

# **PAYETTE SCHOOL DISTRICT #371J**

## **TEN YEAR FACILITIES PLAN [2017-2027)**



**November 13, 2017**

# **PAYETTE SCHOOL DISTRICT #371J**

## **TEN YEAR FACILITIES PLAN [2017-2027]**

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**November 13, 2017**

## **Description and History of the Payette School District Facilities**

The Payette School District #3711 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 District's 1,530+ students are located in four separate schools. Their two elementary schools (the Primary was constructed in 1992 and Westside was constructed in 1948) educate 730+ students. Their sole middle school (was constructed in 2004) educates 340+ students. The lone high school (was constructed in 1962) educates 450+ students.

## **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 this ten-year facilities plan. 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]**

|                                                              |               |                           | <b>Acreage, Square Footage &amp; Costs</b> |                              |                                       |                                                      |
|--------------------------------------------------------------|---------------|---------------------------|--------------------------------------------|------------------------------|---------------------------------------|------------------------------------------------------|
| <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 2017)        |
| <b>Primary School Building</b>                               | 1992          | 25                        | 11.7                                       | 7.3                          | 64,223                                | \$ 11,560,140                                        |
| <b>Education Center</b>                                      | 1984          | 33                        | <i>inc above</i>                           | <i>inc above</i>             | 2,692                                 | \$ 484,560                                           |
| <b>W. 4<sup>th</sup> Side Elementary School</b>              | 1948          | 69                        | 9.1                                        | 6.2                          | 37,814                                | \$ 6,806,520                                         |
| <b>Sch. Addition &amp; Renovation</b>                        | 1969          | 48                        | <i>inc above</i>                           | <i>inc above</i>             | <i>inc above</i>                      | \$ -                                                 |
| <b>Roof (Partial) Replacement</b>                            | 1988          | 29                        | <i>inc above</i>                           | <i>inc above</i>             | <i>inc above</i>                      | \$ -                                                 |
| <b>McCain Middle School</b>                                  | 2004          | 13                        | 70.4                                       | 7.6                          | 81,934                                | \$ 14,748,120                                        |
| <b>District Office</b>                                       | 1950          | 67                        | 10.9                                       | 7.40                         | 1,900                                 | \$ 342,000                                           |
| <b>Storage Room &amp; Comm. Store</b>                        | 1950          | 67                        | <i>inc above</i>                           | <i>inc above</i>             | 2,600                                 | \$ 390,000                                           |
| <b>Maintenance Shop</b>                                      | 1950          | 67                        | <i>inc above</i>                           | <i>inc above</i>             | 3,400                                 | \$ 510,000                                           |
| <b>Alternative High School</b>                               | 1950          | 67                        | <i>inc above</i>                           | <i>inc above</i>             | 8,050                                 | \$ 1,449,000                                         |
| <b>High School (remodel in 1999)</b>                         | 1962          | 55                        | 20.9                                       | 9.3                          | 58,900                                | \$ 10,602,000                                        |
| <b>Gymnasium (dome)</b>                                      | 1974          | 43                        | <i>inc above</i>                           | <i>inc above</i>             | 34,200                                | \$ 6,840,000                                         |
| <b>Multi-Purpose Building</b>                                | 2000          | 17                        | <i>inc above</i>                           | <i>inc above</i>             | 6,907                                 | \$ 1,243,260                                         |
| <b>Weight Room</b>                                           | 2010          | 7                         | <i>inc above</i>                           | <i>inc above</i>             | <i>inc above</i>                      | \$ -                                                 |
| School District covers <b>167</b> square miles in total area | <b>TOTALS</b> | <b>607</b>                | <b>123</b>                                 | <b>38</b>                    | <b>302,620</b>                        | <b>\$ 54,975,600</b>                                 |
|                                                              |               | <b>Total Age of Bldgs</b> | <b>Total Land Acreages</b>                 | <b>Green Space -Acreages</b> | <b>Total Building Square Footages</b> | <b>Total Building Replacement Costs (as of 2017)</b> |

| ACTUAL ENROLLMENT-- PAYETTE SCHOOL DISTRICT #371J |       |       |       |       |       |       |       |       |       |       |       |       |       |       |         |  |
|---------------------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|---------|--|
|                                                   | 04-05 | 05-06 | 06-07 | 07-08 | 08-09 | 09-10 | 10-11 | 11-12 | 12-13 | 13-14 | 14-15 | 15-16 | 16-17 | 17-18 |         |  |
| K                                                 | 120   | 139   | 143   | 131   | 143   | 133   | 130   | 117   | 122   | 132   | 128   | 128   | 147   | 109   | K       |  |
| 1                                                 | 145   | 139   | 158   | 156   | 129   | 131   | 140   | 129   | 106   | 133   | 129   | 113   | 132   | 144   | 1       |  |
| 2                                                 | 133   | 131   | 18    | 140   | 146   | 124   | 122   | 125   | 130   | 105   | 135   | 110   | 101   | 125   | 2       |  |
| 3                                                 | 124   | 116   | 139   | 113   | 138   | 133   | 120   | 121   | 115   | 124   | 102   | 138   | 117   | 101   | 3       |  |
| K-3                                               | 522   | 525   | 558   | 540   | 556   | 521   | 512   | 492   | 473   | 494   | 494   | 489   | 497   | 479   | K-3     |  |
| 4                                                 | 140   | 137   | 119   | 134   | 106   | 134   | 125   | 116   | 122   | 118   | 126   | 109   | 135   | 124   | 4       |  |
| 5                                                 | 138   | 116   | 124   | 120   | 125   | 113   | 130   | 120   | 106   | 119   | 118   | 112   | 111   | 126   | 5       |  |
| 4-5                                               | 278   | 253   | 243   | 254   | 231   | 247   | 255   | 236   | 228   | 237   | 244   | 221   | 246   | 250   | 4-5     |  |
| 6                                                 | 157   | 137   | 134   | 124   | 115   | 124   | 104   | 128   | 120   | 112   | 118   | 115   | 104   | 114   | 6       |  |
| 7                                                 | 138   | 163   | 132   | 136   | 120   | 114   | 120   | 101   | 123   | 133   | 114   | 119   | 114   | 110   | 7       |  |
| 8                                                 | 135   | 145   | 155   | 126   | 139   | 127   | 109   | 122   | 107   | 133   | 122   | 112   | 120   | 118   | 8       |  |
| 6-8                                               | 430   | 445   | 421   | 386   | 374   | 365   | 333   | 351   | 350   | 378   | 354   | 346   | 338   | 342   | 6-8     |  |
| 9                                                 | 116   | 137   | 138   | 143   | 121   | 120   | 107   | 99    | 122   | 105   | 123   | 107   | 126   | 137   | 9       |  |
| 10                                                | 137   | 115   | 119   | 120   | 132   | 126   | 111   | 116   | 94    | 118   | 108   | 117   | 102   | 108   | 10      |  |
| 11                                                | 123   | 118   | 105   | 109   | 107   | 126   | 114   | 99    | 101   | 85    | 108   | 92    | 108   | 100   | 11      |  |
| 12                                                | 100   | 122   | 118   | 114   | 110   | 110   | 131   | 117   | 107   | 100   | 92    | 102   | 100   | 1n    | 12      |  |
| 9-12                                              | 476   | 492   | 480   | 486   | 470   | 482   | 463   | 431   | 424   | 408   | 431   | 418   | 436   | 458   | 9-12    |  |
| Totals                                            | 1,706 | 1,715 | 1,702 | 1,666 | 1,631 | 1,615 | 1,563 | 1,510 | 1,475 | 1,517 | 1,523 | 1,474 | 1,517 | 1,529 | Totals  |  |
| Growth%                                           |       | 1%    | -1%   | -2%   | -2%   | -1%   | -3%   | -3%   | -2%   | 3%    | 0%    | -3%   | 3%    | 1%    | Growth% |  |
| Growth#                                           |       | 9     | -13   | -36   | -35   | -16   | -52   | -53   | -35   | 42    | 6     | -49   | 43    | 12    | Growth# |  |

| PROJECTED ENROLLMENT-- PSD #371J |        |       |       |       |       |       |       |       |       |       |         |
|----------------------------------|--------|-------|-------|-------|-------|-------|-------|-------|-------|-------|---------|
|                                  | 18-19* | 19-20 | 20-21 | 21-22 | 22-23 | 23-24 | 24-25 | 25-26 | 26-27 | 27-28 |         |
| K                                | 109    | 109   | 109   | 109   | 109   | 109   | 109   | 109   | 109   | 109   | K       |
| 1                                | 109    | 109   | 109   | 109   | 109   | 109   | 109   | 109   | 109   | 109   | 1       |
| 2                                | 144    | 109   | 109   | 109   | 109   | 109   | 109   | 109   | 109   | 109   | 2       |
| 3                                | 125    | 144   | 109   | 109   | 109   | 109   | 109   | 109   | 109   | 109   | 3       |
| K-3                              | 487    | 471   | 436   | 436   | 436   | 436   | 436   | 436   | 436   | 436   | K-3     |
| 4                                | 101    | 125   | 144   | 109   | 109   | 109   | 109   | 109   | 109   | 109   | 4       |
| 5                                | 124    | 101   | 125   | 144   | 109   | 109   | 109   | 109   | 109   | 109   | 5       |
| 4-5                              | 225    | 226   | 269   | 253   | 218   | 218   | 218   | 218   | 218   | 218   | 4-5     |
| 6                                | 126    | 124   | 101   | 125   | 144   | 109   | 109   | 109   | 109   | 109   | 6       |
| 7                                | 114    | 126   | 124   | 101   | 125   | 144   | 109   | 109   | 109   | 109   | 7       |
| 8                                | 110    | 114   | 126   | 124   | 101   | 125   | 144   | 109   | 109   | 109   | 8       |
| 6-8                              | 350    | 364   | 351   | 350   | 370   | 378   | 362   | 327   | 327   | 327   | 6-8     |
| 9                                | 118    | 110   | 114   | 126   | 124   | 101   | 125   | 144   | 109   | 109   | 9       |
| 10                               | 137    | 118   | 110   | 114   | 126   | 124   | 101   | 125   | 144   | 109   | 10      |
| 11                               | 108    | 137   | 118   | 110   | 114   | 126   | 124   | 101   | 125   | 144   | 11      |
| 12                               | 100    | 108   | 137   | 118   | 110   | 114   | 126   | 124   | 101   | 125   | 12      |
| 9-12                             | 463    | 473   | 479   | 468   | 474   | 465   | 476   | 494   | 479   | 487   | 9-12    |
| Totals                           | 1,525  | 1,534 | 1,535 | 1,507 | 1,498 | 1,497 | 1,492 | 1,475 | 1,460 | 1,468 | Totals  |
| Growth%                          | 0%     | 1%    | 0%    | -2%   | -1%   | 0%    | 0%    | -1%   | -1%   | 1%    | Growth% |
| Growth#                          | -4     | 9     | 1     | -28   | -9    | -1    | -5    | -17   | -15   | 8     | Growth# |

2018-19\* New Charter School to open estimating that it will take 5% of the PSD students or -76

Payette School District #371J

# Payette School District #371J

## Building Enrollment vs Capacity

| Grades                      | Primary    | Elem.      | Middle     | High       | Totals       | Grades                      |
|-----------------------------|------------|------------|------------|------------|--------------|-----------------------------|
| K                           | 109        |            |            |            | 109          | K                           |
| 1                           | 144        |            |            |            | 144          | 1                           |
| 2                           | 125        |            |            |            | 125          | 2                           |
| 3                           | 101        |            |            |            | 101          | 3                           |
| 4                           |            | 124        |            |            | 124          | 4                           |
| 5                           |            | 126        |            |            | 126          | 5                           |
| 6                           |            |            | 114        |            | 114          | 6                           |
| 7                           |            |            | 110        |            | 110          | 7                           |
| 8                           |            |            | 118        |            | 118          | 8                           |
| 9                           |            |            |            | 117        | 117          | 9                           |
| 10                          |            |            |            | 108        | 108          | 10                          |
| 11                          |            |            |            | 100        | 100          | 11                          |
| 12                          |            |            |            | 113        | 113          | 12                          |
| <b>TOTAL ENROLL.</b>        | <b>479</b> | <b>250</b> | <b>342</b> | <b>458</b> | <b>1,529</b> | <b>TOTAL ENROLL.</b>        |
| <b>Estimated Bldg. Cap.</b> | <b>660</b> | <b>360</b> | <b>486</b> | <b>580</b> | <b>2,086</b> | <b>Estimated Bldg. Cap.</b> |
| <b>% Cap (2017-18)</b>      | <b>73%</b> | <b>69%</b> | <b>70%</b> | <b>79%</b> | <b>73%</b>   | <b>% Cap (2017-18)</b>      |

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

## 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             |
| <b>Total Adjusted Scores</b> |                       | <b>90--100</b> | <b>60--89</b> | <b>30--59</b> | <b>29 or less</b>     |

### Summary of Building Condition Evaluation Scoring Range Recommendations

| <u>Total Adjusted Scores</u> | <u>Recommendations for Consideration</u>                                                                                                                                                  |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>90--100</b>               | No renovation nor remodeling is needed.                                                                                                                                                   |
| <b>75--89</b>                | Problems developing; minor renovation/remodeling needed or should be scheduled soon.                                                                                                      |
| <b>50--74</b>                | Serious problems are developing; renovation/remodeling costs should be considered if \$ is less than 50% of the replacement.                                                              |
| <b>31--49</b>                | Serious problems exist and need immediate attention; no type of renovation when the \$ is greater than 50% of replacement.                                                                |
| <b>0--30</b>                 | 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

| Payette School District                                                                      |                             | Primary School         |           |             |             |             |                                     |                             |
|----------------------------------------------------------------------------------------------|-----------------------------|------------------------|-----------|-------------|-------------|-------------|-------------------------------------|-----------------------------|
| COMPONENTS                                                                                   |                             | SYSTEMS                |           | RATINGS     |             |             |                                     | COMMENTS                    |
|                                                                                              |                             |                        |           | GOOD<br>(1) | FAIR<br>(2) | POOR<br>(3) | UNSAT.<br>(4)                       |                             |
| 1.0 Exterior Building Condition<br><br><b>Good</b> Condition<br>Component Score = <b>28</b>  | 1.1 Foundation/Structure    | +12                    |           |             |             |             |                                     |                             |
|                                                                                              | 1.2 Walls                   | +8                     |           |             |             |             |                                     |                             |
|                                                                                              | 1.3 Roof                    |                        | +5        |             |             |             | Paint coating showing deterioration |                             |
|                                                                                              | 1.4 Windows/Doors           |                        | +1        |             |             |             | Some parts needing replaced         |                             |
|                                                                                              | 1.5 Trim                    | +2                     |           |             |             |             |                                     |                             |
| 2.0 Interior Building Condition<br><br><b>Fair</b> Condition<br>Component Score = <b>17</b>  | 2.1 Floors                  |                        | +5        |             |             |             | Some carpet needing replaced        |                             |
|                                                                                              | 2.2 Walls                   | +8                     |           |             |             |             |                                     |                             |
|                                                                                              | 2.3 Ceilings                |                        | +3        |             |             |             | Some tiles needing replaced         |                             |
|                                                                                              | 2.4 Fixed Equipment         |                        | +1        |             |             |             |                                     |                             |
| 3.0 Mechanical Systems Condition<br><br><b>Good</b> Condition<br>Component Score = <b>24</b> | 3.1 Electrical              | +6                     |           |             |             |             |                                     |                             |
|                                                                                              | 3.2 Plumbing                | +4                     |           |             |             |             |                                     |                             |
|                                                                                              | 3.3 Heating                 | +6                     |           |             |             |             |                                     |                             |
|                                                                                              | 3.4 Cooling                 |                        | +4        |             |             |             |                                     |                             |
|                                                                                              | 3.5 Lighting                | +4                     |           |             |             |             |                                     |                             |
| 4.0 Safety/Building Code<br><br><b>Good</b> Condition<br>Component Score = <b>20</b>         | 4.1 Means of Exit           | +6                     |           |             |             |             |                                     |                             |
|                                                                                              | 4.2 Fire Control Capability | +4                     |           |             |             |             | Sprinkler system is in place        |                             |
|                                                                                              | 4.3 Fire Alarm System       | +4                     |           |             |             |             |                                     |                             |
|                                                                                              | 4.4 Emergency Lighting      | +2                     |           |             |             |             |                                     |                             |
|                                                                                              | 4.5 Fire Resistance         | +4                     |           |             |             |             |                                     |                             |
| <b>Fair</b> Condition                                                                        |                             | TOTAL CONDITION SCORES | <b>70</b> | <b>19</b>   | <b>0</b>    | <b>0</b>    | Unadjusted Score<br><b>89</b>       | Adjusted Score<br><b>89</b> |

|                                           |       |      |      |        |
|-------------------------------------------|-------|------|------|--------|
| 5.0 Provisions for Handicap Accessibility | YES   |      | Nb-  |        |
|                                           | GOOD  | FAIR | POOR | UNSAT. |
|                                           |       |      |      |        |
| 6.0 Functional Adaptability               | GOOD  |      | FAIR | UNSAT. |
| 7.0 Suitability of Space                  | EXCEL | GOOD | FAIR | UNSAT. |

Rich Bauscher  
Evaluator Name

Sept. 22, 2017  
Date

1992  
Year Built

164,223  
Total Sq. Ft.

# School BCEF Calculations

## Primary School

|                             |                                |
|-----------------------------|--------------------------------|
| Square footage of building: | 64,223 sf                      |
| Conversion on BCEF          | 100- 89 = 11%                  |
| Cost per/sf for upgrades*   | \$180                          |
| Mathematical calculation    | 64,223 * 11% = 7,065 sf        |
| Upgrade calculation cost    | 7,065 * \$180 sf.: \$1,271,700 |
| Total upgrade cost          | \$1.27 million                 |

**Suitability of Space Problems** include the following items:

|                                           | Yes or No | Comments                      |
|-------------------------------------------|-----------|-------------------------------|
| 1) Narrow hallways                        | Yes       | Wider would help student flow |
| 2) Insufficient science labs              | NIA       |                               |
| 3) Insufficient band room                 | NIA       |                               |
| 4) Choir/music room in building           | NIA       |                               |
| 5) Auditorium                             | NIA       |                               |
| 6) Art room in building                   | NIA       |                               |
| 7) Library size adequate                  | Yes       |                               |
| 8) Kitchen in building                    | Yes       |                               |
| 9) Central air in building                | Yes       |                               |
| 10) Core areas too small for an expansion | Yes       |                               |

\* \$ Provided by 13eniton CM's

# Building Condition Evaluation Form

| Payette School District                                                                             |                             | Elementary School      |    |             |             |             |                     |                  |                |
|-----------------------------------------------------------------------------------------------------|-----------------------------|------------------------|----|-------------|-------------|-------------|---------------------|------------------|----------------|
| COMPONENTS                                                                                          |                             | SYSTEMS                |    | RATINGS     |             |             |                     | COMMENTS         |                |
|                                                                                                     |                             |                        |    | GOOD<br>(1) | FAIR<br>(2) | POOR<br>(3) | UNSAT.<br>(4)       |                  |                |
| <b>1.0 Exterior Building Condition</b><br><br><b>Fair</b> Condition<br>Component Score = <b>25</b>  | 1.1 Foundation/Structure    |                        | +8 |             |             |             |                     |                  |                |
|                                                                                                     | 1.2 Walls                   | +8                     |    |             |             |             |                     |                  |                |
|                                                                                                     | 1.3 Roof                    | +7                     |    |             |             |             | New Roofin 2016     |                  |                |
|                                                                                                     | 1.4 Windows/Doors           |                        | +1 |             |             |             |                     |                  |                |
|                                                                                                     | 1.5 Trim                    |                        | +1 |             |             |             | Bad Gutters         |                  |                |
| <b>2.0 Interior Building Condition</b><br><br><b>Fair</b> Condition<br>Component Score = <b>16</b>  | 2.1 Floors                  |                        | +5 |             |             |             |                     |                  |                |
|                                                                                                     | 2.2 Walls                   |                        | +5 |             |             |             |                     |                  |                |
|                                                                                                     | 2.3 Ceilings                | +5                     |    |             |             |             |                     |                  |                |
|                                                                                                     | 2.4 Fixed Equipment         |                        | +1 |             |             |             |                     |                  |                |
| <b>3.0 Mechanical Systems Condition</b><br><br><b>Good</b> Condition<br>Component Score = <b>23</b> | 3.1 Electrical              | +6                     |    |             |             |             |                     |                  |                |
|                                                                                                     | 3.2 Plumbing                |                        | +2 |             |             |             |                     |                  |                |
|                                                                                                     | 3.3 Heating                 | +6                     |    |             |             |             |                     |                  |                |
|                                                                                                     | 3.4 Cooling                 | +6                     |    |             |             |             |                     |                  |                |
|                                                                                                     | 3.5 Lighting                |                        | +3 |             |             |             |                     |                  |                |
| <b>4.0 Safety/Building Code</b><br><br><b>Fair</b> Condition<br>Component Score = <b>13</b>         | 4.1 Means of Exit           |                        | +4 |             |             |             |                     |                  |                |
|                                                                                                     | 4.2 Fire Control Capability |                        |    |             | +1          |             | No sprinkler system |                  |                |
|                                                                                                     | 4.3 Fire Alarm System       | +4                     |    |             |             |             |                     |                  |                |
|                                                                                                     | 4.4 Emergency Lighting      |                        | +1 |             |             |             |                     |                  |                |
|                                                                                                     | 4.5 Fire Resistance         |                        | +3 |             |             |             |                     |                  |                |
| <b>Fair</b> Condition                                                                               |                             | TOTAL CONDITION SCORES |    | <b>42</b>   | <b>34</b>   | <b>0</b>    | <b>1</b>            | Unadjusted Score | Adjusted Score |
|                                                                                                     |                             |                        |    |             |             |             |                     | 77               | 77             |

|                                                    |       |      |      |        |        |
|----------------------------------------------------|-------|------|------|--------|--------|
| 5.0 Provisions for complete Handicap Accessibility | YES   |      |      |        |        |
| 6.0 Functional Adaptability                        | GOOD  | FAIR | POOR | UNSAT. |        |
| 7.0 Suitability of Space                           | EXCEL | GOOD | FAIR | POOR   | UNSAT. |

Rich Bauscher  
Evaluator Name

Sept. 22, 2017  
Date

1948  
Year Built

137,814  
Total Sq. Ft.

# School BCEF Calculations

## Elementary School

|                             |                               |
|-----------------------------|-------------------------------|
| Square footage of building: | 37,814 sf                     |
| Conversion on BCEF          | 100-77 =23%                   |
| Cost per/sf for upgrades*   | \$180                         |
| Mathematical calculation    | 37,814 * 23% = 8,697 sf       |
| Upgrade calculation cost    | 8,697 * \$180 sf= \$1,565,549 |
| Total upgrade cost          | \$1.57 million                |

**Suitability of Space Problems** include the following items:

|                                           | Yes or No | Comments                      |
|-------------------------------------------|-----------|-------------------------------|
| 1) Narrow hallways                        | Yes       | Wider would help student flow |
| 2) Insufficient science labs              | NIA       |                               |
| 3) Insufficient band room                 | NIA       |                               |
| 4) Choir/music room in building           | NIA       |                               |
| 5) Auditorium                             | NIA       |                               |
| 6) Art room in building                   | NIA       |                               |
| 7) Library size adequate                  | Yes       |                               |
| 8) Kitchen in building                    | Yes       |                               |
| 9) Central air in building                | Yes       |                               |
| 10) Core areas too small for an expansion | Yes       |                               |

\* \$ Provided by Beniton CM's

# Building Condition Evaluation Form

| Payette School District                                                                             |                             | Middle School                 |           |             |             |                                |                                   |                                 |
|-----------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------|-----------|-------------|-------------|--------------------------------|-----------------------------------|---------------------------------|
| COMPONENTS                                                                                          |                             | SYSTEMS                       |           | RATINGS     |             |                                |                                   | COMMENTS                        |
|                                                                                                     |                             |                               |           | GOOD<br>(1) | FAIR<br>(2) | POOR<br>(3)                    | UNSAT.<br>(4)                     |                                 |
| <b>1.0 Exterior Building Condition</b><br><br><b>Fair</b> Condition<br>Component Score = <b>24</b>  | 1.1 Foundation/Structure    | +12                           |           |             |             |                                |                                   |                                 |
|                                                                                                     | 1.2 Walls                   | +8                            |           |             |             |                                |                                   |                                 |
|                                                                                                     | 1.3 Roof                    |                               |           |             | 0           | Needs a new one                |                                   |                                 |
|                                                                                                     | 1.4 Windows/Doors           | +2                            |           |             |             |                                |                                   |                                 |
|                                                                                                     | 1.5 Trim                    | +2                            |           |             |             |                                |                                   |                                 |
| <b>2.0 Interior Building Condition</b><br><br><b>Good</b> Condition<br>Component Score = <b>21</b>  | 2.1 Floors                  | +8                            |           |             |             |                                |                                   |                                 |
|                                                                                                     | 2.2 Walls                   | +8                            |           |             |             |                                |                                   |                                 |
|                                                                                                     | 2.3 Ceilings                |                               | +3        |             |             | Some offices needing tile rep. |                                   |                                 |
|                                                                                                     | 2.4 Fixed Equipment         | +2                            |           |             |             |                                |                                   |                                 |
| <b>3.0 Mechanical Systems Condition</b><br><br><b>Good</b> Condition<br>Component Score = <b>25</b> | 3.1 Electrical              | +6                            |           |             |             |                                |                                   |                                 |
|                                                                                                     | 3.2 Plumbing                | +4                            |           |             |             |                                |                                   |                                 |
|                                                                                                     | 3.3 Heating                 | +6                            |           |             |             |                                |                                   |                                 |
|                                                                                                     | 3.4 Cooling                 | +6                            |           |             |             |                                |                                   |                                 |
|                                                                                                     | 3.5 Lighting                |                               | +3        |             |             | Gym lights are a duller color  |                                   |                                 |
| <b>4.0 Safety/Building Code</b><br><br><b>Good</b> Condition<br>Component Score = <b>20</b>         | 4.1 Means of Exit           | +6                            |           |             |             |                                |                                   |                                 |
|                                                                                                     | 4.2 Fire Control Capability | +4                            |           |             |             |                                |                                   |                                 |
|                                                                                                     | 4.3 Fire Alarm System       | +4                            |           |             |             |                                |                                   |                                 |
|                                                                                                     | 4.4 Emergency Lighting      | +2                            |           |             |             |                                |                                   |                                 |
|                                                                                                     | 4.5 Fire Resistance         | +4                            |           |             |             |                                |                                   |                                 |
| <b>Good</b> Condition                                                                               |                             | <b>TOTAL CONDITION SCORES</b> | <b>84</b> | <b>6</b>    | <b>0</b>    | <b>0</b>                       | Unadjusted Score<br><br><b>90</b> | Adjusted Score<br><br><b>90</b> |

|                                           |       |      |        |        |
|-------------------------------------------|-------|------|--------|--------|
| 5.0 Provisions for Handicap Accessibility | YES   | NO   |        |        |
| 6.0 Functional Adaptability               | GOOD  | FAIR | POOR   | UNSAT. |
| 7.0 Suitability of Space                  | EXCEL | GOOD | FAIR   | POOR   |
|                                           |       |      | UNSAT. |        |

Rich Bauscher  
Evaluators Name

Sept. 22, 2017  
Date

12004  
Year Built

81,934  
Total Sq. Ft.

# School BCEF Calculations

## Middle School

|                             |                               |
|-----------------------------|-------------------------------|
| Square footage of building: | 81,934 sf                     |
| Conversion on BCEF          | 100-90 = 10%                  |
| Cost per/sf for upgrades*   | \$180                         |
| Mathematical calculation    | 81,934 * 10% = 8,193 sf       |
| Upgrade calculation cost    | 8,193 * \$180 sf= \$1,474,740 |
| Total upgrade cost          | \$1.48 million                |

**Suitability of Space Problems** include the following items:

|                                           | Yes or No | Comments |
|-------------------------------------------|-----------|----------|
| 1) Narrow hallways                        | No        |          |
| 2) Insufficient science labs              | No        |          |
| 3) Insufficient band room                 | No        |          |
| 4) Choir/music room in building           | Yes       |          |
| 5) Auditorium                             | N/A       |          |
| 6) Art room in building                   | N/A       |          |
| 7) Library size adequate                  | Yes       |          |
| 8) Kitchen in building                    | Yes       |          |
| 9) Central air in building                | Yes       |          |
| 10) Core areas too small for an expansion | No        |          |

\*\$Provided by Beniton CM's

# Building Condition Evaluation Form

| Payette School District                                                                             |                             | High School            |    |             |             |             |                                     |                  |
|-----------------------------------------------------------------------------------------------------|-----------------------------|------------------------|----|-------------|-------------|-------------|-------------------------------------|------------------|
| COMPONENTS                                                                                          |                             | SYSTEMS                |    | RATINGS     |             |             |                                     | COMMENTS         |
|                                                                                                     |                             |                        |    | GOOD<br>(1) | FAIR<br>(2) | POOR<br>(3) | UNSAT.<br>(4)                       |                  |
| <b>1.0 Exterior Building Condition</b><br><br><b>Fair</b> Condition<br>Component Score = <b>23</b>  | 1.1 Foundation/Structure    | +12                    |    |             |             |             |                                     |                  |
|                                                                                                     | 1.2 Walls                   | +8                     |    |             |             |             |                                     |                  |
|                                                                                                     | 1.3 Roof                    |                        |    |             |             | 0           | 29 years old                        |                  |
|                                                                                                     | 1.4 Windows/Doors           |                        | +1 |             |             |             | Doors being replaced. Gaps in W & D |                  |
|                                                                                                     | 1.5 Trim                    | +2                     |    |             |             |             |                                     |                  |
| <b>2.0 Interior Building Condition</b><br><br><b>Fair</b> Condition<br>Component Score = <b>18</b>  | 2.1 Floors                  |                        | +5 |             |             |             |                                     |                  |
|                                                                                                     | 2.2 Walls                   | +8                     |    |             |             |             |                                     |                  |
|                                                                                                     | 2.3 Ceilings                |                        | +3 |             |             |             | Some stained, broken and cut.       |                  |
|                                                                                                     | 2.4 Fixed Equipment         | +2                     |    |             |             |             | Kitchen refurbished in 2005         |                  |
| <b>3.0 Mechanical Systems Condition</b><br><br><b>Fair</b> Condition<br>Component Score = <b>20</b> | 3.1 Electrical              |                        |    | +2          |             |             | Wiring underslab (50% problem)      |                  |
|                                                                                                     | 3.2 Plumbing                | +4                     |    |             |             |             | No leaks                            |                  |
|                                                                                                     | 3.3 Heating                 |                        | +4 |             |             |             | 1 of 4 boilers need replaced        |                  |
|                                                                                                     | 3.4 Cooling                 | +6                     |    |             |             |             |                                     |                  |
|                                                                                                     | 3.5 Lighting                | +4                     |    |             |             |             | T8's are in place                   |                  |
| <b>4.0 Safety/Building Code</b><br><br><b>Good</b> Condition<br>Component Score = <b>18</b>         | 4.1 Means of Exit           | +6                     |    |             |             |             | Multiple egresses                   |                  |
|                                                                                                     | 4.2 Fire Control Capability | +4                     |    |             |             |             | Sprinkler system in place           |                  |
|                                                                                                     | 4.3 Fire Alarm System       |                        |    | +2          |             |             | Outdated and needs replaced         |                  |
|                                                                                                     | 4.4 Emergency Lighting      | +2                     |    |             |             |             |                                     |                  |
|                                                                                                     | 4.5 Fire Resistance         | +4                     |    |             |             |             |                                     |                  |
| <b>Fair</b> Condition                                                                               |                             | TOTAL CONDITION SCORES |    | <b>62</b>   | <b>13</b>   | <b>4</b>    | <b>0</b>                            | Unadjusted Score |
|                                                                                                     |                             |                        |    |             |             |             |                                     | <b>79</b>        |
|                                                                                                     |                             |                        |    |             |             |             |                                     | <b>79</b>        |

|                                           |       |      |        |
|-------------------------------------------|-------|------|--------|
| 5.0 Provisions for Handicap Accessibility | YES   |      |        |
|                                           | GOOD  | FAIR |        |
| 6.0 Functional Adaptability               |       |      | UNSAT. |
| 7.0 Suitability of Space                  | EXCEL | GOOD | FAIR   |
|                                           |       |      | UNSAT. |

Rich Bauscher  
Evaluators Name

Oct. 2, 2017  
Date

11962  
Year Built

158,900  
Total Sq. Ft.

# School BCEF Calculations

## High School

|                             |                                |
|-----------------------------|--------------------------------|
| Square footage of building: | 58,900 sf                      |
| Conversion on BCEF          | 100 - 79 = 21 %                |
| Cost per/sf for upgrades*   | \$180                          |
| Mathematical calculation    | 58,900 * 21 % = 12,369 sf      |
| Upgrade calculation cost    | 12,369 * \$180 sf= \$2,226,420 |
| Total upgrade cost          | \$2.23 million                 |

**Suitability of Space Problems** include the following items:

|                                           | Yes or No | Comments                                                                                |
|-------------------------------------------|-----------|-----------------------------------------------------------------------------------------|
| 1) Narrow hallways                        | Yes       | <div>Located in building with the gym</div> <div>Located in building with the gym</div> |
| 2) Insufficient science labs              | No        |                                                                                         |
| 3) Insufficient band room                 | No        |                                                                                         |
| 4) Choir room in building                 | Yes       |                                                                                         |
| 5) Auditorium in building                 | Yes       |                                                                                         |
| 6) Art room in building                   | N/A       |                                                                                         |
| 7) Library size adequate                  | No        |                                                                                         |
| 8) Kitchen in building                    | Yes       |                                                                                         |
| 9) Central air in building                | Yes       |                                                                                         |
| 10) Core areas too small for an expansion | Yes       |                                                                                         |

\* \$ Provided by Beniton CM's

# Building Condition Evaluation Form

|                                                                                                    |  |                                                                                                              |  |                                                                                           |             |             |               |                                      |
|----------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------|-------------|-------------|---------------|--------------------------------------|
| Payette School District                                                                            |  | High Sch Gym/Dome                                                                                            |  | Auditorium, Lib and Clrms are excluded in this BCEF – as all are in <b>GOOD</b> condition |             |             |               |                                      |
| COMPONENTS                                                                                         |  | SYSTEMS                                                                                                      |  | RATINGS                                                                                   |             |             |               |                                      |
|                                                                                                    |  |                                                                                                              |  | GOOD<br>(1)                                                                               | FATR<br>(2) | POOR<br>(J) | UNSAT.<br>(4) | COMMENTS                             |
| <b>1.0 Exterior Building Condition</b><br><br><b>Poor</b> Condition<br>Component Score = <b>12</b> |  | 1.1 Foundation/Structure                                                                                     |  |                                                                                           | +8          |             |               |                                      |
|                                                                                                    |  | 1.2 Walls                                                                                                    |  |                                                                                           |             | +3          |               | Needing upgraded & settling problems |
|                                                                                                    |  | 1.3 Roof                                                                                                     |  |                                                                                           |             |             | 0             | Recoated 28 years ago                |
|                                                                                                    |  | 1.4 Windows/Doors                                                                                            |  |                                                                                           |             | 0           |               | Doors need replaced & cracked glass  |
|                                                                                                    |  | 1.5 Trim                                                                                                     |  |                                                                                           | +1          |             |               |                                      |
| <b>2.0 Interior Building Condition</b><br><br><b>Poor</b> Condition<br>Component Score = <b>8</b>  |  | 2.1 Floors                                                                                                   |  |                                                                                           | +5          |             |               | Dead spots without supports          |
|                                                                                                    |  | 2.2 Walls                                                                                                    |  |                                                                                           |             | +1          |               |                                      |
|                                                                                                    |  | 2.3 Ceilings                                                                                                 |  |                                                                                           |             | +1          |               | Dull needing upgraded                |
|                                                                                                    |  | 2.4 Fixed Equipment                                                                                          |  |                                                                                           | +1          |             |               |                                      |
|                                                                                                    |  | <b>3.0 Mechanical Systems Condition</b><br><br><b>Unsatisfactory</b> Condition<br>Component Score = <b>8</b> |  | 3.1 Electrical                                                                            |             |             |               | +2                                   |
| 3.2 Plumbing                                                                                       |  |                                                                                                              |  | +4                                                                                        |             |             |               |                                      |
| 3.3 Heating                                                                                        |  |                                                                                                              |  |                                                                                           |             |             | +1            | Need 2 units replaced                |
| 3.4 Cooling                                                                                        |  |                                                                                                              |  |                                                                                           |             |             | +1            | No A/C in building                   |
| 3.5 Lighting                                                                                       |  |                                                                                                              |  |                                                                                           |             |             | 0             | Very dim and inefficient             |
| <b>4.0 Safety/Building Code</b><br><br><b>Poor</b> Condition<br>Component Score = <b>13</b>        |  | 4.1 Means of Exit                                                                                            |  | +6                                                                                        |             |             |               | Multiple egresses                    |
|                                                                                                    |  | 4.2 Fire Control Capability                                                                                  |  |                                                                                           |             |             | +1            | No sprinkler system                  |
|                                                                                                    |  | 4.3 Fire Alarm System                                                                                        |  |                                                                                           |             | +2          |               | Needs updated                        |
|                                                                                                    |  | 4.4 Emergency Lighting                                                                                       |  | +2                                                                                        |             |             |               |                                      |
|                                                                                                    |  | 4.5 Fire Resistance                                                                                          |  |                                                                                           |             | +2          |               | Foam might be a problem              |
| <b>Poor</b> Condition                                                                              |  | TOTAL CONDITION SCORES                                                                                       |  | 12                                                                                        | 15          | 11          | 3             | Unadjusted Score                     |
|                                                                                                    |  |                                                                                                              |  | 41                                                                                        |             | 41          |               |                                      |

|                                           |       |      |      |      |        |  |
|-------------------------------------------|-------|------|------|------|--------|--|
| 5.0 Provisions for Handicap Accessibility | YES   |      |      |      |        |  |
|                                           | GOOD  | FAIR |      |      |        |  |
| 6.0 Functional Adaptability               |       |      |      |      | SAT.   |  |
| 7.0 Suitability of Space                  | EXCEL | GOOD | FAIR | POOR | UNSAT. |  |

Rich Bauscher  
Evaluators Name

Oct. 2, 2017  
Date

1974  
Year Built

134,200  
Total Sq. Ft.

Auditorium = 4,000 sf

# School BCEF Calculations

## High Sch. Gym

|                             |                                |
|-----------------------------|--------------------------------|
| Square footage of building: | 18,000 sf                      |
| Conversion on BCEF          | 100 - 41= 59%                  |
| Cost per/sf for upgrades*   | \$180                          |
| Mathematical calculation    | 18,000 * 59% = 10,620 sf       |
| Upgrade calculation cost    | 10,620 * \$180 sf= \$1,911,600 |
| Total upgrade cost          | \$1.91 million                 |

&eludes [16,200 SF] in the Aud., Library and Classrooms

**Suitability of Space Problems** include the following items:

|                                          | Yes or No | Comments                |
|------------------------------------------|-----------|-------------------------|
| 1) Narrow hallways                       | No        | No A/C in this building |
| 2) Insufficient science labs             | NIA       |                         |
| 3) Insufficient band room                | NIA       |                         |
| 4) Choir/music room in building          | NIA       |                         |
| 5) Auditorium in buiding                 | Yes       |                         |
| 6) Art room in building                  | NIA       |                         |
| 7) Library size adequate                 | Yes       |                         |
| 8) Kitchen in building                   | NIA       |                         |
| 9) Central air in building               | No        |                         |
| 10) Core areas to small for an expansion | Yes       |                         |

\*\$Provided by Beniton CM's

# Building Condition Evaluation. Form

| Payette School District                                                                             |                             | High School Wt & Mp Rooms |    |             |             |             |                                                       |                                                     |
|-----------------------------------------------------------------------------------------------------|-----------------------------|---------------------------|----|-------------|-------------|-------------|-------------------------------------------------------|-----------------------------------------------------|
| COMPONENTS                                                                                          |                             | SYSTEMS                   |    | RATINGS     |             |             |                                                       | COMMENTS                                            |
|                                                                                                     |                             |                           |    | GOOD<br>(1) | FAIR<br>(2) | POOR<br>(3) | UNSAT.<br>(4)                                         |                                                     |
| <b>1.0 Exterior Building Condition</b><br><br><b>Good</b> Condition<br>Component Score = <b>31</b>  | 1.1 Foundation/Structure    | +12                       |    |             |             |             |                                                       |                                                     |
|                                                                                                     | 1.2 Walls                   | +8                        |    |             |             |             |                                                       |                                                     |
|                                                                                                     | 1.3 Roof                    | +7                        |    |             |             |             |                                                       |                                                     |
|                                                                                                     | 1.4 Windows/Doors           | +2                        |    |             |             |             | No windows in building                                |                                                     |
|                                                                                                     | 1.5 Trim                    | +2                        |    |             |             |             |                                                       |                                                     |
| <b>2.0 Interior Building Condition</b><br><br><b>Fair</b> Condition<br>Component Score = <b>18</b>  | 2.1 Floors                  | +8                        |    |             |             |             | Solid concrete                                        |                                                     |
|                                                                                                     | 2.2 Walls                   |                           | +5 |             |             |             | Insulation holes                                      |                                                     |
|                                                                                                     | 2.3 Ceilings                |                           | +3 |             |             |             | Insulation holes                                      |                                                     |
|                                                                                                     | 2.4 Fixed Equipment         | +2                        |    |             |             |             | Very little built-ins                                 |                                                     |
| <b>3.0 Mechanical Systems Condition</b><br><br><b>Good</b> Condition<br>Component Score = <b>24</b> | 3.1 Electrical              | +6                        |    |             |             |             |                                                       |                                                     |
|                                                                                                     | 3.2 Plumbing                | +4                        |    |             |             |             |                                                       |                                                     |
|                                                                                                     | 3.3 Heating                 | +6                        |    |             |             |             |                                                       |                                                     |
|                                                                                                     | 3.4 Cooling                 |                           | +4 |             |             |             | Weights (Y) MP (N)                                    |                                                     |
|                                                                                                     | 3.5 Lighting                | +4                        |    |             |             |             |                                                       |                                                     |
| <b>4.0 Safety/Building Code</b><br><br><b>Fair</b> Condition<br>Component Score = <b>15</b>         | 4.1 Means of Exit           | +6                        |    |             |             |             |                                                       |                                                     |
|                                                                                                     | 4.2 Fire Control Capability |                           |    |             | +1          |             | No sprinkler system                                   |                                                     |
|                                                                                                     | 4.3 Fire Alarm System       |                           |    | +2          |             |             | Needing updated                                       |                                                     |
|                                                                                                     | 4.4 Emergency Lighting      | +2                        |    |             |             |             |                                                       |                                                     |
|                                                                                                     | 4.5 Fire Resistance         | +4                        |    |             |             |             |                                                       |                                                     |
| <b>Fair</b> Condition                                                                               |                             | TOTAL CONDITION SCORES    | 73 | 12          | 1           | 1           | Unadjusted Score<br><br><b style="color: red;">87</b> | Adjusted Score<br><br><b style="color: red;">87</b> |

|                                           |       |             |           |        |
|-------------------------------------------|-------|-------------|-----------|--------|
| 5.0 Provisions for Handicap Accessibility | YES   |             | <b>kb</b> |        |
| 6.0 Functional Adaptability               | GOOD  | <b>1.0</b>  | POOR      | UNSAT. |
| 7.0 Suitability of Space                  | EXCEL | <b>GOOD</b> | FAIR      | POOR   |
|                                           |       |             | POOR      | UNSAT. |

Rich Bauscher  
Evaluator Name

Oct. 2, 2017  
Date

12000110  
Year Built

16,907  
Total Sq. Ft.

# School BCEF Calculations

## High Sch. Wt & Mp Rooms

|                             |                           |
|-----------------------------|---------------------------|
| Square footage of building: | 6,907 sf                  |
| Conversion on BCEF          | 100-87=13%                |
| Cost per/sf for upgrades*   | \$180                     |
| Mathematical calculation    | 6,907 * 13% = 898 sf      |
| Upgrade calculation cost    | 898 * \$180 sf= \$161,623 |
| Total upgrade cost          | \$162,000                 |

**Suitability of Space Problems** include the following items:

|                                           | Yes or No | Comments              |
|-------------------------------------------|-----------|-----------------------|
| 1) Narrow hallways                        | None      | N C in Weight rm only |
| 2) Insufficient science labs              | NIA       |                       |
| 3) Insufficient band room                 | NIA       |                       |
| 4) Choir/music room in building           | NIA       |                       |
| 5) Auditorium                             | NIA       |                       |
| 6) Art room in building                   | NIA       |                       |
| 7) Library size adequate                  | NA        |                       |
| 8) Kitchen in building                    | NIA       |                       |
| 9) Central air in building                | Yes/No    |                       |
| 10) Core areas too small for an expansion | Yes       |                       |

\* \$ Provided by Beniton CM's

# Building Condition Evaluation Form

| Payette School District                                                                             |                             | Education Center              |           | SE Center   |             |             |                                   |                                 |
|-----------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------|-----------|-------------|-------------|-------------|-----------------------------------|---------------------------------|
| COMPONENTS                                                                                          |                             | SYSTEMS                       |           | RATINGS     |             |             |                                   | COMMENTS                        |
|                                                                                                     |                             |                               |           | GOOD<br>(1) | FAIR<br>(2) | POOR<br>(3) | UNSAT.<br>(4)                     |                                 |
| <b>1.0 Exterior Building Condition</b><br><br><b>Fair</b> Condition<br>Component Score = <b>21</b>  | 1.1 Foundation/Structure    |                               |           | +8          |             |             | Not a true foundation             |                                 |
|                                                                                                     | 1.2 Walls                   |                               |           | +5          |             |             | Some cosmetic corrections needed  |                                 |
|                                                                                                     | 1.3 Roof                    |                               |           | +5          |             |             |                                   |                                 |
|                                                                                                     | 1.4 Windows/Doors           |                               |           | +1          |             |             |                                   |                                 |
|                                                                                                     | 1.5 Trim                    |                               | +2        |             |             |             |                                   |                                 |
| <b>2.0 Interior Building Condition</b><br><br><b>Fair</b> Condition<br>Component Score = <b>20</b>  | 2.1 Floors                  |                               |           | +5          |             |             |                                   |                                 |
|                                                                                                     | 2.2 Walls                   |                               | +8        |             |             |             |                                   |                                 |
|                                                                                                     | 2.3 Ceilings                |                               | +5        |             |             |             |                                   |                                 |
|                                                                                                     | 2.4 Fixed Equipment         |                               | +2        |             |             |             |                                   |                                 |
| <b>3.0 Mechanical Systems Condition</b><br><br><b>Good</b> Condition<br>Component Score = <b>26</b> | 3.1 Electrical              |                               | +6        |             |             |             |                                   |                                 |
|                                                                                                     | 3.2 Plumbing                |                               | +4        |             |             |             |                                   |                                 |
|                                                                                                     | 3.3 Heating                 |                               | +6        |             |             |             |                                   |                                 |
|                                                                                                     | 3.4 Cooling                 |                               | +6        |             |             |             |                                   |                                 |
|                                                                                                     | 3.5 Lighting                |                               | +4        |             |             |             |                                   |                                 |
| <b>4.0 Safety/Building Code</b><br><br><b>Poor</b> Condition<br>Component Score = <b>6</b>          | 4.1 Means of Exit           |                               |           |             | +2          |             |                                   |                                 |
|                                                                                                     | 4.2 Fire Control Capability |                               |           |             |             | +1          | No fire sprinkler system          |                                 |
|                                                                                                     | 4.3 Fire Alarm System       |                               |           |             |             | +1          |                                   |                                 |
|                                                                                                     | 4.4 Emergency Lighting      |                               |           |             | 0           |             |                                   |                                 |
|                                                                                                     | 4.5 Fire Resistance         |                               |           |             | +2          |             |                                   |                                 |
| <b>Fair</b> Condition                                                                               |                             | <b>TOTAL CONDITION SCORES</b> | <b>43</b> | <b>24</b>   | <b>4</b>    | <b>2</b>    | Unadjusted Score<br><br><b>73</b> | Adjusted Score<br><br><b>73</b> |

|                                           |       |      |      |        |
|-------------------------------------------|-------|------|------|--------|
| 5.0 Provisions for Handicap Accessibility | YES   |      | NO   |        |
|                                           | GOOD  | FAIR | POOR | UNSAT. |
|                                           |       |      |      |        |
| 6.0 Functional Adaptability               |       |      |      |        |
| 7.0 Suitability of Space                  | EXCEL | GOOD | FAIR | UNSAT. |

Rich Bauscher  
Evaluators Name

Sept. 22, 2017  
Date

11984  
Year Built

12,692  
Total Sq. Ft.

# School BCEF Calculations

Educ. Center

SE

|                             |                           |
|-----------------------------|---------------------------|
| Square footage of building: | 2,692 sf                  |
| Conversion on BCEF          | 100- 73 = 27%             |
| Cost per/sf for upgrades*   | \$180                     |
| Mathematical calculation    | 2,692 * 27% = 727 sf      |
| Upgrade calculation cost    | 727 * \$180 sf= \$130,860 |
| Total upgrade cost          | \$131,000                 |

**Suitability of Space Problems** include the following items:

|                                           | Yes or No |
|-------------------------------------------|-----------|
| 1) Narrow hallways                        | Yes       |
| 2) Insufficient science labs              | NIA       |
| 3) Insufficient band room                 | NIA       |
| 4) Choir/music room in building           | NIA       |
| 5) Auditorium                             | NIA       |
| 6) Art room in building                   | NIA       |
| 7) Library size adequate                  | NIA       |
| 8) Kitchen in building                    | NIA       |
| 9) Central air in building                | Yes       |
| 10) Core areas too small for an expansion | Yes       |

Comments

\* \$ Provided by Beniton CM's

# Building Condition Evaluation Form

| Payette School District                                                                             |                             | Alternative High School |    |             |             |             |               |                                 |                |
|-----------------------------------------------------------------------------------------------------|-----------------------------|-------------------------|----|-------------|-------------|-------------|---------------|---------------------------------|----------------|
| COMPONENTS                                                                                          |                             | SYSTEMS                 |    | RATINGS     |             |             |               | COMMENTS                        |                |
|                                                                                                     |                             |                         |    | GOOD<br>(1) | FAIR<br>(2) | POOR<br>(3) | UNSAT.<br>(4) |                                 |                |
| <b>1.0 Exterior Building Condition</b><br><br><b>Fair</b> Condition<br>Component Score = <b>26</b>  | 1.1 Foundation/Structure    | +12                     |    |             |             |             |               |                                 |                |
|                                                                                                     | 1.2 Walls                   |                         | +5 |             |             |             |               |                                 |                |
|                                                                                                     | 1.3 Roof                    | +7                      |    |             |             |             |               |                                 |                |
|                                                                                                     | 1.4 Windows/Doors           |                         | +1 |             |             |             |               | Single Pane Windows             |                |
|                                                                                                     | 1.5 Trim                    |                         | +1 |             |             |             |               |                                 |                |
| <b>2.0 Interior Building Condition</b><br><br><b>Fair-</b> Condition<br>Component Score = <b>17</b> | 2.1 Floors                  |                         | +5 |             |             |             |               | Needs some more carpet replaced |                |
|                                                                                                     | 2.2 Walls                   | +8                      |    |             |             |             |               |                                 |                |
|                                                                                                     | 2.3 Ceilings                |                         | +3 |             |             |             |               | Need some new tiles             |                |
|                                                                                                     | 2.4 Fixed Equipment         |                         | +1 |             |             |             |               |                                 |                |
| <b>3.0 Mechanical Systems Condition</b><br><br><b>Good</b> Condition<br>Component Score = <b>24</b> | 3.1 Electrical              | +6                      |    |             |             |             |               |                                 |                |
|                                                                                                     | 3.2 Plumbing                | +4                      |    |             |             |             |               |                                 |                |
|                                                                                                     | 3.3 Heating                 | +6                      |    |             |             |             |               |                                 |                |
|                                                                                                     | 3.4 Cooling                 |                         | +4 |             |             |             |               |                                 |                |
|                                                                                                     | 3.5 Lighting                | +4                      |    |             |             |             |               |                                 |                |
| <b>4.0 Safety/Building Code</b><br><br><b>Fair</b> Condition<br>Component Score = <b>14</b>         | 4.1 Means of Exit           | +6                      |    |             |             |             |               |                                 |                |
|                                                                                                     | 4.2 Fire Control Capability |                         |    |             |             | +1          |               | No fire sprinkler system        |                |
|                                                                                                     | 4.3 Fire Alarm System       | +4                      |    |             |             |             |               |                                 |                |
|                                                                                                     | 4.4 Emergency Lighting      |                         |    |             | 0           |             |               |                                 |                |
|                                                                                                     | 4.5 Fire Resistance         |                         | +3 |             |             |             |               |                                 |                |
| <b>Fair</b> Condition                                                                               |                             | TOTAL CONDITION SCORES  |    | 57          | 23          | 0           | 1             | Unadjusted Score                | Adjusted Score |
|                                                                                                     |                             |                         |    |             |             |             |               | 81                              | 81             |

5.0 Provisions for Handicap Accessibility

YES

6.0 Functional Adaptability

GOOD

7.0 Suitability of Space

EXCEL

GOOD

POOR

UNSAT.

POOR

UNSAT.

Rich Bauscher

Evaluator Name

Sept. 22, 2017

Date

1980

Year Built

18,050

Total Sq. Ft.

# School BCEF Calculations

## Alt. High Sch.

|                             |                              |
|-----------------------------|------------------------------|
| Square footage of building: | 8,050 sf                     |
| Conversion on BCEF          | 100 - 81 = 19%               |
| Cost per/sf for upgrades*   | \$180                        |
| Mathematical calculation    | 8,050 * 19% = 1,530 sf       |
| Upgrade calculation cost    | 1,530 * \$180 sf = \$275,400 |
| Total upgrade cost          | \$275,000                    |

**Suitability of Space Problems** include the following items:

|                                           | Yes or No |
|-------------------------------------------|-----------|
| 1) Narrow hallways                        | No        |
| 2) Insufficient science labs              | N/A       |
| 3) Insufficient band room                 | N/A       |
| 4) Choir/music room in building           | N/A       |
| 5) Auditorium                             | N/A       |
| 6) Art room in building                   | N/A       |
| 7) Library size adequate                  | N/A       |
| 8) Kitchen in building                    | N/A       |
| 9) Central air in building                | Yes       |
| 10) Core areas too small for an expansion | No        |

Comments

\* \$ Provided by Beniton CM's

# Payette School Districtwide BCEF Calculations

Below are the total calculations that combine these eight building BCEF's. The total is then divided over five and ten years to help balance out possible revenue with these expenditures.

| <u>Schools</u>   | <u>Ratings</u> | <u>BCEF Scores</u> | <u>Total Upgrade Costs</u> |
|------------------|----------------|--------------------|----------------------------|
| Primary          | Fair           | 89                 | \$ 1,271,700               |
| Elementary       | Fair           | 77                 | \$ 1,565,549               |
| Education Center | Fair           | 73                 | \$ 130,860                 |
| Middle           | Good           | 90                 | \$ 1,474,740               |
| Alternative High | Fair           | 81                 | \$ 275,400                 |
| High             | Fair           | 79                 | \$ 2,226,420               |
| HS Gym/Dome      | Poor           | 41                 | \$ 1,911,600               |
| HS Weights/MP    | Fair           | 87                 | \$ 161,623                 |

|                             |             |           |                     |
|-----------------------------|-------------|-----------|---------------------|
| <b>Averages &amp; Total</b> | <b>Fair</b> | <b>77</b> | <b>\$ 9,017,892</b> |
|-----------------------------|-------------|-----------|---------------------|

|                       |                      |    |                |
|-----------------------|----------------------|----|----------------|
| Ten Year Funding Plan | $\$9,017,892 / 10 =$ | \$ | <b>901,789</b> |
|-----------------------|----------------------|----|----------------|

|                        |                     |    |                  |
|------------------------|---------------------|----|------------------|
| Five Year Funding Plan | $\$9,017,892 / 5 =$ | \$ | <b>1,803,578</b> |
|------------------------|---------------------|----|------------------|

## Conclusion and Analysis of Ten-Year Plan

- In conclusion, the Payette School District #371J details their strategy for proactively maintaining and upgrading their facilities as entailed in this ten-year facilities plan. Effective plans reflect the facilities vision and mission of the organization, including assessment of all of the facilities, incorporating the perspectives of the stakeholders and a focus on measures that ensure that the capitol investment is responsibly managed.
- The District's overall analysis is that this plan will contribute to both the instructional and financial well being of the Payette School District and their respective community.

###

*The following signatures signify concurrence of this Ten-Year Facilities Plan:*

\_\_\_\_\_  
Adam Rynearson, School Board Chairman

\_\_\_\_\_  
11/13/2017  
Date

\_\_\_\_\_  
Alvin Hall , Maintenance Supervisor

\_\_\_\_\_  
11/13/2017  
Date

\_\_\_\_\_  
Robin Gilbert, Superintendent

\_\_\_\_\_  
11/13/2017  
Date