

# Cheney Public Schools Study & Survey



June 6, 2016

Cheney Public Schools  
12414 S. Andrus Road  
Cheney, Washington 99004  
509-559-4599  
In conjunction with



**Cheney Public Schools  
2016 Study & Survey**

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April, 2016

Dr. Debra J. Clemens, Superintendent  
Cheney Public Schools  
12414 S. Andrus Road  
Cheney, WA 99004

RE: Study & Survey

Dear Dr. Clemens,

Thanks to the work of your staff, OAC Services, Inc. and our study team, the 2016 Study & Survey is now complete. Please see the attached document package assembled, as required by OSPI, in compliance with WAC 392-341-025. In it you will find documentation of your existing facilities and thoughtful planning to keep your school facilities responsive to the needs outlined in your educational plan. In summary:

1. The condition of Cheney Public School buildings is generally very good and the district has done an excellent job of maintaining the existing facilities. Several of your schools will be eligible for state matching funds under the OSPI modernization funding, in the SCAP program in the 2024 timeframe. The school district may wish to take advantage of this opportunity depending on other facility funding priorities.
2. The facilities plan, focused on providing facilities to support the educational mission of Cheney Public Schools is found in Chapter 2.
3. Each new project's budget and conceptual timeline assumes compliance with the Washington Sustainable Schools Protocol (WSSP) in order to meet OSPI requirements and to minimize the environmental impact related to school facilities while creating healthy spaces for learning.
4. Timelines for proposed projects as they relate to this master plan are found in Chapter 10, but they shall be refined in conjunction with Cheney Public Schools and OAC Services to best meet the needs of students, balanced with the will of the community for bond or levy funding.
5. Possible Bond Funding scenarios provided by D.A. Davidson, are is summarized in Chapter 7, in conjunction with information included in Chapter 4. Based upon a preliminary project budget summary and current enrollment figures the level of state match funding will be negligible.
6. Next Steps: The financial strategy will require a successful bond or capital levy and state matching funds.

Design West Architects looks forward to assisting you with all your facilities planning, bond / levy campaign assistance, bidding and construction administration.

If you have any questions, please do not hesitate to call.

Sincerely,

Ned Warnick, AIA  
Managing Associate

PULLMAN, WASHINGTON  
KENNEWICK, WASHINGTON  
MERIDIAN, IDAHO

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# EXECUTIVE SUMMARY

April 2016

The Cheney Public Schools currently include five elementary schools, two middle schools, one traditional high school, one alternative high school and one home school program, for a total of ten school programs within the district. The total enrollment for the district is over 4,400 students, served by over 270 teachers. Much of the district's southern portion is sparsely populated, with nearly all the district's population focused in the Cheney, Airway Heights and West Plains areas. Likewise, the school facilities are located in these areas of denser population, and the district seeks to continue to serve neighborhoods with schools distributed to serve the growing population. Cheney Public Schools growth has been strong over the past decade and cohort projections indicate that this trend will continue through the planning period envisioned by this study and survey. As the Cheney Public Schools continues to grow, so does the need to expand and update the facilities. The Study & Survey process is a state mandated process, by which school districts review their current facilities and educational programs and plan for the future.

Cheney Public Schools applied for, and was awarded, a grant by the Office of the Superintendent of Public Instruction (OSPI) to complete a Study & Survey of the district's facilities. Design West Architects from Pullman, Washington, was selected to perform the 2016 Study & Survey. Design West Architects, with DEI Electrical Engineers and Coffman Engineers, toured all the schools on March 21<sup>st</sup> and 24<sup>th</sup> of 2016 with representatives from the Cheney Public Schools. Through these tours, the study team was able to see firsthand the condition and use of the existing facilities. In conjunction with this building condition assessment, the study team also analyzed the existing facilities related to the current utilization and the ultimate capacity of the schools. This analysis used both conservative OSPI student space allocations and more reasonable current national median space allowance figures. Another analysis was run recognizing that Washington State reduced class size initiatives and all-day kindergarten caused previous square footage based guidelines to be outdated. The summaries of this analysis are shown in Chapter 2 of the Study & Survey.

Acute growth pressures and building inadequacy combine to suggest that Cheney Public Schools should embark upon a bond funded facilities initiative to address the following projects.

Elementary Schools: As a high priority Cheney Public Schools should provide permanent, secure, contiguous classroom space at the Betz, Sunset, and Windsor Elementary Schools to discontinue the use of portable classrooms at those sites. At Sunset Elementary School, a new gymnasium should also be constructed to eliminate the dual use of gym/cafeteria and to bring that school site into parity with the other elementary schools in the district.

Middle Schools: The two recently completed middle schools have addressed student growth pressures at the 6-8 grade levels and this will hold true through the 2021 planning horizon.

High School: The highest priority is for a major addition to Cheney High School to address student population growth and inadequate facilities. This would be roughly a 52,000 SF addition. With this added space, the High School would have a capacity of approximately 1,500 to 1,600 students (vs. 1,576 forecast in 2021 by OSPI). This project should focus on building new expansion space, and it should seek to minimize renovation that can be deferred to the future when OSPI modernization matching funds will be available.

Future Plans: In the mid 2020's the district should consider another facilities initiative to take advantage of State matching funds for modernization of many of their existing schools and to address future enrollment growth by planning for the potential of adding a new 500-student elementary school and a new 1,000-student high school in the West Plains area of the district. The facilities recommended above should accommodate the district's operations through the extent of this Study & Survey's planning window of 2021, and careful future planning should position the district to take advantage of State matching funds and existing bond pay-offs in approximately 10 to 12 years.

April 2016

## **Cheney Public Schools Study & Survey Overview**

With a projected growing student population in the coming five-year period and the continued aging of the District's existing school facilities used to house these students, it is necessary to periodically review the school district's facility needs. Cheney Public Schools has experienced continual student population growth, and it is anticipated that this trend will continue. Coupled with this growth are changes to the delivery of elementary education including all-day kindergarten and reduced class sizes for grade levels K through 3. This has resulted in the need to consider adding instructional spaces to accommodate these changes.

As part of this review, a detailed Study & Survey, pursuant to the requirements of WAC 392-341-025, has been undertaken by Cheney Public Schools. This Study & Survey is hereby submitted pursuant to the above WAC requirement in order to qualify for State assistance in the financing of school construction projects.

### **Evaluation of Existing Facilities**

This Study & Survey includes a **physical condition assessment** and an **educational adequacy assessment** for all existing facilities in the district. The two assessments are separate and distinct. Each measured different aspects of school buildings.

#### **Physical Condition Assessment**

The assessment of the physical condition of existing facilities included the major systems, subsystems and components such as architectural, structural, mechanical and electrical elements. This important assessment provides:

- Information for the district in making decisions regarding the extent, need and urgency for making capital expenditures.
- An inventory of building deficiencies to be repaired or replaced under the district's capital improvement program.
- Baseline information that is critical to the planned facility management program.

The assessment team included district facility staff that has firsthand knowledge of building and equipment problems. A multidisciplinary team of professional architects and engineers completed the analysis to assist the district in determining what projects to include in their capital improvement plan.

The process of assessing the physical condition of existing school buildings started with the construction date(s), inventory and description of the building systems, subsystems and components. Deficiencies are identified relative to the systems and components found in operating or design standards and/or code requirements. The costs to correct these deficiencies with a comprehensive modernization have been estimated.

#### **Educational Adequacy Assessment**

School buildings are designed around factors such as school board policies, course offerings, instructional activities and the number of students and grade levels to be served. The educational assessment differs from the physical assessment in that it identifies the capability of the school building to support the educational program.

Elements of evaluation included quantity of teaching spaces, health and safety issues, grade level configurations in buildings, spatial relations, circulation patterns, environmental issues, technology capability, issues of accessibility and more.

Educational and design professionals reviewed the deficiencies identified in the inspections and determined what changes and building upgrades are necessary to align the building's capability with the current and future educational program. This professional evaluation was used to conceptualize facility needs, capital projects and financing options.

### **Long-Range Plan**

The major objective for the Study & Survey is the development of a long-range school facility improvement plan addressing existing conditions and projected future needs. The Cheney Public Schools Facility Study Committee, made up of staff and consultants, were given a task of defining an affordable, workable plan of action which will result in school facilities that are adequate in capacity, safety, healthful and capable of supporting the specific needs of the defined educational program.

The long-range plan reaches conclusions about “where we are, where we want to go, and how we are going to get there.”

The long-range plan develops a structure for:

- Implementing the district's educational goals and program
- Managing and developing its facilities for growth and change
- Establishing future actions and their priorities
- Considering demographics of the district
- Considering elements of high performance schools

The long range plan is an ongoing tool and needs periodic review in order to confirm to basic tenets and assumptions and to validate proposed plans and actions.



CHENEY SCHOOL DISTRICT  
12414 S. Andrus Rd.  
Cheney, Washington 99004

## RESOLUTION NO. 23-15-16

### Approval of Study and Survey for Cheney Public Schools

WHEREAS, it is the desire of the Board of Directors to implement a planning process for the provision of the necessary facilities to meet the educational needs of the patrons of this district; and

WHEREAS, the resulting Study and Survey encompassed all elements of planning including: enrollment projections, evaluation of existing facilities, analysis of future educational needs, and a measure of the District's financial capabilities, and has been completed for consideration by OSPI.

NOW, THEREFORE, BE IT RESOLVED, the Cheney School District Board of Directors hereby accepts the Study and Survey as final and the Board authorizes the submission of the Study and Survey to OSPI in compliance with WAC 392-341-025.

DATED this 11th day of May, 2016.

BOARD OF DIRECTORS  
CHENEY SCHOOL DISTRICT NO. 360

  
Board President


  
Board Member

  
Board Member

  
Board Member

  
Board Member

ATTEST:

  
Board Secretary/Superintendent

# **1. INVENTORY AND AREA ANALYSIS OF EXISTING FACILITIES**

Included in this chapter are the following:

1. Cheney Public Schools – school district boundary map and map of current school location of the existing facilities located in the Cheney School District.
2. Inventory of Educational Facilities of Cheney Public Schools - Report 3.
3. Building Summaries for each facility that includes: a Summary Narrative, Building floor plan & area summary (the materials in this section constitute an area analysis and inventory of the schools of the district according to WAC 392-341-025), and the building assessment reports from the iCOS certified building condition assessment.
4. Summary Area and Building Condition Assessment Analysis

# Cheney School District #360 Elementary School Attendance Boundaries

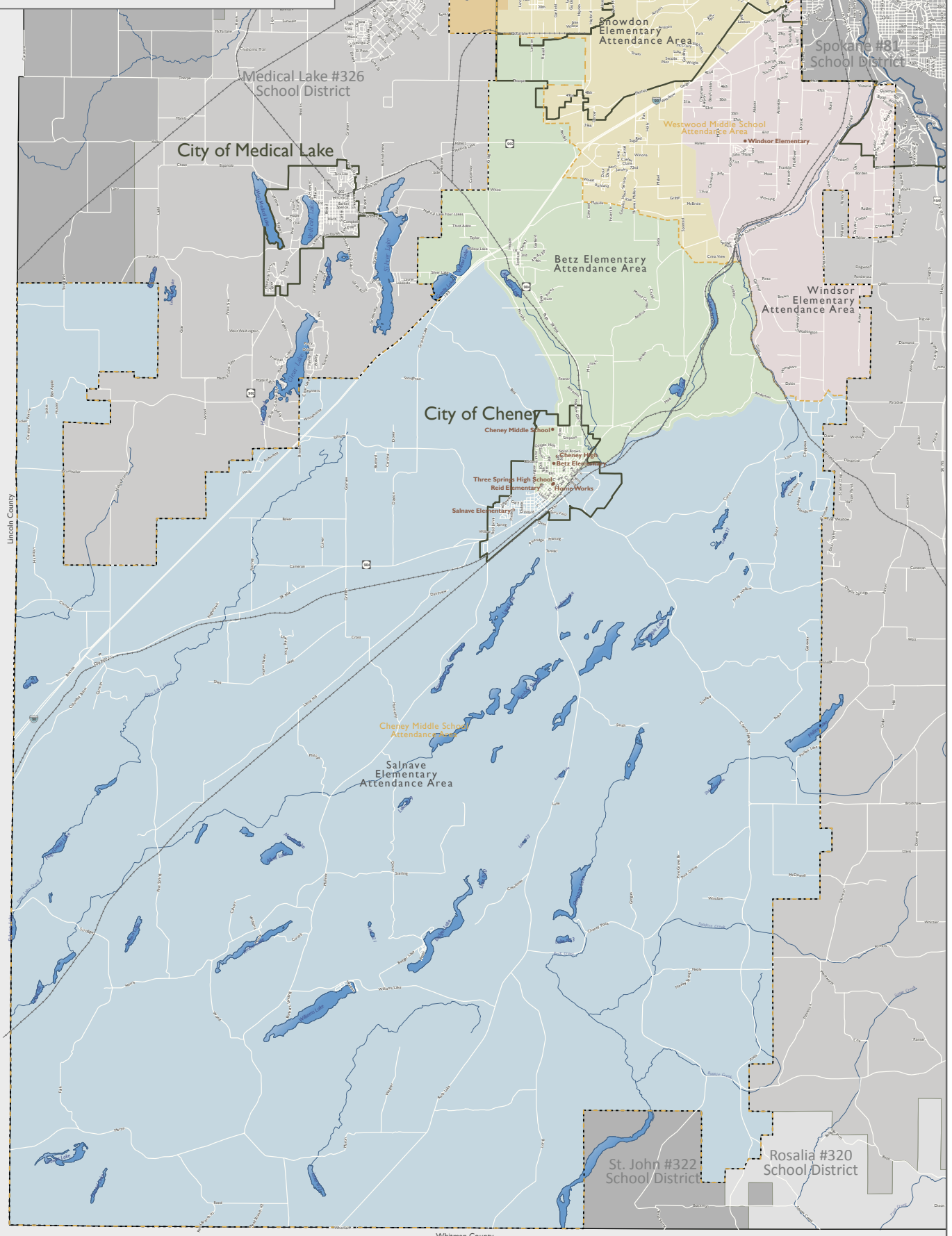
- Cheney School District**  
 Elementary Attendance Boundary  
 Betz Elementary  
 Snowdon Elementary  
 Salnave Elementary  
 Sunset Elementary  
 Windsor Elementary  
 Middle School Attendance Boundary

- Other School Districts**  
 Great Northern #312; Rosalia #320  
 Liberty #362; Medical Lake #326  
 Reardan/Edwall #9; Spokane #81; St. John #322  
 Municipal Boundaries  
 Roads  
 Railroads  
 Lakes & Streams



Map Produced December 2012  
 Spokane County GIS/GIS

0 0.5 2 Miles  
 1 inch = 0.69 miles





School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
 Facility Inventory (Report 3)

CHENEY

FACILITY NUMBER	FACILITY	GRADE SPAN	DIRECT INSTRUCTIONAL SPACES	PERMANENT BUILDINGS	PORTABLE BUILDINGS	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT
4793	➤ Snowdon Elementary School	PK-5	23	1	0	55,719	0	0
3309	➤ Windsor Elementary	PK-5	32	1	4	57,776	57,776	0
<b>PK-5 Total:</b>			55	2	4	113,495	57,776	0
2954	➤ Betz Elementary School	K-5	30	1	3	57,116	57,116	0
3761	➤ Salnave Elementary School	K-5	16	1	0	52,395	52,395	0
2814	➤ Sunset Elementary School	K-5	29	1	3	52,255	52,255	0
<b>K-5 Total:</b>			75	3	6	161,766	161,766	0
2447	➤ Cheney Middle School	6-8	33	1	0	110,750	102,350	0
4651	➤ Westwood Middle School	6-8	33	1	0	110,750	102,350	110,750
<b>6-8 Total:</b>			66	2	0	221,500	204,700	110,750
3610	➤ Cheney High School	9-12	71	3	8	195,637	193,637	177,013
<b>9-12 Total:</b>			71	3	8	195,637	193,637	177,013
<b>Totals</b>			<b>267</b>	<b>10</b>	<b>18</b>	<b>692,398</b>	<b>617,879</b>	<b>287,763</b>
<b>Total # Facilities</b>		<b>8</b>						

## 1. CHENEY HIGH SCHOOL BUILDING CONDITION SUMMARY REPORT

**Architectural.** Cheney High School was originally constructed in 1966. New additions were added in 1970 and 1991. The 2-story building consists of 177,013 s.f. and is in fair condition. It includes structural steel frame with CMU, brick veneer, metal siding and a standing seam metal roof.

Cheney High School doors and windows were installed in 1993 and rated at 90% in good condition. The interior wall and ceiling finishes were rated at 90% and in good condition. The interior flooring was rated at 62% and in fair condition.

**Mechanical.** Cheney High School was toured on March 24, 2016 to survey the plumbing and HVAC systems in a sample of classrooms, offices, commons, toilet rooms, and mechanical spaces. The facility was originally built in 1965 and last received a remodel in 1993 at which time the HVAC systems were fully replaced. All of the HVAC equipment installed in 1993 is accessed from mechanical spaces above the single story school and appears to be in good working condition. The heating water system is in good condition and appears to be well maintained. Chiller 1 and 2 are reaching the end of their usable lifespan at roughly 23 years old. Chiller 3 was replaced after a recent failure. We agree with the condition assessment rating of “good” for the HVAC and plumbing systems and “fair” for the cooling systems as the chillers are old, but functioning.

**Electrical.** The facility has two points of electrical services due to building remodels and interconnections of existing separate buildings. These two points of electrical service are within code compliance since the service to the building is over 2000 Amps. The Main 4000A service to the building is in good condition and services the majority of the building. The separately located service is only serving the Theater wing and is in good condition. Electrical panels throughout the facility are in good condition.

Lighting in classrooms and corridors are florescent fixtures and are in good condition. Pendant lighting in the Theater room is old and will eventually needs some upgrading. Lighting for Gym areas are in good condition.

Electrical and data device layouts are adequate for the use of each space. Intercom/clock is a Rauland system.

The metal shop area has had some electrical upgrades throughout the years yet still has many original electrical connections to equipment.

The overall rating for the Cheney High School building electrical system is **Good**.





School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
**Detailed Condition Assessment by Building**  
**Reporting Year 2016-2017**

**CHENEY**

**84.41% Fair**

**CHENEY HIGH SCHOOL - CHENEY HIGH SCHOOL**

**Building Details**

PROFILE TYPE	High School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

**Building Inventory**

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1966	High School	177,791	177,791	177,013	9/1/1966	8/1/1966
<b>Building Totals</b>		<b>177,791</b>	<b>177,791</b>	<b>177,013</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
	Quantity:	2,249.00		
	Unit of Measure:	lineal feet		
	Year Installed/Replaced:	1993		
	Life Span:	100		
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
	Quantity:	177,901.00		
	Unit of Measure:	square feet		
	Year Installed/Replaced:	1993		
	Life Span:	100		
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
	Quantity:	300.00		
	Unit of Measure:	lineal feet		



School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
**Detailed Condition Assessment by Building**  
 Reporting Year 2016-2017

**CHENEY**

**84.41% Fair**

**CHENEY HIGH SCHOOL - CHENEY HIGH SCHOOL**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Water and Gas Mitigation	Year Installed/Replaced:	1966		
	Life Span:	100		
Superstructure	Roof Construction	B1020		100.00% Excellent
	Quantity:	177,901.00		
	Unit of Measure:	square feet		
	Year Installed/Replaced:	2011		
	Life Span:	10		
	Deficiencies:	Moisture Intrusion		
	Additional Comments:	School remodded in 1993. Due to budget constraints, opted for a 10 year roof. Roof has been replaced with 30 year roof with the exception of stabnding seam roof over 200 area classrooms		
	Corrective Actions:	Multiple section replacements beginning in 2006		
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Quantity:	22,490.00		
	Unit of Measure:	square feet		
	Year Installed/Replaced:	1993		
	Life Span:	50		
	Exterior Windows	B2020		90.00% Good
	Quantity:	40.00		
	Unit of Measure:	each		
	Year Installed/Replaced:	1993		
	Life Span:	30		
	Deficiencies:	U-Value		
	Exterior Doors and Grilles	B2050		90.00% Good



School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
**Detailed Condition Assessment by Building**  
**Reporting Year 2016-2017**

**CHENEY**

**84.41% Fair**

**CHENEY HIGH SCHOOL - CHENEY HIGH SCHOOL**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Quantity:	35.00		
	Unit of Measure:	each		
	Year Installed/Replaced:	1993		
	Life Span:	30		
	Deficiencies:	Caulking/Weather Stripping		
	Causes:	Peeling Paint or Delamination		
	Additional Comments:	generally good		
	Corrective Actions:	calking/ weather stripping		
	Exterior Louvers and Vents	B2070		90.00% Good
	Quantity:	20.00		
Exterior Horizontal Enclosures	Unit of Measure:	each		
	Year Installed/Replaced:	1993		
	Life Span:	100		
	Deficiencies:	Caulking/Weather Stripping		
	Roofing	B3010		100.00% Excellent
	Quantity:	177,000.00		
	Unit of Measure:	square feet		
	Year Installed/Replaced:	2006		
	Life Span:	10		
	Deficiencies:	Flashing Failure, Protective Coating, Standing Water, Surface Weathering		
	Causes:	Leaking		
	Additional Comments:	Major repairs have taken place beginning in 2006. Final phasing of replacement to be completed by 2014		



School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
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**Reporting Year 2016-2017**

**CHENEY**

**84.41% Fair**

**CHENEY HIGH SCHOOL - CHENEY HIGH SCHOOL**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	<b>Deficiency Comments:</b>	Opted for a en year roof system at the time of remodel in 1993. This chice cost us litteraly millions over the past 20 years.		
	<b>Corrective Actions:</b>	Multiple sections have been repaired or replaced		
	Horizontal Openings	B3060		90.00% Good
	<b>Quantity:</b>	50.00		
	<b>Unit of Measure:</b>	each		
	<b>Year Installed/Replaced:</b>	1993		
	<b>Life Span:</b>	30		
	Overhead Exterior Enclosures	B3080		90.00% Good
	<b>Quantity:</b>	22,490.00		
	<b>Unit of Measure:</b>	square feet		
Interior Construction	<b>Year Installed/Replaced:</b>	1993		
	<b>Life Span:</b>	50		
	<b>Causes:</b>	Efflorescence and Staining, Peeling Paint		
	Interior Partitions	C1010		62.00% Fair
	<b>Quantity:</b>	100.00		
	<b>Unit of Measure:</b>	lineal feet		
	<b>Year Installed/Replaced:</b>	1993		
	<b>Life Span:</b>	30		
	Interior Windows	C1020		90.00% Good
	<b>Quantity:</b>	25.00		
	<b>Unit of Measure:</b>	each		
	<b>Year Installed/Replaced:</b>	1993		



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**CHENEY HIGH SCHOOL - CHENEY HIGH SCHOOL**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Life Span:	30		
	Interior Doors	C1030		90.00% Good
	Quantity:	180.00		
	Unit of Measure:	each		
	Year Installed/Replaced:	1993		
	Life Span:	30		
	Interior Grilles and Gates	C1040		90.00% Good
	Quantity:	400.00		
	Unit of Measure:	each		
	Year Installed/Replaced:	1993		
	Life Span:	30		
	Suspended Ceiling Construction	C1070		90.00% Good
	Quantity:	100,000.00		
	Unit of Measure:	square feet		
	Year Installed/Replaced:	1993		
	Life Span:	30		
	Causes:	Missing Suspension Wires		
	Additional Comments:	Cracked, broken and stained tiles. Replaced as needed		
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Quantity:	300,000.00		
	Unit of Measure:	square feet		
	Year Installed/Replaced:	1993		
	Life Span:	20		



School Facilities and Organization  
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**CHENEY**

**84.41% Fair**

**CHENEY HIGH SCHOOL - CHENEY HIGH SCHOOL**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Interior Fabrications	C2020		90.00% Good
	Quantity:	50.00		
	Unit of Measure:	each		
	Year Installed/Replaced:	1993		
	Life Span:	50		
	Additional Comments:	I dont even know what this section is referring to		
	Flooring	C2030		62.00% Fair
	Quantity:	177,900.00		
	Unit of Measure:	square feet		
	Year Installed/Replaced:	1993		
	Life Span:	50		
	Causes:	Missing Grout		
	Ceiling Finishes	C2050		90.00% Good
	Quantity:	100,000.00		
	Unit of Measure:	square feet		
	Year Installed/Replaced:	1993		
	Life Span:	30		
	Causes:	Cracking, Peeling, Flaking		
	Additional Comments:	Peeling Paint		
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Quantity:	10,000.00		
	Unit of Measure:	lineal feet		
	Year Installed/Replaced:	1993		



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**CHENEY HIGH SCHOOL - CHENEY HIGH SCHOOL**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Life Span:	30		
	Sanitary Drainage	D2020		90.00% Good
	Quantity:	1,000.00		
	Unit of Measure:	lineal feet		
	Year Installed/Replaced:	1993		
	Life Span:	50		
	Building Support Plumbing Systems	D2030		90.00% Good
	Quantity:	10,000.00		
	Unit of Measure:	lineal feet		
	Year Installed/Replaced:	1993		
	Life Span:	20		
	General Service Compressed-Air	D2050		90.00% Good
	Quantity:	3.00		
HVAC	Unit of Measure:	each		
	Year Installed/Replaced:	1993		
	Life Span:	30		
	Facility Fuel Systems	D3010		100.00% Excellent
	Quantity:	300.00		
	Unit of Measure:	lineal feet		
	Year Installed/Replaced:	1993		
	Life Span:	100		
	Heating Systems	D3020		90.00% Good



School Facilities and Organization  
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**CHENEY HIGH SCHOOL - CHENEY HIGH SCHOOL**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	Quantity:	2.00		
	Unit of Measure:	each		
	Year Installed/Replaced:	1993		
	Life Span:	30		
	Cooling Systems	D3030		62.00% Fair
	Quantity:	3.00		
	Unit of Measure:	each		
	Year Installed/Replaced:	1993		
	Life Span:	20		
	Causes:	Other		
	Additional Comments:	Systems are reaching manufacturers projected lifespan of 20 years		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Quantity:	10,000.00		
	Unit of Measure:	lineal feet		
	Year Installed/Replaced:	1993		
	Life Span:	50		
	Deficiencies:	Dirty Ducts or Plenums		
	Ventilation	D3060		90.00% Good
	Quantity:	10,000.00		
	Unit of Measure:	lineal feet		
	Year Installed/Replaced:	1993		
	Life Span:	50		





School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
**Detailed Condition Assessment by Building**  
**Reporting Year 2016-2017**

**CHENEY**

**84.41% Fair**

**CHENEY HIGH SCHOOL - CHENEY HIGH SCHOOL**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Fire Protection</b>	Fire Suppression	D4010		100.00% Excellent
	Quantity:	10,000.00		
	Unit of Measure:	lineal feet		
	Year Installed/Replaced:	1993		
	Life Span:	50		
	Fire Protection Specialties	D4030		100.00% Excellent
	Quantity:	100.00		
	Unit of Measure:	each		
	Year Installed/Replaced:	1993		
	Life Span:	1		
<b>Electrical</b>	Additional Comments:	Annual Service Plan		
	Facility Power Generation	D5010		62.00% Fair
	Quantity:	1.00		
	Unit of Measure:	each		
	Year Installed/Replaced:	1993		
	Life Span:	30		
	Additional Comments:	Machine is old an requiers alot of maintenance		
	Electrical Services and Distribution	D5020		90.00% Good
	Quantity:	100,000.00		
	Unit of Measure:	lineal feet		
	Year Installed/Replaced:	1993		
	Life Span:	50		



School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
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**CHENEY**

**84.41% Fair**

**CHENEY HIGH SCHOOL - CHENEY HIGH SCHOOL**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	General Purpose Electrical Power	D5030		90.00% Good
	Quantity:	177,901.00		
	Unit of Measure:	square feet		
	Year Installed/Replaced:	1993		
	Life Span:	50		
	Lighting	D5040		90.00% Good
	Quantity:	500.00		
	Unit of Measure:	each		
	Year Installed/Replaced:	1993		
	Life Span:	30		
Communications	Data Communications	D6010		90.00% Good
	Quantity:	2.00		
	Unit of Measure:	each		
	Year Installed/Replaced:	1993		
	Life Span:	20		
	Deficiencies:	A/C Deficient		
	Causes:	Server Room Too Hot		
	Additional Comments:	Data com rooms subject to AC break downs		
	Voice Communications	D6020		90.00% Good
	Quantity:	85.00		
	Unit of Measure:	each		
	Year Installed/Replaced:	1993		



School Facilities and Organization  
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**CHENEY**

**84.41% Fair**

**CHENEY HIGH SCHOOL - CHENEY HIGH SCHOOL**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	Life Span:	10		
	Audio-Visual Communications	D6030		90.00% Good
	Quantity:	1.00		
	Unit of Measure:	each		
	Year Installed/Replaced:	1993		
	Life Span:	0		
	Distributed Communications and Monitoring	D6060		90.00% Good
	Quantity:	1.00		
	Unit of Measure:	each		
	Year Installed/Replaced:	1993		
Electronic Safety and Security	Life Span:	20		
	Electronic Surveillance	D7030		90.00% Good
	Quantity:	1.00		
	Unit of Measure:	each		
	Year Installed/Replaced:	2011		
	Life Span:	10		
	Deficiencies:	Equipment Obsolescence		
	Causes:	Blind Zones , DVRs Insufficient		
	Detection and Alarm	D7050		62.00% Fair
	Quantity:	1.00		
	Unit of Measure:	each		
	Year Installed/Replaced:	1993		



School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
**Detailed Condition Assessment by Building**  
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**CHENEY**

**84.41% Fair**

**CHENEY HIGH SCHOOL - CHENEY HIGH SCHOOL**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	Life Span:	10		
	Deficiencies:	Other		
	Causes:	Other		
	Additional Comments:	My comments are based on fire detection		
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
	Quantity:	1.00		
	Unit of Measure:	each		
	Year Installed/Replaced:	1993		
	Life Span:	20		
	Deficiencies:	Equipment Obsolescence		
	Causes:	Sensors Not Working Correctly		
Equipment	Vehicle and Pedestrian Equipment	E1010		90.00% Good
	Quantity:	1.00		
	Unit of Measure:	each		
	Year Installed/Replaced:	1993		
	Life Span:	20		
	Additional Comments:	Wheel Chair lift? Dont really know what this fiels is for???		
	Commercial Equipment	E1030		62.00% Fair
	Quantity:	8.00		
	Unit of Measure:	each		
	Year Installed/Replaced:	1995		
	Life Span:	15		



School Facilities and Organization  
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**CHENEY**

**84.41% Fair**

**CHENEY HIGH SCHOOL - CHENEY HIGH SCHOOL**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	<b>Deficiencies:</b>	Age Deterioration, Use Deterioration		
	<b>Additional Comments:</b>	Referring to Kitchen equipment		
	Institutional Equipment	E1040		90.00% Good
	<b>Quantity:</b>	0.00		
	<b>Unit of Measure:</b>	each		
	<b>Year Installed/Replaced:</b>	1993		
	<b>Life Span:</b>	0		
	Entertainment and Recreational Equipment	E1070		62.00% Fair
	<b>Quantity:</b>	0.00		
	<b>Unit of Measure:</b>	each		
Furnishings	<b>Year Installed/Replaced:</b>	1993		
	<b>Life Span:</b>	0		
	<b>Additional Comments:</b>	Dont know what this is?		
	Fixed Furnishings	E2010		90.00% Good
	<b>Quantity:</b>	0.00		
	<b>Unit of Measure:</b>	each		
	<b>Year Installed/Replaced:</b>	1993		
	<b>Life Span:</b>	0		
	Movable Furnishings	E2050		90.00% Good
	<b>Quantity:</b>	0.00		
	<b>Unit of Measure:</b>	each		
	<b>Year Installed/Replaced:</b>	1993		



School Facilities and Organization  
INFORMATION AND CONDITION OF SCHOOLS  
**Detailed Condition Assessment by Building**  
Reporting Year 2016-2017

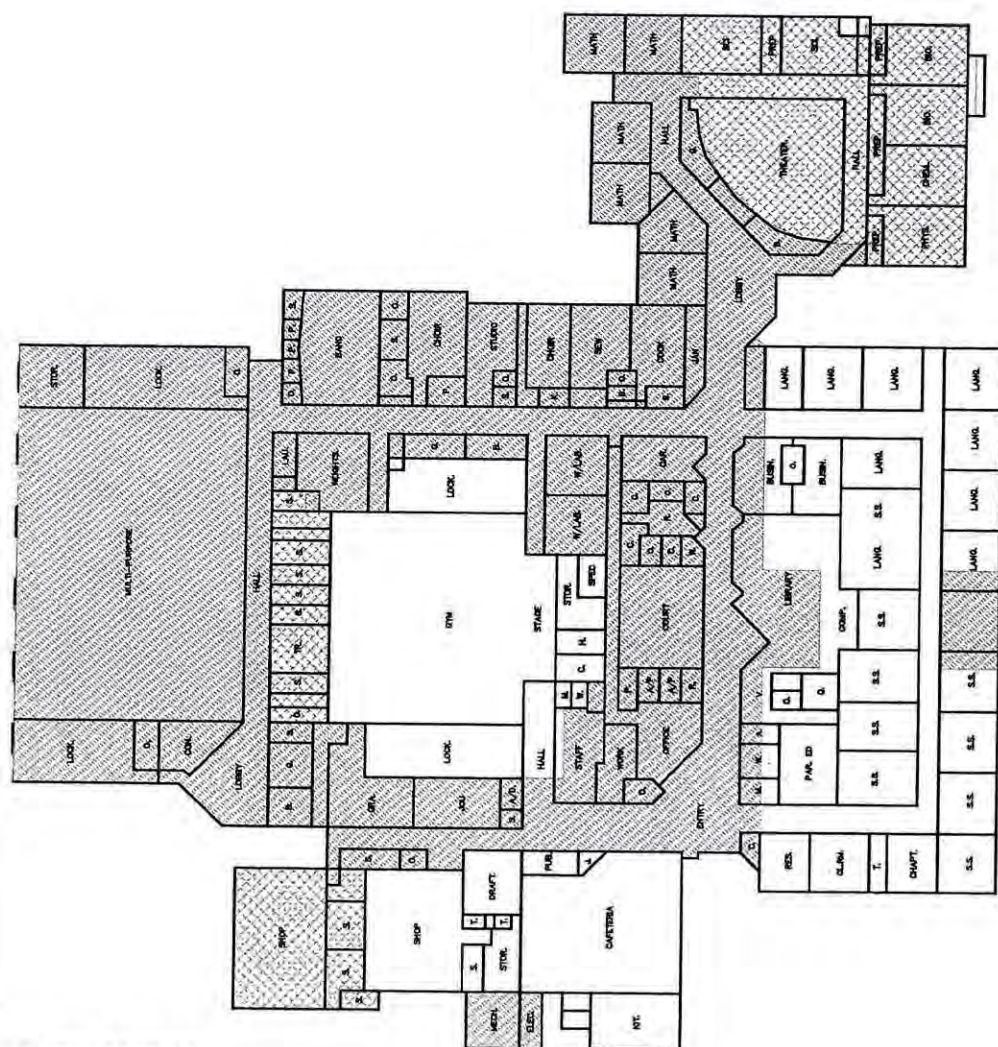
**CHENEY**

**84.41% Fair**

**CHENEY HIGH SCHOOL - CHENEY HIGH SCHOOL**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	Life Span:	0		



FIRST FLOOR

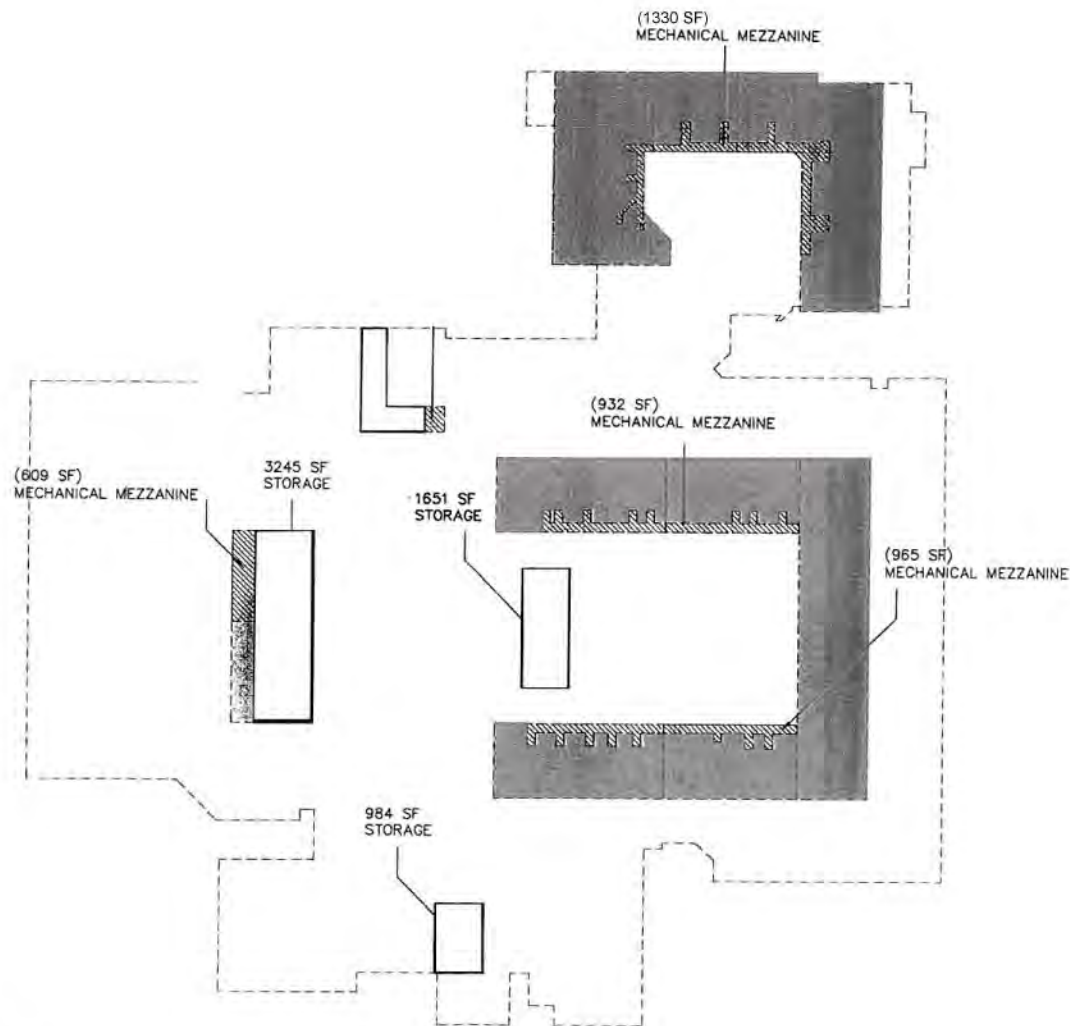




# CHENEY SCHOOL DISTRICT NO. 360

## CHENEY HIGH SCHOOL

1965 CONSTRUCTION



SECOND FLOOR



## 2. CHENEY MIDDLE SCHOOL BUILDING CONDITION SUMMARY REPORT

**Architectural.** The Cheney Middle School is a recent construction completed in 2012. The building is in excellent condition. A single story structure, the building footprint encompasses 110,750 s.f. The structure is steel frame and CMU. The building envelope is made up of CMU masonry, metal panels and aluminum storefront with a standing seam metal roof.

Cheney Middle School doors, windows and interior finishes are all rated at 100% and in excellent condition.

**Mechanical.** Cheney Middle School was toured on March 21, 2016 to survey the plumbing and HVAC systems in a sample of classrooms, offices, commons, toilet rooms and mechanical spaces. The facility was newly constructed in 2012 and systems were new at that time. The HVAC system includes fan coils, fed from a dedicated outdoor air system, with heat recovery, condensing boilers and an air cooled chiller. No issues were observed during the visit, and all systems appeared to be in excellent working condition. We agree with the condition assessment rating of “excellent”, for the HVAC and plumbing systems.

**Electrical.** The electrical service was installed in 2012 and is in excellent condition. Power distribution and branch panelboards are performing properly and have adequate future load capacity. Electrical devices and equipment are in great condition and working properly. The backup generator is in great condition.

Low voltage systems (AV, Data, Security, Fire Alarm) are all working correctly and appear to be meeting the district’s needs. Lighting is performing as designed and currently meets NREC requirements.

The overall rating for the Cheney Middle School building electrical system is **Excellent**.



School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
**Detailed Condition Assessment by Building**  
 Reporting Year 2015-2016

**CHENEY**

**100.00% Excellent**

**CHENEY MIDDLE SCHOOL - CHENEY MIDDLE SCHOOL**

**Building Details**

PROFILE TYPE	Middle/Junior High School - Single Story
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	11/13/2013
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Incomplete

**This building is required to comply with the Asset Preservation Program**

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2015-2016	2	Not Reviewed	Incomplete	3/23/2016
2014-2015	1	100.00	District	3/25/2015
2013-2014	0	100.00	District	3/26/2014

**The next certified BCA is due: 2019**

**Building Inventory**

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2012	CMS	110,750	102,350	0	9/5/2012	11/13/2013
<b>Building Totals</b>		<b>110,750</b>	<b>102,350</b>	<b>0</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Slabs on Grade	Standard Slabs on Grade	A4010		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Roof Construction	B1020		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent
	Exterior Windows	B2020		100.00% Excellent
	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent



School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
**Detailed Condition Assessment by Building**  
**Reporting Year 2015-2016**

**CHENEY**

**100.00% Excellent**

**CHENEY MIDDLE SCHOOL - CHENEY MIDDLE SCHOOL**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
<b>Interior Construction</b>	Interior Partitions	C1010		100.00% Excellent
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
	Interior Grilles and Gates	C1040		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
<b>Interior Finishes</b>	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
<b>Plumbing</b>	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
<b>HVAC</b>	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Cooling Systems	D3030		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent



School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
**Detailed Condition Assessment by Building**  
**Reporting Year 2015-2016**

**CHENEY**

**100.00% Excellent**

**CHENEY MIDDLE SCHOOL - CHENEY MIDDLE SCHOOL**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Fire Protection</b>	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
<b>Electrical</b>	Facility Power Generation	D5010		100.00% Excellent
	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
<b>Communications</b>	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	Audio-Visual Communications	D6030		100.00% Excellent
	Distributed Communications and Monitoring	D6060		100.00% Excellent
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		100.00% Excellent
<b>Equipment</b>	Commercial Equipment	E1030		100.00% Excellent
	Institutional Equipment	E1040		100.00% Excellent
	Entertainment and Recreational Equipment	E1070		100.00% Excellent
	Other Equipment	E1090		100.00% Excellent
<b>Furnishings</b>	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent

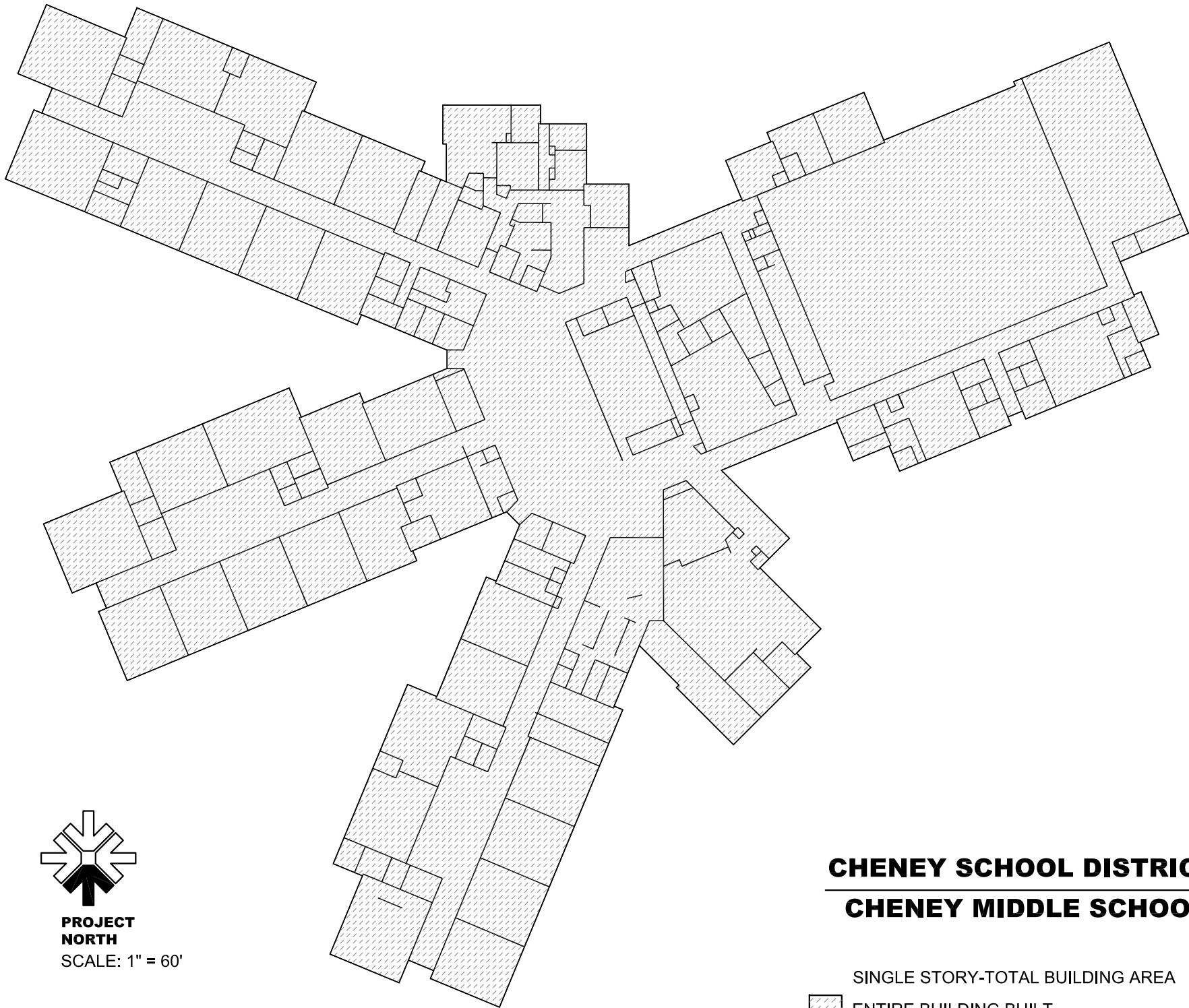


School Facilities and Organization  
INFORMATION AND CONDITION OF SCHOOLS  
**Detailed Condition Assessment by Building**  
**Reporting Year 2015-2016**

**CHENEY**

**100.00% Excellent**

**CHENEY MIDDLE SCHOOL - CHENEY MIDDLE SCHOOL**



**PROJECT  
NORTH**

SCALE: 1" = 60'

## **CHENEY SCHOOL DISTRICT NO. 360**

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### **CHENEY MIDDLE SCHOOL SCHOOL**

SINGLE STORY-TOTAL BUILDING AREA

110,750 S.F.



ENTIRE BUILDING BUILT

2012

### 3. WESTWOOD MIDDLE SCHOOL BUILDING CONDITION SUMMARY REPORT

**Architectural.** The Westwood Middle School is a recent construction completed in 2012. The building is in excellent condition. A single story structure, the building footprint encompasses 110,750 s.f. The structure is steel frame and CMU. The building envelope is made up of CMU masonry, metal panels and aluminum storefront with a standing seam metal roof.

Westwood Middle School interior finishes, windows and doors are all rated at 100% in excellent condition.

**Mechanical.** Westwood Middle School was toured on March 21, 2016 to survey the plumbing and HVAC systems in a sample of classrooms, offices, commons, toilet rooms and mechanical spaces. The facility was newly constructed in 2012 and systems were new at that time. The HVAC system includes fan coils, fed from a dedicated outdoor air system, with heat recovery, condensing boilers and an air cooled chiller. No issues were observed during the visit and all systems appeared to be in excellent working condition. We agree with the condition assessment rating of "excellent", for the HVAC and plumbing systems.

**Electrical.** The electrical service was installed in 2012 and is in excellent condition. Power distribution and branch panelboards are performing properly and have adequate future load capacity. Electrical devices and equipment are in great condition and working properly. The backup generator is in great condition.

Low voltage systems (AV, Data, Security, Fire Alarm) are all working correctly and appear to be meeting the district's needs. Lighting is performing as designed with few locations where lamp replacement is required.

The overall rating for the Westwood building electrical system is **Excellent**.



School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
**Detailed Condition Assessment by Building**  
 Reporting Year 2015-2016

**CHENEY**

**100.00% Excellent**

**WESTWOOD MIDDLE SCHOOL - WESTWOOD MIDDLE SCHOOL**

**Building Details**

PROFILE TYPE	Middle/Junior High School - Single Story
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	11/13/2013
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Incomplete
COMMENTS	New Construction

**This building is required to comply with the Asset Preservation Program**

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2015-2016	2	Not Reviewed	Incomplete	3/23/2016
2014-2015	1	100.00	District	3/25/2015
2013-2014	0	100.00	District	3/26/2014

**The next certified BCA is due: 2019**

**Building Inventory**

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2012	Area 1	110,750	102,350	110,750	9/5/2012	9/5/2012
<b>Building Totals</b>		<b>110,750</b>	<b>102,350</b>	<b>110,750</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Slabs on Grade	Standard Slabs on Grade	A4010		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Roof Construction	B1020		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent
	Exterior Windows	B2020		100.00% Excellent
	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent





School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
**Detailed Condition Assessment by Building**  
**Reporting Year 2015-2016**

**CHENEY**

**100.00% Excellent**

**WESTWOOD MIDDLE SCHOOL - WESTWOOD MIDDLE SCHOOL**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
<b>Interior Construction</b>	Interior Partitions	C1010		100.00% Excellent
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
	Interior Grilles and Gates	C1040		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
<b>Interior Finishes</b>	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
<b>Plumbing</b>	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
<b>HVAC</b>	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Cooling Systems	D3030		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent



School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
**Detailed Condition Assessment by Building**  
**Reporting Year 2015-2016**

**CHENEY**

**100.00% Excellent**

**WESTWOOD MIDDLE SCHOOL - WESTWOOD MIDDLE SCHOOL**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Fire Protection</b>	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
<b>Electrical</b>	Facility Power Generation	D5010		100.00% Excellent
	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
<b>Communications</b>	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	Audio-Visual Communications	D6030		100.00% Excellent
	Distributed Communications and Monitoring	D6060		100.00% Excellent
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		100.00% Excellent
<b>Equipment</b>	Commercial Equipment	E1030		100.00% Excellent
	Institutional Equipment	E1040		100.00% Excellent
	Entertainment and Recreational Equipment	E1070		100.00% Excellent
	Other Equipment	E1090		100.00% Excellent
<b>Furnishings</b>	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent

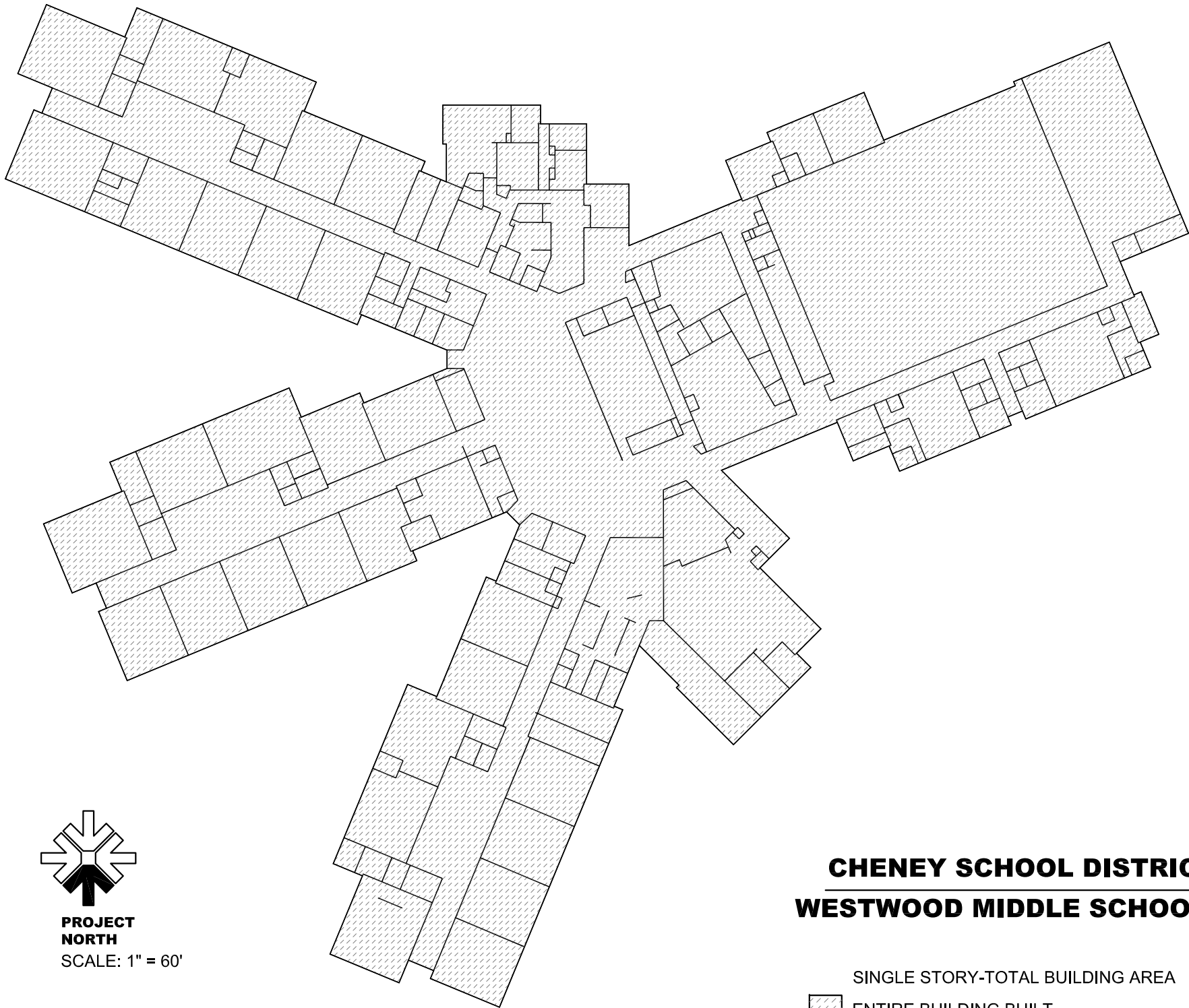


School Facilities and Organization  
INFORMATION AND CONDITION OF SCHOOLS  
**Detailed Condition Assessment by Building**  
**Reporting Year 2015-2016**

**CHENEY**

**100.00% Excellent**

**WESTWOOD MIDDLE SCHOOL - WESTWOOD MIDDLE SCHOOL**



**PROJECT  
NORTH**  
SCALE: 1" = 60'

## **CHENEY SCHOOL DISTRICT NO. 360**

### **WESTWOOD MIDDLE SCHOOL SCHOOL**

SINGLE STORY-TOTAL BUILDING AREA

110,750 S.F.



ENTIRE BUILDING BUILT

2012

#### 4. BETZ ELEMENTARY SCHOOL BUILDING CONDITION SUMMARY REPORT

**Architectural.** Betz Elementary is a single level that was constructed in 1956 and overall, it is in good to excellent condition. The initial construction encompassed 23,696 s.f., and subsequent additions in 1959, 1992 and 2001 increased the school's size to a total of 51,740 s.f. The original 1956 construction and 1959 addition were modernized in 2001. The building shell is CMU and brick masonry with metal siding and aluminum storefront. The roof is an older torch-down rolled roofing.

The windows, doors and interior finishes are all reported to be in good to excellent condition.

**Mechanical.** Betz Elementary School was toured on March 24, 2016 to survey the plumbing and HVAC systems in a sample of classrooms, offices, commons, toilet rooms and mechanical spaces. The school was originally built in 1955 and most recently received a modernization in 2002. The heating water and chilled water systems were replaced in 2002 and appear to be in good working order with considerable lifespan remaining. The majority of the building is served by fan coils installed in a mechanical space above, and they have good access for maintenance. Roughly 11% of the building was constructed as an addition in 1992, and it was not updated in 2002. This older addition utilizes fan coils that are not equipped with 100% outside air economizers, and they are accessed through ceilings for maintenance. At 24 years old, these fan coils are nearing the end of their useful life. Overall, the plumbing and HVAC systems appear to be in good condition. We agree with the condition assessment rating of "good", for the HVAC systems, and we would rate the plumbing systems as "good".

**Electrical.** The electrical service and distribution system is in great condition. Panels have been upgraded in the last remodel and are functioning properly.

Lighting was upgraded during the last remodel to fluorescent fixtures. Lighting and controls for classrooms, admin, and common areas are performing properly.

Data, intercom/clock and fire alarm systems are adequate for the building.

The overall rating for the Betz Elementary School building electrical system is **Good**.



School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
**Detailed Condition Assessment by Building**  
**Reporting Year 2015-2016**

**CHENEY**

**95.07% Excellent**

**BETZ ELEMENTARY SCHOOL - MAIN BUILDING**

**Building Details**

**PROFILE TYPE** Classroom Building - Slabs On Grade  
**NUMBER OF FLOORS** 1  
**CHARACTERISTICS** Occupied  
**ANNUAL REVIEW COMPLETED BY**

**Building Inventory**

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1956	Betz	51,740	51,740	0	9/1/1956	9/1/1956
<b>Building Totals</b>		<b>51,740</b>	<b>51,740</b>	<b>0</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Foundations</b>	Standard Foundation	A1010		90.00% Good
<b>Slabs on Grade</b>	Standard Slabs on Grade	A4010		90.00% Good
<b>Water and Gas Mitigation</b>	Building Subdrainage	A6010		100.00% Excellent
<b>Superstructure</b>	Roof Construction	B1020		90.00% Good
<b>Exterior Vertical Enclosures</b>	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good



School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
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**CHENEY**

**95.07% Excellent**

**BETZ ELEMENTARY SCHOOL - MAIN BUILDING**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Exterior Horizontal Enclosures</b>	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
<b>Interior Construction</b>	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
	Suspended Ceiling Construction	C1070		90.00% Good
<b>Interior Finishes</b>	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
<b>Plumbing</b>	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
<b>HVAC</b>	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
<b>Fire Protection</b>	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
<b>Electrical</b>	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		100.00% Excellent



School Facilities and Organization  
INFORMATION AND CONDITION OF SCHOOLS  
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**CHENEY**

**95.07% Excellent**

**BETZ ELEMENTARY SCHOOL - MAIN BUILDING**

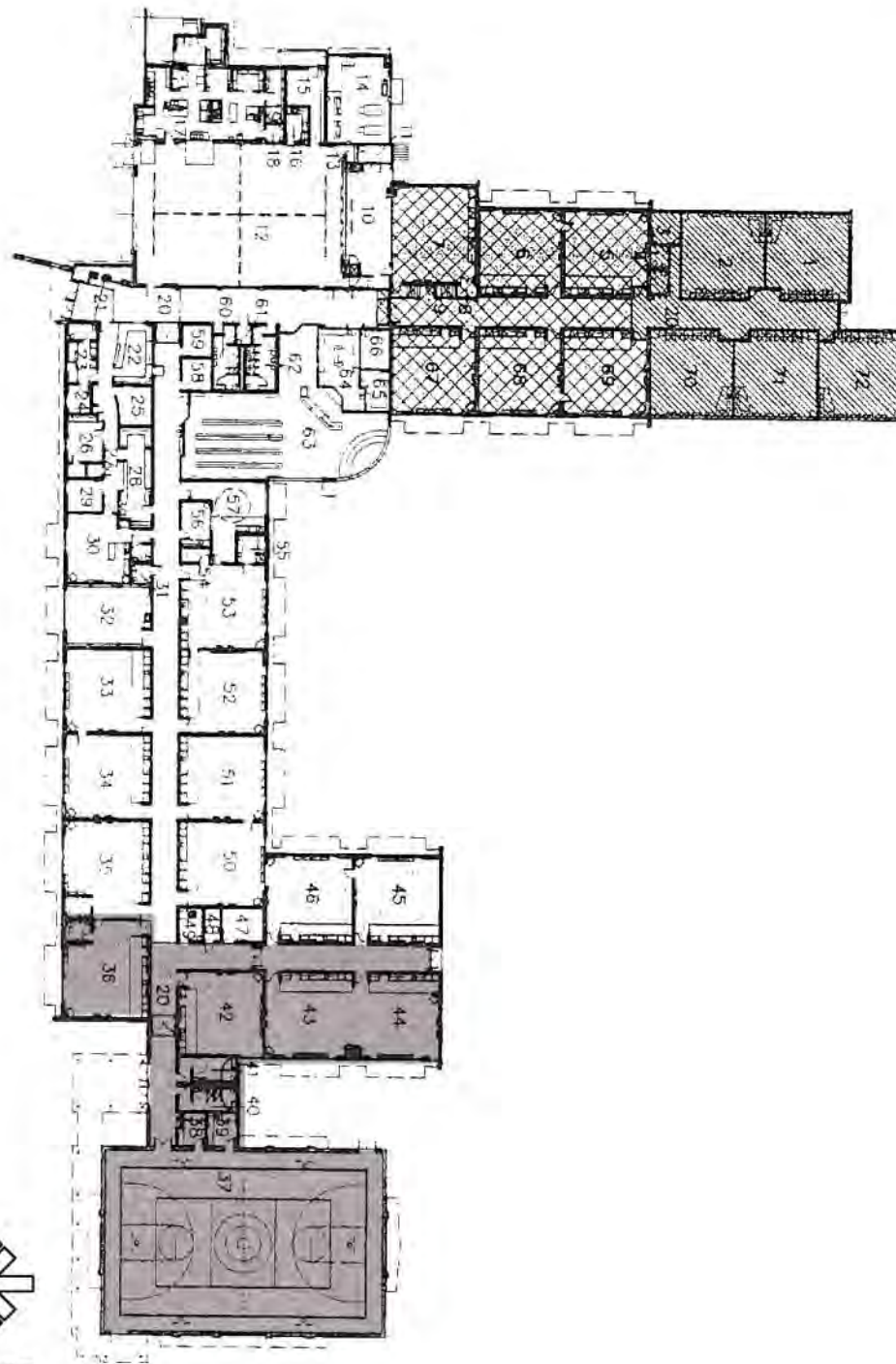
**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		100.00% Excellent
Communications	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	Audio-Visual Communications	D6030		100.00% Excellent
	Distributed Communications and Monitoring	D6060		100.00% Excellent
	Access Control and Intrusion Detection	D7010		100.00% Excellent
Electronic Safety and Security	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		100.00% Excellent
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good



# CHENEY SCHOOL DISTRICT NO. 360

## BETZ ELEMENTARY SCHOOL



-  1955 CONSTRUCTION\*
-  1959 ADDITION\*
-  1992 ADDITION
-  2001 ADDITION



\*1955, 1959 AREAS MODERNIZED IN 2001



**PROJECT  
NORTH**  
FIRST FLOOR

BASEMENT FLOOR

## 5. SALNAVE ELEMENTARY SCHOOL BUILDING CONDITION SUMMARY REPORT

**Architectural.** The Salnave Elementary School was constructed in 1970. Originally 16,594 s.f., the school added 35,801 s.f. in 1977 for a total of 52,395 s.f. It is a multi-story building of CMU construction and brick veneer and is in good condition.

Salnave Elementary's interior finishes, windows and doors are all rated at 90% and in good condition.

**Mechanical.** Salnave Elementary School was toured on March 21, 2016 to survey the plumbing and HVAC systems in a sample of classrooms, offices, commons, toilet rooms, and mechanical spaces. The second floor of the school received a modernization in 2002 but the ground floor of the facility is mostly original from the 1970 construction. During the 2002 modernization, spaces received new fan coils that are accessed through the ceiling. The lower level classrooms are served by original fan coils that are also accessed through the ceiling. These fan coils are at the end of their useful life. The existing gym air handler does not have air conditioning. The original chiller located on the first floor is decommissioned and a newer air cooled chiller located outside serves the building. The existing boilers were installed in the '90s and appear to be in good working order. Some of the piping in the lower level mechanical space was showing age and signs of past leaks were visible. Overall, the mechanical equipment appears to have been maintained well and continues to function as it ages. We agree with the condition assessment rating of "good" for the HVAC and plumbing systems.

**Electrical.** This electrical service is an old ITE 3000A switchboard which is not upgradable but is working properly in its current condition. This service is also feeding a 1977 updated GE distribution system that services the upper portion of the building. Electrical panels throughout the facility are in fair condition.

Existing lighting in the common areas is old Metal Halide fixtures. Many of the fixtures are not working and the ones that are working are providing a buzzing from the fixtures ballast. Classroom lighting is 2x4 plenum return troffers and is adequate for the space.

Data and AV systems have been updated throughout the years but appear to require additional upgrades to meet the teaching needs of the district.

Fire alarm and intercom/clock systems are old and outdated.

The overall rating for the Salnave Elementary School building electrical system is **Fair**.



School Facilities and Organization  
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**CHENEY**

**90.00% Good**

**SALNAVE ELEMENTARY SCHOOL - MAIN BUILDING**

**Building Details**

PROFILE TYPE	Classroom Building - Multi-Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

**Building Inventory**

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1970	Salnavé	37,626	37,626	0	9/1/1970	9/1/1970
<b>Building Totals</b>		<b>37,626</b>	<b>37,626</b>	<b>0</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Subgrade Enclosures	Walls for Subgrade Enclosures	A2020		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good



School Facilities and Organization  
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**CHENEY**

**90.00% Good**

**SALNAVE ELEMENTARY SCHOOL - MAIN BUILDING**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Exterior Horizontal Enclosures</b>	Overhead Exterior Enclosures	B3080		90.00% Good
<b>Interior Construction</b>	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
<b>Interior Finishes</b>	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
<b>Conveying</b>	Vertical Conveying Systems	D1010		90.00% Good
<b>Plumbing</b>	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
<b>HVAC</b>	Heating Systems	D3020		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
<b>Fire Protection</b>	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
<b>Electrical</b>	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good



School Facilities and Organization  
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Reporting Year 2016-2017

**CHENEY**

**90.00% Good**

**SALNAVE ELEMENTARY SCHOOL - MAIN BUILDING**

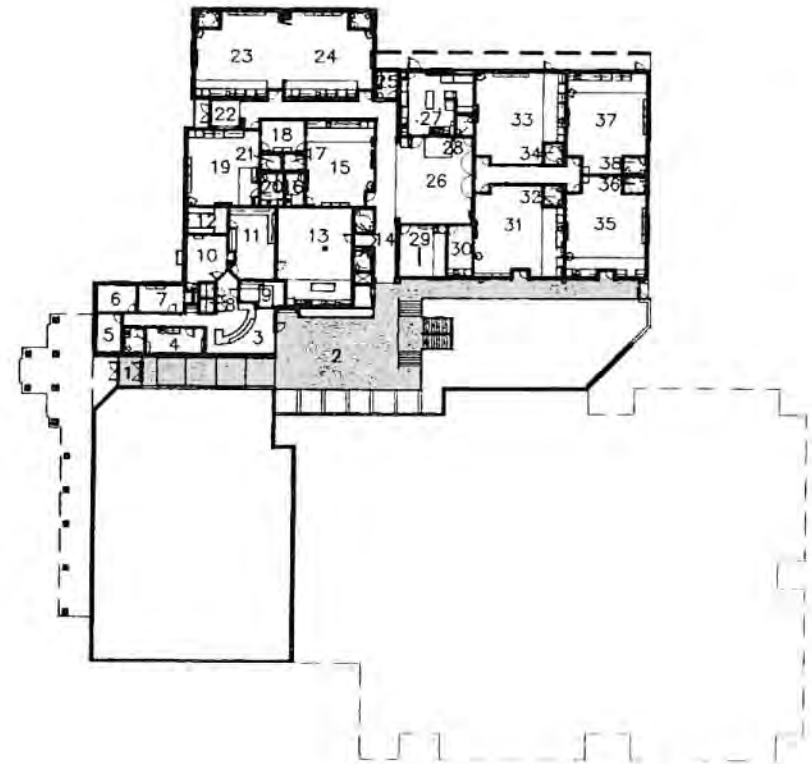
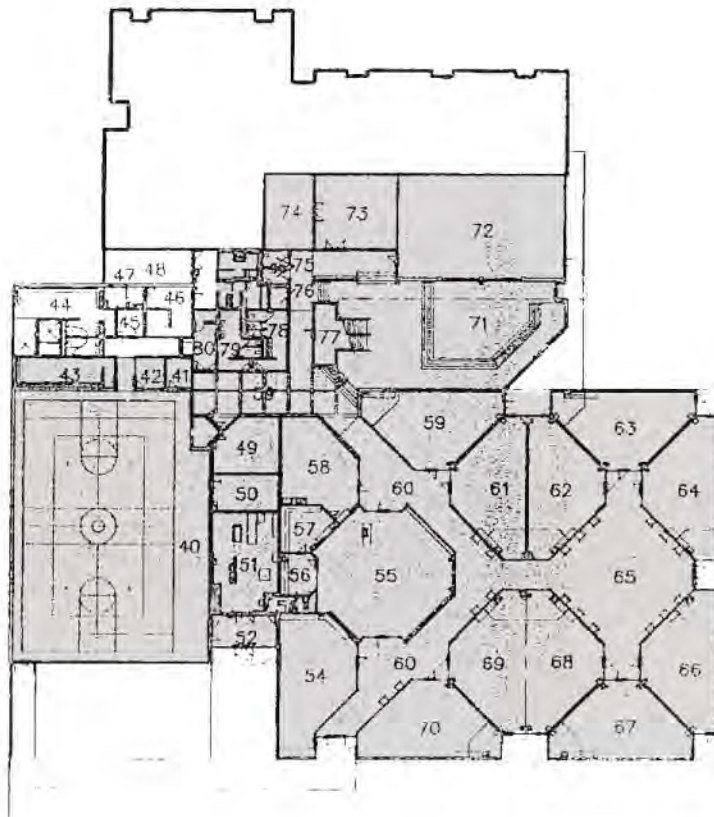
**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Electrical</b>	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
<b>Communications</b>	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Visual Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
	Access Control and Intrusion Detection	D7010		90.00% Good
<b>Electronic Safety and Security</b>	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
	Integrated Automation Facility Controls	D8010		90.00% Good
<b>Integrated Automation</b>	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good
<b>Furnishings</b>				

# CHENEY SCHOOL DISTRICT NO. 360

## SALNAVE ELEMENTARY SCHOOL

-  1970 CONSTRUCTION\*  
GROUND FLOOR  
FIRST FLOOR
-  1977 ADDITION  
GROUND FLOOR  
FIRST FLOOR



FIRST FLOOR



**PROJECT  
NORTH**  
GROUND FLOOR

\*1970 AREA MODERNIZED IN 2001

## 6. SNOWDON ELEMENTARY SCHOOL BUILDING CONDITION SUMMARY REPORT

**Architectural.** Snowdon Elementary school is a relatively new building constructed in 2013. The school is 55,719 s.f. and is in excellent condition. It is a structural steel, wood frame and CMU construction clad in masonry veneer, cement fiberboard and some metal siding with a standing seam metal roof.

Snowdon Elementary's interior finishes, doors and windows are all rated at 100% in excellent condition.

**Mechanical.** Snowdon Elementary School was toured on March 21, 2016 to survey the plumbing and HVAC systems in a sample of classrooms, offices, commons, toilet rooms and mechanical spaces. The facility was newly constructed in 2013, and systems were new at that time. The HVAC system includes fan coils, fed from a dedicated outdoor air system, with heat recovery, condensing boilers and an air cooled chiller. No issues were observed during the visit and all systems appeared to be in excellent working condition. We agree with the condition assessment rating of "excellent" for the HVAC and plumbing systems.

**Electrical.** The electrical service and panel distribution for this building is in excellent condition and is performing correctly. All lighting and electrical systems throughout the facility are working properly and they meet the latest performance and code requirements.

Low voltage systems are performing as designed and appear to meet the district's needs.

The overall rating for the Snowdon Elementary School electrical system is **Excellent**.





School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
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**CHENEY**

**100.00% Excellent**

**SNOWDON ELEMENTARY SCHOOL - MAIN BUILDING**

**Building Details**

<b>PROFILE TYPE</b>	Elementary School - Single Story
<b>NUMBER OF FLOORS</b>	1
<b>CHARACTERISTICS</b>	Occupied
<b>ANNUAL REVIEW COMPLETED BY</b>	
<b>COMMENTS</b>	Per Richard Brown, Cheney SD, Snowden ES was built using local funds and is not subject to the APP. I unchecked the APP box on 3/10/2016. The Board Acceptance Date which had been used was 2/26/2014.

**Building Inventory**

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2013	Area 1	55,719	0	0	9/3/2013	2/26/2014
<b>Building Totals</b>		<b>55,719</b>	<b>0</b>	<b>0</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Foundations</b>	Standard Foundation	A1010		100.00% Excellent
<b>Slabs on Grade</b>	Standard Slabs on Grade	A4010		100.00% Excellent
<b>Water and Gas Mitigation</b>	Building Subdrainage	A6010		100.00% Excellent
<b>Superstructure</b>	Roof Construction	B1020		100.00% Excellent
<b>Exterior Vertical Enclosures</b>	Exterior Walls	B2010		100.00% Excellent
	Exterior Windows	B2020		100.00% Excellent
	Exterior Doors and Grilles	B2050		100.00% Excellent





School Facilities and Organization  
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**CHENEY**

**100.00% Excellent**

**SNOWDON ELEMENTARY SCHOOL - MAIN BUILDING**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Exterior Vertical Enclosures</b>	Exterior Louvers and Vents	B2070		100.00% Excellent
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
<b>Interior Construction</b>	Interior Partitions	C1010		100.00% Excellent
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
	Interior Grilles and Gates	C1040		100.00% Excellent
	Raised Floor Construction	C1060		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
<b>Interior Finishes</b>	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
<b>Plumbing</b>	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
<b>HVAC</b>	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Cooling Systems	D3030		100.00% Excellent



School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
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**CHENEY**

**100.00% Excellent**

**SNOWDON ELEMENTARY SCHOOL - MAIN BUILDING**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>HVAC</b>	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
<b>Fire Protection</b>	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
<b>Electrical</b>	Facility Power Generation	D5010		100.00% Excellent
	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
<b>Communications</b>	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	Audio-Visual Communications	D6030		100.00% Excellent
	Distributed Communications and Monitoring	D6060		100.00% Excellent
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		100.00% Excellent
<b>Equipment</b>	Commercial Equipment	E1030		100.00% Excellent
	Institutional Equipment	E1040		100.00% Excellent
	Entertainment and Recreational Equipment	E1070		100.00% Excellent



School Facilities and Organization  
INFORMATION AND CONDITION OF SCHOOLS  
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**CHENEY**

**100.00% Excellent**

**SNOWDON ELEMENTARY SCHOOL - MAIN BUILDING**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	Other Equipment	E1090		100.00% Excellent
Furnishings	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent

**CHENEY SCHOOL DISTRICT NO. 360**  
**SNOWDON ELEMENTARY SCHOOL**

2012

 ENTIRE BUILDING BUILT



**NORTH**

SCALE: 1" = 50'

## 7. SUNSET ELEMENTARY SCHOOL BUILDING CONDITION SUMMARY REPORT

**Architectural.** Sunset Elementary was first constructed in 1951 at 6,501 s.f. and expanded in 1955 with an additional 6,691 s.f. Subsequent additions were added in 1959 (8,173 s.f.), 1975 (19,074 s.f.), 1992 (5,596 s.f.), and 2011 (13,943 s.f.). The original 1951 construction and 1955 addition were demolished in 2001. The current school comprises 46,786 s.f. The 1959 and 1975 additions were modernized in 2001. The school is in overall good condition.

Sunset Elementary's exterior windows were rated at 62% in fair condition. The interior windows, doors and interior finishes were all rated at 90% in good condition.

**Mechanical.** Sunset Elementary School was toured on March 21, 2016 to survey the plumbing and HVAC systems in a sample of classrooms, offices, commons, toilet rooms, and mechanical spaces. The school received a remodel and addition in 2002 and a majority of the HVAC and plumbing was upgraded at that time. Roughly 12% of the building was constructed as an addition in 1992 and was not updated in 2002. This older addition utilizes fan coils that are not equipped with 100% outside air economizers and are accessed through ceilings for maintenance. At 24 years old, these fan coils are nearing the end of their useful life. Overall the heating water and chilled water systems appeared to be in good working condition and have considerable lifespan remaining. We agree with the condition assessment rating of "good" for the HVAC and plumbing systems.

**Electrical.** The electrical service is a 2000A 480Y/277V system installed in 1976 and is in good condition for the age of the gear. Future additions or renovation would require a service upgrade.

There was a lighting and electrical system upgrade in 2001 which upgraded the lighting throughout the facility. Lighting levels and performance appears to be adequate.

The data communications systems have been added throughout the years to try to meet the technology requirements. The clock and intercom system is an older Rauland system.

The overall rating for Sunset Elementary building electrical systems is **Good**.



School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
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**CHENEY**

**89.14% Good**

**SUNSET ELEMENTARY SCHOOL - MAIN BUILDING**

**Building Details**

PROFILE TYPE	Classroom Building - Slabs On Grade
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

**Building Inventory**

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1951	Sunset	54,540	54,540	0	9/1/1950	9/1/1950
<b>Building Totals</b>		<b>54,540</b>	<b>54,540</b>	<b>0</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		62.00% Fair
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good



School Facilities and Organization  
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**CHENEY**

**89.14% Good**

**SUNSET ELEMENTARY SCHOOL - MAIN BUILDING**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Construction</b>	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
<b>Interior Finishes</b>	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
<b>Plumbing</b>	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
<b>HVAC</b>	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
<b>Fire Protection</b>	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
<b>Electrical</b>	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
<b>Communications</b>	Data Communications	D6010		90.00% Good



School Facilities and Organization  
INFORMATION AND CONDITION OF SCHOOLS  
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**CHENEY**

**89.14% Good**

**SUNSET ELEMENTARY SCHOOL - MAIN BUILDING**

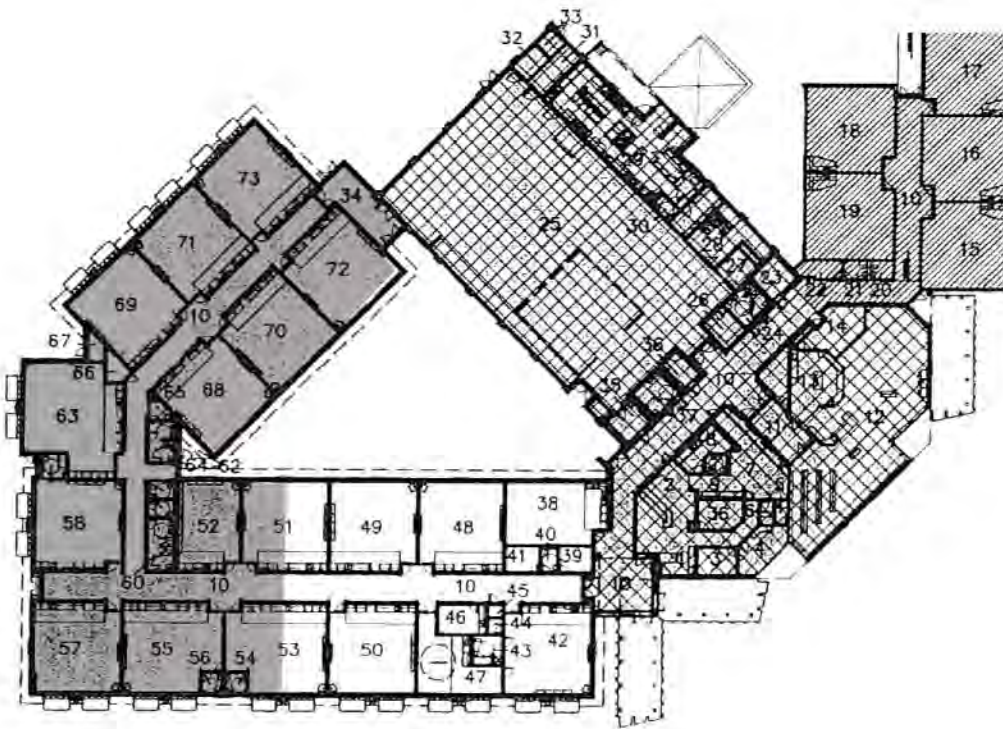
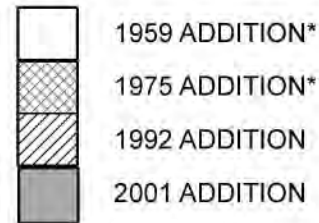
**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Communications</b>	Voice Communications	D6020		90.00% Good
	Audio-Visual Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		90.00% Good
<b>Furnishings</b>	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good



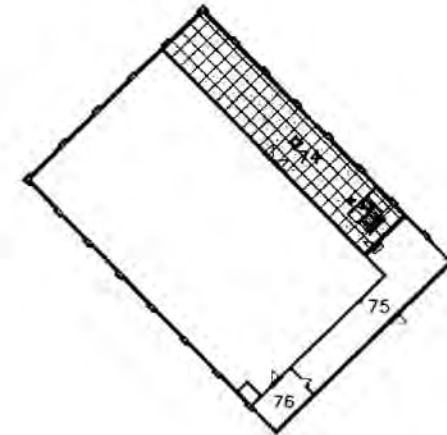
# CHENEY SCHOOL DISTRICT NO. 360

## SUNSET ELEMENTARY SCHOOL



PROJECT  
NORTH

FIRST FLOOR



SECOND FLOOR

\*1951 AREA (6,501 SF) AND 1955 AREA (6,691 SF) DEMOLISHED IN 2001

\*1959, 1975 AREAS MODERNIZED IN 2001

## 8. WINDSOR ELEMENTARY SCHOOL BUILDING CONDITION SUMMARY REPORT

**Architectural.** Windsor Elementary was constructed in 1959 at 37,261 s.f. Additions were added in 1992 (7,395 s.f.), and 1993 (5,952 s.f.). The current school occupies a total of 50,608 s.f. Several portables are also in use by the school. The school is clad in CMU and brick veneer with asphalt shingle and torch-down asphalt rolled roofing. The building is in good condition though the low-slope rolled asphalt roofing is showing signs of wear.

Windsor Elementary's interior finishes, doors and windows are all rated at 90% and good condition.

**Mechanical.** Windsor Elementary School was toured on March 21, 2016 to survey the plumbing and HVAC systems in a sample of classrooms, offices, commons, toilet rooms, and mechanical spaces. The majority of the facility was last renovated in 2002 and received an upgrade to the HVAC and plumbing systems at that time. Roughly 15% of the building was constructed as an addition in 1992 and was not updated in 2002. This older addition utilizes fan coils that are not equipped with 100% outside air economizers and are accessed through ceilings for maintenance. At 24 years old, these fan coils are nearing the end of their useful life. The chilled water and heating water systems appeared to be in good working condition and at 13 years old, this equipment still has considerable lifespan remaining. Overall the mechanical equipment is well maintained and functioning. We agree with the condition assessment rating of "good" for the HVAC and plumbing systems.

**Electrical.** The 1200A 208Y/120V Electrical Service to the building was upgraded in 2001 and is in good condition. Lighting in the typical classrooms is direct/indirect fluorescent fixtures that provide adequate lighting performance but may need to be upgraded in the future to more efficient higher performance fixtures.

Classrooms have AV enhancements and appear to be meeting the district's needs. Data distribution throughout the facility is adequate. The School has minimal Security system devices. Clock and intercom systems are in good condition.

The overall rating for Windsor Elementary building electrical systems is **Good**.



School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
**Detailed Condition Assessment by Building**  
 Reporting Year 2016-2017

**CHENEY**

**89.98% Good**

**WINDSOR ELEMENTARY - MAIN BUILDING**

**Building Details**

PROFILE TYPE	Classroom Building - Slabs On Grade
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

**Building Inventory**

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1958	Windsor	50,618	50,618	0	9/1/1958	9/1/1958
<b>Building Totals</b>		<b>50,618</b>	<b>50,618</b>	<b>0</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good



School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
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**Reporting Year 2016-2017**

**CHENEY**

**89.98% Good**

**WINDSOR ELEMENTARY - MAIN BUILDING**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Construction</b>	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
<b>Interior Finishes</b>	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
<b>Plumbing</b>	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
<b>HVAC</b>	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
<b>Fire Protection</b>	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
<b>Electrical</b>	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
<b>Communications</b>	Data Communications	D6010		90.00% Good



School Facilities and Organization  
INFORMATION AND CONDITION OF SCHOOLS  
**Detailed Condition Assessment by Building**  
**Reporting Year 2016-2017**

**CHENEY**

**89.98% Good**

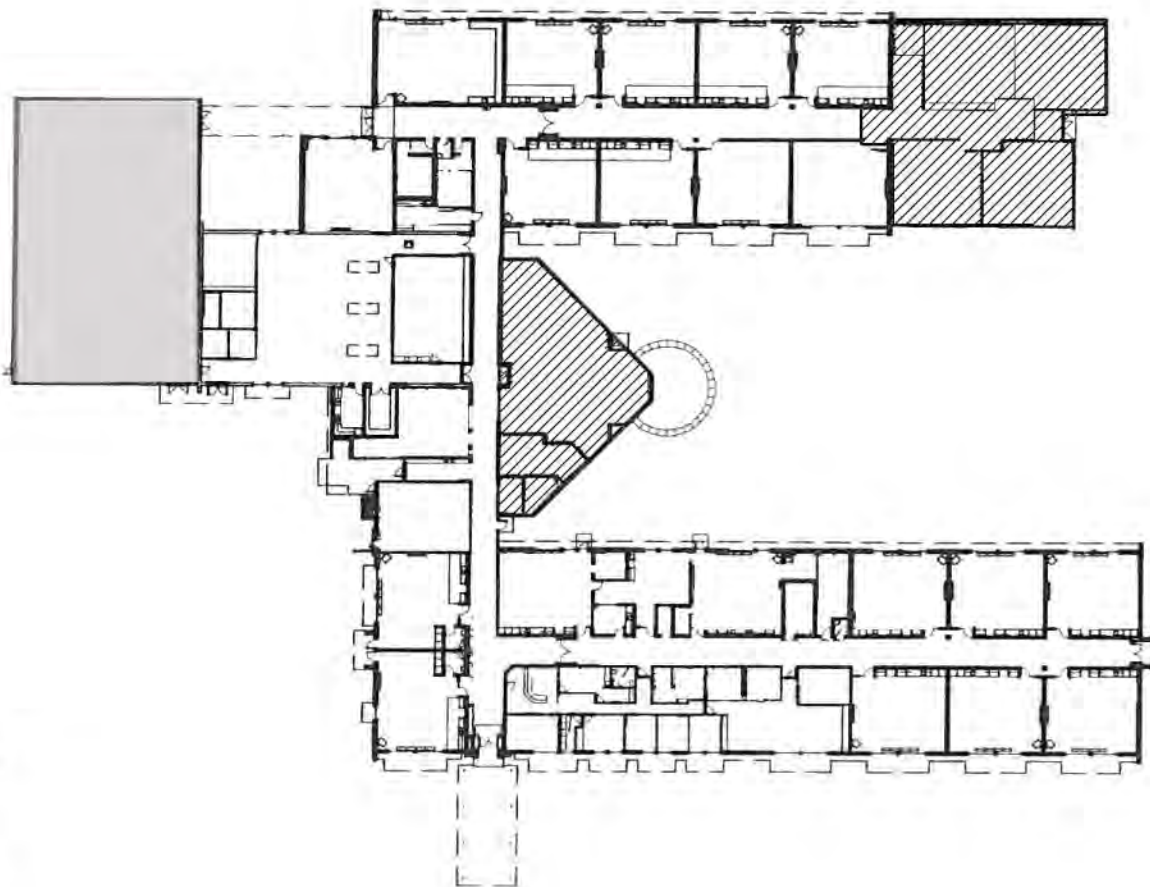
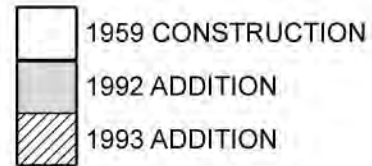
**WINDSOR ELEMENTARY - MAIN BUILDING**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Communications</b>	Voice Communications	D6020		90.00% Good
	Audio-Visual Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		62.00% Fair
	Detection and Alarm	D7050		100.00% Excellent
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		90.00% Good
<b>Furnishings</b>	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good

# CHENEY SCHOOL DISTRICT NO. 360

## WINDSOR ELEMENTARY SCHOOL





## SUMMARY: Building Condition Assessment Form Results

Cheney Public Schools Study and Survey

Report Date: \_\_06/06/16\_\_

School Building	Original Construction	BCA Score	Area in SF	Updated/ Modernized	SCAP acceptance	Remarks
<b>Cheney High School</b>	1966		62,893	1991	1995	Eligible for SCAP funding for Modernization 2025
	1970		22,855	1991	1995	Eligible for SCAP funding for Modernization 2025
	1991		92,153	1991	1995	Eligible for SCAP funding for Modernization 2025
Totals		84.41	177,901			
<b>Cheney Middle School</b>	2012		110,750	N/A	2013	
Totals		100.00	110,750			
<b>Westwood Middle School</b>	2012		110,750	N/A	2013	
Totals		100.00	110,750			
<b>Betz Elementary School</b>	1955		23,696	2001	2002?	
	1959		7,827	2001	2002?	
	1992		5,566	N/A	1994	Eligible for SCAP funding for Modernization 2024
	2001		14,902	N/A	2002?	
Totals		95.07	51,740			
<b>Salnave Elementary School</b>	1970		16,594	2001	2002?	
	1977		35,801	N/A	N/A	Eligible for SCAP funding for Modernization
Totals		88.79	52,395			
<b>Snowdon Elementary School</b>	2012		55,719	N/A	2013	
Totals		100.00	55,719			
<b>Sunset Elementary School</b>	1959		8,173	2001	2002?	
	1975		19,074	2001	2002?	
	1992		5,596	N/A	1994?	Eligible for SCAP funding for Modernization 2024
	2001		13,946	N/A	N/A	
Totals		89.14	46,789			
<b>Windsor Elementary School</b>	1959		37,261	2002	2002?	
	1992		7,395	N/A	1994?	Eligible for SCAP funding for Modernization 2024
	1993		5,952	N/A	1994?	Eligible for SCAP funding for Modernization 2024
Totals		89.98	50,608			
<b>Grand Totals</b>			656,652			
<b>Average BCA score</b>		93.42				

## **2. LONG-RANGE EDUCATIONAL & FACILITIES PLAN**



## 2. LONG RANGE EDUCATIONAL AND FACILITIES PLAN

The Cheney Public Schools Long Range Educational and Facilities plan is based upon providing quality learning environments that are adequately equipped with current technology and educational equipment, to allow for successful educational outcomes for the students of the district. This facility goal shall be accomplished while maintaining fiscally prudent expenditures on capital and maintenance projects for the facilities of the district.

**Needs-Driven Improvements.** In order to confirm real need for new or modernized educational facilities the planning team must review the three main need categories that exert influence on a Long Range Facilities Plan:

1. **Growth** (additional student housing capacity needed, both near-term and long-term).
2. **Building Condition** (deterioration or decline of existing facilities sufficient to compel modernization or replacement of facilities).
3. **Obsolescence/upgraded standards** (facilities not able to accommodate changing program needs with spaces too small, changes in student/teacher ratios or lack of special needs rooms, as examples; or the community and educational desire for added features such as elementary gyms).

**Growth.** OSPI evaluates growth over 5-year periods (looking backward at trends and projecting forward). Cheney Public Schools (CPS) has been experiencing steady growth over the past five years. The past growth trend from 2010 to 2015 shows an increase from 3,934 students to 4,403 students in the K-12 grade span (a 469 student increase). These growth pressures are currently applying serious housing pressures, especially at the elementary and high school grade levels.

The 2015 OSPI Cohort Survival projection predicts, by arithmetic progression, continuing growth with an increase of 793 students district-wide (over the upcoming 5-year time span from 2016 to 2021; see attached projection included in Section 3 of this Study & Survey). This is based on actual past growth of 469 students, over the past 5-year time span, from 2010 to 2015, or 93.8 students per year. This methodology presents a picture of a serious growth trend that should be planned for and it is the growth trend that will formulate the basis of state matching funds.

This past trend and future projection paint a compelling picture for facility expansion in Cheney Public Schools. Present enrollments have students completely filling school buildings and overflowing into portables. As of 2015, there are 8 portable classrooms at Windsor Elementary, 6 portable classrooms at Betz Elementary, 5 portable classrooms at Sunset Elementary and 15 portable classrooms at the High School. Unless permanent building space is provided, more portables will be required as the growth trend continues.

Growth by portables is a short-term fix. At some point, too many portables overburden the core support space of given school-spaces such as library, gym, cafeteria, administration and learning support spaces such as resource and title rooms. At the elementary school level, all the school sites with portables have proven that they can function with the added student load related to their current portable classrooms. In this case, the compromise is lower security standards and inefficient delivery of education in these temporary spaces. Cheney High School has reached the point that portables cannot continue to provide a solution to the on-going space shortage. The problem will become worse with the growth projections noted above. Significant development of new school facilities should be considered.

By 2021, OSPI projections forecast the following enrollments:

- **Elementary (K-5) in 2021: 2,414** (vs. 2,130 in 2015 ...growth of 284)
- **Middle School (6-8) in 2021: 1,206** (vs. 1,028 in 2015 ...growth of 178)
- **High School Growth in 2021: 1,576** (vs. 1,244 in 2015 ...growth of 332)

**Building Condition.** The overall physical condition of Cheney Public Schools is very good to excellent. Recent Building Condition Assessment score the overall schools with a grade of 93.58 out of 100 possible (see attached spreadsheet summarizing results in Section 1 of the study & survey). Cheney High School scored at the bottom of these assessments with an aggregate score of 84.41% (in the Fair condition category).

**Obsolescence/Upgraded Standards.** Based on the recent improvements to most schools, there is little pressure to significantly improve facilities based on obsolescence or upgraded standards.

**Near-Term Facility Needs.** While the big pressures will be housing of present and continuing growth, there will still be an assortment of projects necessary, including (1) Routine Maintenance and (2) Minor Capital Improvements (likely affordable within routine minor capital budgets). Portable buildings will also necessary to house growth while new buildings are built (in the time period from 2016 to 2020 - 2022). While outside the scope of this Study, Cheney School District does take these factors into account for such projects as it plans for the future.

**Financial Considerations.** School construction financing is usually done with a combination of local funds and state matching funds. The matching fund eligibility is generated by enrollment growth and "un-housed" students per OSPI's calculations (where they compare available space to projected growth). Or, matching fund eligibility is generated by age of facilities (where OSPI regulations permit significant modernization after a facility has aged 20 or 30 years since its initial construction or last modernization).

**State Match Eligibility.** Based on buildings' ages Cheney Public Schools has a mixed picture of state matching fund eligibility. Because Cheney Public Schools has modernized, or built new, most of its elementary school facilities in its 2001/2002 building program, these buildings are not eligible for state matching funds on any of these facilities until 30 years after project completion (with the exception of the 1977 portion of Salnave). Similarly, the High School (modernized and added onto in 1991) is not eligible for modernization until circa 2025, based on when completion paperwork was filed for the 1991 project.

In addition to qualifying by building age for modernization, CPS must demonstrate its buildings are filled up with students by OSPI standards. [NOTE: OSPI's calculation of building capacity is based on conservative, even out-dated, area-per-student calculations. The OSPI areas-per-student are well below "real world" needs. Therefore, matching eligibility based on these conservative standards is usually an indicator of acute growth pressures.] Based upon preliminary calculations, and current enrollment numbers, Cheney Public Schools will qualify for little if any State matching funding.

**Planning Conclusions.** Acute growth pressures and building condition combine to suggest the following key elements of a building program:

- **Elementary Growth.** As a high priority Cheney Public Schools should provide permanent, secure, contiguous classroom space at the Betz, Sunset, and Windsor Elementary Schools to discontinue the use of portable classrooms at those sites. At Sunset Elementary School, a new gymnasium should be constructed to eliminate the dual use of gym/cafeteria and to bring that school site into parity with the other elementary schools in the district.  
On a longer term basis, in approximately 5 to 10 years, the school district should plan for a new 500-student elementary school in the West Plains area of CPS. This is a lower priority to the High School, as numerical analysis indicates that the current elementary schools are approximately adequate for predicted growth.
- **Middle School Growth.** The two recently completed middle schools have addressed student growth pressures at the 6-8 grade levels, and numerical analysis indicates that this will hold true through the 2021 planning horizon.
- **High School Growth.** Plan for a major addition to the High School to increase its enrollment capacity to a range of approximately 1,500 to 1,600 students. It should be noted that 1,576 students are forecast in 2021, by OSPI cohort projections. This would be roughly a 52,000 SF addition. This project should focus on building new expansion space and seek to minimize renovation that can be deferred to the future when OSPI modernization matching funds will be available.  
On a longer term basis, in approximately 10 years, the school district should plan for one new 1,000-student high school in the West Plains area of the district. This is a lower priority to the High School addition, as numerical analysis indicates that the current high school will be approximately adequate with the major addition mentioned directly above.

A bond election in 2017 is necessary to meet the timetable of projects cited above. Please reference section 10, of this Study and Survey, for additional detail regarding the timetable for these improvements to CPS facilities.

See spreadsheets (following this page) for detailed analysis of existing school capacities, OSPI sizing standards, class-size capacities and options for possible facilities project including approximate costs.

## Growth-Capacity Analysis

April 2016

Current Capacity Summary	School SF size	SF/Student factor	Capacity	Excess (Shortfall)		Classrooms	Students per CR	
<b>Elementary</b>								
Betz Elementary	51,740	122	424		Estimate: Based on 121 SF per student*	24	17.67	**
Salhve Elementary	52,395	122	429		Estimate: Based on 121 SF per student*	21	20.45	
Snowdon Elementary	55,719	122	457		Estimate: Based on 121 SF per student*	22	20.76	**
Sunset Elementary	54,540	122	447		Estimate: Based on 121 SF per student*	24	18.63	
Windsor Elementary	50,618	122	415		Estimate: Based on 121 SF per student*	22	18.86	**
Total	265,012		2,172					
ent Student Population (2015)	2,131			41				
State Projection (2021)	2,414			(242)				
Projection with Pre-K (2021)	2,561			(389)				
<b>Middle School</b>								
Cheney Middle School	110,750	144	769		Estimate: Based on 149 SF per student*			
Westwood Middle School	110,750	144	769		Estimate: Based on 149 SF per student*			
Total	221,500		1,538					
ent Student Population (2015)	1,028			510				
State Projection (2021)	1,206			332				
<b>High School</b>								
Cheney High School	177,791	167	1,065		Estimate: Based on 160 SF per student*			
Total	177,791		1,065					
ent Student Population (2015)	1,244			(179)				
State Projection (2021)	1,576			(511)				
*note SF/pupil is larger than OSPI SCAP funding factor      ** excludes portables								

122

national median SF/pupil for elementary (Abramson 2006)

144

national median SF/pupil for middle school (Abramson 2006)

167

national median SF/pupil for high school (Abramson 2006)

## OSPI Unhoused Students Analysis

April 2016

Current Capacity Summary	School SF size	OSPI SF/Student factor	Capacity	Excess (Shortfall)		Classrooms	Students per CR
<b>Elementary</b>							
Betz Elementary	51,740	90	575		Estimate: Based on OSPI SF per student	24	23.95
Salnave Elementary	52,395	90	582		Estimate: Based on OSPI SF per student	21	27.72
Snowdon Elementary	55,719	90	619		Estimate: Based on OSPI SF per student	22	28.14
Sunset Elementary	54,540	90	606		Estimate: Based on OSPI SF per student	24	25.25
Windsor Elementary	50,618	90	562		Estimate: Based on OSPI SF per student	22	25.56
Total	265,012		2,945				
Current Student Population (2015)	2,131			814			
State Projection (2021)	2,414			531			
Projection with Pre-K (2021)	2,561			384			
<b>Middle School</b>							
Cheney Middle School	110,750	117	947		Estimate: Based on OSPI SF per student		
Westwood Middle School	110,750	117	947		Estimate: Based on OSPI SF per student		
Total	221,500		1,893				
Current Student Population (2015)	1,028			865			
State Projection (2021)	1,206			687			
<b>High School</b>							
Cheney High School	177,791	130	1,368		Estimate: Based on OSPI SF per student		
Total	177,791		1,368				
Current Student Population (2015)	1,244			124			
State Projection (2021)	1,576			(208)			
* classroom counts exclude portables							

	OSPI SF/pupil	ACA	Unhoused students	Raw match	Projected match (2016 SD match % factor adjustment)	SD match %
Prelim. State Match Calc. (2015): Elementary	90	\$220	-	\$ -	\$ -	63%
Prelim. State Match Calc. (2021): Elementary	90	\$220	-	\$ -	\$ -	63%
Prelim. State Match Calc. (2015): High School	130	\$220	-	\$ -	\$ -	63%
Prelim. State Match Calc. (2021): High School	130	\$220	208	\$ 5,959,580	\$ 3,740,828.37	63%

Note: State match funding only applies if no space is added, prior to the 2021 predicted enrollment number is reached

Teaching Station - Class Size Analysis			
April 2016			
Current Capacity Summary	Classrooms (includes portables)	Current Enrollment*	Average Class Size
<b>Elementary</b>			
Betz Elementary	30	409	13.63
Salnave Elementary	21	349	16.62
Snowdon Elementary	22	438	19.91
Sunset Elementary	29	393	13.55
Windsor Elementary	30	473	15.77
Current K-5 Student Population (2015)	132	2,131	16.14
Current PK-5 Student Population (2015)	132	2,359	17.87
State Projection (2021)	132	2,414	18.29
Projection with Pre-K (2021)	132	2,561	19.40
<b>Middle School</b>			
Cheney Middle School	35	495	14.14
Westwood Middle School	35	512	14.63
Current Student Population (2015)	70	1,028	14.69
State Projection (2021)	70	1,206	17.23
<b>High School</b>			
Cheney High School	73		
Current Student Population (2015)	73	1,244	17.04
State Projection (2021)	73	1,576	21.59

Weighted average pupil per classroom for K-3 at 17 pupils, and 4-5 at 24 pupils

19.33 class size

\*Current enrollment counts source: April 1 2016 survey for individual schools, October 2015 OSPI census for elementary, middle & high school totals

<b>Facilities Options</b>
Updated: April, 2016

#	SITUATION	PLANNING OPTIONS	COST	PROS/CONS	PRIORITY	Questions/Comments
<b>Elementary Schools Growing</b>						
State projects 283 more K-5 grade kids by 2021.						
E1	BETZ ELEMENTARY - student/program growth requires (6) portable classrooms	Provide building addition to provide permanent secure & contiguous classroom space to replace current portables	\$ 3,000,000	Permanent contiguous classroom additions would improve security and educational efficiency. If deferred to mid 2020's bond this could be combined with state matched modernization	Priority "B"	SCAP modernization eligibility with OSPI 2024
E2	SALNAVE ELEMENTARY - student/program growth and aging facility	1977 addition eligible for SCAP modernization	\$ 11,000,000	current maintenance has kept school in good condition, modernization could be deferred	Priority "C"	confirm SCAP modernization eligibility with OSPI
E3	SNOWDON ELEMENTARY	New school, no solution necessary	\$ -		Priority "-"	
E4	SUNSET ELEMENTARY - school site lacks a dedicated gym, hampers educational program	Add Gym to Sunset, to provide parity with other school sites and allow simultaneous PE & lunch at the building	\$ 3,000,000	Positive addition to the facility to bring the educational program on par with other school facilities in the district.	Priority "A"	SCAP modernization eligibility with OSPI 2024
E5	SUNSET ELEMENTARY - student/program growth requires (5) portable classrooms	Add on to Sunset, 1992 addition eligible for SCAP modernization in 2024	\$ 2,500,000	Permanent contiguous classroom additions would improve security and educational efficiency. If deferred to mid 2020's bond this could be combined with state matched modernization	Priority "B"	SCAP modernization eligibility with OSPI 2024
E6	WINDSOR ELEMENTARY site includes (8) portable classrooms	Provide building addition to provide permanent secure & contiguous classroom space to replace current portables	\$ 3,500,000	Permanent contiguous classroom additions would improve security and educational efficiency. If deferred to mid 2020's bond this could be combined with state matched modernization	Priority "B"	SCAP modernization eligibility with OSPI 2024
E7	NEW ELEMENTARY (Sunset & Windsor) - student/program growth currently requires (13) portable classrooms projected to grow by 284 students by 2021	Build New 500-Student Elem. in West Plains area of the school district	\$ 20,000,000	Could address current overcrowding at Betz, Sunset and Windsor by constructing new elementary and adjusting attendance boundaries	Priority "C"	Land purchase costs not included in estimate
State projects 178 more 6-8 grade kids by 2021.						
<b>Middle Schools, new and adequately sized</b>						
M1	CHENEY MIDDLE SCHOOL	New school, no solution necessary	\$ -		Priority "-"	
M2	WESTWOOD MIDDLE SCHOOL	New school, no solution necessary	\$ -		Priority "-"	
State projects 332 more 9-12 grade kids by 2021.						
<b>High School Full, Growing</b>						
H1	CHENEY HIGH SCHOOL - continued student population growth since last building addition in 1991	Construct additions to HS to provide permanent classrooms and facilities to eliminate portable classrooms (no renovation).	\$ 8,000,000	Minimum cost to address overcrowding in classroom type space, includes the structure to support a future second story. Does not address inadequate performing arts, student commons, school office area or overcrowded PE spaces	Priority "A" alternate	Minimal building addition to eliminate the use of portables, includes the structure for a future second story, does not address facilities for performing arts and PE. Defers modernization renovation until future mid-2020s bond to take advantage of State matching funds
H1	CHENEY HIGH SCHOOL - inadequate and out-dated facilities for performing arts, student commons, and school office area	Construct additions to HS to provide Auditorium, drama classroom, Band, Choir, and Orchestra space (no renovation).	\$ 21,000,000	Minimum cost to to address performing arts program facilities at CHS. Includes upgrades to Commons & Admin. Does not address overcrowded classrooms or PE spaces	Priority "A" alternate	High School addition to address inadequate performing arts spaces including auditorium, student commons, and school office spaces. Defers modernization renovation until future mid-2020s bond to take advantage of State matching funds
H3	CHENEY HIGH SCHOOL - continued student population growth since last building addition in 1991; school campus lacks adequate performing arts space	Similar to 2015 bond measure	\$ 45,000,000	balanced mix of new/renovation	Priority "A"	Auditorium, Aux Gym, Commons, Admin., 12 classrooms, etc
H2	CHENEY HIGH SCHOOL - Aging school facility in need of modernization	All areas eligible for SCAP modernization in 2025	\$ 54,500,000	Potential project for mid 2020s bond measure, could address sub-standard and aging existing facilities using some state matching funds	Priority "C"	177KSF x projected ACA + soft; confirm SCAP modernization eligibility with OSPI for 2025
H4	NEW HIGH SCHOOL - continued student population growth in the district and population shift to West Plains area	Build new 1,000 student High School in West Plains area	\$ 77,000,000	long term plan for two high schools in the school district, nearly exceeds the current bonding capacity of the district	Priority "C"	Construct a new 1,000 student High School in West Plains area, approximately 170,000 SF including all building and athletics development. Land purchase costs not included in estimate

### **3. DEMOGRAPHIC DATA**



### **3. DEMOGRAPHIC DATA**

**OSPI Cohort Projections.** Cheney is experiencing steady and continual growth. The 2015 OSPI Cohort Survival projection suggests enrollment growth with an increase of 793 students district-wide (over the time span from 2015 to 2021; see attached projection). Contained within this projection is significant growth from 4,403 students to 5,196 students, a rate of approximately 2.5% to 3.0% per year.

**Other Factors.** Cheney Public Schools may be influenced by economic factors that drive growth beyond OSPI Cohort projections. These factors may include continued growth in housing developments, in-migration of population and other factors. These other influences have potential to increase growth beyond OSPI projections. Such factors should be monitored on a regular basis. The small size of Cheney Public Schools population, in relation to the adjacent City of Spokane, results in a disproportionate impact on Cheney as suburban development occurs within the boundaries of the School District. Commercial and residential growth in the West Plains area, in conjunction with continued residential growth in the outskirt areas of Spokane, have the potential to cause school population pressures in district facilities.



School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
 Enrollment Projections (Report 1049)

CHENEY

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2010	2011	2012	2013	2014	2015		2016	2017	2018	2019	2020	2021
Kindergarten	322	336	353	373	359	360		378	386	394	402	410	418
Grade 1	314	336	341	351	364	350	100.06%	360	378	386	394	402	410
Grade 2	299	324	334	334	349	360	99.77%	349	359	377	385	393	401
Grade 3	283	309	329	330	336	381	102.68%	370	358	369	387	395	404
Grade 4	294	280	295	319	341	328	98.45%	375	364	352	363	381	389
Grade 5	301	293	298	301	328	352	102.82%	337	386	374	362	373	392
Grade 6	301	301	296	303	317	350	102.94%	362	347	397	385	373	384
K-6 Sub-Total	2,114	2,179	2,246	2,311	2,394	2,481		2,531	2,578	2,649	2,678	2,727	2,798
Grade 7	272	304	314	320	320	340	105.25%	368	381	365	418	405	393
Grade 8	331	299	317	337	328	338	105.92%	360	390	404	387	443	429
7-8 Sub-Total	603	603	631	657	648	678		728	771	769	805	848	822
Grade 9	313	338	320	306	345	320	101.11%	342	364	394	408	391	448
Grade 10	292	305	341	303	308	335	98.15%	314	336	357	387	400	384
Grade 11	336	298	299	341	309	298	99.76%	334	313	335	356	386	399
Grade 12	276	286	268	260	310	291	89.41%	266	299	280	300	318	345
9-12 Sub-Total	1,217	1,227	1,228	1,210	1,272	1,244		1,256	1,312	1,366	1,451	1,495	1,576
DISTRICT K-12 TOTAL	3,934	4,009	4,105	4,178	4,314	4,403		4,515	4,661	4,784	4,934	5,070	5,196

Notes: Specific subtotalling on this report will be driven by District Grade spans.



OFFICE OF SUPERINTENDENT OF PUBLIC INSTRUCTION  
School Facilities and Organization  
Old Capitol Building  
PO BOX 47200  
OLYMPIA WA 98504-7200  
(360) 725-6265 TTY (360) 664-3631

ESD	CO	DIST
101	32	360

## ENROLLMENT COUNT 2015-16

School District Cheney School District

1. **ENROLLMENT REPORT AS OF LATEST OCTOBER 1 COUNT**

Enter the number of students with disabilities (as reported on actual October headcount enrollment) who are assigned to a specially designated self-contained classroom for at least 100 minutes per school day. Enter pre-kindergarten students with disabilities at 50 percent of the actual headcount enrollment.

Grade	October Enrollment per above definition
Pre-Kindergarten	66
Kindergarten	51
1	41
2	62
3	86
4	67
5	65
6	51
7	56
8	64
9	28
10	47
11	31
12	38
Total	753

Return to: School Facilities and Organization  
Office of Superintendent of Public Instruction  
Old Capitol Building  
PO BOX 47200  
OLYMPIA WA 98504-7200

Fax Number: (360) 586-3946

  
SIGNATURE OF SUPERINTENDENT/DESIGNEE

4-11-16  
DATE

**Special Ed Enrollment by Grade**

	Betz	Salnave	Sunset	Snowdon	Windsor	HW	CMS	WMS	Three Springs	CHS	Totals by Grade
Preschool	8	8	14	19	17						<b>66</b>
Kinder	9	12	13	9	8						<b>51</b>
1st	5	6	8	12	10						<b>41</b>
2nd	14	8	15	14	10	1					<b>62</b>
3rd	23	12	19	14	16	2					<b>86</b>
4th	10	12	17	17	11						<b>67</b>
5th	15	9	16	9	16						<b>65</b>
6th							24	27			<b>51</b>
7th							29	27			<b>56</b>
8th							38	26			<b>64</b>
9th									0	28	<b>28</b>
10th									0	47	<b>47</b>
11th									1	30	<b>31</b>
12th									1	37	<b>38</b>
Totals by School	84	67	102	94	88	3	91	80	2	142	<b>753</b>

## SUMMARY OF FULL-TIME EQUIVALENT ENROLLMENT AS REPORTED ON FORM P223 FOR SCHOOL YEAR ENDING 2016

Cheney S.D. No. 360

Spokane County No. 32

E.S.D. 101

## Total K-12 Basic Education Enrollment

GRADES	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	AVERAGE
HALF-DY.	4.50	4.50	4.50	4.50	4.50	4.50	4.50				4.50
FULL-DY.	344.00	353.00	351.00	349.00	348.00	350.00	353.00				349.71
FIRST	346.00	352.00	348.00	344.00	346.00	345.00	347.00				346.86
SECOND	364.00	364.00	360.00	359.00	357.00	358.00	357.00				359.86
THIRD	380.00	384.00	379.00	382.00	380.00	381.00	377.00				380.43
FOURTH	325.00	328.00	328.00	326.00	327.00	332.00	333.00				328.43
FIFTH	351.00	354.00	354.00	351.00	346.00	347.00	348.00				350.14
SIXTH	352.00	351.00	353.00	352.00	351.00	352.00	346.00				351.00
SEVENTH	335.33	340.50	341.50	340.81	339.81	337.81	340.81				339.51
EIGHTH	338.17	337.17	336.17	336.17	339.00	340.00	341.00				338.24
NINTH	319.60	319.60	325.60	325.60	317.60	315.60	315.60				319.89
TENTH	335.40	333.40	325.40	326.00	324.20	328.20	324.40				328.14
ELEVENTH	269.60	273.80	274.40	277.00	276.40	276.00	274.40				274.51
TWELFTH	257.80	262.20	256.60	251.80	249.40	252.80	256.80				255.34
KINDERGARTEN	348.50	357.50	355.50	353.50	352.50	354.50	357.50				354.21
GRADES 1-3	1,090.00	1,100.00	1,087.00	1,085.00	1,083.00	1,084.00	1,081.00				1,087.14
GRADE 4	325.00	328.00	328.00	326.00	327.00	332.00	333.00				328.43
GRADES 5-6	703.00	705.00	707.00	703.00	697.00	699.00	694.00				701.14
GRADES 7-8	673.50	677.67	677.67	676.98	678.81	677.81	681.81				677.75
GRADES 9-12	1,182.40	1,189.00	1,182.00	1,180.40	1,167.60	1,172.60	1,171.20				1,177.89
*** TOTALS	4,322.40	4,357.17	4,337.17	4,324.88	4,305.91	4,319.91	4,318.51				4,326.56

## Eligible High Poverty School Enrollment

GRADES	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	AVERAGE
HALF-DY.	0.00	0.00	0.00	0.00	0.00	0.00					0.00
FULL-DY.	247.00	254.00	251.00	251.00	251.00	252.00	254.00				251.43
FIRST	264.00	269.00	267.00	262.00	262.00	262.00	265.00				264.43
SECOND	278.00	280.00	277.00	276.00	274.00	276.00	277.00				276.86
THIRD	276.00	280.00	279.00	281.00	280.00	278.00	276.00				278.57
*** TOTALS	1,065.00	1,083.00	1,074.00	1,070.00	1,067.00	1,068.00	1,072.00				1,071.29

## SUMMARY OF FULL-TIME EQUIVALENT ENROLLMENT AS REPORTED ON FORM P223 FOR SCHOOL YEAR ENDING 2016

## Total ALE Enrollment

GRADES	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	AVERAGE
HALF-DY.	4.50	4.50	4.50	4.50	4.50	4.50	4.50				4.50
FULL-DY.	0.00	0.00	0.00	0.00	0.00	0.00	0.00				0.00
FIRST	11.00	10.00	10.00	11.00	11.00	11.00	10.00				10.57
SECOND	9.00	9.00	9.00	9.00	8.00	8.00	8.00				8.57
THIRD	17.00	17.00	17.00	17.00	17.00	18.00	17.00				17.14
FOURTH	7.00	6.00	6.00	6.00	5.00	6.00	6.00				6.00
FIFTH	8.00	8.00	8.00	8.00	8.00	8.00	8.00				8.00
SIXTH	8.00	8.38	8.38	8.38	8.38	8.38	8.38				8.33
SEVENTH	2.83	3.00	3.00	3.00	3.00	3.00	3.00				2.98
EIGHTH	4.15	4.15	4.15	4.00	4.15	4.32	5.32				4.32
NINTH	1.00	1.00	1.00	2.00	2.00	2.00	6.00				2.14
TENTH	5.00	5.00	6.00	6.00	6.00	7.00	9.00				6.29
ELEVENTH	5.00	8.00	8.00	9.00	8.00	8.00	9.80				7.97
TWELFTH	26.00	27.00	28.00	25.00	25.00	26.00	26.80				26.26
*** TOTALS	108.48	111.03	113.03	112.88	110.03	114.20	121.80				113.06

## VOCATIONAL/SECONDARY AND SKILL CENTER ENROLLMENT BELOW IS INCLUDED IN K-12 ENROLLMENT:

VOC 9-12	213.20	226.60	230.20	228.00	179.20	169.00	167.00				201.89
SKILL CNTR	0.00	0.00	0.00	0.00	0.00	0.00	0.00				0.00
VOC 7-8	13.28	13.40	13.08	11.92	11.56	13.60	12.88				12.82
ALE VOC 9-12	1.00	3.00	3.00	2.80	2.80	2.80	3.40				2.69
ALE SK CNTR	0.00	0.00	0.00	0.00	0.00	0.00	0.00				0.00
ALE VOC 7-8	0.00	0.00	0.00	0.00	0.00	0.00	0.00				0.00

## Running Start, UW, and Open Door [1418] Enrollment below is NOT included in K-12 Enrollment

Running Start at COL		OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	AVERAGE
NONVOC.		64.39	64.39	60.94	63.54	63.13	62.34				63.12
VOCATIONAL		0.67	0.67	0.67	0.33	0.33	0.33				0.50
Running Start in HS	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	AVERAGE
NONVOC.		0.00	0.00	0.00	0.00	0.00	0.00				0.00
VOCATIONAL		0.00	0.00	0.00	0.00	0.00	0.00				0.00

## Open Doors [1418] - 10-month average of the school year's 12 months

GRADES	SEPT	OCT	NOV	DEC	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	AVERAGE
NONVOC.	8.00	9.00	6.78	4.72	4.17	4.32	8.33						6.47
VOCATIONAL	0.00	0.00	0.80	0.80	1.50	1.32	1.33						0.82

## SUMMARY OF FULL-TIME EQUIVALENT ENROLLMENT AS REPORTED ON FORM P223 FOR SCHOOL YEAR ENDING 2016

Cheney S.D. No. 360

Spokane County No. 32

E.S.D. 101

P-240 Ancillary Services

GRADES	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	TOTAL
Kindergarten											
Grades 1-3											
Grade 4											
Grades 5-6											
Grades 7-8											
Grades 9-12											
SUBTOTAL											

P-223S SUMMER ENROLLMENT	K-12 P-223S	* ALE P-223S	* Eligible High Poverty P-223S	TOTAL P-240	TOTAL P-223	GRAND TOTAL
Kindergarten					354.21	354.21
Grades 1-3					1,087.14	1,087.14
Grade 4					328.43	328.43
Grades 5-6					701.14	701.14
Grades 7-8					677.75	677.75
Grades 9-12					1,177.89	1,177.89
TOTAL					4,326.56	4,326.56
					RUNNING START TOTAL	63.62
					OD [1418] TOTAL	7.30
* NOT INCLUDED IN GRAND TOTAL						
					GRAND TOTAL	4,397.48

## SUMMARY OF FULL-TIME EQUIVALENT ENROLLMENT AS REPORTED ON FORM P223 FOR SCHOOL YEAR ENDING 2016

## VOCATIONAL PROGRAM TOTALS

	P-223	P-223S	Total Voc Enrollment	ALE P-223	ALE P-223S	Total ALE Voc Enrollment
Voc 7-8	12.82		12.82	0.00		0.00
Voc 9-12	201.89		201.89	2.69		2.69
Skill Cntr	0.00		0.00	0.00		0.00

I hereby certify that all students are reported in accordance with enrollment reporting rules and instructions, and that supporting student records are available for audit.

---

District Superintendent or Authorized Official



## 4. ABILITY TO PROVIDE CAPITAL FUNDING SUPPORT

The following pages outline the Cheney Public Schools current indebtedness and bond funding capacity. The current maximum remaining bonding capacity is \$80,762,434 in local funds to achieve the Cheney Public School's long range facility plans. These documents are prepared and provided by Jon Gores, of D.A. Davidson. The number above represents the maximum level of allowed indebtedness, and it does not represent the amount necessary to complete facility master plans for Cheney Public Schools.

Based upon the financial statistics provided by D.A. Davidson, the Cheney Public School's overall financial status is as follows:

Assessed Valuation, Cheney SD:	\$3,032,348,683
Current Indebtedness	\$70,855,000
Remaining Bond Capacity	\$80,762,434
Current Cost per \$1,000 Assessment	\$1.76
Current Debt Pay-off Date:	December 1, 2028

Various possible scenarios are possible related to the types and costs of projects associated with this facilities initiative. Final bond amount and tax impact shall be calculated after school board direction has been given. For the purposes of consideration by Cheney Public Schools, Jon Gores provided the information included at the end of this chapter to help understand the tax impact of two different amounts for the proposed bond.

# Cheney School District No. 360

2000-2016

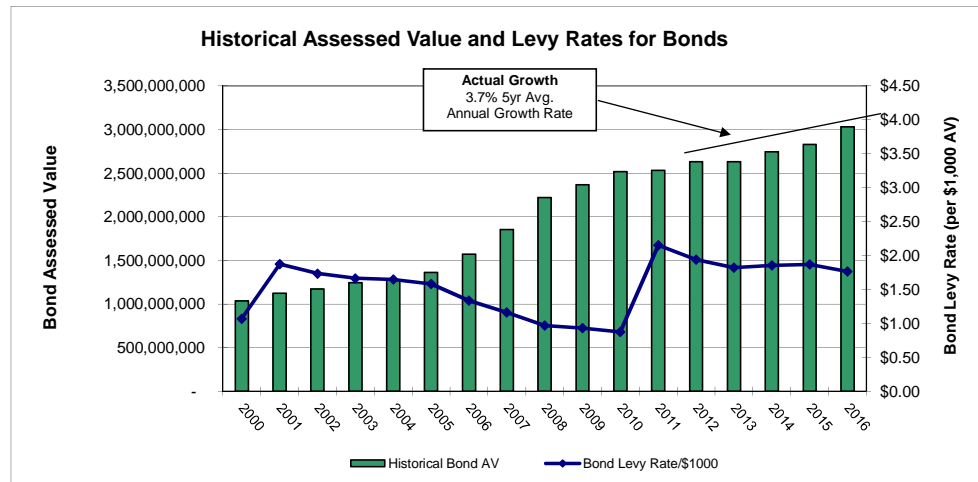
Year	Historical Bond AV	New Construction	Bond Levy Rate/\$1000	% change	New Const. as % of AV
2000	1,037,022,394		\$1.07	N/A	
2001	1,122,790,298		\$1.88	8.3%	
2002	1,172,153,771	20,575,153	\$1.74	4.4%	1.8%
2003	1,243,099,959	21,396,960	\$1.66	6.1%	1.7%
2004	1,278,854,659	31,771,925	\$1.65	2.9%	2.5%
2005	1,361,824,164	42,419,991	\$1.58	6.5%	3.1%
2006	1,572,478,955	91,092,444	\$1.34	15.5%	5.8%
2007	1,852,278,310	129,597,263	\$1.16	17.8%	7.0%
2008	2,219,259,947	125,839,744	\$0.97	19.8%	5.7%
2009	2,368,047,094	98,531,491	\$0.93	6.7%	4.2%
2010	2,517,959,108	58,535,811	\$0.87	6.3%	2.3%
2011	2,532,293,839	80,827,590	\$2.15	0.6%	3.2%
2012	2,629,884,815	34,937,252	\$1.94	3.9%	1.3%
2013	2,631,641,383	70,480,761	\$1.82	0.1%	2.7%
2014	2,746,294,770	40,366,927	\$1.86	4.4%	1.5%
2015	2,827,944,837	62,290,097	\$1.87	3.0%	2.2%
2016	3,032,348,683	78,400,686	\$1.76	7.2%	2.6%

5 year Compound Annual Growth Rate (2011-2016):

3.7%

10 year Compound Annual Growth Rate (2006-2016):

6.8%



**Cheney School District No. 360**  
Debt Capacity Analysis

<b>Cheney School District No. 360</b>	
<u><b>Voted Debt Capacity</b></u>	
2016 Bond Assessed Value	\$ 3,032,348,683
Statutory Capacity Rate	5.000%
Total Statutory Capacity	<u>\$ 151,617,434</u>
Less: Outstanding Voted Debt	\$ (70,855,000)
Less: Outstanding Non-Voted Debt*	-
Plus: Debt Service Fund Balance	
Remaining Capacity	<u><u>\$ 80,762,434</u></u>

<b>Cheney School District No. 360</b>	
<u><b>Non-Voted Debt Capacity</b></u>	
2016 Bond Assessed Value	\$ 3,032,348,683
Statutory Capacity Rate	0.375%
Total Statutory Capacity	<u>\$ 11,371,308</u>
Less: Outstanding Non-Voted Debt*	-
Less: Refundings Use of Non-Voted Capacity (est.)	-
Remaining Capacity	<u><u>\$ 11,371,308</u></u>
	100.00%

\* As of September 1, 2015

## Cheney School District No. 360

Spokane and Whitman Counties

	<i>Par at Issuance</i>	<i>Outstanding</i>	<i>Use (New, Ref)</i>	<i>Low Coupon</i>	<i>High Coupon</i>	<i>Callable Par</i>	<i>Call Date</i>	<i>Call Price</i>	<i>Notes</i>
<b>Voter Approved General Obligation Bonds</b>									
UTGO Bonds, 2010	51,000,000	44,400,000	New	5.00%	5.00%	20,025,000	6/1/2020	100	
UTGO Bonds, 2010 - QSCBs	17,500,000	17,500,000	New	4.306%	4.956%	17,500,000	12/1/2020	100	
UTGO Bonds, 2012A	9,330,000	8,955,000	New	2.00%	4.00%	785,000	6/1/2022	100	
<b>Total</b>	<b>77,830,000</b>	<b>70,855,000</b>				<b>38,310,000</b>			

# Cheney School District No. 360

Spokane and Whitman Counties

As of April 8, 2016

Payment Dates	Calendar Basis				Budget Basis				Payment Dates
	Principal	Interest	Total DS	Fed. Reimb.	Principal	Interest	Total DS	Fed. Reimb. Net. DS	
06/01/16	-	1,575,428	1,575,428	(380,753.46)					06/01/12
12/01/16	2,945,000	1,575,428	4,520,428	(380,753.46)	2016	2,945,000	3,150,855	6,095,855 (761,507) 5,334,348	12/01/12
06/01/17	-	1,532,190	1,532,190	(380,753.46)					06/01/13
12/01/17	3,240,000	1,532,190	4,772,190	(380,753.46)	2017	3,240,000	3,064,380	6,304,380 (761,507) 5,542,873	12/01/13
06/01/18	-	1,477,428	1,477,428	(380,753.46)					06/01/14
12/01/18	3,570,000	1,477,428	5,047,428	(380,753.46)	2018	3,570,000	2,954,855	6,524,855 (761,507) 5,763,348	12/01/14
06/01/19	-	1,423,671	1,423,671	(380,753.46)					06/01/15
12/01/19	3,905,000	1,423,671	5,328,671	(380,753.46)	2019	3,905,000	2,847,343	6,752,343 (761,507) 5,990,836	12/01/15
06/01/20	-	1,351,984	1,351,984	(380,753.46)					06/01/16
12/01/20	4,285,000	1,351,984	5,636,984	(380,753.46)	2020	4,285,000	2,703,968	6,988,968 (761,507) 6,227,461	12/01/16
06/01/21	-	1,266,509	1,266,509	(380,753.46)					06/01/17
12/01/21	4,705,000	1,266,509	5,971,509	(380,753.46)	2021	4,705,000	2,533,018	7,238,018 (761,507) 6,476,511	12/01/17
06/01/22	-	1,172,234	1,172,234	(380,753.46)					06/01/18
12/01/22	5,150,000	1,172,234	6,322,234	(380,753.46)	2022	5,150,000	2,344,468	7,494,468 (761,507) 6,732,961	12/01/18
06/01/23	-	1,053,429	1,053,429	(345,939.01)					06/01/19
12/01/23	5,810,000	1,053,429	6,863,429	(345,939.01)	2023	5,810,000	2,106,858	7,916,858 (691,878) 7,224,980	12/01/19
06/01/24	-	916,777	916,777	(286,498.99)					06/01/20
12/01/24	6,245,000	916,777	7,161,777	(286,498.99)	2024	6,245,000	1,833,555	8,078,555 (572,998) 7,505,557	12/01/20
06/01/25	-	768,099	768,099	(223,190.14)					06/01/21
12/01/25	6,705,000	768,099	7,473,099	(223,190.14)	2025	6,705,000	1,536,199	8,241,199 (446,380) 7,794,819	12/01/21
06/01/26	-	605,901	605,901	(154,736.23)					06/01/22
12/01/26	7,190,000	605,901	7,795,901	(154,736.23)	2026	7,190,000	1,211,802	8,401,802 (309,472) 8,092,330	12/01/22
06/01/27	-	426,873	426,873	(78,984.76)					06/01/23
12/01/27	7,710,000	426,873	8,136,873	(78,984.76)	2027	7,710,000	853,745	8,563,745 (157,970) 8,405,776	12/01/23
06/01/28	-	234,875	234,875	-					06/01/24
12/01/28	9,395,000	234,875	9,629,875	-	2028	9,395,000	469,750	9,864,750 - 9,864,750	12/01/24
06/01/29	-	-	-	-					06/01/25
12/01/29	-	-	-	-	2029	-	-	- - -	12/01/25
06/01/30	-	-	-	-					06/01/26
12/01/30	-	-	-	-	2030	-	-	- - -	12/01/26
Total	70,855,000	27,610,794	98,465,794	(7,509,247)		70,855,000	27,610,794	(7,509,247) 90,956,547	

Blue Lettering indicates Calendar Year Debt Service.

Red Lettering indicates Budget Year Debt Service.

**Cheney School District No. 360**  
**Spokane and Whitman Counties**  
*As of April 8, 2016*

Bond Issue:	UTGO Bonds, 2010			UTGO Bonds, 2010 - QSCBs				UTGO Bonds, 2012A		
Original Par:	51,000,000			17,500,000				9,330,000		
Outstanding Par:	44,400,000			17,500,000				8,955,000		
Type of Issue:	New			New				New		
Callable Par:	20,025,000			17,500,000				785,000		
Call Date:	6/1/2020			12/1/2020				6/1/2022		
Call Price:	100			100				100		
Refunding Options:	AR			AR				AR		
Min Coup:	5.000%			4.306%				2.000%		
Max Coup:	5.000%			4.956%				4.000%		
Notes:				* Assuming 93.2% collection on reimbursement						
Payment Dates	Principal	Coupon	Interest	Principal	Coupon	Interest	Fed. Reimb.	Principal	Coupon	Interest
06/01/16	-		1,035,919	-		408,534	(380,753)	-		130,975
12/01/16	2,720,000	2.875/3.00%	1,035,919	-		408,534	(380,753)	225,000	3.000%	130,975
06/01/17	-		996,056	-		408,534	(380,753)	-		127,600
12/01/17	2,095,000	3.25/4.00%	996,056	-		408,534	(380,753)	1,145,000	3.000%	127,600
06/01/18	-		958,469	-		408,534	(380,753)	-		110,425
12/01/18	2,115,000	3.25/4.00%	958,469	-		408,534	(380,753)	1,455,000	2.000%	110,425
06/01/19	-		919,263	-		408,534	(380,753)	-		95,875
12/01/19	3,060,000	3.50/4.00%	919,263	-		408,534	(380,753)	845,000	3.000%	95,875
06/01/20	-		860,250	-		408,534	(380,753)	-		83,200
12/01/20	2,120,000	5.000%	860,250	-		408,534	(380,753)	2,165,000	3.000%	83,200
06/01/21	-		807,250	-		408,534	(380,753)	-		50,725
12/01/21	2,370,000	5.000%	807,250	-		408,534	(380,753)	2,335,000	3.000%	50,725
06/01/22	-		748,000	-		408,534	(380,753)	-		15,700
12/01/22	2,630,000	5.000%	748,000	1,735,000	4.306%	408,534	(380,753)	785,000	4.000%	15,700
06/01/23	-		682,250	-		371,179	(345,939)			
12/01/23	2,915,000	5.000%	682,250	2,895,000	4.406%	371,179	(345,939)			
06/01/24	-		609,375	-		307,402	(286,499)			
12/01/24	3,230,000	5.000%	609,375	3,015,000	4.506%	307,402	(286,499)			
06/01/25	-		528,625	-		239,474	(223,190)			
12/01/25	3,550,000	5.000%	528,625	3,155,000	4.656%	239,474	(223,190)			
06/01/26	-		439,875	-		166,026	(154,736)			
12/01/26	3,910,000	5.000%	439,875	3,280,000	4.956%	166,026	(154,736)			
06/01/27	-		342,125	-		84,748	(78,985)			
12/01/27	4,290,000	5.000%	342,125	3,420,000	4.956%	84,748	(78,985)			
06/01/28	-		234,875							
12/01/28	9,395,000	5.000%	234,875							
Total	44,400,000		18,324,663	17,500,000		8,057,132	(7,509,247)	8,955,000		1,229,000

  Current Refunding Only

  Advance Refundable

Abbreviations: UTGO = New Money Only; UTGOR = Refunding Only; UTGO & R = New Money and Refunding

**Cheney School District No. 360**  
**Spokane and Whitman Counties**  
**As of April 8, 2016**

*Calendar Debt Service Payments*

<b>Outstanding Debt</b>					
Date	Principal	Interest	Total	Fed. Reimb.	Net. DS
12/01/16	2,945,000	3,150,855	6,095,855	(761,507)	5,334,348.09
12/01/17	3,240,000	3,064,380	6,304,380	(761,507)	5,542,873.09
12/01/18	3,570,000	2,954,855	6,524,855	(761,507)	5,763,348.09
12/01/19	3,905,000	2,847,343	6,752,343	(761,507)	5,990,835.59
12/01/20	4,285,000	2,703,968	6,988,968	(761,507)	6,227,460.59
12/01/21	4,705,000	2,533,018	7,238,018	(761,507)	6,476,510.59
12/01/22	5,150,000	2,344,468	7,494,468	(761,507)	6,732,960.59
12/01/23	5,810,000	2,106,858	7,916,858	(691,878)	7,224,980.37
12/01/24	6,245,000	1,833,555	8,078,555	(572,998)	7,505,556.72
12/01/25	6,705,000	1,536,199	8,241,199	(446,380)	7,794,818.52
12/01/26	7,190,000	1,211,802	8,401,802	(309,472)	8,092,329.54
12/01/27	7,710,000	853,745	8,563,745	(157,970)	8,405,775.67
12/01/28	9,395,000	469,750	9,864,750	-	9,864,750.00
12/01/29	-	-	-	-	-
<b>Total</b>	<b>70,855,000</b>	<b>27,610,794</b>	<b>98,465,794</b>	<b>(7,509,247)</b>	<b>90,956,547</b>

**Declining Balance**

Date	Total	% Princ. Paid
12/01/16	67,910,000	4.16%
12/01/17	64,670,000	8.73%
12/01/18	61,100,000	13.77%
12/01/19	57,195,000	19.28%
12/01/20	52,910,000	25.33%
12/01/21	48,205,000	31.97%
12/01/22	43,055,000	39.24%
12/01/23	37,245,000	47.43%
12/01/24	31,000,000	56.25%
12/01/25	24,295,000	65.71%
12/01/26	17,105,000	75.86%
12/01/27	9,395,000	86.74%
12/01/28	-	100.00%
12/01/29	-	100.00%

# Cheney School District No. 360

Scenario 10: February 2017 Election: \$40 million, 20 yr term, 2 Sales

Calculation Factors			
Rating:	Aa3 Moody's Rating		
Interest Rates:	Current Rates plus 150 bps		
Assessed Value Increases at:			
Actual	2015	2.97%	
Actual	2016	7.23%	
	2017-2034	3.00%	
		<u>Issue 1</u>	<u>Issue 2</u>
Bonds Issued:		6/1/17	12/1/18
Issue Size:		\$20.000M	\$20.000M
Term (years):		19.5	20.0
			<u>Total</u>
			\$40.000M

Tax Rate Impact:

NOTES:

- DS Fund buildup 2018-20

Assessed Value Summary (\$000's)					Levy Amount Detail (\$000's)							Levy Rate Detail											
		Bond AV Growth	M&O Growth				Fed. Reimb.			Debt Service Fund Incr/ (Decr)	Total Bond Levy	Total School Levy				Fed. Reimb. Pymt			Total New Bonds	Debt Service Fund Incr/ (Decr)	Total Bonds	Total School Levy Rate	Year
Year	Bond AV	Rate	M&O AV	Rate	M&O Levy	Prior Debt	Pymt	2017	2018	Total New Bonds			M&O Levy	Prior Debt		2017	2018						
2000	1,037,022	N/A	1,036,856	N/A	3,931	1,103					1,103	6,142	3.79	1.07							1.07	5.93	2000
2001	1,122,790	8.27%	1,122,443	8.25%	3,905	2,101					2,101	6,006	3.48	1.88							1.88	5.35	2001
2002	1,172,154	4.40%	1,171,674	4.39%	4,006	2,030					2,030	6,036	3.42	1.74							1.74	5.15	2002
2003	1,243,100	6.05%	1,242,890	6.08%	4,307	2,065					2,065	6,372	3.47	1.66							1.66	5.13	2003
2004	1,278,855	2.88%	1,278,646	2.88%	4,383	2,105					2,105	6,488	3.43	1.65							1.65	5.08	2004
2005	1,361,824	6.49%	1,361,563	6.48%	4,506	2,151					2,151	6,657	3.31	1.58							1.58	4.89	2005
2006	1,572,479	15.47%	1,572,144	15.47%	4,870	2,100					2,100	6,970	3.10	1.34							1.34	4.43	2006
2007	1,852,278	17.79%	1,851,753	17.79%	5,132	2,154					2,154	8,391	2.77	1.16							1.16	4.53	2007
2008	2,219,260	19.81%	2,218,656	19.81%	5,394	2,150					2,150	8,650	2.43	0.97							0.97	3.90	2008
2009	2,368,047	6.70%	2,367,572	6.71%	5,987	2,201					2,201	11,788	2.53	0.93							0.93	4.98	2009
2010	2,517,959	6.33%	2,517,829	6.35%	6,501	2,197	-				2,197	12,294	2.59	0.87							0.87	4.89	2010
2011	2,532,294	0.57%	2,532,149	0.57%	7,400	5,450	-				5,450	12,850	2.92	2.15							2.15	5.07	2011
2012	2,629,885	3.85%	2,629,765	3.86%	7,727	5,100	-				5,100	12,827	2.94	1.94							1.94	4.88	2012
2013	2,631,641	0.07%	2,631,392	0.06%	8,500	4,800	-				4,800	13,300	3.23	1.82							1.82	5.05	2013
2014	2,746,295	4.36%	2,745,807	4.35%	8,800	5,942	(758)	-	-		(84)	5,100	13,900	3.20	2.16	(0.28)	-	-	-	(0.03)	1.86	5.06	2014
2015	2,827,945	2.97%	2,827,471	2.97%	9,132	5,890	(757)	-	-		158	5,290	14,422	3.23	2.08	(0.27)	-	-	-	0.06	1.87	5.10	2015
2016	3,032,349	7.23%	3,031,664	7.22%	9,300	6,096	(762)	-	-		16	5,350	14,650	3.07	2.01	(0.25)	-	-	-	0.01	1.76	4.83	2016
2017	3,123,319	3.00%	3,122,614	3.00%	9,500	6,304	(762)	-	-		-	5,543	15,043	3.04	2.02	(0.24)	-	-	-	-	1.77	4.82	2017
2018	3,217,019	3.00%	3,216,293	3.00%	9,700	6,525	(762)	1,954	-	1,954	98	7,815	17,515	3.02	2.03	(0.24)	0.61	-	0.61	0.03	2.43	5.45	2018
2019	3,313,529	3.00%	3,312,781	3.00%	9,991	6,752	(762)	1,089	913	2,001	60	8,052	18,043	3.02	2.04	(0.23)	0.33	0.28	0.60	0.02	2.43	5.45	2019
2020	3,412,935	3.00%	3,412,165	3.00%	10,291	6,989	(762)	1,131	913	2,044	20	8,292	18,583	3.02	2.05	(0.22)	0.33	0.27	0.60	0.01	2.43	5.45	2020
2021	3,515,323	3.00%	3,514,530	3.00%	10,599	7,238	(762)	1,152	913	2,065		8,541	19,141	3.02	2.06	(0.22)	0.33	0.26	0.59	-	2.43	5.45	2021
2022	3,620,783	3.00%	3,619,966	3.00%	10,917	7,494	(762)	1,151	913	2,064		8,797	19,714	3.02	2.07	(0.21)	0.32	0.25	0.57	-	2.43	5.45	2022
2023	3,729,406	3.00%	3,728,565	3.00%	11,245	7,917	(692)	924	913	1,837		9,062	20,307	3.02	2.12	(0.19)	0.25	0.24	0.49	-	2.43	5.45	2023
2024	3,841,289	3.00%	3,840,421	3.00%	11,582	8,079	(573)	915	913	1,828		9,333	20,916	3.02	2.10	(0.15)	0.24	0.24	0.48	-	2.43	5.45	2024
2025	3,956,527	3.00%	3,955,634	3.00%	11,930	8,241	(446)	905	913	1,818		9,613	21,543	3.02	2.08	(0.11)	0.23	0.23	0.46	-	2.43	5.45	2025
2026	4,075,223	3.00%	4,074,303	3.00%	12,288	8,402	(309)	896	913	1,809		9,901	22,189	3.02	2.06	(0.08)	0.22	0.22	0.44	-	2.43	5.45	2026
2027	4,197,480	3.00%	4,196,532	3.00%	12,656	8,564	(158)	876	913	1,789		10,195	22,851	3.02	2.04	(0.04)	0.21	0.22	0.43	-	2.43	5.44	2027
2028	4,323,404	3.00%	4,322,428	3.00%	13,036	9,865	-	772	913	1,685		11,550	24,586	3.02	2.28	-	0.18	0.21	0.39	-	2.67	5.69	2028
2029	4,453,106	3.00%	4,452,101	3.00%	13,427	-	-	3,277	913	4,190		4,190	17,617	3.02	-	-	0.74	0.20	0.94	-	0.94	3.96	2029
2030	4,586,699	3.00%	4,585,664	3.00%	13,830	-	-	3,402	913	4,315		4,315	18,145	3.02	-	-	0.74	0.20	0.94	-	0.94	3.96	2030
2031	4,724,300	3.00%	4,723,234	3.00%	14,245	-	-	3,200	1,248	4,448		4,448	18,692	3.02	-	-	0.68	0.26	0.94	-	0.94	3.96	2031
2032	4,866,029	3.00%	4,864,931	3.00%	14,672	-	-	2,060	2,519	4,579		4,579	19,251	3.02	-	-	0.42	0.52	0.94	-	0.94	3.96	2032
2033	5,012,010	3.00%	5,010,879	3.00%	15,112	-	-	2,129	2,588	4,717		4,717	19,829	3.02	-	-	0.42	0.52	0.94	-	0.94	3.96	2033
2034	5,162,371	3.00%	5,161,205	3.00%	15,566	-	-	2,195	2,661	4,856		4,856	20,421	3.02	-	-	0.43	0.52	0.94	-	0.94	3.96	2034
2035	5,317,242	3.00%	5,316,041	3.00%	16,033	-	-	2,264	2,741	5,004		5,004	21,037	3.02	-	-	0.43	0.52	0.94	-	0.94	3.96	2035
2036	5,476,759	3.00%	5,475,523	3.00%	16,514	-	-	2,344	2,812	5,156		5,156	21,670	3.02	-	-	0.43	0.51	0.94	-	0.94	3.96	2036
2037	5,641,062	3.00%	5,639,788	3.00%	17,009	-	-	-	5,309	5,309		5,309	22,318	3.02	-	-	-	0.94	0.94	-	0.94	3.96	2037
2038	5,810,294	3.00%	5,808,982	3.00%	17,519	-	-	-	5,465	5,465		5,465	22,984	3.02	-	-	-	0.94	0.94	-	0.94	3.96	2038
2039	5,984,602	3.00%	5,983,252	3.00%	18,045	-	-	-	-	-		-	18,045	3.02	-	-	-	-	-	-	-	3.02	2039
Total Debt Service								\$32,635	\$36,297	\$68,932													
Total Interest								\$12,635	\$16,297	\$28,932													
Bond Yield								4.38%	4.57%														

Run Date: 4.20.16



# Cheney School District No. 360

Scenario 11: February 2017 Election: \$55 million, 20 yr term, 2 Sales

Calculation Factors				
Rating:	Aa3 Moody's Rating			
Interest Rates:	Current Rates plus 150 bps			
Assessed Value Increases at:				
Actual	2015	2.97%		
Actual	2016	7.23%		
	2017-2034	3.00%		
		<u>Issue 1</u>	<u>Issue 2</u>	<u>Total</u>
Bonds Issued:		6/1/17	12/1/18	
Issue Size:		\$27.500M	\$27.500M	\$55.000M
Term (years):		19.5	20.0	

Tax Rate Impact:

NOTES:

- DS Fund buildup 2018-20

Assessed Value Summary (\$000's)					Levy Amount Detail (\$000's)							Levy Rate Detail											
		Bond AV Growth			M&O Growth					Debt Service Fund Incr/ (Decr)	Total Bond Levy	Total School Levy			Prior Debt	Fed. Reimb. Pymt			Total New Bonds	Debt Service Fund Incr/ (Decr)	Total Bonds	Total School Levy Rate	Year
Year	Bond AV	Rate	M&O AV	Rate	M&O Levy	Prior Debt	Fed. Reimb. Pymt	2017	2018	Total New Bonds			M&O Levy	Prior Debt	Fed. Reimb. Pymt	2017	2018	Total New Bonds					
2000	1,037,022	N/A	1,036,856	N/A	3,931	1,103					1,103	6,142	3.79	1.07							1.07	5.93	2000
2001	1,122,790	8.27%	1,122,443	8.25%	3,905	2,101					2,101	6,006	3.48	1.88							1.88	5.35	2001
2002	1,172,154	4.40%	1,171,674	4.39%	4,006	2,030					2,030	6,036	3.42	1.74							1.74	5.15	2002
2003	1,243,100	6.05%	1,242,890	6.08%	4,307	2,065					2,065	6,372	3.47	1.66							1.66	5.13	2003
2004	1,278,855	2.88%	1,278,646	2.88%	4,383	2,105					2,105	6,488	3.43	1.65							1.65	5.08	2004
2005	1,361,824	6.49%	1,361,563	6.48%	4,506	2,151					2,151	6,657	3.31	1.58							1.58	4.89	2005
2006	1,572,479	15.47%	1,572,144	15.47%	4,870	2,100					2,100	6,970	3.10	1.34							1.34	4.43	2006
2007	1,852,278	17.79%	1,851,753	17.79%	5,132	2,154					2,154	8,391	2.77	1.16							1.16	4.53	2007
2008	2,219,260	19.81%	2,218,656	19.81%	5,394	2,150					2,150	8,650	2.43	0.97							0.97	3.90	2008
2009	2,368,047	6.70%	2,367,572	6.71%	5,987	2,201					2,201	11,788	2.53	0.93							0.93	4.98	2009
2010	2,517,959	6.33%	2,517,829	6.35%	6,501	2,197	-				2,197	12,294	2.59	0.87							0.87	4.89	2010
2011	2,532,294	0.57%	2,532,149	0.57%	7,400	5,450	-			-	5,450	12,850	2.92	2.15							2.15	5.07	2011
2012	2,629,885	3.85%	2,629,765	3.86%	7,727	5,100	-			-	5,100	12,827	2.94	1.94							1.94	4.88	2012
2013	2,631,641	0.07%	2,631,392	0.06%	8,500	4,800	-			-	4,800	13,300	3.23	1.82							1.82	5.05	2013
2014	2,746,295	4.36%	2,745,807	4.35%	8,800	5,942	(758)	-	-	-	(84)	5,100	13,900	3.20	2.16	(0.28)	-	-	-	(0.03)	1.86	5.06	2014
2015	2,827,945	2.97%	2,827,471	2.97%	9,132	5,890	(757)	-	-	-	158	5,290	14,422	3.23	2.08	(0.27)	-	-	-	0.06	1.87	5.10	2015
2016	3,032,349	7.23%	3,031,664	7.22%	9,300	6,096	(762)	-	-	-	16	5,350	14,650	3.07	2.01	(0.25)	-	-	-	0.01	1.76	4.83	2016
2017	3,123,319	3.00%	3,122,614	3.00%	9,500	6,304	(762)	-	-	-		5,543	15,043	3.04	2.02	(0.24)	-	-	-	-	1.77	4.82	2017
2018	3,217,019	3.00%	3,216,293	3.00%	9,700	6,525	(762)	2,419	-	2,419	121	8,304	18,004	3.02	2.03	(0.24)	0.75	-	0.75	0.04	2.58	5.60	2018
2019	3,313,529	3.00%	3,312,781	3.00%	9,991	6,752	(762)	1,251	1,242	2,493	75	8,558	18,549	3.02	2.04	(0.23)	0.38	0.37	0.75	0.02	2.58	5.60	2019
2020	3,412,935	3.00%	3,412,165	3.00%	10,291	6,989	(762)	1,319	1,242	2,561	26	8,814	19,105	3.02	2.05	(0.22)	0.39	0.36	0.75	0.01	2.58	5.60	2020
2021	3,515,323	3.00%	3,514,530	3.00%	10,599	7,238	(762)	1,361	1,242	2,602		9,079	19,678	3.02	2.06	(0.22)	0.39	0.35	0.74	-	2.58	5.60	2021
2022	3,620,783	3.00%	3,619,966	3.00%	10,917	7,494	(762)	1,380	1,242	2,622		9,355	20,272	3.02	2.07	(0.21)	0.38	0.34	0.72	-	2.58	5.60	2022
2023	3,729,406	3.00%	3,728,565	3.00%	11,245	7,917	(692)	1,179	1,242	2,420		9,645	20,890	3.02	2.12	(0.19)	0.32	0.33	0.65	-	2.59	5.60	2023
2024	3,841,289	3.00%	3,840,421	3.00%	11,582	8,079	(573)	1,179	1,242	2,420		9,926	21,508	3.02	2.10	(0.15)	0.31	0.32	0.63	-	2.58	5.60	2024
2025	3,956,527	3.00%	3,955,634	3.00%	11,930	8,241	(446)	1,184	1,247	2,430		10,225	22,155	3.02	2.08	(0.11)	0.30	0.32	0.61	-	2.58	5.60	2025
2026	4,075,223	3.00%	4,074,303	3.00%	12,288	8,402	(309)	1,193	1,242	2,435		10,527	22,815	3.02	2.06	(0.08)	0.29	0.30	0.60	-	2.58	5.60	2026
2027	4,197,480	3.00%	4,196,532	3.00%	12,656	8,564	(158)	1,188	1,252	2,439		10,845	23,501	3.02	2.04	(0.04)	0.28	0.30	0.58	-	2.58	5.60	2027
2028	4,323,404	3.00%	4,322,428	3.00%	13,036	9,865	-	1,177	1,241	2,419		12,283	25,319	3.02	2.28	-	0.27	0.29	0.56	-	2.84	5.86	2028
2029	4,453,106	3.00%	4,452,101	3.00%	13,427	-	-	2,977	3,036	6,014		6,014	19,441	3.02	-	-	0.67	0.68	1.35	-	1.35	4.37	2029
2030	4,586,699	3.00%	4,585,664	3.00%	13,830	-	-	3,067	3,132	6,199		6,199	20,029	3.02	-	-	0.67	0.68	1.35	-	1.35	4.37	2030
2031	4,724,300	3.00%	4,723,234	3.00%	14,245	-	-	5,298	1,084	6,382		6,382	20,627	3.02	-	-	1.12	0.23	1.35	-	1.35	4.37	2031
2032	4,866,029	3.00%	4,864,931	3.00%	14,672	-	-	3,162	3,409	6,572		6,572	21,244	3.02	-	-	0.65	0.70	1.35	-	1.35	4.37	2032
2033	5,012,010	3.00%	5,010,879	3.00%	15,112	-	-	3,260	3,514	6,773		6,773	21,886	3.02	-	-	0.65	0.70	1.35	-	1.35	4.37	2033
2034	5,162,371	3.00%	5,161,205	3.00%	15,566	-	-	3,357	3,617	6,974		6,974	22,540	3.02	-	-	0.65	0.70	1.35	-	1.35	4.37	2034
2035	5,317,242	3.00%	5,316,041	3.00%	16,033	-	-	4,748	2,435	7,183		7,183	23,216	3.02	-	-	0.89	0.46	1.35	-	1.35	4.37	2035
2036	5,476,759	3.00%	5,475,523	3.00%	16,514	-	-	6,723	674	7,397		7,397	23,910	3.02	-	-	1.23	0.12	1.35	-	1.35	4.37	2036
2037	5,641,062	3.00%	5,639,788	3.00%	17,009	-	-	-	7,619	7,619		7,619	24,628	3.02	-	-	-	1.35	1.35	-	1.35	4.37	2037
2038	5,810,294	3.00%	5,808,982	3.00%	17,519	-	-	-	7,847	7,847		7,847	25,366	3.02	-	-	-	1.35	1.35	-	1.35	4.37	2038
2039	5,984,602	3.00%	5,983,252	3.00%	18,045	-	-	-	-	-		-	18,045	3.02	-	-	-	-	-	-	-	3.02	2039
Total Debt Service								\$47,421	\$48,799	\$96,220													
Total Interest								\$19,921	\$21,299	\$41,220													
Bond Yield								4.47%	4.54%														

Run Date: 4.20.16

## **5. EXISTENCE OF A HOUSING EMERGENCY**

At present, Cheney Public Schools do not have a critical housing emergency in the form of classroom space across the District. None of the District's schools have been damaged from catastrophes or natural disasters such as fires, earthquakes, wind damage or other related structural failures. All of the district's current permanent and temporary facilities are fully operable.

## 6. RACIAL BALANCE OR IMBALANCE

Cheney Public Schools has non-caucasian/white enrollment, hovering around 16.4% of total enrollment. The statistics are as follows (per October 2015 census):

American Indian / Alaskan	118	2.52%
Asian	126	2.69%
African American	129	2.75%
Hispanic	375	8.00%
Hawaiian or Pacific Islander	29	0.62%
Multiracial	209	4.46%
White / Caucasian	<u>3,700</u>	<u>78.96%</u>
Total	4,686	

With the exception of the elementary schools (where students of ethnic backgrounds are relatively evenly distributed), students are funneled through the same schools. Given the relatively balanced ethnic mixes, within each neighborhood school, there is not any reason to adjust attendance boundaries to address any imbalance. At the middle schools and high school levels, all students attend the same schools. As such all racial distribution is "self-leveling", and there is little opportunity for racial imbalance.

<b>10/1/2015</b>	<b>Betz</b>	<b>Salnave</b>	<b>Sunset</b>	<b>Snowdon</b>	<b>Windsor</b>	<b>HW</b>	<b>CMS</b>	<b>WMS</b>	<b>Three Springs</b>	<b>CHS</b>
Amr. Indian or Alaskan Native	6	11	19	10	13	0	14	17	2	26
Asian	9	8	8	12	27	0	11	11	0	40
Black or African American	9	10	12	23	21	1	8	21	0	24
Hispanic	51	40	29	23	39	2	52	46	2	91
Native Hawaiian or Other Pacific Islander	0	0	14	3	1	0	2	3	0	6
Multi-ethnic	20	10	44	11	8	0	21	21	3	71
White	371	316	295	413	448	73	379	409	34	962
<b>Total</b>	<b>466</b>	<b>395</b>	<b>421</b>	<b>495</b>	<b>557</b>	<b>76</b>	<b>487</b>	<b>528</b>	<b>41</b>	<b>1220</b>

## **7. TYPE & EXTENT OF NEW AND/OR ADDITIONS TO EXISTING SCHOOL FACILITIES**

## **7. TYPE, EXTENT AND URGENCY OF NEED FOR NEW SCHOOL SPACE**

Cheney Public Schools has an urgent need for new school space at the high school grade levels and, to a certain extent, at the elementary school grade levels. Growth over the next five years (2016 to 2021) is expected to result in a total of 793 added students – an approximate 2% annual growth rate. This forecast growth comes on top of recent past growth pressures (469 new students between 2010-2015). Thus existing schools are already overflowing into portable classrooms as a short-term fix. See Section 2, Long Range Plan for further details.

The school district added a new middle school and replaced an existing middle school in 2012, along with adding a new elementary school. The middle school populations are adequately accommodated within the new facilities. At the elementary level Betz Elementary, Sunset Elementary, and Windsor Elementary Schools currently address district wide student growth through the use of portable classrooms. At the elementary level there are currently 19 portable classrooms in use at these three sites. Likewise, at Cheney High School portable classrooms have been utilized to address student growth and the co-location of Three Springs High School on the same campus. At that site 15 portable classrooms are in use

The current Cheney High School was last addressed in 1991, and was planned for 900 total students. It is currently serving 1,244 and expected to expand to 1,576 by 2021. Current overcrowding is addressed using the portable classrooms mentioned above, and to some extent utilizing off-site facilities for some events. These conditions hamper students ability to succeed in their educational endeavors, and in some cases, this may result in safety concerns for students and district patrons. The scope of the previous bond measure to address inadequacies at CHS is still needed and additional classroom spaces should be added to that scope to address continued student body growth.

There is the need to address growing elementary school enrollments and eliminate the use of portable classrooms at Sunset, Betz and Windsor Elementary schools. Numerically the current elementary schools appear to be adequate for the current planning horizon, but this is accomplished through the previously mentioned portable classrooms. The immediate need at the elementary school level is to add permanent contiguous classroom space to eliminate the use of portables and to add a gymnasium to Sunset Elementary School to bring that school site on par with other CPS schools.

Beyond the planning period covered by this Study and Survey, CPS should consider a plan to relieve future overcrowding and to move to a more neighborhood based elementary and high school arrangement, by adding a new elementary and high school in the West Plains portion of the district. Preliminary review of the district enrollments and projections indicate that there would be little, if any, state matching funds available for such a project; however, new-in-lieu funding may be available if portions of existing schools are deemed replaceable at a new school site.

## **8. COST BENEFIT ANALYSIS FOR MODERNIZATION OR REPLACEMENT OF EXISTING SCHOOL FACILITIES**

The overall good condition of Cheney's schools, and relatively recent improvements in 1991 (at the High School and several Elementary Schools) and 2001/2002 (at all elementary schools), show that the need to modernize is non-existent in most facilities. The two new middle schools, and the new elementary school, that were built in 2012 are in excellent condition and require no upgrades. The other buildings will become eligible for modernization or replacement in approximately 2025, and these buildings have been kept in generally good repair through on-going school district maintenance and as such do not represent the district's greatest facility need. Cheney Public Schools used excess bond funds from the previous bond measure to address roofing, HVAC, and flooring in many of the district's schools.

Cheney High School does have older sections, and student growth has put pressures on the building that a modernization plan might benefit the school district. However, it is the recommendation of this Study & Survey to minimize modernization until such time that CHS will be eligible for State matching funds. Given the need for additional student space, it is recommended that only small portions of CHS be modernized and additional space be provided in new expansion areas instead.

Importantly, the overall aggregate BCA score for all of Cheney's facilities is 93.58 (out of 100) with many elementary facilities scoring in the 93-100 range. This suggests the physical condition of Cheney school facilities is good to excellent, and the district's maintenance program is working very well. Cheney High School is the lowest scoring facility with an aggregate score of 84.41% or a "fair" rating.

See Section 2, Inventory & Area Analysis of Existing Facilities for more background.

## **9. ESTIMATED CAPITAL COST TO RESTORE MAJOR FACILITY SYSTEMS DUE TO DEFERRED MAINTENANCE**

Cheney Public School buildings have been very well maintained for years. There is nothing which has suffered from deferred maintenance. Through the use of general fund monies, bond funds and grant funding the school district has been able to maintain the buildings in Excellent to Good condition with no significant areas of deferred maintenance. The buildings have deteriorated slightly due to age or original design of its subsystems, not deferred maintenance. No areas affected by deferred maintenance were identified by the evaluation team, architect, mechanical engineer, or electrical engineer consultants.

In several cases, some buildings might benefit from modernization to address non-code compliant situations and/or improved energy use/operational standards. Some systems may be reaching the end of their expected useful life span, and consequently modernization may be considered in some cases in the district's buildings.

As a comprehensive measure of the district's building condition the average BCA score for the district's facilities is 93.58. This indicates that deferred maintenance is not a concern for Cheney Public School's buildings.

## 10. DISTRICT'S TIMELINE FOR COMPLETION OF SCHOOL FACILITIES

Major projects are anticipated as a result of this Study and Survey. The previously failed bond measure to address overcrowding and inadequate facilities at Cheney High School, in conjunction with continued growth at the elementary school grade levels, resulted in the need for additional and improved facilities for the Cheney Public Schools. As stated elsewhere in this Study, there are significant growth pressures and other significant deficiencies that create a need for school projects as follows:

- **Elementary Growth.** Construct classroom additions at Betz, and Windsor Elementary Schools, as well as gym and classrooms addition at Sunset Elementary School. These additions will bring all schools into parity with each other and eliminate the use of portable classrooms to accommodate student growth at these schools. Longer term Cheney Public schools should plan for a new 500-student capacity elementary in the West Plains area of the district. Also the district should plan for a bond measure in approximately 2025 to take advantage of State matching funds for modernizing all the elementary schools except Snowdon Elementary School
- **Middle School Growth.** The district moved into two new middle schools in 2012, these newer facilities are anticipated to accommodate current student growth predictions through the planning period.
- **High School Growth.** Plan for a major addition to the High School to increase its enrollment capacity to a range of 1,500 (ideal) to 1700 (maximum). This would be an approximate 52,000 SF addition (*to be occupied in 2020*, possibly with staged/phased implementation). This addition would provide permanent classroom space, to eliminate the use of the existing portable classrooms, and add performing arts spaces including a 700 seat auditorium. These additional facilities will bring the CHS campus up to par with similarly situated high schools in the region. Longer term Cheney Public Schools may become a two high school district in the mid to late 2020s. As a part of the future planning for an approximate 2025 bond, a new 1,000-student high school in the West Plains areas should be seriously considered. Also at that time, all of the current CHS space will be eligible for State matching funds for modernization. That time frame is beyond the planning window included in this study and survey, however it is possible that CPS will be considering a major facilities initiative in the mid to late 2020s.



The general timing of these planned improvements to the Cheney Public Schools would be as follows:

**2017:** pass bond to expand Cheney High School, build classroom additions to Betz and Windsor Elementary Schools, build gym and classrooms addition to Sunset Elementary School.

**2020:** projects included in the 2017 bond are occupied as they are finished

**2025+/-:** future bond to take advantage of State matching funds for modernization of existing portions of Cheney High School and to all elementary schools except Snowdon Elementary School. If enrollments continue to grow on a similar trajectory as current projections through 2021 the bond may include new school construction for a new High School and Elementary School in the West Plains area of the district. The district may choose to use 'new-in-lieu state match funding' to assist in funding these schools in the future.

**2028:** current bonds for Middle Schools and Snowdon Elementary Schools will be retired.

**2028+/-:** projects included in the 2025+/- bond will be occupied as they are completed.

Capital improvement projects and other options considered are described in more detail under Section 2, LongRange Plan and section 7, Type and Extent of New and/or Additions to Existing School Facilities.

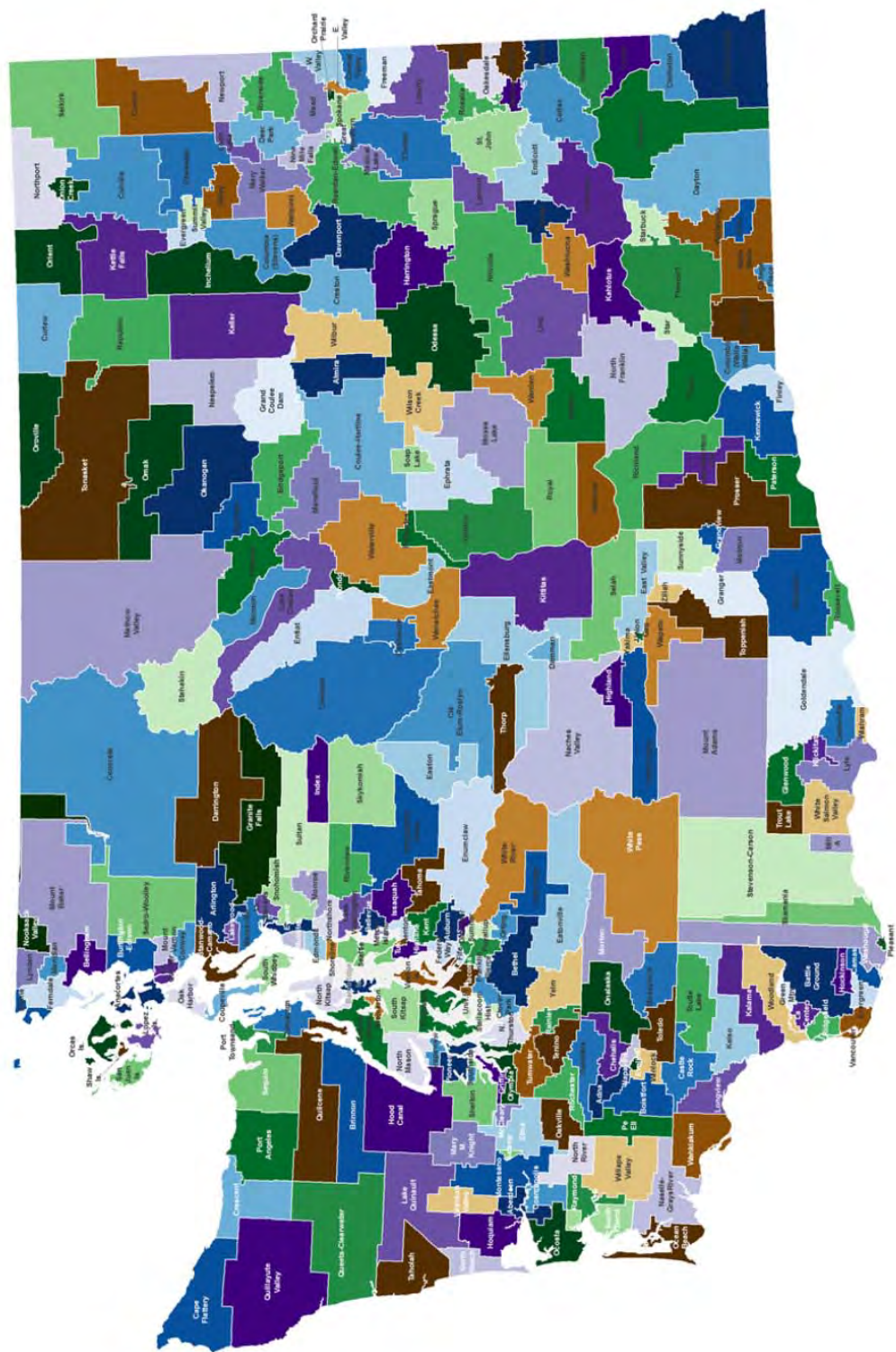
## **11. INVENTORY OF UNUSED OR UNDERUTILIZED SCHOOL FACILITIES IN NEIGHBORING DISTRICTS**

A survey of neighboring school districts was conducted to determine if accessible unused or underutilized school facilities were available for use by Cheney Public Schools. Each neighboring district was sent a letter requesting if school facilities were currently vacant or scheduled to be vacated within the next six years.

Letters were sent to the following districts:

- Great Northern
- Lamont
- Liberty
- Medical Lake
- Reardan-Edwall
- Rosalia
- Spokane
- Sprague
- St. John

Letters were returned by all the districts, with only Rosalia School District reporting any unused or underutilized space. In the event of a short term student housing emergency, the two classrooms noted by Rosalia School District may be of use. As a long term solution there is not enough space available to help address the Cheney Public School's space shortage. Growth pressure in the West Plains part of the Cheney Public Schools cannot be addressed on a long term basis by a total of two classrooms at a remote location such as Rosalia.



### Survey of Unused Facilities

**DATE:** March 23, 2016

**TO:** Glenn K. Frizzell, Superintendent  
Great Northern School District  
3115 N. Spotted Road, Spokane, WA 99224

**FROM:** Dr. Debra J. Clemens, Superintendent  
Cheney School District  
12414 S. Andrus Road, Cheney, WA 99004

**RE:** Inventory of Facilities

As part of the Study & Survey, the State Board of Education requires that the Cheney School District survey neighboring school districts to determine the availability of unused or underutilized school facilities.

1. Does your school district have any unused or underutilized school facilities that are now vacant or scheduled to be vacant within the next five years?

Yes \_\_\_\_\_ No X

2. Please complete the following for any unused or underutilized school facilities that you have identified in your school district.

Name of School Facility: \_\_\_\_\_

Type: N/A

Address: \_\_\_\_\_

General Condition: \_\_\_\_\_

Any health or safety code issues? \_\_\_\_\_

Handicapped accessibility issues? \_\_\_\_\_

Adequate parking and play fields? \_\_\_\_\_

**Person completing this form:**

Signature Glenn K. Frizzell

Printed Name Glenn K. Frizzell

Title Superintendent Date 3/28/2016

### Survey of Unused Facilities

**DATE:** March 23, 2016

**TO:** Joe Whipple, Superintendent  
Lamont School District  
602 Main Street, Lamont, WA 99017

**FROM:** Dr. Debra J. Clemens, Superintendent  
Cheney School District  
12414 S. Andrus Road, Cheney, WA 99004

**RE:** Inventory of Facilities

As part of the Study & Survey, the State Board of Education requires that the Cheney School District survey neighboring school districts to determine the availability of unused or underutilized school facilities.

1. Does your school district have any unused or underutilized school facilities that are now vacant or scheduled to be vacant within the next five years?

Yes \_\_\_\_\_ No ✓

2. Please complete the following for any unused or underutilized school facilities that you have identified in your school district.

Name of School Facility: \_\_\_\_\_

Type: \_\_\_\_\_

Address: \_\_\_\_\_

General Condition: \_\_\_\_\_

Any health or safety code issues? \_\_\_\_\_

Handicapped accessibility issues? \_\_\_\_\_

Adequate parking and play fields? \_\_\_\_\_

**Person completing this form:**

Signature Joe Whipple

Printed Name Joe Whipple

Title Superintendent Date 3/24/16

### Survey of Unused Facilities

**DATE:** March 23, 2016

**TO:** Kyle Rydell, Superintendent  
Liberty School District  
29818 S. North Pine Creek Road, Spangle, WA 99031

**FROM:** Dr. Debra J. Clemens, Superintendent  
Cheney School District  
12414 S. Andrus Road, Cheney, WA 99004

**RE:** Inventory of Facilities

As part of the Study & Survey, the State Board of Education requires that the Cheney School District survey neighboring school districts to determine the availability of unused or underutilized school facilities.

1. Does your school district have any unused or underutilized school facilities that are now vacant or scheduled to be vacant within the next five years?

Yes \_\_\_\_\_ No X

2. Please complete the following for any unused or underutilized school facilities that you have identified in your school district.

Name of School Facility: \_\_\_\_\_

Type: \_\_\_\_\_

Address: \_\_\_\_\_

General Condition: \_\_\_\_\_

Any health or safety code issues? \_\_\_\_\_

Handicapped accessibility issues? \_\_\_\_\_

Adequate parking and play fields? \_\_\_\_\_

Person completing this form:

Signature Kyle Rydell

Printed Name Kyle Rydell

Title Superintendent Date 3/24/16

### Survey of Unused Facilities

**DATE:** March 23, 2016

**TO:** Marcus Morgan, Superintendent  
Reardan School District  
PO Box 225, Reardan, WA 99029-0225

**FROM:** Dr. Debra J. Clemens, Superintendent  
Cheney School District  
12414 S. Andrus Road, Cheney, WA 99004

**RE:** Inventory of Facilities

As part of the Study & Survey, the State Board of Education requires that the Cheney School District survey neighboring school districts to determine the availability of unused or underutilized school facilities.

1. Does your school district have any unused or underutilized school facilities that are now vacant or scheduled to be vacant within the next five years?

Yes \_\_\_\_\_ No ~~\_\_\_\_\_~~

2. Please complete the following for any unused or underutilized school facilities that you have identified in your school district.

Name of School Facility: \_\_\_\_\_

Type: \_\_\_\_\_

Address: \_\_\_\_\_

General Condition: \_\_\_\_\_

Any health or safety code issues? \_\_\_\_\_

Handicapped accessibility issues? \_\_\_\_\_

Adequate parking and play fields? \_\_\_\_\_

Person completing this form:

Signature Marcus Morgan

Printed Name MARCUS MORGAN

Title Superintendent Date 3/24/16

## Survey of Unused Facilities

**DATE:** March 23, 2016

**TO:** Larry R. Keller, Superintendent  
Rosalia School District  
916 S. Josephine Avenue, Rosalia, WA 99170-9550

**FROM:** Dr. Debra J. Clemens, Superintendent  
Cheney School District  
12414 S. Andrus Road, Cheney, WA 99004

**RE:** Inventory of Facilities

As part of the Study & Survey, the State Board of Education requires that the Cheney School District survey neighboring school districts to determine the availability of unused or underutilized school facilities.

1. Does your school district have any unused or underutilized school facilities that are now vacant or scheduled to be vacant within the next five years?

Yes ☒ No ☐

2. Please complete the following for any unused or underutilized school facilities that you have identified in your school district.

Name of School Facility: Norman School

Type: 2 class rooms

Address: \_\_\_\_\_

General Condition: Good

Any health or safety code issues? no

Handicapped accessibility issues? no

Adequate parking and play fields? Yes

**Person completing this form:**

Signature Jamirke

Printed Name LAWRENCE R. KETTER

Title Superintendent Date 3-29-2016



## Survey of Unused Facilities

**DATE:** March 23, 2016

**TO:** Dr. Shelley K. Redinger, Superintendent  
Spokane School District  
200 N. Bernard Street, Spokane, WA 99201-0282

**FROM:** Dr. Debra J. Clemens, Superintendent  
Cheney School District  
12414 S. Andrus Road, Cheney, WA 99004

**RE:** Inventory of Facilities

As part of the Study & Survey, the State Board of Education requires that the Cheney School District survey neighboring school districts to determine the availability of unused or underutilized school facilities.

1. Does your school district have any unused or underutilized school facilities that are now vacant or scheduled to be vacant within the next five years?

Yes \_\_\_\_\_ No ☒

2. Please complete the following for any unused or underutilized school facilities that you have identified in your school district.

Name of School Facility: \_\_\_\_\_

Type: \_\_\_\_\_

Address: \_\_\_\_\_

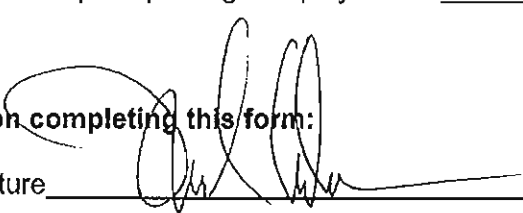
General Condition: \_\_\_\_\_

Any health or safety code issues? \_\_\_\_\_

Handicapped accessibility issues? \_\_\_\_\_

Adequate parking and play fields? \_\_\_\_\_

Person completing this form:

Signature  \_\_\_\_\_

Printed Name Dr Mark Anderson

Title Associate Superintendent Date March 28, 2016

### Survey of Unused Facilities

**DATE:** March 23, 2016

**TO:** Patrick Whipple, Superintendent  
Sprague School District  
PO Box 305, Sprague, WA 99032-0305

**FROM:** Dr. Debra J. Clemens, Superintendent  
Cheney School District  
12414 S. Andrus Road, Cheney, WA 99004

**RE:** Inventory of Facilities

As part of the Study & Survey, the State Board of Education requires that the Cheney School District survey neighboring school districts to determine the availability of unused or underutilized school facilities.

1. Does your school district have any unused or underutilized school facilities that are now vacant or scheduled to be vacant within the next five years?

Yes \_\_\_\_\_ No X \_\_\_\_\_

2. Please complete the following for any unused or underutilized school facilities that you have identified in your school district.

Name of School Facility: \_\_\_\_\_

Type: \_\_\_\_\_

Address: \_\_\_\_\_

General Condition: \_\_\_\_\_

Any health or safety code issues? \_\_\_\_\_

Handicapped accessibility issues? \_\_\_\_\_

Adequate parking and play fields? \_\_\_\_\_

Person completing this form:

Signature Pat Whipple \_\_\_\_\_

Printed Name Pat Whipple \_\_\_\_\_

Title Superintendent Date 3-24-16 \_\_\_\_\_

### Survey of Unused Facilities

**DATE:** March 23, 2016

**TO:** Suzanne Schmick, Superintendent  
St. John School District  
301 W. Nob Hill Street, St. John, WA 99171

**FROM:** Dr. Debra J. Clemens, Superintendent  
Cheney School District  
12414 S. Andrus Road, Cheney, WA 99004

**RE:** Inventory of Facilities

As part of the Study & Survey, the State Board of Education requires that the Cheney School District survey neighboring school districts to determine the availability of unused or underutilized school facilities.

1. Does your school district have any unused or underutilized school facilities that are now vacant or scheduled to be vacant within the next five years?

Yes \_\_\_\_\_ No ✓

2. Please complete the following for any unused or underutilized school facilities that you have identified in your school district.

Name of School Facility: \_\_\_\_\_

Type: N/A

Address: \_\_\_\_\_

General Condition: \_\_\_\_\_

Any health or safety code issues? \_\_\_\_\_

Handicapped accessibility issues? \_\_\_\_\_

Adequate parking and play fields? \_\_\_\_\_

Person completing this form:

Signature: Suzanne T. Schmick

Printed Name: Suzanne Schmick

Title: Superintendent Date: 3-24-16

## Survey of Unused Facilities

**DATE:** March 23, 2016

**TO:** Timothy D. Ames, Superintendent  
Medical Lake School District  
PO Box 128, Medical Lake, WA 99022-0128

**FROM:** Dr. Debra J. Clemens, Superintendent  
Cheney School District  
12414 S. Andrus Road, Cheney, WA 99004

**RE:** Inventory of Facilities

As part of the Study & Survey, the State Board of Education requires that the Cheney School District survey neighboring school districts to determine the availability of unused or underutilized school facilities.

1. Does your school district have any unused or underutilized school facilities that are now vacant or scheduled to be vacant within the next five years?

Yes \_\_\_\_\_ No ✓

2. Please complete the following for any unused or underutilized school facilities that you have identified in your school district.

Name of School Facility: \_\_\_\_\_

Type: \_\_\_\_\_

Address: \_\_\_\_\_

General Condition: \_\_\_\_\_

Any health or safety code issues? \_\_\_\_\_

Handicapped accessibility issues? \_\_\_\_\_

Adequate parking and play fields? \_\_\_\_\_

**Person completing this form:**

Signature Tim Ames

Printed Name TIM AMES

Title SUPERINTENDENT Date 3.28.16



CHENEY SCHOOL DISTRICT  
12414 S. Andrus Rd.  
Cheney, Washington 99004

## RESOLUTION NO. 24-15-16

### Survey of Space Availability/ Contiguous District

WHEREAS, WAC 392-341-070 requires a documented survey of contiguous districts to identify existence and location of any available suitable school plant facilities meeting this District's needs and which are currently vacant or are scheduled to be vacant within six years; and

WHEREAS, Cheney Public Schools has surveyed Great Northern, Lamont, Liberty, Medical Lake, Reardan-Edwall, Rosalia, Spokane, Sprague, and St. John School Districts which are the districts contiguous with Cheney Public Schools; and

WHEREAS, those contiguous districts have formally advised that no suitable space is either available or scheduled to become available within six years;

NOW THEREFORE, BE IT RESOLVED, that the Cheney Public Schools Board of Directors does hereby certify the aforementioned findings to the Washington State Superintendent of Public Instruction.

DATED this 11th day of May, 2016.

BOARD OF DIRECTORS  
CHENEY SCHOOL DISTRICT NO. 360

\_\_\_\_\_  
Board President

\_\_\_\_\_  
Board Member

\_\_\_\_\_  
Board Member

\_\_\_\_\_  
Board Member

\_\_\_\_\_  
Board Member

ATTEST:

\_\_\_\_\_  
Board Secretary/Superintendent

## 12. NEED TO ADJUST SCHOOL ATTENDANCE AREA

Since adjoining districts in the area do not have adequate available space, or projected space, the need to adjust school district boundaries in these neighboring districts is not applicable.

Based upon the current projected growth and existing facility inadequacies, Cheney Public Schools anticipate making the following school attendance area adjustments:

Betz Elementary School	Eliminate portables by adding permanent space. In approximately 10 years, the district may adjust attendance boundaries when a new elementary school in the West Plains area becomes available.
Salnave Elementary School	Possibly modernize eligible portions of the facility but largely leave attendance area in intact.
Snowdon Elementary School	No significant attendance boundary adjustments envisioned at this time. In approximately 10 years the district may adjust attendance boundaries when a new elementary school in the West Plains area becomes available.
Sunset Elementary School	Eliminate portables by adding permanent space. In approximately 10 years, the district may adjust attendance boundaries when a new elementary school in the West Plains area becomes available.
Windsor Elementary School	Eliminate portables by adding permanent space. In approximately 10 years, the district may adjust attendance boundaries when a new elementary school in the West Plains area becomes available.
Cheney Middle School	No changes
Westwood Middle School	No changes
Cheney High School	No changes

## **13. OTHER MATTERS**