

PAYETTE SCHOOL DISTRICT #371J

TEN YEAR FACILITIES PLAN [2024-2034]

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June 11, 2024

Description and History of the Payette School District Facilities

The Payette School District #371J encompasses approximately 167 square miles of area. The PJSD is located in a rural community and is considered a smaller sized Idaho School District. This unique commuter community (population of 9,900) offers a rare quality of life and is nestled in Payette County with the confluence of four rivers -- the Malheur, Payette, Weiser and Snake Rivers. Payette residents are within easy commuting distance of large industries and are surrounded by agricultural land. Highway 95 passes through the town, providing easy and quick access to I-84 (7 miles to the south). The State Capital of Boise is only (55 miles to the east), as well as easy access to health care facilities, creative arts centers, and an accredited higher education [junior college] in Ontario.

The Payette School District was first organized in 1885. At that time Payette was a part of Ada County. The first school was a small one room building with one story that was utilized until the early 1890's.

In 1890 Central School was built. It was located in what is now Central Park. It was a two-story red brick building with three classrooms. There were two classrooms on the first floor and one large classroom on the second floor. The first floor was used for grades one through eight with the high school students occupying the second floor. There were only four teachers in the school district at that time. In 1899 four additional classrooms and a large hallway were added. As the school district population increased, it became necessary to hire more teachers. The number of teachers increased to eight. In 1905 an entire new high school wing was then added to handle their increased population.

Central School had grades one through twelve from 1890 until 1921. Central School caught fire in 1921 and burned to the ground. A new junior/high school was built on Center Avenue. It was a three-story red brick building built for students in grades seven through twelve. Students from the entire City of Payette attended this school. Four classrooms were then added to the school in 1910 making a total eight. This school was used from 1906 to 1948 for grades one through eight.

The new Westside School was built in 1948 and it was located south of the old school facing Fifth Street. It was built of brown brick and consisted of six classrooms for grades one through six. At the time this school was built the seventh and eighth graders traveled across town to the junior high school. Shortly after this new school was completed, the old school was torn down.

In 1962 construction began on six more classrooms and a lunchroom which were all added onto this school. After construction was completed the office was turned into a library. Later when space became available, one of these classrooms was converted into a library. In addition three fourth grade classes moved into the building from the annex located behind this school.

In 1969 Westside School switched grade levels and sent their first through third graders to Eastside School, leaving grades four through six there. In 1984 the grade levels changed once again. This time the school included the third graders while the six graders were sent to the middle school. This is how Westside School is organized today.

In 1937 a gymnasium was added to the school. In 1956 there was a fire on the third floor of the school and caused structural damage to the building making it unsafe for students. As a result of this fire, the third story of the building was then removed.

In 1962 a new one story junior high building was built on 6th Avenue. Grades seven and eight were

moved to the new building while grades nine through twelve remained at the school on Center Ave. The junior high stayed the same until 1972 when an auditorium/gymnasium/library and six classrooms were added.

In 1974 the junior and high schools switched locations. Once again, this school was located in the same building that it had been in before 1962.

In 1984 the sixth graders moved from Westside School to the junior high which officially became a middle school in 1986.

Currently the PSD's 1,291+ students are located in four separate schools. The School Board did approve some grade changes that will take place for the 2024-25 school year. Grades 4-5 will be shifted to other schools and Westside Elementary will then become the Alternative Academy. The Primary School constructed in 1992 (is for grades K-3) educates 437+ students. The second elementary school was constructed in 1948 (for grades 4-5) educates 208+ students. Their sole middle school was constructed in 2004 (for grades 5-8) educates 289+ students. Their lone high school was constructed in 1962 (for grades 9-12) educates 357+ students.

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Purpose of the Payette School District Facilities

Effective school maintenance protects the District's capital investment, ensures the health and safety of the students -- supporting the overall educational performance of the entire Payette School District.

As Idaho's school buildings age – they face the growing challenge of maintaining school facilities at an appropriate level, which enables staff to meet the educational needs of their 21st century leaders.

The Payette School Board and District Administration currently developed an original LRFP in 2017. They arranged to have this current plan revised and updated in 2024 with new evaluations and costs. It includes applicable renovation and upgrades of all existing schools -- which supports contemporary instructional practices. At the same time, they are striving to develop and fine tune, more advanced technological facilities, which are demanding considerable expertise and financial commitments.

PAYETTE SCHOOL DISTRICT #371J [Facilities]						
			Acreage, Square Footage & Costs			
<i>Land/Bldg. Statistics</i>	Year of Const	Age of Facility	Total Land Acreages	Green Space - Acreages	Total Building Square Footages	*Total Building Replacement Costs (as of 2024)
Primary School [K-3]	1992	32	11.7	7.3	64,223	\$ 25,689,200
District Office Center	1950	74	<i>inc above</i>	<i>inc above</i>	8,050	\$ 2,415,000
Westside Elementary School [4-5]	1948	76	9.1	6.2	37,814	\$ 15,125,600
McCain Middle School [6-8]	2004	20	70.4	7.6	81,934	\$ 32,773,600
High School [9-12]	1962	62	20.9	9.3	63,724	\$ 25,489,600
HS Gymnasium (dome)	1974	50	<i>inc above</i>	<i>inc above</i>	34,200	\$ 10,260,000
HS Weight & Wrestling Rooms	2010	14	<i>inc above</i>	<i>inc above</i>	6,907	\$ 2,072,100
School District covers 167 square miles in total area	TOTALS	328	112	30	296,852	\$ 113,825,100
		Total Age of Bldgs	Total Land Acreages	Green Space - Acreages	Total Building Square Footages	Total Building Replacement Costs (as of 2024)

*Beniton CM costs/sf Schools \$400
 Gym/Weight/Wrestling/DO \$300

Payette School District #371J

PAYETTE SCHOOL DISTRICT #371J ACTUAL ENROLLMENT

	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	
K	121	126	141	100	120	93	86	103	102	89	K
1	124	112	125	138	107	105	91	94	104	106	1
2	132	111	104	128	135	89	95	97	99	99	2
3	104	131	113	104	125	108	88	100	111	104	3
K-3	481	480	483	470	487	395	360	394	416	398	K-3
4	126	107	135	121	110	110	100	102	100	109	4
5	113	112	109	122	123	99	98	104	102	100	5
4-5	239	219	244	243	233	209	198	206	202	209	4-5
6	117	116	109	110	132	123	92	105	106	104	6
7	111	113	111	108	123	125	106	91	104	99	7
8	121	117	116	109	111	121	113	102	91	90	8
6-8	349	346	336	327	366	369	311	298	301	293	6-8
9	131	108	117	129	144	99	107	113	104	94	9
10	120	118	107	106	104	100	95	97	103	105	10
11	115	97	112	99	100	107	87	93	92	90	11
12	83	107	96	113	103	96	94	97	95	85	12
9-12	449	430	432	447	451	402	383	400	394	374	9-12
Totals	1,518	1,475	1,495	1,487	1,537	1,375	1,252	1,298	1,313	1,274	Totals
Growth %	0	-3%	1%	-1%	3%	-11%	-9%	4%	1%	-3%	Growth %
Growth #	--	-43	20	-8	50	-162	-123	46	15	-39	Growth #

PROJECTED ENROLLMENT -- PSD #371J

	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	
K	89	89	89	89	89	89	89	89	89	89	K
1	89	89	89	89	89	89	89	89	89	89	1
2	106	89	89	89	89	89	89	89	89	89	2
3	99	106	89	89	89	89	89	89	89	89	3
K-3	383	373	356	356	356	356	356	356	356	356	K-3
4	104	99	106	89	89	89	89	89	89	89	4
5	109	104	99	106	89	89	89	89	89	89	5
4-5	213	203	205	195	178	178	178	178	178	178	4-5
6	100	124	104	99	106	89	89	89	89	89	6
7	104	100	124	104	99	106	89	89	89	89	7
8	99	104	100	124	104	99	106	89	89	89	8
6-8	303	328	328	327	309	294	284	267	267	267	6-8
9	90	99	104	100	124	104	99	106	89	89	9
10	94	90	99	104	100	124	104	99	106	89	10
11	105	94	90	99	104	100	124	104	99	106	11
12	90	105	94	90	99	104	100	124	104	99	12
9-12	379	388	387	393	427	432	427	433	398	383	9-12
Totals	1,278	1,292	1,276	1,271	1,270	1,260	1,245	1,234	1,199	1,184	Totals
Growth %	0%	1%	-1%	0%	0%	-1%	-1%	-1%	-3%	-1%	Growth %
Growth #	4	14	-16	-5	-1	-10	-15	-11	-35	-15	Growth #
0%											

PAYETTE SCHOOL DISTRICT #371J ACTUAL ENROLLMENT

	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	
K	121	126	141	100	120	93	86	103	102	89	K
1	124	112	125	138	107	105	91	94	104	106	1
2	132	111	104	128	135	89	95	97	99	99	2
3	104	131	113	104	125	108	88	100	111	104	3
K-3	481	480	483	470	487	395	360	394	416	398	K-3
4	126	107	135	121	110	110	100	102	100	109	4
5	113	112	109	122	123	99	98	104	102	100	5
4-5	239	219	244	243	233	209	198	206	202	209	4-5
6	117	116	109	110	132	123	92	105	106	104	6
7	111	113	111	108	123	125	106	91	104	99	7
8	121	117	116	109	111	121	113	102	91	90	8
6-8	349	346	336	327	366	369	311	298	301	293	6-8
9	131	108	117	129	144	99	107	113	104	94	9
10	120	118	107	106	104	100	95	97	103	105	10
11	115	97	112	99	100	107	87	93	92	90	11
12	83	107	96	113	103	96	94	97	95	85	12
9-12	449	430	432	447	451	402	383	400	394	374	9-12
Totals	1,518	1,475	1,495	1,487	1,537	1,375	1,252	1,298	1,313	1,274	Totals
Growth %	0	-3%	1%	-1%	3%	-11%	-9%	4%	1%	-3%	Growth %
Growth #	--	-43	20	-8	50	-162	-123	46	15	-39	Growth #

PROJECTED ENROLLMENT -- PSD #371J

	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	
K	91	93	94	96	98	100	102	104	106	108	K
1	91	93	94	96	98	100	102	104	106	108	1
2	108	93	94	96	98	100	102	104	106	108	2
3	101	110	94	96	98	100	102	104	106	108	3
K-3	391	389	376	384	392	400	408	416	424	432	K-3
4	106	103	112	96	98	100	102	104	106	108	4
5	111	108	105	115	98	100	102	104	106	108	5
4-5	217	211	217	211	196	200	204	208	212	216	4-5
6	102	113	110	107	117	100	102	104	106	108	6
7	106	104	116	113	109	119	102	104	106	108	7
8	101	108	106	118	115	111	122	104	106	108	8
6-8	309	325	332	338	341	330	326	312	318	324	6-8
9	92	103	110	108	120	117	114	124	106	108	9
10	96	94	105	113	110	123	119	116	127	108	10
11	107	98	96	107	115	113	125	122	118	129	11
12	92	109	100	97	109	117	115	128	124	121	12
9-12	387	404	411	425	454	470	473	490	475	466	9-12
Totals	1,304	1,329	1,336	1,358	1,383	1,400	1,412	1,426	1,429	1,438	Totals
Growth %	2%	2%	1%	2%	2%	1%	1%	1%	0%	1%	Growth %
Growth #	30	25	7	22	25	17	12	14	3	9	Growth #
2%											

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	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	
K	121	126	141	100	120	93	86	103	102	89	K
1	124	112	125	138	107	105	91	94	104	106	1
2	132	111	104	128	135	89	95	97	99	99	2
3	104	131	113	104	125	108	88	100	111	104	3
K-3	481	480	483	470	487	395	360	394	416	398	K-3
4	126	107	135	121	110	110	100	102	100	109	4
5	113	112	109	122	123	99	98	104	102	100	5
4-5	239	219	244	243	233	209	198	206	202	209	4-5
6	117	116	109	110	132	123	92	105	106	104	6
7	111	113	111	108	123	125	106	91	104	99	7
8	121	117	116	109	111	121	113	102	91	90	8
6-8	349	346	336	327	366	369	311	298	301	293	6-8
9	131	108	117	129	144	99	107	113	104	94	9
10	120	118	107	106	104	100	95	97	103	105	10
11	115	97	112	99	100	107	87	93	92	90	11
12	83	107	96	113	103	96	94	97	95	85	12
9-12	449	430	432	447	451	402	383	400	394	374	9-12
Totals	1,518	1,475	1,495	1,487	1,537	1,375	1,252	1,298	1,313	1,274	Totals
Growth %	0	-3%	1%	-1%	3%	-11%	-9%	4%	1%	-3%	Growth %
Growth #	--	-43	20	-8	50	-162	-123	46	15	-39	Growth #

PROJECTED ENROLLMENT -- PSD #371J

	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	
K	93	98	103	108	114	119	125	131	138	145	K
1	93	98	103	108	114	119	125	131	138	145	1
2	111	98	103	108	114	119	125	131	138	145	2
3	104	117	103	108	114	119	125	131	138	145	3
K-3	401	411	412	432	456	476	500	524	552	580	K-3
4	109	109	123	108	114	119	125	131	138	145	4
5	114	115	115	129	114	119	125	131	138	145	5
4-5	223	224	238	237	228	238	250	262	276	290	4-5
6	105	120	120	120	135	119	125	131	138	145	6
7	109	110	126	126	126	142	125	131	138	145	7
8	104	115	116	132	133	133	149	131	138	145	8
6-8	318	345	362	379	394	394	399	393	414	435	6-8
9	95	109	120	122	139	139	139	157	138	145	9
10	99	99	115	126	128	146	146	146	164	145	10
11	110	104	104	120	133	134	153	154	154	173	11
12	95	116	109	109	126	139	141	161	161	161	12
9-12	399	428	448	477	526	558	579	618	617	624	9-12
Totals	1,341	1,408	1,460	1,525	1,604	1,666	1,728	1,797	1,860	1,929	Totals
Growth %	5%	5%	4%	4%	5%	4%	4%	4%	4%	4%	Growth %
Growth #	67	67	53	65	79	62	62	68	63	69	Growth #
5%											

Payette School District #371J

Building Enrollment vs Capacity {based on the 2023-24 school year}

Grades	Primary {K-3}	Elem. {4-5}	Middle {6-8}	High {9-12}	Totals	Grades
K	89				89	K
1	106				106	1
2	99				99	2
3	104				104	3
4		109			109	4
5		100			100	5
6			104		104	6
7			99		99	7
8			90		90	8
9				94	94	9
10				105	105	10
11				90	90	11
12				85	85	12
TOTAL ENROLL.	398	209	293	374	1,274	TOTAL ENROLL.
Estimated Bldg. Cap.	660	360	486	580	2,086	Estimated Bldg. Cap.
% Cap (2023-24)	60%	58%	60%	64%	61%	% Cap (2023-24)

Primary 30 clrms x 22 = 660
 Elementary 15 clrms x 24 = 360
 Middle 27 clrms x 18 = 486
 High 29 clrms x 20 = 580

BUILDING CONDITION EVALUATION FORM

Payette School District

School Name

Building Level

COMPONENTS		SYSTEMS	RATINGS				COMMENTS
			GOOD (1)	FAIR (2)	POOR (3)	UNSAT. (4)	
1.0 Exterior Building Condition	1.1 Foundation/Structure	+12	+8	+6	+4	S	
	1.2 Walls	+8	+5	+3	+1		
	1.3 Roof	+7	+5	+2	0		
	1.4 Windows/Doors	+2	+1	0	0		
	1.5 Trim	+2	+1	0	0		
Component Score							
2.0 Interior Building Condition	2.1 Floors	+8	+5	+2	0	M	
	2.2 Walls	+8	+5	+1	0		
	2.3 Ceilings	+5	+3	+1	0		
	2.4 Fixed Equipment	+2	+1	0	0		
Component Score							
3.0 Mechanical Systems Condition	3.1 Electrical	+6	+4	+2	0	L	
	3.2 Plumbing	+4	+2	+1	0		
	3.3 Heating	+6	+4	+2	+1		
	3.4 Cooling	+6	+4	+2	+1		
	3.5 Lighting	+4	+3	+2	0		
Component Score							
4.0 Safety/Building Code	4.1 Means of Exit	+6	+4	+2	0	E	
	4.2 Fire Control Capability	+4	+3	+2	+1		
	4.3 Fire Alarm System	+4	+3	+2	+1		
	4.4 Emergency Lighting	+2	+1	0	0		
	4.5 Fire Resistance	+4	+3	+2	+1		
Component Score							

TOTAL CONDITION SCORES							Unadjusted Score	Adjusted Score

5.0 Provisions for Handicap Accessibility

6.0 Functional Adaptability

7.0 Suitability of Space

	YES		NO	
	GOOD	FAIR	POOR	UNSAT.
EXCEL	GOOD	FAIR	POOR	UNSAT.

Rich Bauscher

Evaluator Name

April 29, 2024

Date

Year Built

Total Sq. Ft.

BCEF Scoring Table and Summary Ranges

<u>COMPONENTS</u>	<u>GOOD</u>	<u>FAIR</u>	<u>POOR</u>	<u>UNSATISFACTORY</u>
BCEF 1.0 Exterior Condition	28--31	18--27	11--17	10 or less
BCEF 2.0 Interior Condition	21--23	13--20	4--12	3 or less
BCEF 3.0 Mechanical Systems	23--26	15--22	8--14	7 or less
BCEF 4.0 Safety/Building Codes	18--20	13--17	7--12	6 or less
<i>Total Adjusted Scores</i>	90--100	60--89	30--59	29 or less

Summary of Building Condition Evaluation Scoring Range Recommendations

<u>Total Adjusted Scores</u>	<u>Recommendations for Consideration</u>
90--100	No renovation nor remodeling is needed.
75--89	Problems developing; minor renovation/remodeling needed or should be scheduled soon.
50--74	Serious problems are developing; renovation/remodeling costs should be considered if \$ is less than 50% of the replacement.
31--49	Serious problems exist and need immediate attention; no type of renovation when the \$ is greater than 50% of replacement.
0--30	Major problems exist; building is dangerous to be occupied; very high maint. & operational; no renovation should occur & building(s) should be vacated (by students) as soon as possible.

Building Condition Evaluation Form (used by permission of RHB)

School Name: District Office Center

Components	Systems	Ratings		Indiv. Comp. Score	Comments
		Select from dropdown	(Auto)	(Auto)	
1.0 Exterior Building Condition	1.1 Foundation/Structure	Good	1	12	Db pane wind (75%) needed Needs (25%) replaced
	1.2 Walls	Good	1	8	
	1.3 Roof	Good	1	7	
	1.4 Windows/Doors	Fair	2	1	
	1.5 Trim	Fair	2	1	
	Component Score Condition			29 Good	
2.0 Interior Building Condition	2.1 Floors	Fair	2	5	Needs (50%) replaced New units needed in RR
	2.2 Walls	Good	1	8	
	2.3 Ceilings	Good	1	5	
	2.4 Fixed Equipment	Fair	2	1	
	Component Score Condition			19 Fair	
3.0 Mechanical Systems Condition	3.1 Electrical	Good	1	6	Older units (4) need rpl Older units (4) need rpl LEDs (70%) needed
	3.2 Plumbing	Good	1	4	
	3.3 Heating	Fair	2	4	
	3.4 Cooling	Fair	2	4	
	3.5 Lighting	Poor	3	2	
	Component Score Condition			20 Fair	
4.0 Safety/Building Code	4.1 Means of Exit	Good	1	6	No fire sprinklers
	4.2 Fire Control Capability	Unsatisfactory	4	1	
	4.3 Fire Alarm System	Good	1	4	
	4.4 Emergency Lighting	Good	1	2	
	4.5 Fire Resistance	Good	1	4	
	Component Score Condition			17 Fair	
Fair Total Condition Scores Unadjusted Adjusted 85 85					
5.0 Provisions for Handicap Accessibility	No Good Fair				
6.0 Functional Adaptability					
7.0 Suitability of Space					
Richard H. Bauscher Evaluator Name		4/29/2024 Date	1950 Year Built	8,050 Total Sq. Ft.	

BCEF Calculations for:**District Office Center**Square footage of building: sq. ft.Conversion on BCEF Cost per/sf for upgrades \$ Mathematical calculation sq. ft.Upgrade calculation cost \$ Total upgrade cost **Suitability of Space** conditions for the District Office Center school includes the following items:

	Yes/No	Comments
1) Narrow hallways	No	
2) Science lab(s)	No	
3) Band room	No	
4) Choir room in building	No	
5) Auditorium	No	
6) Art room in building	No	
7) Library	No	
8) Kitchen in building	No	
9) Central air in building	Yes	
10) Core areas too small for an expansion to educate more students (which would need additional classrooms.)	No	

Building Condition Evaluation Form (used by permission of RHB)

School Name:

Building Number:

Components	Systems	Ratings		Indiv. Comp. Score	Comments
		Select from dropdown	(Auto)	(Auto)	
1.0 Exterior Building Condition	1.1 Foundation/Structure	Good	1	12	Roof need re-coated 2 doors need replaced
	1.2 Walls	Good	1	8	
	1.3 Roof	Fair	2	5	
	1.4 Windows/Doors	Fair	2	1	
	1.5 Trim	Good	1	2	
	Component Score 28 Condition Good				
2.0 Interior Building Condition	2.1 Floors	Good	1	8	Old wallpaper needs rpl Few tiles needing replaced Counters in RR need rpl
	2.2 Walls	Fair	2	5	
	2.3 Ceilings	Fair	2	3	
	2.4 Fixed Equipment	Fair	2	1	
	Component Score 17 Condition Fair				
3.0 Mechanical Systems Condition	3.1 Electrical	Fair	2	4	Short on clsrn outlets Older units (60%) Older units (60%) No LEDs (0%)
	3.2 Plumbing	Good	1	4	
	3.3 Heating	Fair	2	4	
	3.4 Cooling	Fair	2	4	
	3.5 Lighting	Poor	3	2	
	Component Score 18 Condition Fair				
4.0 Safety/Building Code	4.1 Means of Exit	Good	1	6	
	4.2 Fire Control Capability	Good	1	4	
	4.3 Fire Alarm System	Good	1	4	
	4.4 Emergency Lighting	Good	1	2	
	4.5 Fire Resistance	Good	1	4	
	Component Score 20 Condition Good				
Fair Total Condition Scores Adjustment 0					
					Unadjusted Adjusted 83 83
5.0 Provisions for Handicap Accessibility	No				
6.0 Functional Adaptability	Fair				
7.0 Suitability of Space	Fair				
Richard H. Bauscher		Evaluator Name	4/29/2024	Date	1992 Year Built 64,223 Total Sq. Ft.

BCEF Calculations for:**Primary**

Square footage of building:	64,223	sq. ft.
Conversion on BCEF	17%	
Cost per/sf for upgrades	\$ 400	
Mathematical calculation	10,918	sq. ft.
Upgrade calculation cost	\$ 4,367,164	
Total upgrade cost	\$4.4	million

Suitability of Space conditions for the Primary school includes the following items:

	Yes/No	Comments
1) Narrow hallways	Yes	
2) Science lab(s)	No	
3) Band room	No	
4) Choir room in building	No	
5) Auditorium	No	
6) Art room in building	No	
7) Library	Yes	
8) Kitchen in building	Yes	
9) Central air in building	Yes	60% of units are older and will need rp in few yrs
10) Core areas too small for an expansion to educate more students (which would need additional classrooms.)	No	

Building Condition Evaluation Form (used by permission of RHB)

School Name: Westside Elementary

Building Number: {4-5}

Components	Systems	Ratings		Indiv. Comp. Score	Comments		
		Select from dropdown	(Auto)				
1.0 Exterior Building Condition	1.1 Foundation/Structure	Fair	2	8	Few cracks		
	1.2 Walls	Good	1	8			
	1.3 Roof	Good	1	7			
	1.4 Windows/Doors	Good	1	2			
	1.5 Trim	Good	1	2			
	Component Score	27					
Condition	Fair						
2.0 Interior Building Condition	2.1 Floors	Fair	2	5	New carpet (20%) needed		
	2.2 Walls	Good	1	8			
	2.3 Ceilings	Good	1	5			
	2.4 Fixed Equipment	Fair	2	1			
	Component Score	19					
Condition	Fair						
3.0 Mechanical Systems Condition	3.1 Electrical	Good	1	6	Older units (75%) Older units (75%) No LEDS (0%)		
	3.2 Plumbing	Good	1	4			
	3.3 Heating	Fair	2	4			
	3.4 Cooling	Fair	2	4			
	3.5 Lighting	Poor	3	2			
	Component Score	20					
Condition	Fair						
4.0 Safety/Building Code	4.1 Means of Exit	Good	1	6	No fire sprinklers		
	4.2 Fire Control Capability	Unsatisfactory	4	1			
	4.3 Fire Alarm System	Good	1	4			
	4.4 Emergency Lighting	Good	1	2			
	4.5 Fire Resistance	Good	1	4			
	Component Score	17					
Condition	Fair						
Fair Total Condition Scores					Unadjusted 83	Adjusted 83	
5.0 Provisions for Handicap Accessibility	No						
6.0 Functional Adaptability	Fair						
7.0 Suitability of Space	Fair						
Richard H. Bauscher	Evaluator Name	4/29/2024	Date	1948	Year Built	37,814	Total Sq. Ft.

Adjustment

0

BCEF Calculations for:**Westside Elementary**

Square footage of building:	37,814	sq. ft.
Conversion on BCEF	17%	
Cost per/sf for upgrades	\$ 400	
Mathematical calculation	6,428	sq. ft.
Upgrade calculation cost	\$ 2,571,352	
Total upgrade cost	\$2.6	million

Suitability of Space conditions for the Westside Elementary school includes the following items:

	Yes/No	Comments
1) Narrow hallways	Yes	
2) Science lab(s)	No	
3) Band room	No	
4) Choir room in building	No	
5) Auditorium	No	
6) Art room in building	No	
7) Library	Yes	
8) Kitchen in building	Yes	
9) Central air in building	Yes	Some older units will need to be replaced
10) Core areas too small for an expansion to educate more students (which would need additional classrooms.)	No	

Building Condition Evaluation Form (used by permission of RHB)

School Name:

Building Number:

Components	Systems	Ratings		Indiv. Comp. Score	Comments				
		Select from dropdown	(Auto)	(Auto)					
1.0 Exterior Building Condition	1.1 Foundation/Structure	Good	1	12					
	1.2 Walls	Good	1	8					
	1.3 Roof	Good	1	7					
	1.4 Windows/Doors	Good	1	2					
	1.5 Trim	Good	1	2					
	Component Score 31 Condition Good								
2.0 Interior Building Condition	2.1 Floors	Fair	2	5	Cement settling cracks in hal				
	2.2 Walls	Good	1	8					
	2.3 Ceilings	Good	1	5					
	2.4 Fixed Equipment	Good	1	2					
	Component Score 20 Condition Fair								
3.0 Mechanical Systems Condition	3.1 Electrical	Good	1	6	Upgrading in progress Upgrading in progress LEDs (90%) needed				
	3.2 Plumbing	Good	1	4					
	3.3 Heating	Good	1	6					
	3.4 Cooling	Good	1	6					
	3.5 Lighting	Poor	3	2					
	Component Score 24 Condition Good								
4.0 Safety/Building Code	4.1 Means of Exit	Good	1	6					
	4.2 Fire Control Capability	Good	1	4					
	4.3 Fire Alarm System	Good	1	4					
	4.4 Emergency Lighting	Good	1	2					
	4.5 Fire Resistance	Good	1	4					
	Component Score 20 Condition Good								
Good Total Condition Scores <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Unadjusted</th> <th style="width: 50%;">Adjusted</th> </tr> <tr> <td style="text-align: center; background-color: yellow;">95</td> <td style="text-align: center; background-color: yellow;">95</td> </tr> </table>				Unadjusted	Adjusted	95	95	Adjustment 0	
Unadjusted	Adjusted								
95	95								
5.0 Provisions for Handicap Accessibility	No								
6.0 Functional Adaptability	Good								
7.0 Suitability of Space	Good								
Richard H. Bauscher Evaluator Name		4/29/2024 Date	2004 Year Built	81,934 Total Sq. Ft.					

BCEF Calculations for:**Middle**

Square footage of building: sq. ft.

Conversion on BCEF

Cost per/sf for upgrades

Mathematical calculation sq. ft.

Upgrade calculation cost

Total upgrade cost million

Suitability of Space conditions for the Middle school includes the following items:

	Yes/No	Comments
1) Narrow hallways	No	
2) Science lab(s)	No	
3) Band room	Yes	Cmbo with Choir
4) Choir room in building	Yes	
5) Auditorium	No	
6) Art room in building	No	
7) Library	Yes	
8) Kitchen in building	Yes	
9) Central air in building	Yes	
10) Core areas too small for an expansion to educate more students (which would need additional classrooms.)	No	

Building Condition Evaluation Form (used by permission of RHB)

School Name:

Building Number:

Components	Systems	Ratings	Indiv. Comp. Score	Comments				
		Select from dropdown	(Auto)	(Auto)				
1.0 Exterior Building Condition	1.1 Foundation/Structure	Good	1	12	Roof will <u>soon</u> be replaced			
	1.2 Walls	Good	1	8				
	1.3 Roof	Good	1	7				
	1.4 Windows/Doors	Good	1	2				
	1.5 Trim	Good	1	2				
	Component Score Condition	31 Good						
2.0 Interior Building Condition	2.1 Floors	Good	1	8	Tile will <u>soon</u> be replaced Tiles will <u>soon</u> be replaced			
	2.2 Walls	Good	1	8				
	2.3 Ceilings	Good	1	5				
	2.4 Fixed Equipment	Good	1	2				
	Component Score Condition	23 Good						
3.0 Mechanical Systems Condition	3.1 Electrical	Good	1	6	Older Units (75%) Older Units (75%) LEDs (90%) needed			
	3.2 Plumbing	Good	1	4				
	3.3 Heating	Fair	2	4				
	3.4 Cooling	Fair	2	4				
	3.5 Lighting	Poor	3	2				
	Component Score Condition	20 Fair						
4.0 Safety/Building Code	4.1 Means of Exit	Good	1	6	New devices needed			
	4.2 Fire Control Capability	Good	1	4				
	4.3 Fire Alarm System	Poor	3	2				
	4.4 Emergency Lighting	Good	1	2				
	4.5 Fire Resistance	Good	1	4				
	Component Score Condition	18 Good						
Good				Total Condition Scores		Unadjusted	Adjusted	
				92	92			
5.0 Provisions for Handicap Accessibility	No							
6.0 Functional Adaptability	Fair							
7.0 Suitability of Space	Fair							
Richard H. Bauscher		Evaluator Name	4/29/2024	Date	1962	Year Built	63,724	Total Sq. Ft.

Adjustment
0

BCEF Calculations for:**High**

Square footage of building: sq. ft.

Conversion on BCEF

Cost per/sf for upgrades

Mathematical calculation sq. ft.

Upgrade calculation cost

Total upgrade cost million

Suitability of Space conditions for the **High** school includes the following items:

	Yes/No	Comments
1) Narrow hallways	Yes	
2) Science lab(s)	Yes	
3) Band room	Yes	
4) Choir room in building	Yes	
5) Auditorium	No	One is in the Gym building
6) Art room in building	No	
7) Library	No	One is in the Gym building
8) Kitchen in building	Yes	
9) Central air in building	Yes	
10) Core areas too small for an expansion to educate more students (which would need additional classrooms.)	Yes	

Building Condition Evaluation Form (used by permission of RHB)

School Name:

Building Number:

Components	Systems	Ratings		Indiv. Comp. Score	Comments		
		Select from dropdown	(Auto)	(Auto)			
1.0 Exterior Building Condition	1.1 Foundation/Structure	Good	1	12	Needs re-coated Nees dbl pane windows Soffit needs replaced		
	1.2 Walls	Good	1	8			
	1.3 Roof	Fair	2	5			
	1.4 Windows/Doors	Fair	2	1			
	1.5 Trim	Fair	2	1			
	Component Score	27					
Condition	Fair						
2.0 Interior Building Condition	2.1 Floors	Poor	3	2	New gym flr with supports Insulation needs added Needs a new drop ceiling RR fixtures/showers need rp		
	2.2 Walls	Fair	2	5			
	2.3 Ceilings	Poor	3	1			
	2.4 Fixed Equipment	Poor	3	0			
	Component Score	8					
Condition	Poor						
3.0 Mechanical Systems Condition	3.1 Electrical	Good	1	6	None in auditorium No LEDs (0%)		
	3.2 Plumbing	Good	1	4			
	3.3 Heating	Good	1	6			
	3.4 Cooling	Fair	2	4			
	3.5 Lighting	Poor	3	2			
	Component Score	22					
Condition	Fair						
4.0 Safety/Building Code	4.1 Means of Exit	Good	1	6	No fire sprinklers Needs new devices		
	4.2 Fire Control Capability	Unsatisfactory	4	1			
	4.3 Fire Alarm System	Poor	3	2			
	4.4 Emergency Lighting	Good	1	2			
	4.5 Fire Resistance	Good	1	4			
	Component Score	15					
Condition	Fair						
Fair Total Condition Scores Unadjusted Adjusted 72 72							
5.0 Provisions for Handicap Accessibility	No						
6.0 Functional Adaptability	Poor						
7.0 Suitability of Space	Fair						
Richard H. Bauscher Evaluator Name		4/29/2024 Date		1974 Year Built		34,200 Total Sq. Ft.	

BCEF Calculations for:**High Gym**

Square footage of building: sq. ft.

Conversion on BCEF

Cost per/sf for upgrades

Mathematical calculation sq. ft.

Upgrade calculation cost

Total upgrade cost million

Suitability of Space conditions for the High Gym school includes the following items:

	Yes/No	Comments
1) Narrow hallways	Yes	
2) Science lab(s)	No	
3) Band room	No	
4) Choir room in building	No	
5) Auditorium	Yes	Going to be re-carpeted this summer
6) Art room in building	No	
7) Library	Yes	
8) Kitchen in building	No	
9) Central air in building	Yes	
10) Core areas too small for an expansion to educate more students (which would need additional classrooms.)	Yes	

Building Condition Evaluation Form (used by permission of RHB)

School Name:

Building Number:

Components	Systems	Ratings		Indiv. Comp. Score	Comments		
		Select from dropdown	(Auto)				
1.0 Exterior Building Condition	1.1 Foundation/Structure	Good	1	12	no windows		
	1.2 Walls	Good	1	8			
	1.3 Roof	Good	1	7			
	1.4 Windows/Doors	Good	1	2			
	1.5 Trim	Good	1	2			
	Component Score Condition	31 Good					
2.0 Interior Building Condition	2.1 Floors	Good	1	8	Insulation needed Insulation needed		
	2.2 Walls	Fair	2	5			
	2.3 Ceilings	Fair	2	3			
	2.4 Fixed Equipment	Good	1	2			
	Component Score Condition	18 Fair					
3.0 Mechanical Systems Condition	3.1 Electrical	Good	1	6	None in wrestling rm No LEDs (0%)		
	3.2 Plumbing	Good	1	4			
	3.3 Heating	Good	1	6			
	3.4 Cooling	Fair	2	4			
	3.5 Lighting	Poor	3	2			
	Component Score Condition	22 Fair					
4.0 Safety/Building Code	4.1 Means of Exit	Good	1	6	No fire sprinklers Needs new devices		
	4.2 Fire Control Capability	Unsatisfactory	4	1			
	4.3 Fire Alarm System	Poor	3	2			
	4.4 Emergency Lighting	Good	1	2			
	4.5 Fire Resistance	Good	1	4			
	Component Score Condition	15 Fair					
Fair Total Condition Scores					Unadjusted 86	Adjusted 86	
5.0 Provisions for Handicap Accessibility	No						
6.0 Functional Adaptability	Fair						
7.0 Suitability of Space	Poor						
Richard H. Bauscher	Evaluator Name	4/29/2024	Date	2010	Year Built	6,907	Total Sq. Ft.

BCEF Calculations for:**High Weights/MP**Square footage of building: sq. ft.Conversion on BCEF Cost per/sf for upgrades \$ Mathematical calculation sq. ft.Upgrade calculation cost \$ Total upgrade cost **Suitability of Space** conditions for the High Weights/MP school includes the following items:

	Yes/No	Comments
1) Narrow hallways	No	none
2) Science lab(s)	No	
3) Band room	No	
4) Choir room in building	No	
5) Auditorium	No	
6) Art room in building	No	
7) Library	No	
8) Kitchen in building	No	
9) Central air in building	Yes	None in Wrestling room
10) Core areas too small for an expansion to educate more students (which would need additional classrooms.)	No	

2024

Payette Schools' Districtwide BCEF Calculations

Below are the total calculations that combine these 7 school buildings/facilities -- BCEF's. The total is then divided over two, five and ten years to help balance out the desired revenue with expenditures.

Schools/Facilities	Ages	Sq Footages	Overall Ratings	BCEF Scores	Total Upgrade Costs	Building Replacement Costs \$
Primary School {K-3}	32	64,223	Fair	83	\$ 4,367,164	\$ 25,689,200
Elementary School {4-5}	76	37,814	Fair	83	\$ 2,571,352	\$ 15,125,600
District Office Center	74	8,050	Fair	85	\$ 362,250	\$ 2,415,000
Middle School {6-8}	20	81,934	Good	95	\$ 1,638,680	\$ 32,773,600
High School {9-12}	62	63,724	Good	92	\$ 2,039,168	\$ 25,489,600
HS Gymnasium [dome]	50	34,200	Fair	72	\$ 2,872,800	\$ 10,260,000
HS Weight/Wrestling/MP	14	6,907	Fair	86	\$ 290,094	\$ 2,072,100
Totals	328	296,852	Fair	85	\$ 14,141,508	\$ 113,825,100

= 12.4% of total building values

Ten Year Funding Plan

$$\$14,141,508 / 10 = \$ 1,414,151$$

Five Year Funding Plan

$$\$14,141,508 / 5 = \$ 2,828,302$$

Two Year Funding Plan

$$\$14,141,508 / 2 = \$ 7,070,754$$