%
std. dev. weighted 3 years		9.69%	1.91%	4.39%	2.02%	4.45%	1.37%	4.40%	1.43%	1.37%	1.53%	0.46%	2.77%	1.73%	2.76%
mean weighted 2 years		120.10%	97.99%	99.25%	102.32%	105.36%	104.76%	102.43%	110.96%	105.02%	104.93%	108.90%	100.28%	102.61%	92.65%
std. dev. weighted 2 years		6.02%	0.63%	2.01%	1.22%	2.89%	0.89%	2.86%	0.93%	0.39%	0.69%	0.20%	1.77%	1.06%	1.78%

## PHILOMATH SCHOOL DISTRICT 17J HISTORICAL ENROLLMENT

As indicated in the table below, from the 2009-10 to the 2018-19 school year, enrollment in the Philomath School District 17J has decreased by 95 students. Since the 2015-16 school year, enrollment has increased by 27 students.

**Historical Enrollment - District-wide**

Grade	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
K	102	85	82	95	86	95	77	94	95	92
1	93	106	87	96	94	89	100	81	94	93
2	98	99	99	87	100	93	98	106	86	96
3	111	99	106	98	96	102	102	102	102	91
4	96	109	104	108	100	94	111	106	104	107
5	103	95	112	103	111	103	101	112	99	107
6	101	102	100	117	101	119	109	112	121	110
7	145	102	107	105	113	95	121	109	119	127
8	112	147	103	114	104	120	95	121	112	125
9	131	120	148	116	117	111	128	102	131	122
10	130	130	128	150	118	119	112	132	108	131
11	144	132	128	136	154	113	122	117	131	111
12	162	142	141	129	131	161	130	115	115	121
<b>Grand Total</b>	<b>1,528</b>	<b>1,468</b>	<b>1,445</b>	<b>1,454</b>	<b>1,425</b>	<b>1,414</b>	<b>1,406</b>	<b>1,409</b>	<b>1,417</b>	<b>1,433</b>

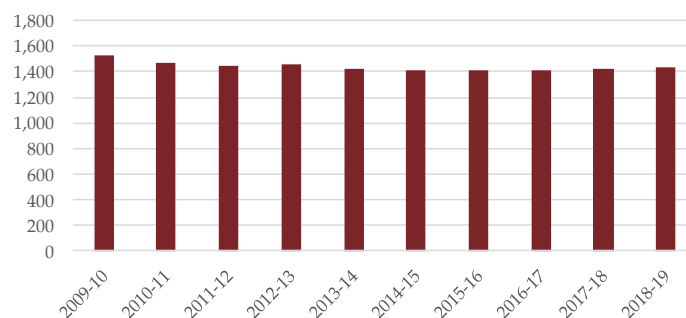
Source: Philomath School District 17J

**Historical Enrollment - District-wide**

Grade	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
K - 1	195	191	169	191	180	184	177	175	189	185
2 - 5	408	402	421	396	407	392	412	426	391	401
6 - 8	358	351	310	336	318	334	325	342	352	362
9 - 12	567	524	545	531	520	504	492	466	485	485
<b>Grand Total</b>	<b>1,528</b>	<b>1,468</b>	<b>1,445</b>	<b>1,454</b>	<b>1,425</b>	<b>1,414</b>	<b>1,406</b>	<b>1,409</b>	<b>1,417</b>	<b>1,433</b>

Source: Philomath School District 17J

### HISTORICAL ENROLLMENT - DISTRICT-WIDE



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

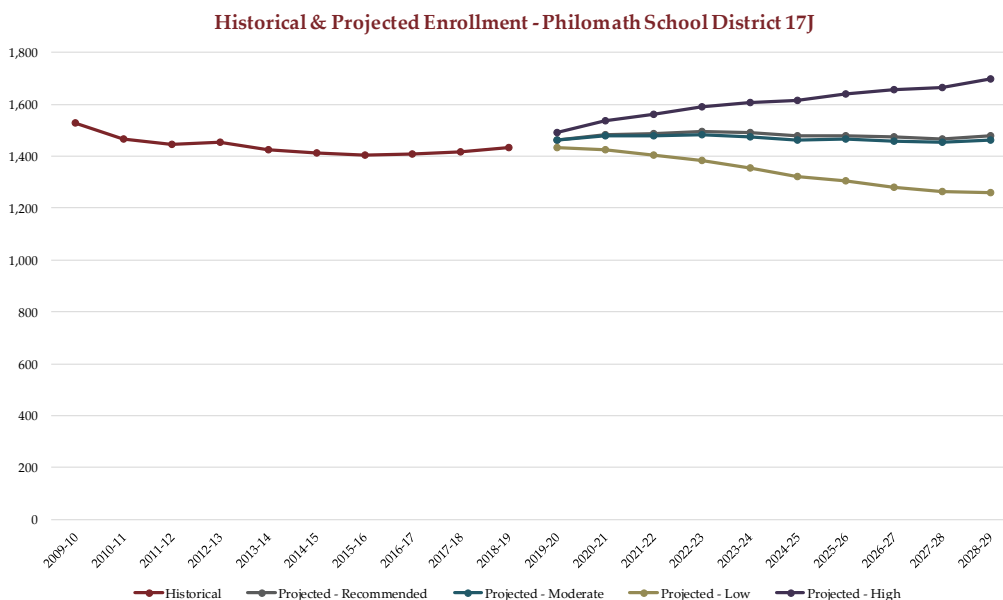


## PROJECTED ENROLLMENT

Cooperative Strategies developed low, moderate, high, and recommended enrollment projections for the Philomath School District 17J. The moderate enrollment projections are based on a selected average or weighted average of survival ratios (in this case, a 5 year simple average). The low and high enrollment projections are developed providing the District with a more conservative (low) and more liberal (high) enrollment projection. The recommended enrollment projection is based on a detailed analysis of historical enrollment and resulting survival ratios over the past 10 years. Significant shifts in survival ratio patterns are realized and accounted for in determining projection ratios independently for each grade level. The recommended illustrates the most likely direction of the District based on more recent trends.

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

It should be noted that actual live birth counts are available through 2017 and project kindergarten enrollment through 2022-23. To project kindergarten through 2028-29, an average of the last 3 years of live birth counts was used.



## PHILOMATH SCHOOL DISTRICT 17J PROJECTED ENROLLMENT – RECOMMENDED

Based on the recommended projected enrollment, the student enrollment in the Philomath School District 17J is projected to increase from 1,433 in 2018-19 to 1,479 students in 2028-29.

**Projected Enrollment - Recommended - District-wide**

Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K	108	84	90	88	88	88	88	88	88	88
1	93	110	86	92	90	89	89	89	89	89
2	97	98	115	90	96	94	93	93	93	93
3	99	101	101	119	93	100	97	97	97	97
4	94	103	104	105	123	96	103	101	100	100
5	109	96	105	106	107	125	98	105	102	102
6	116	118	104	114	115	116	136	106	114	111
7	115	121	123	108	118	120	121	141	110	119
8	131	118	124	126	111	122	123	124	145	114
9	135	141	127	135	137	121	132	134	134	157
10	125	138	145	130	138	140	123	135	137	137
11	134	128	141	148	133	141	143	126	138	140
12	106	128	122	135	141	128	135	137	121	132
<b>Grand Total</b>	<b>1,462</b>	<b>1,484</b>	<b>1,487</b>	<b>1,496</b>	<b>1,490</b>	<b>1,480</b>	<b>1,481</b>	<b>1,476</b>	<b>1,468</b>	<b>1,479</b>

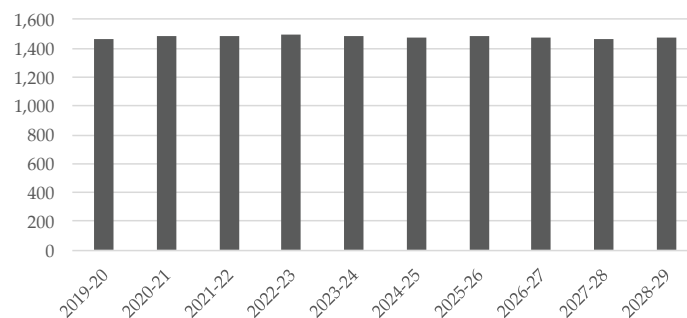
Source: Cooperative Strategies

**Projected Enrollment - Recommended - District-wide**

Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K - 1	201	194	176	180	178	177	177	177	177	177
2 - 5	399	398	425	420	419	415	391	396	392	392
6 - 8	362	357	351	348	344	358	380	371	369	344
9 - 12	500	535	535	548	549	530	533	532	530	566
<b>Grand Total</b>	<b>1,462</b>	<b>1,484</b>	<b>1,487</b>	<b>1,496</b>	<b>1,490</b>	<b>1,480</b>	<b>1,481</b>	<b>1,476</b>	<b>1,468</b>	<b>1,479</b>

Source: Cooperative Strategies

### PROJECTED ENROLLMENT - RECOMMENDED - DISTRICT-WIDE



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

## PHILOMATH SCHOOL DISTRICT 17J PROJECTED ENROLLMENT – MODERATE

Based on the moderate projected enrollment, the student enrollment in the Philomath School District 17J is projected to increase from 1,433 in 2018-19 to 1,464 students in 2028-29.

**Projected Enrollment - Moderate - District-wide**

Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K	108	84	90	88	88	88	88	88	88	88
1	94	110	86	93	90	90	90	90	90	90
2	97	99	116	90	97	95	94	94	94	94
3	99	101	102	120	94	100	98	97	97	97
4	94	103	104	106	124	97	104	101	101	101
5	109	96	104	106	107	126	98	105	103	102
6	116	118	104	113	115	117	137	107	115	112
7	112	118	120	105	115	117	118	139	108	116
8	131	115	121	123	108	118	120	121	142	111
9	134	140	123	130	132	116	127	129	131	153
10	125	138	144	126	133	135	119	130	132	134
11	132	126	139	145	127	135	137	120	131	133
12	112	133	127	140	146	129	136	138	121	133
<b>Grand Total</b>	<b>1,463</b>	<b>1,481</b>	<b>1,480</b>	<b>1,485</b>	<b>1,476</b>	<b>1,463</b>	<b>1,466</b>	<b>1,459</b>	<b>1,453</b>	<b>1,464</b>

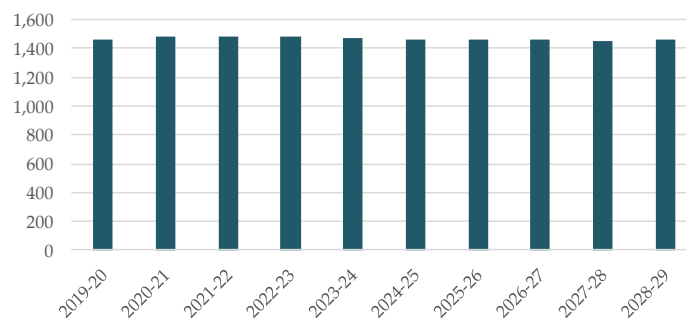
Source: Cooperative Strategies

**Projected Enrollment - Moderate - District-wide**

Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K - 1	202	194	176	181	178	178	178	178	178	178
2 - 5	399	399	426	422	422	418	394	397	395	394
6 - 8	359	351	345	341	338	352	375	367	365	339
9 - 12	503	537	533	541	538	515	519	517	515	553
<b>Grand Total</b>	<b>1,463</b>	<b>1,481</b>	<b>1,480</b>	<b>1,485</b>	<b>1,476</b>	<b>1,463</b>	<b>1,466</b>	<b>1,459</b>	<b>1,453</b>	<b>1,464</b>

Source: Cooperative Strategies

### PROJECTED ENROLLMENT - MODERATE - DISTRICT-WIDE



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

## PHILOMATH SCHOOL DISTRICT 17J PROJECTED ENROLLMENT – LOW

Based on the low projected enrollment, the student enrollment in the Philomath School District 17J is projected to decrease from 1,433 in 2018-19 to 1,259 students in 2028-29.

**Projected Enrollment - Low - District-wide**

Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K	101	79	85	83	82	82	82	82	82	82
1	93	102	80	86	84	83	83	83	83	83
2	96	95	105	82	88	86	85	85	85	85
3	97	97	97	107	83	89	87	87	87	87
4	93	99	98	98	108	85	91	89	88	88
5	106	92	98	98	97	108	84	90	88	87
6	115	114	99	106	105	105	116	90	97	95
7	109	114	113	98	105	104	104	115	90	96
8	129	111	116	115	99	106	106	106	117	91
9	134	138	119	124	123	107	114	113	113	125
10	124	136	140	120	126	125	108	115	115	115
11	130	123	135	139	120	125	124	107	115	114
12	107	126	119	130	135	116	121	120	104	111
<b>Grand Total</b>	<b>1,434</b>	<b>1,426</b>	<b>1,404</b>	<b>1,386</b>	<b>1,355</b>	<b>1,321</b>	<b>1,305</b>	<b>1,282</b>	<b>1,264</b>	<b>1,259</b>

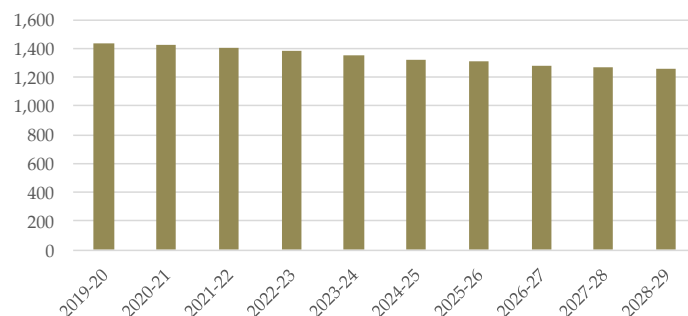
Source: Cooperative Strategies

**Projected Enrollment - Low - District-wide**

Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K - 1	194	181	165	169	166	165	165	165	165	165
2 - 5	392	383	398	385	376	368	347	351	348	347
6 - 8	353	339	328	319	309	315	326	311	304	282
9 - 12	495	523	513	513	504	473	467	455	447	465
<b>Grand Total</b>	<b>1,434</b>	<b>1,426</b>	<b>1,404</b>	<b>1,386</b>	<b>1,355</b>	<b>1,321</b>	<b>1,305</b>	<b>1,282</b>	<b>1,264</b>	<b>1,259</b>

Source: Cooperative Strategies

### PROJECTED ENROLLMENT - LOW - DISTRICT-WIDE



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

## PHILOMATH SCHOOL DISTRICT 17J PROJECTED ENROLLMENT – HIGH

Based on the high projected enrollment, the student enrollment in the Philomath School District 17J is projected to increase from 1,433 in 2018-19 to 1,698 students in 2028-29.

**Projected Enrollment - High - District-wide**

Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K	114	89	96	94	93	93	93	93	93	93
1	96	119	93	100	97	97	97	97	97	97
2	99	102	127	99	106	104	103	103	103	103
3	102	105	108	134	105	112	110	109	109	109
4	96	107	110	113	141	110	118	116	115	115
5	111	100	111	115	118	146	114	123	120	119
6	117	122	109	122	126	129	161	125	135	132
7	114	122	126	113	126	130	134	166	130	139
8	132	119	126	131	118	131	136	139	173	135
9	135	143	128	137	142	127	142	146	150	187
10	126	140	148	132	141	147	131	147	151	156
11	134	129	143	151	136	145	150	135	150	155
12	117	141	136	150	159	143	152	158	141	158
<b>Grand Total</b>	<b>1,493</b>	<b>1,538</b>	<b>1,561</b>	<b>1,591</b>	<b>1,608</b>	<b>1,614</b>	<b>1,641</b>	<b>1,657</b>	<b>1,667</b>	<b>1,698</b>

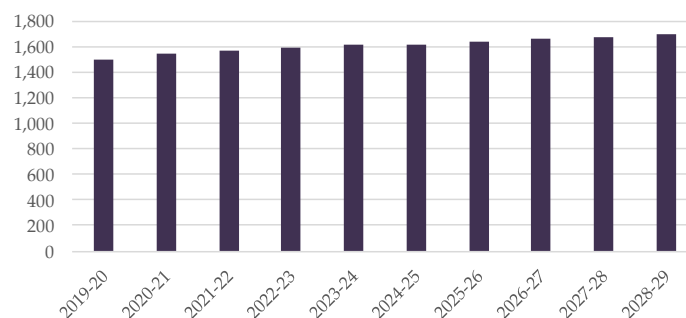
Source: Cooperative Strategies

**Projected Enrollment - High - District-wide**

Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K - 1	210	208	189	194	190	190	190	190	190	190
2 - 5	408	414	456	461	470	472	445	451	447	446
6 - 8	363	363	361	366	370	390	431	430	438	406
9 - 12	512	553	555	570	578	562	575	586	592	656
<b>Grand Total</b>	<b>1,493</b>	<b>1,538</b>	<b>1,561</b>	<b>1,591</b>	<b>1,608</b>	<b>1,614</b>	<b>1,641</b>	<b>1,657</b>	<b>1,667</b>	<b>1,698</b>

Source: Cooperative Strategies

### PROJECTED ENROLLMENT - HIGH - DISTRICT-WIDE



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



## CONCLUSION

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

Cooperative Strategies is pleased to have had the opportunity to provide the District with enrollment projection services. We hope this document will provide the necessary information to make informed decisions about the future of the Philomath School District 17J.