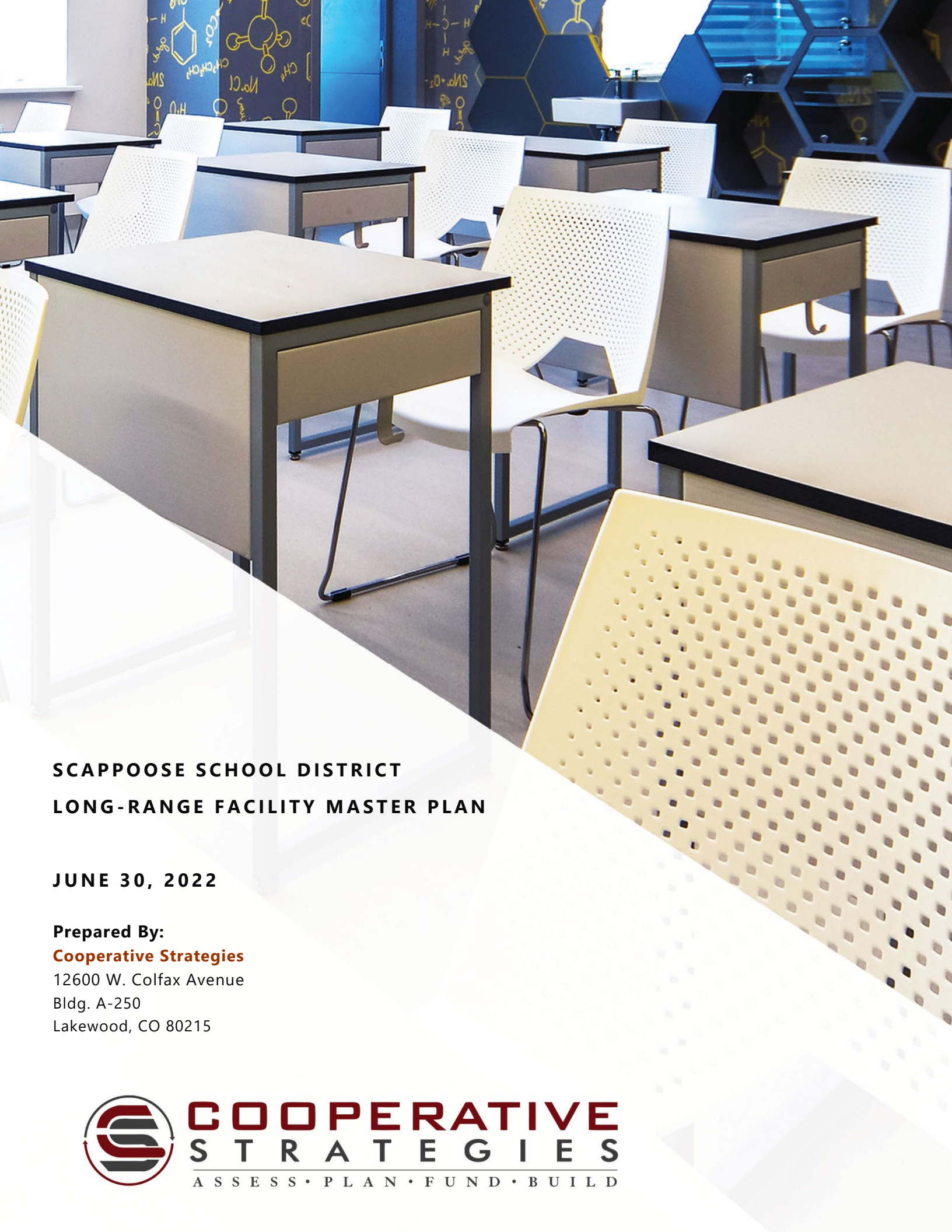




**SCAPPOOSE SCHOOL DISTRICT
LONG-RANGE FACILITY MASTER PLAN**

JUNE 30, 2022

Prepared By:

Cooperative Strategies

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**COOPERATIVE
STRATEGIES**
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ACKNOWLEDGMENTS

Cooperative Strategies extends our appreciation to the Scappoose School District for commissioning the development of enrollment projections, the facilities assessments, the facilities master plan and for its cooperation to make this work possible. As a planning team, we hope that this document will serve the Scappoose School District for years to come.

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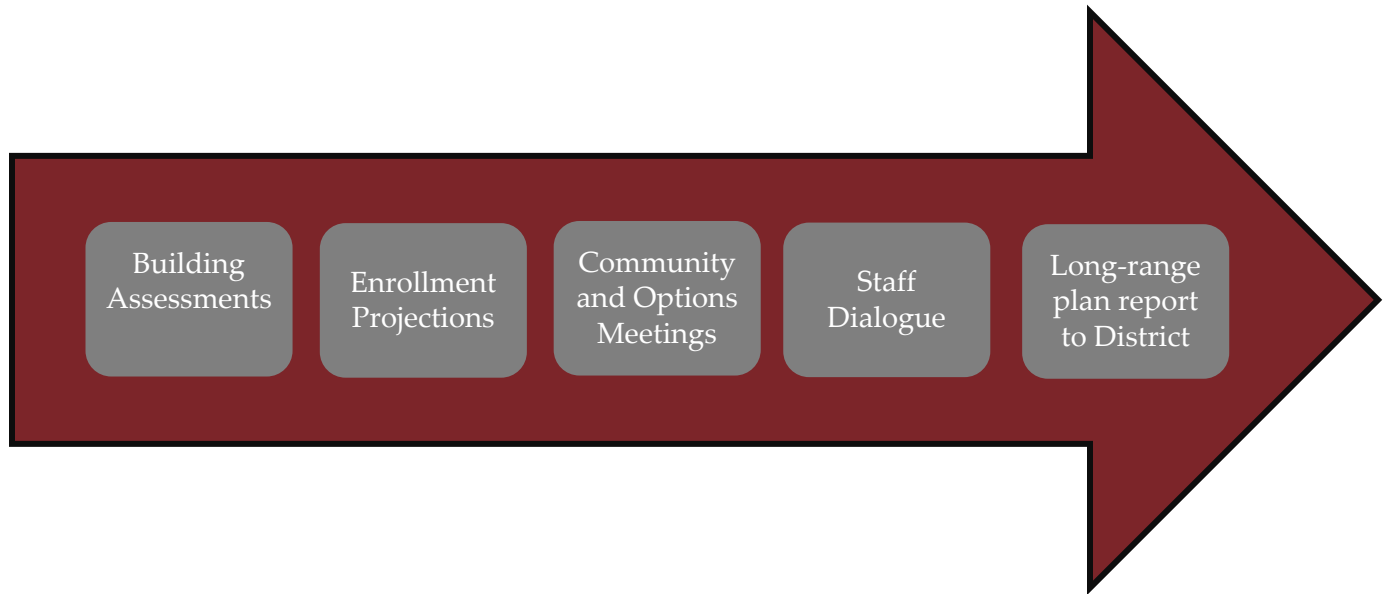
David Sturtz, Executive Director, Planning Services

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I. EXECUTIVE SUMMARY

A. TIMELINE



B. BACKGROUND INFORMATION

In April of 2008, Scappoose School District's Long-range Facilities Plan incorporated the building of a new elementary school, additions to Grant Watts and Warren elementary schools, modernization, and addition of classrooms at the high school, the construction of a performing arts/community education center and address critical maintenance and safety projects across the district.

The plan did not envision upgrades or renovations to the middle school as it was noted in the plan at the time, *"minimal investment would be made at the Middle School, with the long-term goal of its replacement."*

Cooperative Strategies (CS) was retained by Scappoose School District 1J to assess the facilities that serve the students of the district and develop **long-range facilities master plan (FMP) that would align short-term and long-term facilities repairs and capital investment to support the educational needs of the district's students.** The FMP incorporated information related to current and projected enrollment, utilization/capacity factors of all its district managed and charter school facilities, current school facilities conditions, and a series of focus groups to assist in the development of options for the community to consider.

The objective of this initial FMP is to provide the district and the community a road map to improve facility conditions, learning environments, and functionality of district's schools. The plan will allow the community to prioritize investments in its facilities and re-envision how facilities may be expanded or reconfigured to best serve students' educational opportunities.

C. BUILDING ANALYSIS

Cooperative Strategies assessed all seven of the Scappoose School District facilities in accordance with OAR 581-027-0035, utilizing the Oregon Department of Education "TAP" assessment workbook. The facilities assessed included: District Administration Office, Grant Watts Elementary School, Otto Peterson Elementary School, Warren Elementary School, Scappoose Middle School, Scappoose High School, and Sauvie Island Academy. The assessments took place and were completed in October 2021.

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

In addition to the physical condition assessments, a school safety audit and ADA assessment were performed. The safety audit focused on if there were clearly defined drop-off / pick-up areas, appropriate levels of lighting and clear lines of sight for administration to monitor main entrances to the buildings. The ADA assessment focused on ADA accessibility into the school, as well as ADA compliance throughout the facility. All issues were clearly identified and are included in the final recommendations section of this report.

The following table depicts the summary of identified need and related costs by school site.

Current Deficiencies							
Grade	School	Yr Built	Age	Gross SF	Assessment	Seismic	Total
K-3	Warren	1951	71	26,662	\$ 773,746	\$ 3,214,487	\$ 3,988,233
K-3	Grant Watts	1962	60	43,629	\$ 3,254,147	\$ 4,802,150	\$ 8,056,297
4-6	Otto Petersen	2010	12	72,019	\$ 10,850	\$ -	\$ 10,850
7-8	Scappoose MS	1931	91	102,691	\$ 9,882,384	\$ 6,559,677	\$ 16,442,061
9-12	Scappoose HS	1972	50	149,517	\$ 2,730,432	\$ 11,603,809	\$ 14,334,241
Total				394,518	\$ 16,651,559	\$ 26,180,123	\$ 42,831,682
K-8	Sauvie Island	1981	41	22,221	\$ 981,504	N/A	\$ 981,504

(The full Facility Condition Assessment report is available in Appendix A)

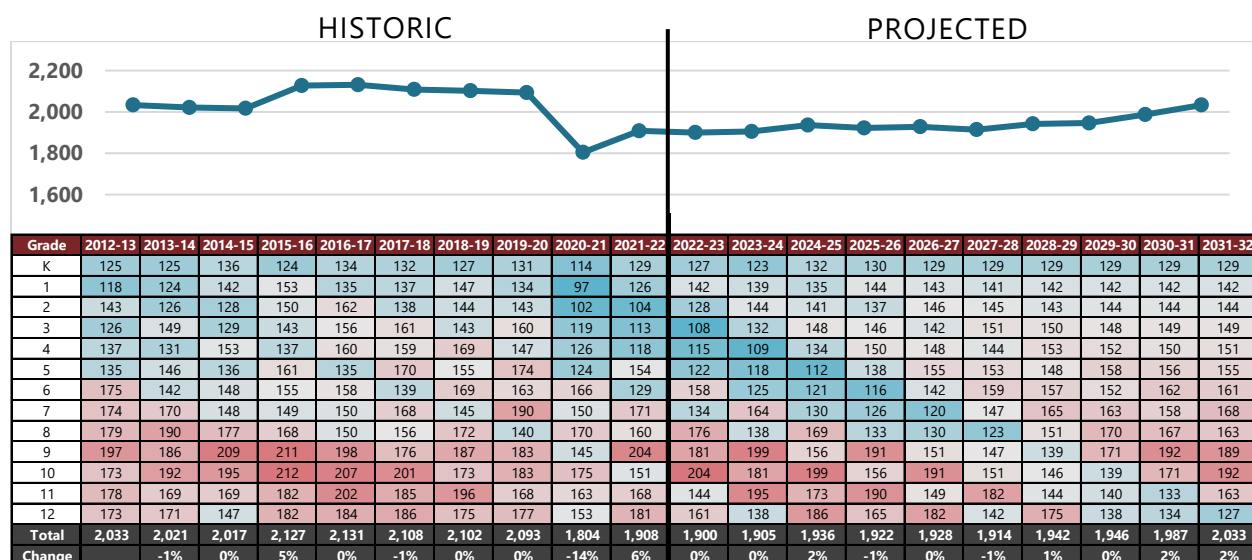
D. ENROLLMENT PROJECTIONS

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

Scappoose School District enrollment levels have remained relatively stable over the past decade at approximately 2,000 students yet experienced a drop in enrollment from 2,093 in school year 2019-20 to 1,804 in 2020-21, a decrease of 289 students. District wide enrollment began to rebuild in 2021-22 with enrollment increasing to 1,908.

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

The historic enrollment and recommended projections are depicted in the following table:



Source:

Historic: Scappoose School District (2012-13 through 2019-20, 2021-22); Oregon Department of Education (2020-21)

Projected: Cooperative Strategies

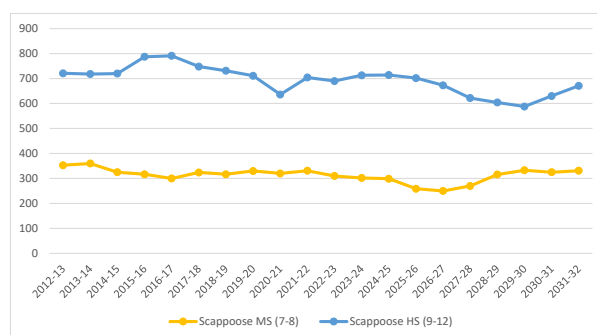
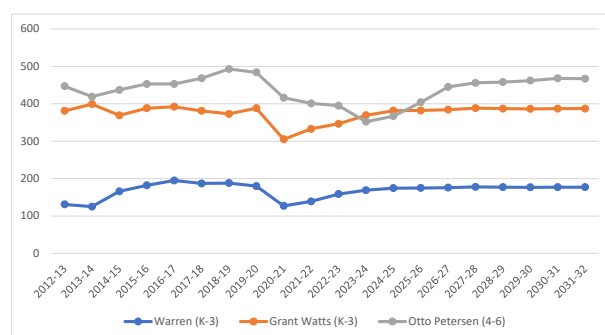
The following tables depicts historic enrollment and projections by school facility:

School	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Warren (K-3)	131	125	166	182	195	187	188	180	127	139	159	169	175	175	176	178	177	177	177	177
Grant Watts (K-3)	381	399	369	388	392	381	373	388	305	333	346	369	381	382	384	388	387	386	387	387
Otto Petersen (4-6)	447	419	437	453	453	468	493	484	416	401	395	352	367	404	445	456	458	462	468	467
Scappoose MS (7-8)	353	360	325	317	300	324	317	330	320	331	310	302	299	259	250	270	316	333	325	331
Scappoose HS (9-12)	721	718	720	787	791	748	731	711	636	704	690	713	714	702	673	622	604	588	630	671
Total	2,033	2,021	2,017	2,127	2,131	2,108	2,102	2,093	1,804	1,908	1,900	1,905	1,936	1,922	1,928	1,914	1,942	1,946	1,987	2,033
Change		-1%	0%	5%	0%	-1%	0%	0%	-14%	6%	0%	0%	2%	-1%	0%	-1%	1%	0%	2%	2%

Source:

Historic: Scappoose School District (2012-13 through 2019-20, 2021-22); Oregon Department of Education (2020-21)

Projected: Cooperative Strategies



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

E. PRELIMINARY TAP GRANT REPORT

The preliminary TAP Grant update was provided for the Scappoose School District's board meeting on January 24, 2022. This presentation provided an overview of each facility's condition assessment and the review of both historic and projected enrollment for the district. The presentation included the process and proposed timeline for the development of the long-range facilities plan for the district. (This presentation is included in Appendix C)

F. COMMUNITY ENGAGEMENT

Scappoose School District administration and Cooperative Strategies reviewed the previous facilities master plan, the current facilities assessment data, and the enrollment projections. The review of this information informed the development a series of options for leaders and administrators of the district to evaluate. In April 2022, two groups were engaged to discuss the options, including a group of community leaders and a group of district leaders. Each of these groups worked through the data that was presented at those meetings. They also discussed and provided recommendations regarding potential long-range facility options offered at those meetings.

The meetings were facilitated by the Cooperative Strategies' team. During the meetings, Cooperative Strategies presented the facilities condition data and the enrollment considerations. In addition, participants at these meetings were asked to break into smaller groups and respond to the following questions:

- 1) How many elementary schools does Scappoose School District and the community want/need?*
- 2) Do we want to renovate or build a new middle school on the same site or move/build it to the high school campus site?*
- 3) What do we gain from the various options and how could the site be used to benefit the district and the community?*
- 4) Ultimately, how do we configure our schools to best serve the 2,000 K-12 students in Scappoose?*

Conversations also included the economy students currently face upon graduation and the skill sets needed to find success in the 21st century economy. In addition, participants discussed need for capital investment in all school facilities, the potential reconfiguration of grades served in the various district facilities, and how best to utilize the middle school property should a new facility be built elsewhere.

Through these small group engagements, the options were refined and presented to several teachers and district leaders in May 2022 at the Superintendent's monthly staff engagement hour.

II. FACILITIES RECOMMENDATIONS

A. CONSIDERATIONS

The purpose of the 5 - 10-year long-range facilities master plan is to prioritize the major capital investments that will be needed to support the district's educational vision. The plan takes into consideration current and desired educational plans, evaluates facility conditions and related capital needs, and provides guidance of capital investments aligned with budgets, capacity, and current/future enrollments.

Scappoose School District manages over 394,518 square feet of the five district managed school facilities with an additional 22,221 square feet of Sauvie Island Academy. Scappoose Middle School is the oldest district facility. It's main building was built in 1931, just over 107 years old, compared to Otto Petersen Elementary School that was built in 2010.

The district operates three elementary schools, Warren Elementary and Grant Watts Elementary Schools that serve K-3 students. The third elementary school, Otto Petersen serves 4-6 grade students. The district has one middle school, Scappoose Middle School and one high school, Scappoose High School. Sauvie Island Academy is a charter school authorized by the Scappoose School District and is governed by an independent board.

B. CAPACITY AND UTILIZATION

One of the critical factors in long-range planning is to evaluate how the facilities are currently utilized and how they will be utilized in the future in alignment with enrollment projections. Using the recommended enrollment projects, in the school year 2031-32, the district has an overall utilization level of 83% across all facilities; however, Warren Elementary School will continue to experience a lower utilization level than other district schools.

Grade	School	Yr Built	Age	Gross SF	+10 Yr 2031-32	Targeted Loading	Utilization 2031-32
K-3	Warren	1951	71	26,662	177	224	79%
K-3	Grant Watts	1962	60	43,629	387	461	84%
4-6	Otto Petersen	2010	12	72,019	467	543	86%
7-8	Scappoose MS	1931	91	102,691	331	405	82%
9-12	Scappoose HS	1972	50	149,517	671	787	85%

Utilization levels can assist in the framing of a long-range facilities plan to afford consideration for grade re-configuration and the repurposing of underutilized facilities for alternative learning needs.

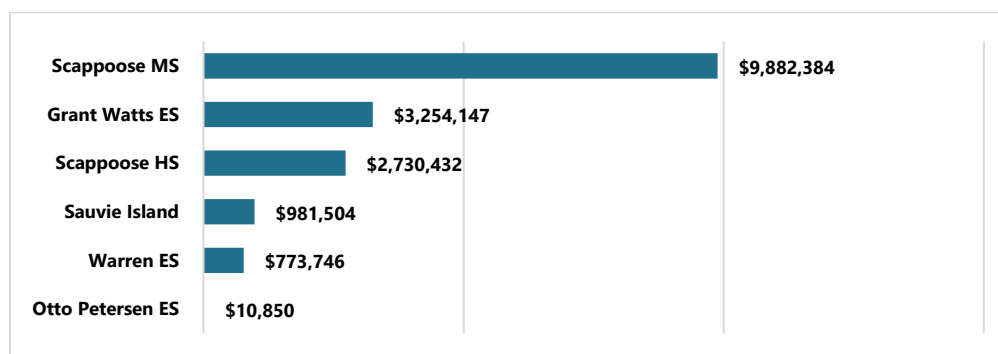
C. DETAILED ASSESSMENT BY SCHOOL

Scappoose recognized the need to consider a path forward to address the long-range plan for the middle school, this also provided an opportunity to evaluate how its other facilities were used, potential changes to grade configurations, and how best to meet the needs of its students and delivery of educational programs.

Therefore, the district moved forward with an assessment plan to identify its facilities' needs. The facilities' assessment began with an interview with Jeff Andrehsen, the facilities manager for the district. Mr. Andrehsen is new to his role but has worked with the district for an extensive period. Cooperative Strategies used the information gained from the discussion with Mr. Andrehsen to assist in the assessment of the district's facilities.

Below is a summary of the Facilities Condition Assessment with supporting documentation for each facility.

	Grant Watts Elementary	Otto Petersen Elementary	Warren Elementary	Sauvie Island School	Scappoose Middle School	Scappoose High School	District Total
Physical Condition Budget Sub-Total	\$ 2,068,489	\$ 6,897	\$ 491,829	\$ 623,890	\$ 6,281,709	\$ 1,735,591	\$ 11,208,405
Budgeted Development Costs (38%)	\$ 786,026	\$ 2,621	\$ 186,895	\$ 237,078	\$ 2,387,049	\$ 659,525	\$ 4,259,194
Physical Condition Budget TOTAL	\$ 2,854,514	\$ 9,517	\$ 678,725	\$ 860,969	\$ 8,668,758	\$ 2,395,116	\$ 15,467,599
Cost with Escalation to June 2021	\$ 3,254,147	\$ 10,850	\$ 773,746	\$ 981,504	\$ 9,882,384	\$ 2,730,432	\$ 17,633,062
Percent of Cost [1]	18%	0%	4%	6%	56%	15%	100%



The following pages include the assessment by each of the school sites.

GRANT WATTS ELEMENTARY SCHOOL

		Year Built:			
		1962	1981		
Level 1	Level 2 or 3	Grant Watts Main	Grant Watts Annex	Total	% of Total
B. SHELL	Exterior Walls	\$ -	\$ 7,717	\$ 7,717	0%
	Exterior Windows	\$ 151,087	\$ 35,914	\$ 187,002	9%
	Roofs	\$ 1,031,041	\$ 218,943	\$ 1,249,984	60%
C. INTERIORS	Floor Finishes	\$ 199,546	\$ 60,894	\$ 260,440	13%
	Ceiling Finishes	\$ 8,800	\$ -	\$ 8,800	0%
D. SERVICES	HVAC	\$ 106,673	\$ 33,809	\$ 140,482	7%
	Lighting & Branch Wiring	\$ 108,854	\$ -	\$ 108,854	5%
	Closed Circuit Surveillance	\$ 3,172	\$ 1,005	\$ 4,178	0%
G. BUILDING SITE WORK	Roadways	\$ 8,809	\$ -	\$ 8,809	0%
	Parking Lots	\$ 21,142	\$ -	\$ 21,142	1%
	Storm Sewer	\$ 58,193	\$ -	\$ 58,193	3%
	Site Lighting	\$ 12,888	\$ -	\$ 12,888	1%
Physical Condition Budget Sub-Total		\$ 1,710,205	\$ 358,284	\$ 2,068,489	100%
Budgeted Development Costs (38%)		\$ 649,878	\$ 136,148	\$ 786,026	
Physical Condition Budget TOTAL		\$ 2,360,083	\$ 494,432	\$ 2,854,514	
Cost with Escalation to June 2021		\$ 2,690,494	\$ 563,652	\$ 3,254,147	
Cost with Escalation to June 2022		\$ 2,798,114	\$ 586,198	\$ 3,384,312	
Cost with Escalation to June 2023		\$ 2,910,039	\$ 609,646	\$ 3,519,685	

94% of deficiencies in these areas:

- **(60%) Roofs:** Budget to address aging roofs nearing end-of-life.
- **(13%) Floor Finishes:** Remove original asbestos flooring tile.
- **(9%) Exterior Windows:** Replace single-pane windows.
- **(7%) HVAC:** Replace aging pneumatic controls with direct digital control (DDC), allowing zones, schedules, automation.
- **(5%) Interior Lighting:** Upgrade inadequate/dim lighting in A & B wings.

Remaining:

- Install storm drain to address flooding playground; improve site lighting; asphalt repair/replace; replace damaged ceiling and Tectum tiles; increase surveillance cameras.

OTTIS PETERSEN ELEMENTARY SCHOOL**Year Built: 2010**

Level 1	Level 2 or 3	Otto Petersen
D. SERVICES	Closed Circuit Surveillance	\$ 6,897

Physical Condition Budget Sub-Total \$ 6,897

Budgeted Development Costs (38%) \$ 2,621

Physical Condition Budget TOTAL \$ 9,517

Cost with Escalation to June 2021 \$ 10,850

Cost with Escalation to June 2022 \$ 11,284

Cost with Escalation to June 2023 \$ 11,735

- Built in 2010, no major system deficiencies were observed.
- Included is a line item to increase camera coverage.
- Areas of improvement are noted here, but they are not aspects of deficient systems and therefore fall outside the scope of this assessment:
 - Add gym to cooling system.
 - Add glue-up sound attenuation to the library and cafeteria.
 - Add folding acoustical partition with door at lower center pod to isolate from cafeteria during lunch.

WARREN ELEMENTARY SCHOOL**Year Built: 1951**

Level 1	Level 2 or 3	Warren	% of Total
B. SHELL	Exterior Windows	\$ 81,248	17%
	Roofs	\$ 140,024	28%
C. INTERIORS	Floor Finishes	\$ 47,744	10%
D. SERVICES	Plumbing	\$ 43,084	9%
	Lighting & Branch Wiring	\$ 7,008	1%
	Closed Circuit Surveillance	\$ 2,553	1%
	Fire Alarm / Detection	\$ 15,000	3%
E. EQUIPMENT & FURNISHINGS	Commercial Equipment	\$ 7,181	1%
	Institutional Equipment	\$ 6,319	1%
G. BUILDING SITE WORK	Parking Lots	\$ 114,700	23%
	Site Lighting	\$ 26,968	5%
Physical Condition Budget Sub-Total		\$ 491,829	100%
Budgeted Development Costs (38%)		\$ 186,895	
Physical Condition Budget TOTAL		\$ 678,725	
Cost with Escalation to June 2021		\$ 773,746	
Cost with Escalation to June 2022		\$ 804,696	
Cost with Escalation to June 2023		\$ 836,884	

92% of deficiencies in these areas:

- **(28%) Roofs:** Newer roof installed on gym and C-Wing. New asphalt shingle roof needed on D-Wing.
- **(23%) Parking Lots:** Budget to repair/replace sections of asphalt with alligatoring and areas in need of slurry coat.
- **(17%) Exterior Windows:** Majority of wood windows with single-pane and deteriorating frames/sashes have been replaced. A few remaining on C3, east stairwell, and gym. ~30% of metal windows are single pane.
- **(10%) Floor Finishes:** Majority of original resilient tile floors have been replaced. Remaining to be replaced is in hallway outside of library, staff kitchen behind stage, C2, and C3.
- **(9%) Plumbing:** Budget set aside for replacing original toilets/sinks in east restroom.
- **(5%) Site Lighting:** Budget to expand site lighting.

Remaining:

- Install new fire panel; upgrade library lighting; increase camera coverage; kitchen equipment upgrades; install new partitions in east restroom.

SAUVIE ISLAND ACADEMY**Year Built: 1981**

Level 1	Level 2 or 3	Sauvie Island	% of Total
B. SHELL	Exterior Walls	\$ 112,481	18%
	Exterior Windows	\$ 50,282	8%
C. INTERIORS	Floor Finishes	\$ 116,539	19%
	Ceiling Finishes	\$ 3,639	1%
D. SERVICES	HVAC	\$ 45,708	7%
	Voice / Data System	\$ 45,359	7%
	Closed Circuit Surveillance	\$ 5,500	1%
	Intrusion Alarm System	\$ 3,988	1%
E. EQUIPMENT & FURNISHINGS	Commercial Equipment	\$ 15,000	2%
G. BUILDING SITE WORK	Roadways	\$ 164,947	26%
	Parking Lots	\$ 52,907	8%
	Pedestrian Pavings	\$ 7,541	1%
Physical Condition Budget Sub-Total		\$ 623,890	100%
Budgeted Development Costs (38%)		\$ 237,078	
Physical Condition Budget TOTAL		\$ 860,969	
Cost with Escalation to June 2021		\$ 981,504	
Cost with Escalation to June 2022		\$ 1,020,764	
Cost with Escalation to June 2023		\$ 1,061,595	

93% of deficiencies in these areas:

- **(34%) Roadways/Parking Lots:** Extensive need for asphalt repair/replace.
- **(19%) Floor Finishes:** Remove and replace all carpet.
- **(18%) Exterior Walls:** Majority of cinder block (including vocational building) is in need of painting; include sanding/painting metal window frames and many exterior doors. Prep and seal cedar shingles (budget increased to account for sections being replaced, especially at roofline).
- **(8%) Exterior Windows:** Windows are fogged but functional, plan for replacement.
- **(7%) HVAC:** Plan for replacement of gym air handler and furnace repair/replace.
- **(7%) Voice / Data:** Staff noted that telephone system is unreliable, and needs replaced.

Remaining:

- Replace convection oven, stovetop/oven combo, and dishwasher; increase camera coverage; repair/replace select heaving sidewalk panels.

SCAPPOOSE MIDDLE SCHOOL

		Year Built: 1931 1966 1959 1981					
Level 1	Level 2 or 3	MS Main	MS Science	MS Voc/Caf	MS Gym	Total	% of Total
B. SHELL	Exterior Walls	\$ 356,350				\$ 356,350	6%
	Exterior Windows	\$ 203,954	\$ 33,004	\$ 28,732		\$ 265,689	4%
	Roofs	\$ 48,448				\$ 48,448	1%
C. INTERIORS	Floor Finishes	\$ 38,668	\$ 66,745			\$ 105,413	2%
	Ceiling Finishes	\$ 181,966	\$ 48,586			\$ 230,552	4%
D. SERVICES	Domestic Water Distribution	\$ 600,000	\$ 89,320			\$ 689,320	11%
	HVAC	\$ 2,560,414	\$ 322,191	\$ 40,571		\$ 2,923,175	47%
	Fire Protection	\$ 445,817	\$ 44,660	\$ 54,899		\$ 545,376	9%
	Closed Circuit Surveillance	\$ 6,066	\$ 982	\$ 1,207	\$ 1,580	\$ 9,834	0%
E. EQUIPMENT & FURNISHINGS	Institutional Equipment	\$ 7,506				\$ 7,506	0%
	Moveable Furnishings	\$ 272,949	\$ 44,169	\$ 36,197		\$ 353,316	6%
G. BUILDING SITE WORK	Water Supply	\$ 311,531				\$ 311,531	5%
	Sanitary Sewer	\$ 89,009				\$ 89,009	1%
	Storm Sewer	\$ 145,998				\$ 145,998	2%
	Heating Distribution		\$ 75,411			\$ 75,411	1%
	Site Lighting	\$ 24,641	\$ 3,988	\$ 4,902		\$ 33,530	1%
Other	Other	\$ 91,249				\$ 91,249	1%
Physical Condition Budget Sub-Total		\$ 5,384,566	\$ 729,055	\$ 166,507	\$ 1,580	\$ 6,281,709	100%
Budgeted Development Costs (38%)		\$ 2,046,135	\$ 277,041	\$ 63,273	\$ 600	\$ 2,387,049	
Physical Condition Budget TOTAL		\$ 7,430,701	\$ 1,006,096	\$ 229,780	\$ 2,180	\$ 8,668,758	
Cost with Escalation to June 2021		\$ 8,470,999	\$ 1,146,950	\$ 261,950	\$ 2,486	\$ 9,882,384	
Cost with Escalation to June 2022		\$ 8,809,839	\$ 1,192,828	\$ 272,428	\$ 2,585	\$10,277,679	
Cost with Escalation to June 2023		\$ 9,162,232	\$ 1,240,541	\$ 283,325	\$ 2,689	\$10,688,786	

92% of deficiencies in these areas:

- **(47%) HVAC:** Full replacement of aging steam boiler; new hot water return and supply; new controls; add air handlers and ductwork for ventilation.
- **(11%) Domestic Water Distribution:** Original, leaking, scaling, and constricted resulting in poor pressure and flow.
- **(9%) Fire Protection:** Add sprinklers and standpipes
- **(6%) Exterior Walls:** Seal and protect exterior
- **(6%) Moveable Furnishings:** Upgrade desks and tables for appropriate age and use for current instructional trends
- **(5%) Water Supply:** Original lines are brittle and need replacement
- **(4%) Exterior Windows:** Windows are fogged with seals failing and/or single pane
- **(4%) Ceiling Finishes:** Remove/replace all popcorn ceilings

Remaining:

- Remove older floor tile likely containing asbestos; repair/replace original brittle sanitary sewer lines; reduce height and reinforce chimney; improve site lighting; increase surveillance cameras

SCAPPOOSE HIGH SCHOOL

		Year Built:				
		1972	1972	1981		
Level 1	Level 2 or 3	HS Main	HS CTE	HS Grandstand	Total	% of Total
B. SHELL	Exterior Windows	\$ 398,862			\$ 398,862	23%
C. INTERIORS	Ceiling Finishes	\$ 34,870			\$ 34,870	2%
D. SERVICES	HVAC	\$ 1,138,740	\$ 57,959		\$ 1,196,699	69%
	Closed Circuit Surveillance	\$ 12,594	\$ 1,724		\$ 14,318	1%
E. EQUIPMENT & FURNISHINGS	Commercial Equipment	\$ 10,000			\$ 10,000	1%
	Institutional Equipment	\$ 28,260			\$ 28,260	2%
G. BUILDING SITE WORK	Roadways			\$ 10,000	\$ 10,000	1%
	Site Lighting			\$ 42,583	\$ 42,583	2%
Physical Condition Budget Sub-Total		\$ 1,623,326	\$ 59,682	\$ 52,583	\$ 1,735,591	100%
Budgeted Development Costs (38%)		\$ 616,864	\$ 22,679	\$ 19,981	\$ 659,525	
Physical Condition Budget TOTAL		\$ 2,240,190	\$ 82,362	\$ 72,564	\$ 2,395,116	
Cost with Escalation to June 2021		\$ 2,553,816	\$ 93,892	\$ 82,723	\$ 2,730,432	
Cost with Escalation to June 2022		\$ 2,655,969	\$ 97,648	\$ 86,032	\$ 2,839,649	
Cost with Escalation to June 2023		\$ 2,762,208	\$ 101,554	\$ 89,474	\$ 2,953,235	

92% of deficiencies in these areas:

- **(69%) HVAC:** Air handlers are maintenance-heavy due to age and condition; parts are obsolete and difficult to order; replace all except at theater addition. Pneumatics are original, leaking, and unable to adequately control temperature, replace with direct digital control (DDC), allowing zones, schedules, automation, and tie CTE to main building.
- **(23%) Exterior Windows:** Majority of windows in the main building (not including theater addition) are single pane.

Remaining:

- Increase surveillance cameras; replace aging wood lighting pole on football field; small areas of asphalt repair/replace.

D. RECOMMENDATIONS

Upon the completion of the assessment and identification on need by site, Cooperative Strategies engaged with small focus groups in April 2022. Through the work with these groups and refinement of options, Cooperative Strategies provided to the district's team a roadmap for moving forward to address the district's capital needs. The recommendations include:

Elementary Schools

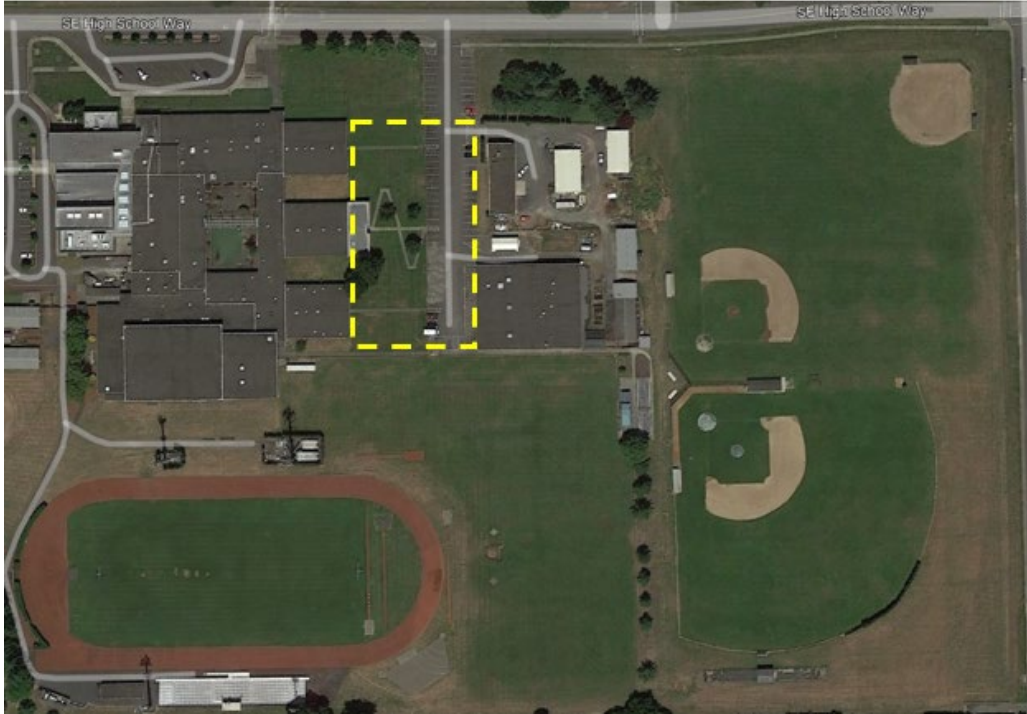
- Consider a K-5 grade configuration, with 6th graders joining the middle school.
- Consider one elementary school campus for all primary level students (Grant Elementary and Otto Elementary Schools: K-2 and 3-5 grade configurations).
- Leverage staff and fiscal resources more effectively to serve all primary level students.
- Repurpose Warren Elementary School to serve district and/or community's needs.

Middle School

- Acknowledge 2008 priorities and address middles school need *"minimal investment would be made at the Middle School, with the long-term goal of its replacement."*
- Consider best use of taxpayer funds and how to deploy dollars to provide educational experiences and space to serve students.
- Expand high school campus to serve all secondary level students, enhance continuum of learning to Career Technology Education (CTE) and opportunities for students to access advanced courses earlier.
- Design a separate distinctive middle school campus.
- Provide district with ability to share resources and leverage financial resources more efficiently.
- Improve safety for students that access classes at high school and attend sports practice at high school.

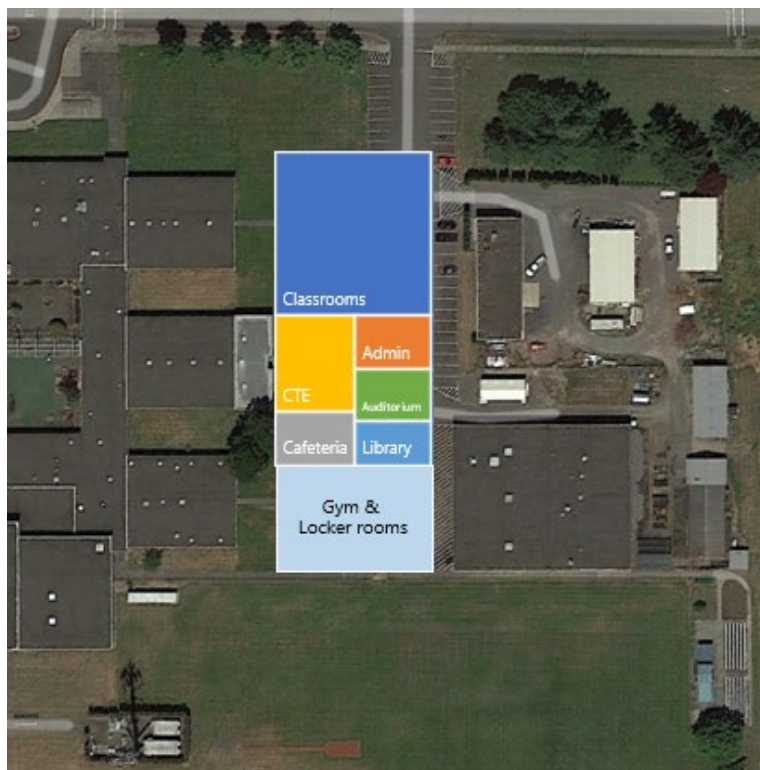
E. PROOF OF CONCEPT OF MIDDLE SCHOOL / HIGH SCHOOL SHARED SITE

The following illustrations depict the areas that may be used for the new middle school on the high school site. The first provides for the site to be located directly east of the high school, between the high school and the district utility area. It could be designed for a two-level middle school facility that would serve 500 students. Recommendations also incorporate the community dialogue to consider shared space of an auxiliary gymnasium and expansion of Career and Technology spaces to afford all secondary students the ability to explore pathways of interest and gain access to high quality certification opportunities.

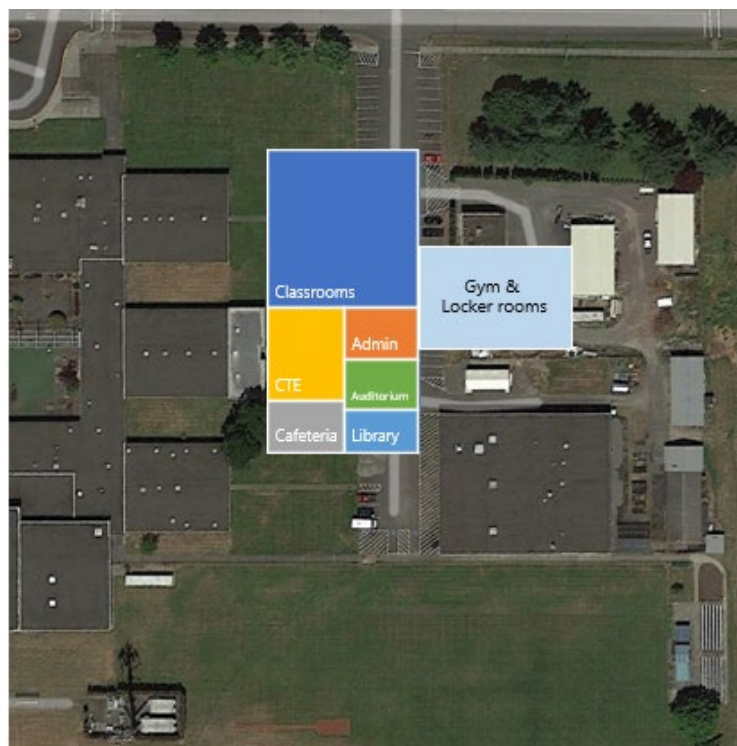


This above illustration provides a graphic illustration of a middle school facility located on the site depicted above. The rough design allows for a 500-student capacity facility, assumes an 85% utilization level. It is designed with a space allocation of 175 sq. ft. per student, for an approximate 87,500 sq. ft facility.

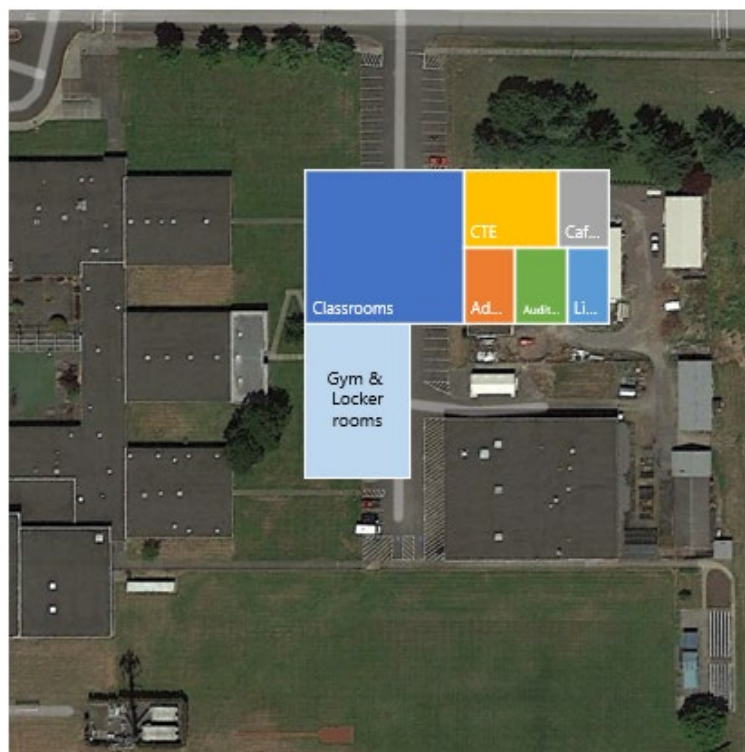
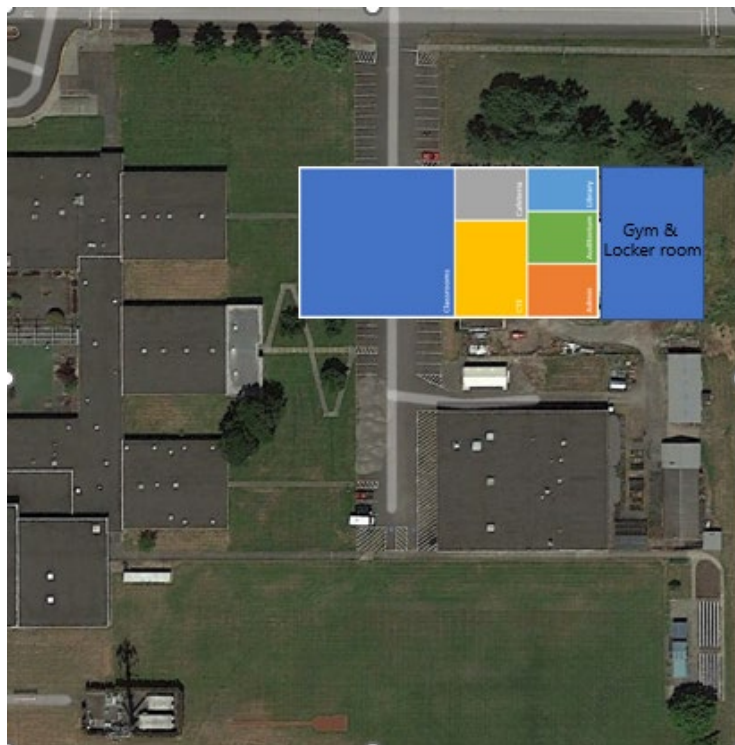
Space descriptions on the following graphics are for illustration only.



The second configuration envisions a gymnasium and locker rooms to the east of the middle school, moving into the utility site space. This configuration assumes the same specifications to serve a student population of 500 students.



These last two examples incorporate the same parameters as the first two illustrated concepts, just with a different reconfiguration on the high school site.



F. LONG-RANGE PLAN ROUGH ORDER OF MAGNITUDE COSTS

The following table provides a rough order of magnitude cost associated with a middle school that can support 500 students. The priority and seismic repair costs are those costs that were presented to the small focus groups, less those costs associated with the middle school.

Recommendation: New Middle School	Students	Size	Cost
New Middle School @ HS site (ROM)*	500	75,000	\$49,453,125
Priority Repairs	575	78,522	\$6,769,175
Seismic Repairs			\$19,620,446
Total Repairs			\$26,389,621
SUM			\$75,842,746

Rough order of magnitude based on 2022 pricing, with soft cost of 25%.

Total repairs exclude all repairs assigned to middle school.



Scappoose
School District 1J

► FACILITY CONDITION REPORT



COOPERATIVE
STRATEGIES
ASSESS • PLAN • FUND

APPENDIX A

Physical Condition Assessment

District Name:	Scappoose SD 1J
Site Name:	Otto Petersen Elementary
Building Name:	Main Building
Building ID:	1944015900

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

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

				LEVEL OF ACTION										Replace as part of Renovation	% of System or Finish	Automated Budget Estimate	Notes				
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major									
A SUBSTRUCTURE																					
A10 Foundations																					
		A1010 Standard Foundations		60%	x	None		Minor		Moderate		Major		Replace		\$0					
		A1020 Special Foundations		0%		None		Minor		Moderate		Major		Replace		\$0					
		A1030 Slab on Grade		60%	x	None		Minor		Moderate		Major		Replace		\$0					
A20 Basement Construction																					
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace							
		A2020 Basement Walls		0%		None		Minor		Moderate		Major		Replace		\$0					
B SHELL																					
B10 Superstructure																					
		B1010 Floor Construction	Wood	0%		None		Minor		Moderate		Major		Replace		\$0					
			Steel	40%	x	None		Minor		Moderate		Major		Replace		\$0					
			Concrete	0%		None		Minor		Moderate		Major		Replace		\$0					
		B1020 Roof Construction	Wood	60%	x	None		Minor		Moderate		Major		Replace		\$0	glu-lams and TJI's				
			Steel	0%		None		Minor		Moderate		Major		Replace		\$0	steel webbing in TJI's				
			Concrete	0%		None		Minor		Moderate		Major		Replace		\$0					
B20 Exterior Enclosure																					
		B2010 Exterior Walls	Concrete Formed / Tilt Masonry	60%	x	None		Minor		Moderate		Major		Replace		\$0	primarily large space and wings - gym left exposed tilt				
				0%		None		Minor		Moderate		Major		Replace		\$0					
			Framed w/ Wood Siding	40%	x	None		Minor		Moderate		Major		Replace		\$0	metal siding (2 types) wrapped over framed and some tilt				
			Framed w/Metal Panel											Replace		\$0					
			Framed w/Stucco	0%		None		Minor		Moderate		Major		Replace		\$0					
			Framed w/Masonry Veneer	30%	x	None		Minor		Moderate		Major		Replace		\$0	brick veneer over concrete tilt - puts summation of exterior walls over 100% purposely				
		B2020 Exterior Windows	Wood	0%		None		Minor		Moderate		Major		Replace		\$0					
			Aluminum/Steel	90%	x	None		Minor		Moderate		Major		Replace		\$0					
			Clad	0%		None		Minor		Moderate		Major		Replace		\$0					
			Curtain Wall	10%	x	None		Minor		Moderate		Major		Replace		\$0					
		B2030 Exterior Doors	Wood	0		None		Minor		Moderate		Major		Replace		\$0					
			Hollow Metal	22	x	None		Minor		Moderate		Major		Replace		\$0					
			Storefront	2	x	None		Minor		Moderate		Major		Replace		\$0					
B30 Roofing																					
		B3010 Roof Coverings	Asphalt Shingle	0%		None		Minor		Moderate		Major		Replace		\$0					
			Built-Up	0%		None		Minor		Moderate		Major		Replace		\$0					
			Single Ply	60%	x	None		Minor		Moderate		Major		Replace		\$0	The reflective white coating on the roof appears to be prematurely wearing away, exposing the tar underneath to the sun.				
			Metal	40%	x	None		Minor		Moderate		Major		Replace		\$0					
			Concrete Tile	0%		None		Minor		Moderate		Major		Replace		\$0					
		B3020 Roof Openings	Skylights	2000%	x	None		Minor		Moderate		Major		Replace		\$0					

Physical Condition Assessment

Access Hatch		2	x	None	Minor	Moderate	Major	Replace		\$0	
C INTERIORS											
C10 Interior Construction											
C1010 Partitions	Framed	100%	x	None	Minor	Moderate	Major	Replace		\$0	
	Masonry	0%		None	Minor	Moderate	Major	Replace		\$0	
C1020 Interior Doors	Wood	72	x	None	Minor	Moderate	Major	Replace		\$0	
	Hollow Metal	8	x	None	Minor	Moderate	Major	Replace		\$0	
C1030 Fittings	NOT USED			None	Minor	Moderate	Major	Replace			
C20 Stairs											
C2010 Stair Construction	Wood	0		None	Minor	Moderate	Major	Replace		\$0	
	Metal	3	x	None	Minor	Moderate	Major	Replace		\$0	
C2020 Stair Finishes	Concrete	0		None	Minor	Moderate	Major	Replace		\$0	
	Concrete Fill	0	x	None	Minor	Moderate	Major	Replace		\$0	
	Resilient	0		None	Minor	Moderate	Major	Replace		\$0	
C30 Interior Finishes											
C3010 Wall Finishes	Paint on Masonry	0%		None	Minor	Moderate	Major	Replace		\$0	
	Wallboard	82%	x	None	Minor	Moderate	Major	Replace		\$0	
	Wainscot	15%	x	None	Minor	Moderate	Major	Replace		\$0	
C3020 Floor Finishes	Ceramic Tile	3%	x	None	Minor	Moderate	Major	Replace		\$0	
	Carpet / Soft Surface	0%		None	Minor	Moderate	Major	Replace		\$0	
	Resilient Tile	0%		None	Minor	Moderate	Major	Replace		\$0	
	Resilient Sheet	77%	x	None	Minor	Moderate	Major	Replace		\$0	
	Polished Concrete	0%		None	Minor	Moderate	Major	Replace		\$0	
	Ceramic Tile	3%	x	None	Minor	Moderate	Major	Replace		\$0	
	Liquid Applied	0%		None	Minor	Moderate	Major	Replace		\$0	
C3030 Ceiling Finishes	Wood Sports Floor	20%	x	None	Minor	Moderate	Major	Replace		\$0	
	Wallboard	10%	x	None	Minor	Moderate	Major	Replace		\$0	
	Lay-In Ceiling Tile	30%	x	None	Minor	Moderate	Major	Replace		\$0	
	Glued-Up Ceiling Tile	5%	x	None	Minor	Moderate	Major	Replace		\$0	
	Painted Structure	60%	x	None	Minor	Moderate	Major	Replace		\$0	
D SERVICES											
D10 Conveying											
D1010 Elevators & Lifts		2	x	None	Minor	Moderate	Major	Replace		\$0	
D1020 Escalators & Moving Walks		0		None	Minor	Moderate	Major	Replace		\$0	
D1090 Other Conveying Systems		0		None	Minor	Moderate	Major	Replace		\$0	
D20 Plumbing											
D2010 Plumbing Fixtures		100%	x	None	Minor	Moderate	Major	Replace		\$0	
D2020 Domestic Water Distribution		100%	x	None	Minor	Moderate	Major	Replace		\$0	
D2030 Sanitary Waste		100%	x	None	Minor	Moderate	Major	Replace		\$0	
D2040 Rain Water Drainage		60%	x	None	Minor	Moderate	Major	Replace		\$0	
D2090 Other Plumbing Systems		NOT USED		None	Minor	Moderate	Major	Replace			
D30 HVAC											
D3010 Energy Supply		0%		None	Minor	Moderate	Major	Replace		\$0	
D3020 Heat Generating Systems	Boiler	100%	x	None	Minor	Moderate	Major	Replace		\$0	
	Air Handler	100%	x	None	Minor	Moderate	Major	Replace		\$0	feeding hybrid displacement ventilation system
	Furnace	0%		None	Minor	Moderate	Major	Replace		\$0	
	Heat Exchanger	100%	x	None	Minor	Moderate	Major	Replace		\$0	
	D3030 Cooling Generating Systems	Component of air handler	0%		None	Minor	Moderate	Major	Replace		\$0

Physical Condition Assessment

D3040 Distribution Systems	Stand alone chiller	100%	x	None	Minor	Moderate	Major	Replace	\$0	NOTE: Over-sized for all square footage but gym was not put on cooling - would run more efficiently if gymnasium added to system. <i>As funding becomes available and district-wide projects are prioritized.</i>	
	Ductwork	100%	x	None	Minor	Moderate	Major	Replace			
	Hot water return & supply	100%	x	None	Minor	Moderate	Major	Replace			
	D3050 Terminal & Package Units	100%	x	None	Minor	Moderate	Major	Replace			
	Above ceiling VAV unit	100%	x	None	Minor	Moderate	Major	Replace			
	In-room ventilator unit	0%		None	Minor	Moderate	Major	Replace	\$0		
D3060 Controls & Instrumentation	In-room radiant unit	40%	x	None	Minor	Moderate	Major	Replace	\$0	NOTE: System is displacement ventilation with window air curtains at classrooms; unit at vestibule entry needs to be replaced due to loudness and appearance. <i>As funding becomes available and district-wide projects are prioritized.</i>	
		100%	x	None	Minor	Moderate	Major	Replace			
	D3070 Systems Testing & Balancing	0%		None	Minor	Moderate	Major	Replace			
D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major	Replace			
D40 Fire Protection											
D4010 Sprinklers		100%	x	None	Minor	Moderate	Major	Replace	\$0		
	D4020 Standpipes	100%	x	None	Minor	Moderate	Major	Replace			
	D4030 Fire Protection Specialties	5%	x	None	Minor	Moderate	Major	Replace			
	D4090 Other Fire Protection Systems			None	Minor	Moderate	Major	Replace			
	NOT USED										
D50 Electrical											
D5010 Electrical Service & Distribution		100%	x	None	Minor	Moderate	Major	Replace	\$0		
	D5020 Lighting and Branch Wiring	100%	x	None	Minor	Moderate	Major	Replace			
	D5030 Communications & Security										
	Voice / Data System	100%	x	None	Minor	Moderate	Major	Replace			
	Clock / Intercom System	100%	x	None	Minor	Moderate	Major	Replace			
									\$0		
	Closed Circuit Surveillance	100%		None	Minor	x Moderate	Major	Replace	\$6,897	Budget set aside to increase camera coverage and or upgrade/improve system.	
	Access Control System	100%	x	None	Minor	Moderate	Major	Replace			
	Intrusion Alarm System	100%	x	None	Minor	Moderate	Major	Replace			
	Fire Alarm / Detection	100%	x	None	Minor	Moderate	Major	Replace			
	Lighting Control System	100%	x	None	Minor	Moderate	Major	Replace			
D5090 Other Electrical Systems	NOT USED			None	Minor	Moderate	Major	Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment

E1010 Commercial Equipment	Food Service	100%	x	None	Minor	Moderate	Major	Replace	\$0	
	Vocational	0%		None	Minor	Moderate	Major	Replace		
E1020 Institutional Equipment	Science	0		None	Minor	Moderate	Major	Replace	\$0	
	Art	0		None	Minor	Moderate	Major	Replace		
	Stage Performance	0		None	Minor	Moderate	Major	Replace		
	Restroom Accessories/Stalls	100%	x	None	Minor	Moderate	Major	Replace		
	NOT USED			None	Minor	Moderate	Major	Replace		
E1030 Vehicular Equipment	NOT USED									
E1090 Other Equipment	NOT USED									

E20 Furnishings

E2010 Fixed Furnishings		100%	x	None	Minor	Moderate	Major	Replace	\$0	
E2020 Movable Furnishings		100%	x	None	Minor	Moderate	Major	Replace	\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED
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Physical Condition Assessment

G20 Site Improvements

G2010 Roadways		88000	x	None	Minor	Moderate	Major	Replace		\$0	
G2020 Parking Lots		26000	x	None	Minor	Moderate	Major	Replace		\$0	
G2030 Pedestrian Paving		12800	x	None	Minor	Moderate	Major	Replace		\$0	
G2040 Site Development		1800	x	None	Minor	Moderate	Major	Replace		\$0	excludes fencing included with District Office and wood slat fencing at neighbors to the north
G2050 Landscaping		9000	x	None	Minor	Moderate	Major	Replace		\$0	rear and front lawns irrigated - area between schools is not

G30 Site Mechanical Utilities

G3010 Water Supply	Domestic	1	x	None	Minor	Moderate	Major	Replace		\$0	
	Fire	1	x	None	Minor	Moderate	Major	Replace		\$0	
G3020 Sanitary Sewer		1	x	None	Minor	Moderate	Major	Replace		\$0	
G3030 Storm Sewer		1	x	None	Minor	Moderate	Major	Replace		\$0	
G3040 Heating Distribution		0		None	Minor	Moderate	Major	Replace		\$0	
G3050 Cooling Distribution		0		None	Minor	Moderate	Major	Replace		\$0	
G3060 Fuel Distribution		1	x	None	Minor	Moderate	Major	Replace		\$0	
G3090 Other Site Mechanical Utilities	NOT USED			None	Minor	Moderate	Major	Replace			

G40 Site Electrical Utilities

G4010 Electrical Distribution	Service	100%	x	None	Minor	Moderate	Major	Replace		\$0	
	Generator	20%	x	None	Minor	Moderate	Major	Replace		\$0	supports lighting, walk-ins, and systems at cafeteria and kitchen, communications
G4020 Site Lighting		100%	x	None	Minor	Moderate	Major	Replace		\$0	
G4030 Site Communications & Security		100%	x	None	Minor	Moderate	Major	Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED			None	Minor	Moderate	Major	Replace			

G90 Other Site Construction

NOT USED											
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OTHER

	Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Notes
	Rainwater collection system present to flush toilets (above ground cistern)				\$0	
	Green roof system over music room				\$0	
	Solar panels are a mix of standard and bi-facial - cover most of library and hang off south side corridors				\$0	
	Folding acoustical partition with door needed at lower center pod to isolate from cafeteria during lunch (\$25,000) <i>As funding becomes available and district-wide projects are prioritized.</i>				\$0	
					\$0	
					\$0	
					\$0	

	Physical Condition Budget Sub-Total	\$6,897	
	Budgeted Development Costs	\$2,621	
Jan. 2019	Physical Condition Budget TOTAL	\$9,517	Increase
	Cost with Escalation to June 2021	\$10,850	\$1,332.4
	Cost with Escalation to June 2022	\$11,284	\$434.0
	Cost with Escalation to June 2023	\$11,735	\$451.3
	Replacement Budget	\$36,822,595	

Physical Condition Assessment

District Name: Scappoose SD 1J

Site Name: Warren Elementary

Building Name: Main Building

Building ID: 1944016000

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

				LEVEL OF ACTION										Replace as part of Renovation	% of System or Finish	Automated Budget Estimate	Notes				
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major									
A SUBSTRUCTURE																					
A10 Foundations																					
		A1010 Standard Foundations		95%	x	None		Minor		Moderate		Major		Replace		\$0					
		A1020 Special Foundations		0%		None		Minor		Moderate		Major		Replace		\$0					
		A1030 Slab on Grade		70%	x	None		Minor		Moderate		Major		Replace		\$0					
A20 Basement Construction																					
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace							
		A2020 Basement Walls		0%		None		Minor		Moderate		Major		Replace		\$0	lower level but not considered basement				
B SHELL																					
B10 Superstructure																					
		B1010 Floor Construction	Wood	30%	x	None		Minor		Moderate		Major		Replace		\$0					
			Steel	0%		None		Minor		Moderate		Major		Replace		\$0					
			Concrete	0%		None		Minor		Moderate		Major		Replace		\$0					
		B1020 Roof Construction	Wood	95%	x	None		Minor		Moderate		Major		Replace		\$0	(Note: boiler room on lower level - no roof)				
			Steel	0%		None		Minor		Moderate		Major		Replace		\$0					
			Concrete	0%		None		Minor		Moderate		Major		Replace		\$0					
B20 Exterior Enclosure																					
		B2010 Exterior Walls	Concrete Formed / Tilt	0%		None		Minor		Moderate		Major		Replace		\$0					
			Masonry	0%		None		Minor		Moderate		Major		Replace		\$0					
			Framed w/ Wood Siding	65%		None		Minor		Moderate		Major		Replace		\$0	New fiber cement siding on gym				
			Framed w/Metal Panel											Replace		\$0					
			Framed w/Stucco	0%		None		Minor		Moderate		Major		Replace		\$0					
			Framed w/Masonry Veneer	35%	x	None		Minor		Moderate		Major		Replace		\$0					
		B2020 Exterior Windows	Wood	20%		None		Minor		Moderate		Major	x	Replace	100%	\$59,361	Majority of wood windows with single-pane and deteriorating frames/sashes have been replaced. A few remaining on C3, east stairwell, and gym.				
			Aluminum/Steel	60%		None		Minor		Moderate	x	Major		Replace	30%	\$21,887	30% are single pane				
			Clad	20%	x	None		Minor		Moderate		Major		Replace		\$0	Vinyl clad double pane windows on gym and C2				
			Curtain Wall	0%		None		Minor		Moderate		Major		Replace		\$0					
		B2030 Exterior Doors	Wood	0		None		Minor		Moderate		Major		Replace		\$0					
			Hollow Metal	27	x	None		Minor		Moderate		Major		Replace		\$0					
			Storefront	0		None		Minor		Moderate		Major		Replace		\$0					
B30 Roofing																					
		B3010 Roof Coverings	Asphalt Shingle	65%		None		Minor		Moderate		Major	x	Replace	45%	\$140,024	Newer roof installed on gym and C-Wing. New roof needed on D-Wing.				
			Built-Up	0%		None		Minor		Moderate		Major		Replace		\$0					
																	(Note: boiler room on lower level - no roof - hence why 95% total)				
			Single Ply	30%	x	None		Minor		Moderate		Major		Replace		\$0					
			Metal	0%		None		Minor		Moderate		Major		Replace		\$0					
			Concrete Tile	0%		None		Minor		Moderate		Major		Replace		\$0					
		B3020 Roof Openings	Skylights	0%		None		Minor		Moderate		Major		Replace		\$0					
			Access Hatch	0		None		Minor		Moderate		Major		Replace		\$0					

Physical Condition Assessment

C INTERIORS

C10 Interior Construction

C1010 Partitions

Framed

100% x

None

Minor

Moderate

Major

Replace

\$0

C1020 Interior Doors

Wood

36 x

None

Minor

Moderate

Major

Replace

\$0

Hollow Metal

0

None

Minor

Moderate

Major

Replace

\$0

C1030 Fittings

NOT USED

None

Minor

Moderate

Major

Replace

C20 Stairs

C2010 Stair Construction

Wood

2 x

None

Minor

Moderate

Major

Replace

\$0

Metal

0

None

Minor

Moderate

Major

Replace

\$0

Concrete

0

None

Minor

Moderate

Major

Replace

\$0

C2020 Stair Finishes

Concrete Fill

0

None

Minor

Moderate

Major

Replace

\$0

Resilient

0 x

None

Minor

Moderate

Major

Replace

\$0

These are in the east stairwell down to boiler

C30 Interior Finishes

C3010 Wall Finishes

Paint on Masonry

0%

None

Minor

Moderate

Major

Replace

\$0

Wallboard

85% x

None

Minor

Moderate

Major

Replace

\$0

Wainscot

15% x

None

Minor

Moderate

Major

Replace

\$0

C3020 Floor Finishes

Ceramic Tile

None

Minor

Moderate

Major

Replace

\$0

Only a very minor amount of wall tile remaining in building, all in east restroom, not enough to register on this tool.

Carpet / Soft Surface

8% x

None

Minor

Moderate

Major

Replace

\$0

Majority of original resilient tile floors have been replaced. Remaining to be replaced is in hallway outside of library, staff kitchen behind stage, C2, and C3.

Resilient Tile

55%

None

Minor

Moderate

Major

x Replace

40%

\$47,744

Resilient Sheet

20% x

None

Minor

Moderate

Major

Replace

\$0

Polished Concrete

0%

None

Minor

Moderate

Major

Replace

\$0

Only remaining ceramic tile in building is in the west restroom.

Ceramic Tile

1% x

None

Minor

Moderate

Major

Replace

\$0

Liquid Applied

0%

None

Minor

Moderate

Major

Replace

\$0

Wood Sports Floor

16% x

None

Minor

Moderate

Major

Replace

\$0

Rubberized sports floor

C3030 Ceiling Finishes

Wallboard

15% x

None

Minor

Moderate

Major

Replace

\$0

Lay-In Ceiling Tile

65% x

None

Minor

Moderate

Major

Replace

\$0

Glued-Up Ceiling Tile

20% x

None

Minor

Moderate

Major

Replace

\$0

Painted Structure

0%

None

Minor

Moderate

Major

Replace

\$0

D SERVICES

D10 Conveying

D1010 Elevators & Lifts

0

None

Minor

Moderate

Major

Replace

\$0

D1020 Escalators & Moving Walks

0

None

Minor

Moderate

Major

Replace

\$0

D1090 Other Conveying Systems

0

None

Minor

Moderate

Major

Replace

\$0

D20 Plumbing

D2010 Plumbing Fixtures

100%

None

Minor

Moderate

Major

x Replace

15%

\$43,084

Budget set aside for replacing original toilets/sinks in east restroom

D2020 Domestic Water Distribution

100% x

None

Minor

Moderate

Major

Replace

\$0

D2030 Sanitary Waste

100% x

None

Minor

Moderate

Major

Replace

\$0

D2040 Rain Water Drainage

0%

None

Minor

Moderate

Major

Replace

\$0

D2090 Other Plumbing Systems

NOT USED

None

Minor

Moderate

Major

Replace

D30 HVAC

D3010 Energy Supply

0%

None

Minor

Moderate

Major

Replace

\$0

D3020 Heat Generating Systems

Boiler

60%

None

Minor

Moderate

Major

Replace

\$0

The boiler that heats lower half of school is in good working order. North West Controls performs annual inspection.

Air Handler

10%

None

Minor

Moderate

Major

Replace

\$0

Air handler with heater in library & staff lounge

State of Oregon

School Facilities Assessment Template

5/1/2019

Physical Condition Assessment

D3030 Cooling Generating Systems	Furnace			None		Minor		Moderate		Major		Replace		\$0	
	Heat Exchanger	30%	x	None		Minor		Moderate		Major		Replace		\$0	(1) Roof-mounted packaged heat pump
	Component of air handler	30%	x	None		Minor		Moderate		Major		Replace		\$0	(1) Roof-mounted packaged heat pump
	Stand alone chiller	0%		None		Minor		Moderate		Major		Replace		\$0	
D3040 Distribution Systems	Ductwork	40%	x	None		Minor		Moderate		Major		Replace		\$0	
	Hot water return & supply	60%	x	None		Minor		Moderate		Major		Replace		\$0	
D3050 Terminal & Package Units	Above ceiling VAV unit	0%		None		Minor		Moderate		Major		Replace		\$0	
	In-room ventilator unit	0%		None		Minor		Moderate		Major		Replace		\$0	
	In-room radiant unit	0%		None		Minor		Moderate		Major		Replace		\$0	
		100%	x	None		Minor		Moderate		Major		Replace		\$0	
D3060 Controls & Instrumentation		0%		None		Minor		Moderate		Major		Replace		\$0	
D3070 Systems Testing & Balancing				None		Minor		Moderate		Major		Replace		\$0	
D3090 Other HVAC Systems & Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
D40 Fire Protection															
D4010 Sprinklers		0%		None		Minor		Moderate		Major		Replace		\$0	
D4020 Standpipes		0%		None		Minor		Moderate		Major		Replace		\$0	
D4030 Fire Protection Specialties		5%	x	None		Minor		Moderate		Major		Replace		\$0	
D4090 Other Fire Protection Systems	NOT USED			None		Minor		Moderate		Major		Replace			
D50 Electrical															
D5010 Electrical Service & Distribution		100%	x	None		Minor		Moderate		Major		Replace		\$0	
D5020 Lighting and Branch Wiring		100%		None		Minor		Moderate	x	Major		Replace	4%	\$7,008	Library lighting should be upgraded to match the rest of the facility
D5030 Communications & Security	Voice / Data System	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Clock / Intercom System	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Closed Circuit Surveillance	100%		None		Minor	x	Moderate		Major		Replace	50%	\$2,553	Budget set aside to increase camera coverage and or upgrade/improve system.
	Access Control System	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Intrusion Alarm System	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Fire Alarm / Detection	100%		None		Minor		Moderate	x	Major		Replace	100%	\$15,000	New fire panel needed
	Lighting Control System	0%		None		Minor		Moderate		Major		Replace		\$0	
D5090 Other Electrical Systems	NOT USED			None		Minor		Moderate		Major		Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment															
E1010 Commercial Equipment	Food Service	100%		None	x	Minor		Moderate		Major		Replace	50%	\$7,181	Budget set aside to address equipment needs
	Vocational	0%		None		Minor		Moderate		Major		Replace		\$0	
E1020 Institutional Equipment	Science	0		None		Minor		Moderate		Major		Replace		\$0	
	Art	0		None		Minor		Moderate		Major		Replace		\$0	
	Stage Performance	0	x	None		Minor		Moderate		Major		Replace		\$0	
	Restroom Accessories/Stalls	100%		None		Minor		Moderate		Major	x	Replace	10%	\$6,319	Install new partitions in east restrooms for functionality and ADA.
E1030 Vehicular Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E1090 Other Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E20 Furnishings															
E2010 Fixed Furnishings		100%	x	None		Minor		Moderate		Major		Replace		\$0	
E2020 Movable Furnishings		100%	x	None		Minor		Moderate		Major		Replace		\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

<u>G10 Site Preparation</u>		NOT USED													
<u>G20 Site Improvements</u>															
G2010 Roadways		6000	x	None	☐ Minor	☒ Moderate	☐ Major	☐ Replace		\$0					
G2020 Parking Lots		35000		None	☐ Minor	☒ Moderate	☐ Major	☐ Replace		\$114,700	50% slurry (\$33,000), 30% alligating (\$81,700)				

Physical Condition Assessment

G2030 Pedestrian Paving			8000	x	None		Minor		Moderate		Major		Replace		\$0	
G2040 Site Development			3600	x	None		Minor		Moderate		Major		Replace		\$0	
G2050 Landscaping			1500	x	None		Minor		Moderate		Major		Replace		\$0	just front lawn; rest is surface irrigation or non-irrigated
<u>G30 Site Mechanical Utilities</u>																
G3010 Water Supply	Domestic		1	x	None		Minor		Moderate		Major		Replace		\$0	
	Fire		0		None		Minor		Moderate		Major		Replace		\$0	
G3020 Sanitary Sewer			1	x	None		Minor		Moderate		Major		Replace		\$0	
G3030 Storm Sewer			1	x	None		Minor		Moderate		Major		Replace		\$0	
G3040 Heating Distribution			0		None		Minor		Moderate		Major		Replace		\$0	
G3050 Cooling Distribution			0		None		Minor		Moderate		Major		Replace		\$0	
G3060 Fuel Distribution			0		None		Minor		Moderate		Major		Replace		\$0	
G3090 Other Site Mechanical Utilities	NOT USED				None		Minor		Moderate		Major		Replace			
<u>G40 Site Electrical Utilities</u>																
G4010 Electrical Distribution	Service		100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Generator		0%		None		Minor		Moderate		Major		Replace		\$0	
G4020 Site Lighting			100%		None		Minor		Moderate		Major	x	Replace	65%	\$26,968	Site lighting needs to be expanded - multiple dark areas at night
G4030 Site Communications & Security			100%	x	None		Minor		Moderate		Major		Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED				None		Minor		Moderate		Major		Replace			
<u>G90 Other Site Construction</u>	NOT USED															

OTHER

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

Jan. 2019	Physical Condition Budget Sub-Total	\$491,829	
	Budgeted Development Costs	\$186,895	
	Physical Condition Budget TOTAL	\$678,725	Increase
	Cost with Escalation to June 2021	\$773,746	\$95,021.4
	Cost with Escalation to June 2022	\$804,696	\$30,949.8
	Cost with Escalation to June 2023	\$836,884	\$32,187.8
	Replacement Budget	\$13,632,014	

Physical Condition Assessment

District Name:	Scappoose SD 1J
Site Name:	Middle School
Building Name:	Main Building
Building ID:	1944016100

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

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

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

				LEVEL OF ACTION										Replace as part of Renovation	% of System or Finish	Automated Budget Estimate	Notes				
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major									
A SUBSTRUCTURE																					
A10 Foundations																					
		A1010 Standard Foundations		60%	x	None		Minor		Moderate		Major		Replace		\$0					
		A1020 Special Foundations		0%		None		Minor		Moderate		Major		Replace		\$0					
		A1030 Slab on Grade		60%	x	None		Minor		Moderate		Major		Replace		\$0					
A20 Basement Construction																					
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace							
		A2020 Basement Walls		0%		None		Minor		Moderate		Major		Replace		\$0	Lower level is 3' below grade, but as most of the floor is above grade - considered there to NOT be basement walls				
B SHELL																					
B10 Superstructure																					
		B1010 Floor Construction	Wood	0%		None		Minor		Moderate		Major		Replace		\$0					
			Steel	0%		None		Minor		Moderate		Major		Replace		\$0					
			Concrete	40%		None		Minor		Moderate		Major		Replace		\$0	Issues captured in 2021 seismic report				
		B1020 Roof Construction	Wood	60%		None		Minor		Moderate		Major		Replace		\$0	Issues captured in 2021 seismic report				
			Steel	0%		None		Minor		Moderate		Major		Replace		\$0					
			Concrete	0%		None		Minor		Moderate		Major		Replace		\$0					
B20 Exterior Enclosure																					
		B2010 Exterior Walls	Concrete Formed / Tilt Masonry	100%		None		Minor		Moderate	x	Major		Replace	100%	\$356,350	Multiple cracks require sealant and applying rain screen stucco system to keep aesthetic but seal exterior				
			Framed w/ Wood Siding	0%		None		Minor		Moderate		Major		Replace		\$0					
			Framed w/Metal Panel	0%		None		Minor		Moderate		Major		Replace		\$0					
			Framed w/Stucco	0%		None		Minor		Moderate		Major		Replace		\$0					
			Framed w/Masonry Veneer	0%		None		Minor		Moderate		Major		Replace		\$0					
		B2020 Exterior Windows	Wood	0%		None		Minor		Moderate		Major		Replace		\$0					
			Aluminum/Steel	100%		None		Minor	x	Moderate		Major		Replace	100%	\$203,954	Glazing is fogged and seals failing				
			Clad	0%		None		Minor		Moderate		Major		Replace		\$0					
			Curtain Wall	0%		None		Minor		Moderate		Major		Replace		\$0					
		B2030 Exterior Doors	Wood	0		None		Minor		Moderate		Major		Replace		\$0					
			Hollow Metal	10	x	None		Minor		Moderate		Major		Replace		\$0					
			Storefront	0		None		Minor		Moderate		Major		Replace		\$0					
B30 Roofing																					
		B3010 Roof Coverings	Asphalt Shingle	0%		None		Minor		Moderate		Major		Replace		\$0					
			Built-Up	30%	x	None		Minor		Moderate		Major		Replace		\$0					
			Single Ply	15%		None		Minor	x	Moderate		Major		Replace	100%	\$48,448	repair and re-coating can extend life another 15 years per Tremco				
			Metal	15%	x	None		Minor		Moderate		Major		Replace		\$0					
			Concrete Tile	0%		None		Minor		Moderate		Major		Replace		\$0					
		B3020 Roof Openings	Skylights	0%		None		Minor		Moderate		Major		Replace		\$0					
			Access Hatch	1	x	None		Minor		Moderate		Major		Replace		\$0					

Physical Condition Assessment

C INTERIORS

C10 Interior Construction

C1010 Partitions

Framed

70% x

None

Minor

Moderate

Major

Replace

\$0

C1020 Interior Doors

Masonry

30% x

None

Minor

Moderate

Major

Replace

\$0

formed concrete

C1030 Fittings

Wood

44 x

None

Minor

Moderate

Major

Replace

\$0

C1030 Fittings

Hollow Metal

0

None

Minor

Moderate

Major

Replace

\$0

C1030 Fittings

NOT USED

None

Minor

Moderate

Major

Replace

C20 Stairs

C2010 Stair Construction

Wood

0

None

Minor

Moderate

Major

Replace

\$0

C2020 Stair Finishes

Metal

0

None

Minor

Moderate

Major

Replace

\$0

C2020 Stair Finishes

Concrete

4 x

None

Minor

Moderate

Major

Replace

\$0

C2020 Stair Finishes

Concrete Fill

0

None

Minor

Moderate

Major

Replace

\$0

C2020 Stair Finishes

Resilient

0 x

None

Minor

Moderate

Major

Replace

\$0

C30 Interior Finishes

C3010 Wall Finishes

Paint on Masonry

35% x

None

Minor

Moderate

Major

Replace

\$0

C3020 Floor Finishes

Wallboard

55% x

None

Minor

Moderate

Major

Replace

\$0

C3020 Floor Finishes

Wainscot

10% x

None

Minor

Moderate

Major

Replace

\$0

C3020 Floor Finishes

Ceramic Tile

0%

None

Minor

Moderate

Major

Replace

\$0

C3020 Floor Finishes

Carpet / Soft Surface

5% x

None

Minor

Moderate

Major

Replace

\$0

C3030 Ceiling Finishes

Resilient Tile

30%

None

Minor

Moderate

Major

x Replace

25%

\$38,668

Asbestos tile in multiple locations - finish phased replacement started under last bond

C3030 Ceiling Finishes

Resilient Sheet

0%

None

Minor

Moderate

Major

Replace

\$0

C3030 Ceiling Finishes

Polished Concrete

20% x

None

Minor

Moderate

Major

Replace

\$0

C3030 Ceiling Finishes

Ceramic Tile

5% x

None

Minor

Moderate

Major

Replace

\$0

C3030 Ceiling Finishes

Liquid Applied

0%

None

Minor

Moderate

Major

Replace

\$0

C3030 Ceiling Finishes

Wood Sports Floor

40% x

None

Minor

Moderate

Major

Replace

\$0

C3030 Ceiling Finishes

Wallboard

40%

None

Minor

Moderate

Major

x Replace

50%

\$181,966

Remove/replace asbestos popcorn

C3030 Ceiling Finishes

Lay-In Ceiling Tile

40% x

None

Minor

Moderate

Major

Replace

\$0

C3030 Ceiling Finishes

Glued-Up Ceiling Tile

20% x

None

Minor

Moderate

Major

Replace

\$0

C3030 Ceiling Finishes

Painted Structure

0%

None

Minor

Moderate

Major

Replace

\$0

D SERVICES

D10 Conveying

D1010 Elevators & Lifts

0

None

Minor

Moderate

Major

Replace

\$0

D1020 Escalators & Moving Walks

0

None

Minor

Moderate

Major

Replace

\$0

D1090 Other Conveying Systems

0

None

Minor

Moderate

Major

Replace

\$0

D20 Plumbing

D2010 Plumbing Fixtures

100% x

None

Minor

Moderate

Major

Replace

\$0

D2020 Domestic Water Distribution

D2030 Sanitary Waste

D2040 Rain Water Drainage

D2090 Other Plumbing Systems

NOT USED

None

Minor

Moderate

Major

Replace

D30 HVAC

D3010 Energy Supply

100% x

None

Minor

Moderate

Major

Replace

\$0

D3020 Heat Generating Systems

Boiler

100%

None

Minor

Moderate

Major

x Replace

100%

\$721,

Physical Condition Assessment

D3030 Cooling Generating Systems	Furnace	0%		None	Minor	Moderate	Major	Replace		\$0	
	Heat Exchanger	100%		None	Minor	Moderate	Major	x Replace	100%	\$153,155	Replace as requirement of converting to hot water boiler
	Component of air handler	0%		None	Minor	Moderate	Major	Replace		\$0	
	Stand alone chiller	0%		None	Minor	Moderate	Major	Replace		\$0	
D3040 Distribution Systems	Ductwork	100%		None	Minor	Moderate	Major	x Replace	100%	\$390,469	None now - add with new air handlers
D3050 Terminal & Package Units	Hot water return & supply	100%		None	Minor	Moderate	Major	x Replace	100%	\$649,770	Replace as part of new hot water boiler
	Above ceiling VAV unit	0%		None	Minor	Moderate	Major	Replace		\$0	
	In-room ventilator unit	0%		None	Minor	Moderate	Major	Replace		\$0	
	In-room radiant unit	100%	x	None	Minor	Moderate	Major	Replace		\$0	decommissioned with new system
D3060 Controls & Instrumentation		100%		None	Minor	Moderate	Major	x Replace	100%	\$203,954	Replace throughout with new mechanical system above
D3070 Systems Testing & Balancing		0%		None	Minor	Moderate	Major	Replace		\$0	
D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major	Replace			
D40 Fire Protection											
D4010 Sprinklers		100%		None	Minor	Moderate	Major	x Replace	100%	\$275,982	None exist now -add them
D4020 Standpipes		100%		None	Minor	Moderate	Major	x Replace	100%	\$169,835	None exist now - add them
D4030 Fire Protection Specialties		0%		None	Minor	Moderate	Major	Replace		\$0	
D4090 Other Fire Protection Systems	NOT USED			None	Minor	Moderate	Major	Replace			
D50 Electrical											
D5010 Electrical Service & Distribution		100%	x	None	Minor	Moderate	Major	Replace		\$0	
D5020 Lighting and Branch Wiring		100%	x	None	Minor	Moderate	Major	Replace		\$0	
D5030 Communications & Security	Voice / Data System	100%	x	None	Minor	Moderate	Major	Replace		\$0	
	Clock / Intercom System	100%	x	None	Minor	Moderate	Major	Replace		\$0	
	Closed Circuit Surveillance	100%		None	Minor	x Moderate	Major	Replace	50%	\$6,066	Budget set aside to increase camera coverage and or upgrade/improve system.
	Access Control System	100%	x	None	Minor	Moderate	Major	Replace		\$0	
	Intrusion Alarm System	100%	x	None	Minor	Moderate	Major	Replace		\$0	
	Fire Alarm / Detection	100%	x	None	Minor	Moderate	Major	Replace		\$0	
	Lighting Control System	0%		None	Minor	Moderate	Major	Replace		\$0	
D5090 Other Electrical Systems	NOT USED			None	Minor	Moderate	Major	Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment											
E1010 Commercial Equipment	Food Service	0%		None	Minor	Moderate	Major	Replace		\$0	
	Vocational	0%		None	Minor	Moderate	Major	Replace		\$0	
E1020 Institutional Equipment	Science	0		None	Minor	Moderate	Major	Replace		\$0	
	Art	1170		None	Minor	Moderate	Major	Replace		\$0	
	Stage Performance	1130		None	Minor	Moderate	Major	Replace		\$0	Gym/Auditorium with full stage
	Restroom Accessories/Stalls	5%		None	Minor	Moderate	Major	x Replace	100%	\$7,506	Reconfigure stalls for ADA accessibility
E1030 Vehicular Equipment	NOT USED			None	Minor	Moderate	Major	Replace			
E1090 Other Equipment	NOT USED			None	Minor	Moderate	Major	Replace			
E20 Furnishings											
E2010 Fixed Furnishings		100%	x	None	Minor	Moderate	Major	Replace		\$0	
E2020 Movable Furnishings		100%		None	Minor	Moderate	Major	x Replace	15%	\$272,949	Furnishings are the district seconds - mismatched, inappropriate for use and age and current instructional trends

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED										
G20 Site Improvements											
G2010 Roadways		8750	x	None	Minor	Moderate	Major	Replace		\$0	

Physical Condition Assessment

G2020 Parking Lots		43750	x	None	Minor	Moderate	Major	Replace		\$0	
G2030 Pedestrian Paving		2400	x	None	Minor	Moderate	Major	Replace		\$0	
G2040 Site Development		4400	x	None	Minor	Moderate	Major	Replace		\$0	
G2050 Landscaping		262500	x	None	Minor	Moderate	Major	Replace		\$0	
G30 Site Mechanical Utilities											
G3010 Water Supply	Domestic Fire	1		None	Minor	Moderate	Major	x Replace	100%	\$89,009	Over Written: Original lines are brittle and need replacement
		1		None	Minor	Moderate	Major	x Replace	100%	\$222,522	Over Written: None exists now - add them
G3020 Sanitary Sewer		1		None	Minor	Moderate	Major	x Replace	100%	\$89,009	Over Written: Original lines are brittle and need replacement
											Over Written: Center courtyard floods - need to add storm system to this area and channel to west end of site; formula over-written due to complexity of project
G3030 Storm Sewer		1		None	Minor	Moderate	Major	x Replace	30%	\$145,998	
G3040 Heating Distribution		0		None	Minor	Moderate	Major	Replace		\$0	Enter LF of heating ducts in cell E147
G3050 Cooling Distribution		0		None	Minor	Moderate	Major	Replace		\$0	Enter LF of duct work in cell E148
G3060 Fuel Distribution		1	x	None	Minor	Moderate	Major	Replace		\$0	Enter LF of natural gas lines in cell E149
G3090 Other Site Mechanical Utilities	NOT USED			None	Minor	Moderate	Major	Replace			
G40 Site Electrical Utilities											
G4010 Electrical Distribution	Service Generator	100%	x	None	Minor	Moderate	Major	Replace		\$0	
		0%		None	Minor	Moderate	Major	Replace		\$0	
G4020 Site Lighting		100%	x	None	Minor	Moderate	Major	x Replace	25%	\$24,641	Budget set aside to improve site lighting
G4030 Site Communications & Security		100%	x	None	Minor	Moderate	Major	Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED			None	Minor	Moderate	Major	Replace			
G90 Other Site Construction											
OTHER											

	Description of System		Unit of Measure		Quantity		Unit Budget		Extended	Notes
	Red Cinder Track needs dressed and new cinders added		Lot		1		48666.116		\$48,666	
	Chimney - reduce height and re-enforce		Lot		1		42582.852		\$42,583	
									\$0	
									\$0	
									\$0	
									\$0	
									\$0	

Jan. 2019	Physical Condition Budget Sub-Total	\$5,384,566	
	Budgeted Development Costs	\$2,046,135	
	Physical Condition Budget TOTAL	\$7,430,701	Increase
	Cost with Escalation to June 2021	\$8,470,999	\$1,040,298.1
	Cost with Escalation to June 2022	\$8,809,839	\$338,840.0
	Cost with Escalation to June 2023	\$9,162,232	\$352,393.6
	Replacement Budget	\$33,880,341	

Physical Condition Assessment

District Name:	Scappoose SD 1J
Site Name:	Middle School
Building Name:	Gymnasium Building
Building ID:	1944016103

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

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

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

					LEVEL OF ACTION													
														Replace as part of Renovation	% of System or Finish	Automated Budget Estimate	Notes	
Level 1	Level 2	Level 3		Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major					

A SUBSTRUCTURE

A10 Foundations

A1010 Standard Foundations		100%	x	None		Minor		Moderate		Major		Replace		\$0	
A1020 Special Foundations		0%		None		Minor		Moderate		Major		Replace		\$0	
A1030 Slab on Grade		100%	x	None		Minor		Moderate		Major		Replace		\$0	

A20 Basement Construction

A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace			
A2020 Basement Walls		0%		None		Minor		Moderate		Major		Replace		\$0	

B SHELL

B10 Superstructure

B1010 Floor Construction	Wood	0%		None		Minor		Moderate		Major		Replace		\$0	
	Steel	0%		None		Minor		Moderate		Major		Replace		\$0	
	Concrete	0%		None		Minor		Moderate		Major		Replace		\$0	
B1020 Roof Construction	Wood	0%		None		Minor		Moderate		Major		Replace		\$0	
	Steel	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Concrete	0%		None		Minor		Moderate		Major		Replace		\$0	

B20 Exterior Enclosure

B2010 Exterior Walls	Concrete Formed / Tilt Masonry	80%	x	None		Minor		Moderate		Major		Replace		\$0	
		0%		None		Minor		Moderate		Major		Replace		\$0	
	Framed w/ Wood Siding Framed w/Metal Panel	15%	x	None		Minor		Moderate		Major		Replace		\$0	Metal siding applied up high over concrete tilt - purposely summing over 100%
												Replace		\$0	
B2020 Exterior Windows	Framed w/Stucco	35%	x	None		Minor		Moderate		Major		Replace		\$0	Smaller section appears framed with stucco, but some stucco up high over the concrete tilt gym too - purposely summing over 100%
	Framed w/Masonry Veneer	0%		None		Minor		Moderate		Major		Replace		\$0	
	Wood	0%		None		Minor		Moderate		Major		Replace		\$0	
	Aluminum/Steel	0%		None		Minor		Moderate		Major		Replace		\$0	
	Clad	0%		None		Minor		Moderate		Major		Replace		\$0	
	Curtain Wall	0%		None		Minor		Moderate		Major		Replace		\$0	
B2030 Exterior Doors	Wood	0		None		Minor		Moderate		Major		Replace		\$0	
	Hollow Metal	6	x	None		Minor		Moderate		Major		Replace		\$0	
	Storefront	4	x	None		Minor		Moderate		Major		Replace		\$0	

B30 Roofing

B3010 Roof Coverings	Asphalt Shingle	0%		None		Minor		Moderate		Major		Replace		\$0	
	Built-Up	0%		None		Minor		Moderate		Major		Replace		\$0	
	Single Ply	60%	x	None		Minor		Moderate		Major		Replace		\$0	
	Metal	40%	x	None		Minor		Moderate		Major		Replace		\$0	
B3020 Roof Openings	Concrete Tile	0%		None		Minor		Moderate		Major		Replace		\$0	
	Skylights	0%		None		Minor		Moderate		Major		Replace		\$0	
	Access Hatch	1	x	None		Minor		Moderate		Major		Replace		\$0	

C INTERIORS

C10 Interior Construction

Physical Condition Assessment

C1010 Partitions	Framed	40%	x	None		Minor		Moderate		Major		Replace		\$0	
	Masonry	6000%	x	None		Minor		Moderate		Major		Replace		\$0	
	C1020 Interior Doors	Wood	0	None		Minor		Moderate		Major		Replace		\$0	
	Hollow Metal	8	x	None		Minor		Moderate		Major		Replace		\$0	
C1030 Fittings	NOT USED			None		Minor		Moderate		Major		Replace			
<u>C20 Stairs</u>															
C2010 Stair Construction	Wood	0		None		Minor		Moderate		Major		Replace		\$0	
	Metal	0		None		Minor		Moderate		Major		Replace		\$0	
	Concrete	0		None		Minor		Moderate		Major		Replace		\$0	
C2020 Stair Finishes	Concrete Fill	0		None		Minor		Moderate		Major		Replace		\$0	
	Resilient	0		None		Minor		Moderate		Major		Replace		\$0	
<u>C30 Interior Finishes</u>															
C3010 Wall Finishes	Paint on Masonry	60%	x	None		Minor		Moderate		Major		Replace		\$0	
	Wallboard	35%	x	None		Minor		Moderate		Major		Replace		\$0	
	Wainscot	0%		None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile	5%	x	None		Minor		Moderate		Major		Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	0%		None		Minor		Moderate		Major		Replace		\$0	
	Resilient Tile	15%	x	None		Minor		Moderate		Major		Replace		\$0	
	Resilient Sheet	0%		None		Minor		Moderate		Major		Replace		\$0	
	Polished Concrete	20%	x	None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile	5%	x	None		Minor		Moderate		Major		Replace		\$0	
	Liquid Applied	0%		None		Minor		Moderate		Major		Replace		\$0	
	Wood Sports Floor	60%	x	None		Minor		Moderate		Major		Replace		\$0	
	Wallboard	5%	x	None		Minor		Moderate		Major		Replace		\$0	
C3030 Ceiling Finishes	Lay-In Ceiling Tile	15%	x	None		Minor		Moderate		Major		Replace		\$0	
	Glued-Up Ceiling Tile	0%		None		Minor		Moderate		Major		Replace		\$0	
	Painted Structure	80%	x	None		Minor		Moderate		Major		Replace		\$0	
D SERVICES															
<u>D10 Conveying</u>															
D1010 Elevators & Lifts		0		None		Minor		Moderate		Major		Replace		\$0	
	D1020 Escalators & Moving Walks	0		None		Minor		Moderate		Major		Replace		\$0	
	D1090 Other Conveying Systems	0		None		Minor		Moderate		Major		Replace		\$0	
<u>D20 Plumbing</u>															
D2010 Plumbing Fixtures		100%	x	None		Minor		Moderate		Major		Replace		\$0	
	D2020 Domestic Water Distribution	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	D2030 Sanitary Waste	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	D2040 Rain Water Drainage	0%		None		Minor		Moderate		Major		Replace		\$0	
D2090 Other Plumbing Systems	NOT USED			None		Minor		Moderate		Major		Replace			
<u>D30 HVAC</u>															
D3010 Energy Supply		100%	x	None		Minor		Moderate		Major		Replace		\$0	
	D3020 Heat Generating Systems	0%		None		Minor		Moderate		Major		Replace		\$0	
	Boiler	0%		None		Minor		Moderate		Major		Replace		\$0	
	Air Handler	0%		None		Minor		Moderate		Major		Replace		\$0	
	Furnace	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Heat Exchanger	0%		None		Minor		Moderate		Major		Replace		\$0	
D3030 Cooling Generating Systems	Component of air handler	0%		None		Minor		Moderate		Major		Replace		\$0	
	Stand alone chiller	0%		None		Minor		Moderate		Major		Replace		\$0	
D3040 Distribution Systems	Ductwork	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Hot water return & supply	0%		None		Minor		Moderate		Major		Replace		\$0	
D3050 Terminal & Package Units	Above ceiling VAV unit	0%		None		Minor		Moderate		Major		Replace		\$0	
	In-room ventilator unit	0%		None		Minor		Moderate		Major		Replace		\$0	
	In-room radiant unit	0%		None		Minor		Moderate		Major		Replace		\$0	
D3060 Controls & Instrumentation		100%	x	None		Minor		Moderate		Major		Replace		\$0	

Physical Condition Assessment

D3070 Systems Testing & Balancing			0%		None		Minor		Moderate		Major		Replace		\$0	
D3090 Other HVAC Systems & Equipment	NOT USED				None		Minor		Moderate		Major		Replace			
D40 Fire Protection																
D4010 Sprinklers			100%	x	None		Minor		Moderate		Major		Replace		\$0	
D4020 Standpipes			100%	x	None		Minor		Moderate		Major		Replace		\$0	
D4030 Fire Protection Specialties			0%		None		Minor		Moderate		Major		Replace		\$0	
D4090 Other Fire Protection Systems	NOT USED				None		Minor		Moderate		Major		Replace			
D50 Electrical																
D5010 Electrical Service & Distribution			100%	x	None		Minor		Moderate		Major		Replace		\$0	
D5020 Lighting and Branch Wiring			100%	x	None		Minor		Moderate		Major		Replace		\$0	
D5030 Communications & Security	Voice / Data System		100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Clock / Intercom System		100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Closed Circuit Surveillance		100%		None		Minor	x	Moderate		Major		Replace	50%	\$1,580	Budget set aside to increase camera coverage and or upgrade/improve system.
	Access Control System		100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Intrusion Alarm System		100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Fire Alarm / Detection		100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Lighting Control System		0%		None		Minor		Moderate		Major		Replace		\$0	
D5090 Other Electrical Systems	NOT USED				None		Minor		Moderate		Major		Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment																
E1010 Commercial Equipment	Food Service		0%		None		Minor		Moderate		Major		Replace		\$0	
	Vocational		0%		None		Minor		Moderate		Major		Replace		\$0	
E1020 Institutional Equipment	Science		0		None		Minor		Moderate		Major		Replace		\$0	
	Art		0		None		Minor		Moderate		Major		Replace		\$0	
	Stage Performance		0		None		Minor		Moderate		Major		Replace		\$0	
	Restroom Accessories/Stalls		100%	x	None		Minor		Moderate		Major		Replace		\$0	
E1030 Vehicular Equipment	NOT USED				None		Minor		Moderate		Major		Replace			
E1090 Other Equipment	NOT USED				None		Minor		Moderate		Major		Replace			
E20 Furnishings																
E2010 Fixed Furnishings			100%	x	None		Minor		Moderate		Major		Replace		\$0	
E2020 Movable Furnishings			100%	x	None		Minor		Moderate		Major		Replace		\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED															
G20 Site Improvements																
G2010 Roadways			5000	x	None		Minor		Moderate		Major		Replace		\$0	
G2020 Parking Lots			124000	x	None		Minor		Moderate		Major		Replace		\$0	
G2030 Pedestrian Paving			9000	x	None		Minor		Moderate		Major		Replace		\$0	
G2040 Site Development			2000	x	None		Minor		Moderate		Major		Replace		\$0	Note some fence counted double due to high soccer fence on highway
G2050 Landscaping			175000	x	None		Minor		Moderate		Major		Replace		\$0	Chinook Field
G30 Site Mechanical Utilities																
G3010 Water Supply	Domestic		1	x	None		Minor		Moderate		Major		Replace		\$0	
	Fire		1	x	None		Minor		Moderate		Major		Replace		\$0	
G3020 Sanitary Sewer			1	x	None		Minor		Moderate		Major		Replace		\$0	
G3030 Storm Sewer			1	x	None		Minor		Moderate		Major		Replace		\$0	
G3040 Heating Distribution			0		None		Minor		Moderate		Major		Replace		\$0	
G3050 Cooling Distribution			0		None		Minor		Moderate		Major		Replace		\$0	
G3060 Fuel Distribution			1	x	None		Minor		Moderate		Major		Replace		\$0	

Physical Condition Assessment

G3090 Other Site Mechanical Utilities	NOT USED		None	Minor	Moderate	Major	Replace				
<u>G40 Site Electrical Utilities</u>											
G4010 Electrical Distribution	Service	100%	x	None	Minor	Moderate	Major	Replace		\$0	
	Generator	0%		None	Minor	Moderate	Major	Replace		\$0	
G4020 Site Lighting		100%	x	None	Minor	Moderate	Major	Replace		\$0	
G4030 Site Communications & Security		100%	x	None	Minor	Moderate	Major	Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED			None	Minor	Moderate	Major	Replace			
<u>G90 Other Site Construction</u>											

OTHER

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

Physical Condition Budget Sub-Total	\$1,580	
Budgeted Development Costs	\$600	
Physical Condition Budget TOTAL	\$2,180	Increase
Cost with Escalation to June 2021	\$2,486	\$305.3
Cost with Escalation to June 2022	\$2,585	\$99.4
Cost with Escalation to June 2023	\$2,689	\$103.4
Replacement Budget	\$11,161,854	

Physical Condition Assessment

District Name:	Scappoose SD 1J
Site Name:	Middle School
Building Name:	Science Building
Building ID:	1944016101

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				LEVEL OF ACTION													
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace as part of Renovation	% of System or Finish	Automated Budget Estimate	Notes
A SUBSTRUCTURE																	
A10 Foundations																	
		A1010 Standard Foundations		100%	x	None		Minor		Moderate		Major		Replace		\$0	
		A1020 Special Foundations		0%		None		Minor		Moderate		Major		Replace		\$0	
		A1030 Slab on Grade		100%	x	None		Minor		Moderate		Major		Replace		\$0	
A20 Basement Construction																	
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace			
		A2020 Basement Walls		0%		None		Minor		Moderate		Major		Replace		\$0	
B SHELL																	
B10 Superstructure																	
		B1010 Floor Construction	Wood	0%		None		Minor		Moderate		Major		Replace		\$0	
			Steel	0%		None		Minor		Moderate		Major		Replace		\$0	
			Concrete	0%		None		Minor		Moderate		Major		Replace		\$0	
		B1020 Roof Construction	Wood	100%	x	None		Minor		Moderate		Major		Replace		\$0	
			Steel	0%		None		Minor		Moderate		Major		Replace		\$0	
			Concrete	0%		None		Minor		Moderate		Major		Replace		\$0	
B20 Exterior Enclosure																	
		B2010 Exterior Walls	Concrete Formed / Tilt	0%		None		Minor		Moderate		Major		Replace		\$0	
			Masonry	100%	x	None		Minor		Moderate		Major		Replace		\$0	
			Framed w/ Wood Siding	0%		None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Metal Panel	0%		None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Stucco	0%		None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Masonry Veneer	0%		None		Minor		Moderate		Major		Replace		\$0	
		B2020 Exterior Windows	Wood	0%		None		Minor		Moderate		Major		Replace		\$0	
			Aluminum/Steel	100%		None		Minor	x	Moderate		Major		Replace	100%	\$33,004	Glazing is fogged and seals failing
			Clad	0%		None		Minor		Moderate		Major		Replace		\$0	
			Curtain Wall	0%		None		Minor		Moderate		Major		Replace		\$0	
		B2030 Exterior Doors	Wood	0		None		Minor		Moderate		Major		Replace		\$0	
			Hollow Metal	11	x	None		Minor		Moderate		Major		Replace		\$0	
			Storefront	0												\$0	
B30 Roofing																	
		B3010 Roof Coverings	Asphalt Shingle	100%	x	None		Minor		Moderate		Major		Replace		\$0	
			Built-Up	0%		None		Minor		Moderate		Major		Replace		\$0	
			Single Ply	0%		None		Minor		Moderate		Major		Replace		\$0	
			Metal	0%		None		Minor		Moderate		Major		Replace		\$0	
			Concrete Tile	0%		None		Minor		Moderate		Major		Replace		\$0	
		B3020 Roof Openings	Skylights	0%		None		Minor		Moderate		Major		Replace		\$0	
			Access Hatch	0%		None		Minor		Moderate		Major		Replace		\$0	
C INTERIORS																	
C10 Interior Construction																	
		C1010 Partitions	Framed	40%	x	None		Minor		Moderate		Major		Replace		\$0	
			Masonry	60%	x	None		Minor		Moderate		Major		Replace		\$0	

Physical Condition Assessment

C1020 Interior Doors	Wood	5 x	None		Minor		Moderate		Major		Replace		\$0	Mostly exterior corridor system under canopy
	Hollow Metal	0	None		Minor		Moderate		Major		Replace		\$0	
	NOT USED		None		Minor		Moderate		Major		Replace			
C20 Stairs														
C2010 Stair Construction	Wood	0	None		Minor		Moderate		Major		Replace		\$0	
	Metal	0	None		Minor		Moderate		Major		Replace		\$0	
	Concrete	0	None		Minor		Moderate		Major		Replace		\$0	
C2020 Stair Finishes	Concrete Fill	0	None		Minor		Moderate		Major		Replace		\$0	
	Resilient	0			Minor		Moderate		Major		Replace		\$0	
C30 Interior Finishes														
C3010 Wall Finishes	Paint on Masonry	60%	None		Minor		Moderate		Major		Replace		\$0	
	Wallboard	40%	None		Minor		Moderate		Major		Replace		\$0	
	Wainscot	0%	None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile	0%	None		Minor		Moderate		Major		Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	0%	None		Minor		Moderate		Major		Replace		\$0	
	Resilient Tile	100%	None		Minor		Moderate		Major	x	Replace	80%	\$66,745	Older VCT in C1-C7 likely contain asbestos
	Resilient Sheet	0%	None		Minor		Moderate		Major		Replace		\$0	
	Polished Concrete	0%	None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile	0%	None		Minor		Moderate		Major		Replace		\$0	
	Liquid Applied	0%	None		Minor		Moderate		Major		Replace		\$0	
	Wood Sports Floor	0%	None		Minor		Moderate		Major		Replace		\$0	
C3030 Ceiling Finishes	Wallboard	33% x	None		Minor		Moderate		Major	x	Replace	100%	\$48,586	Remove popcorn ceilings in C1, C2, C3
	Lay-In Ceiling Tile	67% x	None		Minor		Moderate		Major		Replace		\$0	
	Glued-Up Ceiling Tile	0%	None		Minor		Moderate		Major		Replace		\$0	
	Painted Structure	0%											\$0	
D SERVICES														
D10 Conveying														
D1010 Elevators & Lifts		0	None		Minor		Moderate		Major		Replace		\$0	
	D1020 Escalators & Moving Walks	0	None		Minor		Moderate		Major		Replace		\$0	
	D1090 Other Conveying Systems												\$0	
D20 Plumbing														
D2010 Plumbing Fixtures		100% x	None		Minor		Moderate		Major		Replace		\$0	
		100%	None		Minor		Moderate		Major	x	Replace	100%	\$89,320	Original, leaking, scaling, and constricted resulting in poor pressure and flow
	D2020 Domestic Water Distribution	100% x	None		Minor		Moderate		Major		Replace		\$0	
	D2030 Sanitary Waste	100% x	None		Minor		Moderate		Major		Replace		\$0	
	D2040 Rain Water Drainage	0%	None		Minor		Moderate		Major		Replace		\$0	
D2090 Other Plumbing Systems														
D30 HVAC														
D3010 Energy Supply		100% x	None		Minor		Moderate		Major		Replace		\$0	
	D3020 Heat Generating Systems	0%	None		Minor		Moderate		Major		Replace		\$0	fed from main
D3030 Cooling Generating Systems	Air Handler	100%	None		Minor		Moderate		Major	x	Replace	100%	\$71,407	None existing - add to meet code criteria - tie to main building work
	Furnace	50% x	None		Minor		Moderate		Major		Replace		\$0	
	Heat Exchanger	0%	None		Minor		Moderate		Major		Replace		\$0	fed from main
	Component of air handler	0%	None		Minor		Moderate		Major		Replace		\$0	
	Stand alone chiller	0%	None		Minor		Moderate		Major		Replace		\$0	
		100%	None		Minor		Moderate		Major	x	Replace	100%	\$63,187	None existing - add to meet code criteria - tie to main building work
	D3040 Distribution Systems	100%	None		Minor		Moderate		Major	x	Replace	100%	\$105,147	Replace with replacement boiler in main building
D3040 Distribution Systems	Ductwork	100%	None		Minor		Moderate		Major	x	Replace	100%	\$105,147	Replace with replacement boiler in main building
	Hot water return & supply	100%	None		Minor		Moderate		Major	x	Replace	100%	\$105,147	Replace with replacement boiler in main building

Physical Condition Assessment

D3050 Terminal & Package Units	Above ceiling VAV unit	100%		None		Minor		Moderate		Major	x	Replace	100%	\$49,445	None existing - add to meet code criteria - tie to main building work
	In-room ventilator unit	50% x		None		Minor		Moderate		Major		Replace		\$0	
	In-room radiant unit	100% x		None		Minor		Moderate		Major		Replace		\$0	
D3060 Controls & Instrumentation		100%		None		Minor		Moderate		Major	x	Replace	100%	\$33,004	Replace with new mechanical work above to tie into main building
D3070 Systems Testing & Balancing		0%		None		Minor		Moderate		Major		Replace		\$0	
D3090 Other HVAC Systems & Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
D40 Fire Protection															
D4010 Sprinklers		100%		None		Minor		Moderate		Major	x	Replace	100%	\$44,660	None exists now - add them
D4020 Standpipes		0%		None		Minor		Moderate		Major		Replace		\$0	
D4030 Fire Protection Specialties		0%		None		Minor		Moderate		Major		Replace		\$0	
D4090 Other Fire Protection Systems	NOT USED			None		Minor		Moderate		Major		Replace			
D50 Electrical															
D5010 Electrical Service & Distribution		100% x		None		Minor		Moderate		Major		Replace		\$0	
D5020 Lighting and Branch Wiring		100% x		None		Minor		Moderate		Major		Replace		\$0	
D5030 Communications & Security	Voice / Data System	100% x		None		Minor		Moderate		Major		Replace		\$0	
	Clock / Intercom System	100% x		None		Minor		Moderate		Major		Replace		\$0	
	Closed Circuit Surveillance	100%		None		Minor		Moderate	x	Major		Replace	50%	\$982	Budget set aside to increase camera coverage and or upgrade/improve system.
	Access Control System	100% x		None		Minor		Moderate		Major		Replace		\$0	
	Intrusion Alarm System	100% x		None		Minor		Moderate		Major		Replace		\$0	
	Fire Alarm / Detection	100% x		None		Minor		Moderate		Major		Replace		\$0	
	Lighting Control System	0%		None		Minor		Moderate		Major		Replace		\$0	
D5090 Other Electrical Systems	NOT USED			None		Minor		Moderate		Major		Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment															
E1010 Commercial Equipment	Food Service	0%		None		Minor		Moderate		Major		Replace		\$0	
	Vocational	0%		None		Minor		Moderate		Major		Replace		\$0	
E1020 Institutional Equipment	Science	2260 x		None		Minor		Moderate		Major		Replace		\$0	Two labs
	Art	0		None		Minor		Moderate		Major		Replace		\$0	
	Stage Performance	0		None		Minor		Moderate		Major		Replace		\$0	
	Restroom Accessories/Stalls	100% x		None		Minor		Moderate		Major		Replace		\$0	
E1030 Vehicular Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E1090 Other Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E20 Furnishings															
E2010 Fixed Furnishings		100% x		None		Minor		Moderate		Major		Replace		\$0	
															Furnishings are the district seconds - mismatched, inappropriate for use and age and current instructional trends
E2020 Movable Furnishings		100%									x	Replace	15%	\$44,169	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED														
G20 Site Improvements															
G2010 Roadways				None		Minor		Moderate		Major		Replace		\$0	
G2020 Parking Lots				None		Minor		Moderate		Major		Replace		\$0	
G2030 Pedestrian Paving		2400 x		None		Minor		Moderate		Major		Replace		\$0	
G2040 Site Development		200 x		None		Minor		Moderate		Major		Replace		\$0	
G2050 Landscaping		5000 x		None		Minor		Moderate		Major		Replace		\$0	
G30 Site Mechanical Utilities															

Physical Condition Assessment

G3010 Water Supply	Domestic	0	None		Minor		Moderate		Major		Replace		\$0	Captured in main building
	Fire	0	None		Minor		Moderate		Major		Replace		\$0	Captured in main building
G3020 Sanitary Sewer		0	None		Minor		Moderate		Major		Replace		\$0	Captured in main building
G3030 Storm Sewer		0	None		Minor		Moderate		Major		Replace		\$0	Captured in main building
G3040 Heating Distribution		280	None		Minor		Moderate		Major	x	Replace	100%	\$75,411	fed from main - replace with new hot water boiler system in main
G3050 Cooling Distribution		0	None		Minor		Moderate		Major		Replace		\$0	Captured in main building
G3060 Fuel Distribution		0	None		Minor		Moderate		Major		Replace		\$0	Captured in main building
G3090 Other Site Mechanical Utilities	NOT USED		None		Minor		Moderate		Major					
G40 Site Electrical Utilities														
G4010 Electrical Distribution	Service	0%	None		Minor		Moderate		Major		Replace		\$0	Captured in main building
	Generator	0%	None		Minor		Moderate		Major		Replace		\$0	Captured in main building
G4020 Site Lighting		100%	None		Minor		Moderate		Major	x	Replace	25%	\$3,988	Budget set aside to improve site lighting
G4030 Site Communications & Security		0%	None		Minor		Moderate		Major		Replace		\$0	Captured in main building
G4090 Other Site Electrical Utilities	NOT USED		None		Minor		Moderate		Major		Replace			
G90 Other Site Construction														
NOT USED														

OTHER

Notes

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

Jan. 2019	Physical Condition Budget Sub-Total	\$729,055	
	Budgeted Development Costs	\$277,041	
	Physical Condition Budget TOTAL	\$1,006,096	Increase
	Cost with Escalation to June 2021	\$1,146,950	\$140,853.5
	Cost with Escalation to June 2022	\$1,192,828	\$45,878.0
	Cost with Escalation to June 2023	\$1,240,541	\$47,713.1
	Replacement Budget	\$5,482,602	

Physical Condition Assessment

District Name:	Scappoose SD 1J
Site Name:	Middle School
Building Name:	Vocational / Cafeteria Building
Building ID:	1944016102

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

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

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

				LEVEL OF ACTION										Replace as part of Renovation	% of System or Finish	Automated Budget Estimate	Notes
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major					
A SUBSTRUCTURE																	
A10 Foundations																	
		A1010 Standard Foundations		100%	x	None		Minor		Moderate		Major		Replace		\$0	
		A1020 Special Foundations		0%		None		Minor		Moderate		Major		Replace		\$0	
		A1030 Slab on Grade		100%	x	None		Minor		Moderate		Major		Replace		\$0	
A20 Basement Construction																	
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace			
		A2020 Basement Walls		0%		None		Minor		Moderate		Major		Replace		\$0	
B SHELL																	
B10 Superstructure																	
		B1010 Floor Construction	Wood	0%		None		Minor		Moderate		Major		Replace		\$0	
			Steel	0%		None		Minor		Moderate		Major		Replace		\$0	
			Concrete	0%		None		Minor		Moderate		Major		Replace		\$0	
		B1020 Roof Construction	Wood	100%	x	None		Minor		Moderate		Major		Replace		\$0	
			Steel	0%		None		Minor		Moderate		Major		Replace		\$0	
			Concrete	0%		None		Minor		Moderate		Major		Replace		\$0	
B20 Exterior Enclosure																	
		B2010 Exterior Walls	Concrete Formed / Tilt Masonry	0%		None		Minor		Moderate		Major		Replace		\$0	
				93%	x	None		Minor		Moderate		Major		Replace		\$0	
			Framed w/ Wood Siding	7%	x	None		Minor		Moderate		Major		Replace		\$0	T-111 siding closures at gable ends and some on rear side
			Framed w/Metal Panel													\$0	
			Framed w/Stucco	0%		None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Masonry Veneer	0%		None		Minor		Moderate		Major		Replace		\$0	
		B2020 Exterior Windows	Wood	0%		None		Minor		Moderate		Major		Replace		\$0	
			Aluminum/Steel	100%		None		Minor		Moderate	x	Major		Replace	50%	\$28,732	Windows are single pane - pull and replace
			Clad	0%		None		Minor		Moderate		Major		Replace		\$0	
			Curtain Wall	0%		None		Minor		Moderate		Major		Replace		\$0	
		B2030 Exterior Doors	Wood	0		None		Minor		Moderate		Major		Replace		\$0	
			Hollow Metal	15	x	None		Minor		Moderate		Major		Replace		\$0	
			Storefront	0		None		Minor		Moderate		Major		Replace		\$0	
B30 Roofing																	
		B3010 Roof Coverings	Asphalt Shingle	50%	x	None		Minor		Moderate		Major		Replace		\$0	
			Built-Up	50%	x	None		Minor		Moderate		Major		Replace		\$0	
			Single Ply	0%		None		Minor		Moderate		Major		Replace		\$0	
			Metal	0%		None		Minor		Moderate		Major		Replace		\$0	
			Concrete Tile	0%		None		Minor		Moderate		Major		Replace		\$0	
		B3020 Roof Openings	Skylights	0%		None		Minor		Moderate		Major		Replace		\$0	
			Access Hatch	0		None		Minor		Moderate		Major		Replace		\$0	
C INTERIORS																	
C10 Interior Construction																	
		C1010 Partitions	Framed	40%	x	None		Minor		Moderate		Major		Replace		\$0	
			Masonry	6000%	x	None		Minor		Moderate		Major		Replace		\$0	

Physical Condition Assessment

C1020 Interior Doors	Wood	10	x	None		Minor		Moderate		Major		Replace		\$0	
	Hollow Metal	0		None		Minor		Moderate		Major		Replace		\$0	
	NOT USED			None		Minor		Moderate		Major		Replace			
C20 Stairs															
C2010 Stair Construction	Wood	0		None		Minor		Moderate		Major		Replace		\$0	
	Metal	0		None		Minor		Moderate		Major		Replace		\$0	
	Concrete	0		None		Minor		Moderate		Major		Replace		\$0	
C2020 Stair Finishes	Concrete Fill	0		None		Minor		Moderate		Major		Replace		\$0	
	Resilient	0		None		Minor		Moderate		Major		Replace		\$0	
C30 Interior Finishes															
C3010 Wall Finishes	Paint on Masonry	60%	x	None		Minor		Moderate		Major		Replace		\$0	
	Wallboard	40%	x	None		Minor		Moderate		Major		Replace		\$0	
	Wainscot	0%		None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile	0%		None		Minor		Moderate		Major		Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	0%		None		Minor		Moderate		Major		Replace		\$0	
	Resilient Tile	20%	x	None		Minor		Moderate		Major		Replace		\$0	
	Resilient Sheet	10%	x	None		Minor		Moderate		Major		Replace		\$0	
	Polished Concrete	70%	x	None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile	0%		None		Minor		Moderate		Major		Replace		\$0	
	Liquid Applied	0%		None		Minor		Moderate		Major		Replace		\$0	
	Wood Sports Floor	0%		None		Minor		Moderate		Major		Replace		\$0	
	Resilient Sheet	10%	x	None		Minor		Moderate		Major		Replace		\$0	
C3030 Ceiling Finishes	Wallboard	10%	x	None		Minor		Moderate		Major		Replace		\$0	
	Lay-In Ceiling Tile	10%	x	None		Minor		Moderate		Major		Replace		\$0	
	Glued-Up Ceiling Tile	30%	x	None		Minor		Moderate		Major		Replace		\$0	
	Painted Structure	50%	x	None		Minor		Moderate		Major		Replace		\$0	
D SERVICES															
D10 Conveying															
D1010 Elevators & Lifts		0		None		Minor		Moderate		Major		Replace		\$0	
	D1020 Escalators & Moving Walks	0		None		Minor		Moderate		Major		Replace		\$0	
	D1090 Other Conveying Systems	0		None		Minor		Moderate		Major		Replace		\$0	
D20 Plumbing															
D2010 Plumbing Fixtures		100%	x	None		Minor		Moderate		Major		Replace		\$0	
	D2020 Domestic Water Distribution	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	D2030 Sanitary Waste	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	D2040 Rain Water Drainage	0%		None		Minor		Moderate		Major		Replace		\$0	
	D2090 Other Plumbing Systems			None		Minor		Moderate		Major		Replace			
D30 HVAC															
D3010 Energy Supply		100%	x	None		Minor		Moderate		Major		Replace		\$0	
	D3020 Heat Generating Systems	100%	x	None		Minor		Moderate		Major		Replace		\$0	Hot water boiler
	Boiler	0%		None		Minor		Moderate		Major		Replace		\$0	
	Air Handler	50%	x	None		Minor		Moderate		Major		Replace		\$0	
	Furnace	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Heat Exchanger	0%		None		Minor		Moderate		Major		Replace		\$0	
D3030 Cooling Generating Systems	Component of air handler	0%		None		Minor		Moderate		Major		Replace		\$0	
	Stand alone chiller	0%		None		Minor		Moderate		Major		Replace		\$0	
D3040 Distribution Systems	Ductwork	50%	x	None		Minor		Moderate		Major		Replace		\$0	
	Hot water return & supply	100%	x	None		Minor		Moderate		Major		Replace		\$0	
D3050 Terminal & Package Units	Above ceiling VAV unit	0%		None		Minor		Moderate		Major		Replace		\$0	
	In-room ventilator unit	0%		None		Minor		Moderate		Major		Replace		\$0	
	In-room radiant unit	100%	x	None		Minor		Moderate		Major		Replace		\$0	
D3060 Controls & Instrumentation		100%		None		Minor		Moderate		Major		x Replace	100%	\$40,571	Controls will need to be replaced with main building to tie in
	D3070 Systems Testing & Balancing	0%		None		Minor		Moderate		Major		Replace		\$0	

Physical Condition Assessment

D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major	Replace	
<u>D40 Fire Protection</u>									
D4010 Sprinklers		100%		None	Minor	Moderate	Major	x Replace	100% \$54,899 None exists now - add them
D4020 Standpipes		0%		None	Minor	Moderate	Major	Replace	\$0
D4030 Fire Protection Specialties		10%	x	None	Minor	Moderate	Major	Replace	\$0
D4090 Other Fire Protection Systems	NOT USED			None	Minor	Moderate	Major	Replace	
<u>D50 Electrical</u>									
D5010 Electrical Service & Distribution		100%	x	None	Minor	Moderate	Major	Replace	\$0
D5020 Lighting and Branch Wiring		100%	x	None	Minor	Moderate	Major	Replace	\$0
D5030 Communications & Security	Voice / Data System	100%	x	None	Minor	Moderate	Major	Replace	\$0
	Clock / Intercom System	100%	x	None	Minor	Moderate	Major	Replace	\$0
	Closed Circuit Surveillance	100%		None	Minor	x Moderate	Major	Replace	50% \$1,207 Budget set aside to increase camera coverage and or upgrade/improve system.
	Access Control System	100%	x	None	Minor	Moderate	Major	Replace	\$0
	Intrusion Alarm System	100%	x	None	Minor	Moderate	Major	Replace	\$0
	Fire Alarm / Detection	100%	x	None	Minor	Moderate	Major	Replace	\$0
	Lighting Control System	0%		None	Minor	Moderate	Major	Replace	\$0
D5090 Other Electrical Systems	NOT USED			None	Minor	Moderate	Major	Replace	

E EQUIPMENT & FURNISHINGS

<u>E10 Equipment</u>									
E1010 Commercial Equipment	Food Service	100%	x	None	Minor	Moderate	Major	Replace	\$0
	Vocational	100%	x	None	Minor	Moderate	Major	Replace	\$0
E1020 Institutional Equipment	Science	0		None	Minor	Moderate	Major	Replace	\$0
	Art	2169	x	None	Minor	Moderate	Major	Replace	\$0 kiln and related equipment
	Stage Performance	0		None	Minor	Moderate	Major	Replace	\$0
	Restroom Accessories/Stalls	100%	x	None	Minor	Moderate	Major	Replace	\$0
E1030 Vehicular Equipment	NOT USED			None	Minor	Moderate	Major	Replace	
E1090 Other Equipment	NOT USED			None	Minor	Moderate	Major	Replace	
<u>E20 Furnishings</u>									
E2010 Fixed Furnishings		100%	x	None	Minor	Moderate	Major	Replace	\$0
									Furnishings are the district seconds - mismatched, inappropriate for use and age and current instructional trends
E2020 Movable Furnishings		100%		None	Minor	Moderate	Major	x Replace	10% \$36,197

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED								
<u>G20 Site Improvements</u>									
G2010 Roadways		6250	x	None	Minor	Moderate	Major	Replace	\$0
G2020 Parking Lots		15000	x	None	Minor	Moderate	Major	Replace	\$0
G2030 Pedestrian Paving		2000	x	None	Minor	Moderate	Major	Replace	\$0
G2040 Site Development		200	x	None	Minor	Moderate	Major	Replace	\$0
G2050 Landscaping		0		None	Minor	Moderate	Major	Replace	\$0
<u>G30 Site Mechanical Utilities</u>									
G3010 Water Supply	Domestic	0		None	Minor	Moderate	Major	Replace	\$0 Captured in main building
	Fire	0		None	Minor	Moderate	Major	Replace	\$0 Captured in main building
G3020 Sanitary Sewer		0		None	Minor	Moderate	Major	Replace	\$0 Captured in main building
G3030 Storm Sewer		0		None	Minor	Moderate	Major	Replace	\$0 Captured in main building
G3040 Heating Distribution		0		None	Minor	Moderate	Major	Replace	\$0 Captured in main building
G3050 Cooling Distribution		0		None	Minor	Moderate	Major	Replace	\$0 Captured in main building
G3060 Fuel Distribution		0		None	Minor	Moderate	Major	Replace	\$0 Captured in main building

Physical Condition Assessment

G3090 Other Site Mechanical Utilities	NOT USED		None		Minor		Moderate		Major		Replace				
G40 Site Electrical Utilities															
G4010 Electrical Distribution	Service	0%		None		Minor		Moderate		Major		Replace		\$0	Captured in main building
	Generator	0%		None		Minor		Moderate		Major		Replace		\$0	Captured in main building
G4020 Site Lighting		100%		None		Minor		Moderate		Major	x	Replace	25%	\$4,902	Budget set aside to improve site lighting
G4030 Site Communications & Security		0%		None		Minor		Moderate		Major		Replace		\$0	Captured in main building
G4090 Other Site Electrical Utilities	NOT USED			None		Minor		Moderate		Major		Replace			
G90 Other Site Construction															

OTHER

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

Physical Condition Budget Sub-Total	\$166,507	
Budgeted Development Costs	\$63,273	
Physical Condition Budget TOTAL	\$229,780	Increase
Cost with Escalation to June 2021	\$261,950	\$32,169.2
Cost with Escalation to June 2022	\$272,428	\$10,478.0
Cost with Escalation to June 2023	\$283,325	\$10,897.1
Replacement Budget	\$7,988,395	

Physical Condition Assessment

District Name:	Scappoose SD 1J
Site Name:	High School
Building Name:	Main
Building ID:	1944016200

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

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

			LEVEL OF ACTION																
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace as part of Renovation		Replace as singular scope	% of System or Finish	Automated Budget Estimate	Notes
A SUBSTRUCTURE																			
A10 Foundations																			
		A1010 Standard Foundations		100%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
		A1020 Special Foundations		0%		None		Minor		Moderate		Major		Replace		Replace		\$0	
		A1030 Slab on Grade		100%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
A20 Basement Construction																			
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace		Replace			
		A2020 Basement Walls		0%		None		Minor		Moderate		Major		Replace		Replace		\$0	
B SHELL																			
B10 Superstructure																			
		B1010 Floor Construction	Wood	0%		None		Minor		Moderate		Major		Replace		Replace		\$0	
			Steel	1%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	storage mezzanine behind theater
			Concrete	0%		None		Minor		Moderate		Major		Replace		Replace		\$0	
		B1020 Roof Construction	Wood	88%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
			Steel	12%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
			Concrete	0%		None		Minor		Moderate		Major		Replace		Replace		\$0	
B20 Exterior Enclosure																			
		B2010 Exterior Walls	Concrete Formed / Tilt Masonry	15%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	Some of this title covered with brick or metal, so combined wall percentage exceeds 100%
				0%		None		Minor		Moderate		Major		Replace		Replace		\$0	
			Framed w/ Wood Siding	15%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	metal siding at top fascia and as wraps at theater
			Framed w/Metal Panel											Replace		Replace		\$0	
			Framed w/Stucco	78%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
			Framed w/Masonry Veneer	7%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
		B2020 Exterior Windows	Wood	0%		None		Minor		Moderate		Major		Replace		Replace		\$0	
			Aluminum/Steel	95%	x	None		Minor		Moderate	x	Major		Replace		Replace	70%	\$398,862	Majority of windows in the main building (not including perf. arts center) are single pane.
			Clad	0%		None		Minor		Moderate		Major		Replace		Replace		\$0	
			Curtain Wall	5%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
		B2030 Exterior Doors	Wood	0		None		Minor		Moderate		Major		Replace		Replace		\$0	
			Hollow Metal	43	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
			Storefront	8	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
B30 Roofing																			
		B3010 Roof Coverings	Asphalt Shingle	0%		None		Minor		Moderate		Major		Replace		Replace		\$0	
			Built-Up	0%		None		Minor		Moderate		Major		Replace		Replace		\$0	
			Single Ply	100%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
			Metal	0%		None		Minor		Moderate		Major		Replace		Replace		\$0	
			Concrete Tile	0%		None		Minor		Moderate		Major		Replace		Replace		\$0	
		B3020 Roof Openings	Skylights	500%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
			Access Hatch	2	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
C INTERIORS																			
C10 Interior Construction																			
		C1010 Partitions	Framed	100%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
			Masonry	0%		None		Minor		Moderate		Major		Replace		Replace		\$0	
		C1020 Interior Doors	Wood	172	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
			Hollow Metal	16	x	None		Minor		Moderate		Major		Replace		Replace		\$0	

Physical Condition Assessment

C1030 Fittings	NOT USED			None		Minor		Moderate		Major		Replace		Replace			
<u>C20 Stairs</u>																	
C2010 Stair Construction	Wood	0		None		Minor		Moderate		Major		Replace		Replace		\$0	
	Metal	1	x	None		Minor		Moderate		Major		Replace		Replace		\$0	to storage mezzanine behind theater
	Concrete	0		None		Minor		Moderate		Major		Replace		Replace		\$0	
C2020 Stair Finishes	Concrete Fill	0		None		Minor		Moderate		Major		Replace		Replace		\$0	
	Resilient	0		None		Minor		Moderate		Major		Replace		Replace		\$0	
<u>C30 Interior Finishes</u>																	
C3010 Wall Finishes	Paint on Masonry	0%		None		Minor		Moderate		Major		Replace		Replace		\$0	
	Wallboard	86%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
	Wainscot	10%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
	Ceramic Tile	4%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	5%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
	Resilient Tile	69%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
	Resilient Sheet	0%		None		Minor		Moderate		Major		Replace		Replace		\$0	
	Polished Concrete	10%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
	Ceramic Tile	4%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
	Liquid Applied	0%		None		Minor		Moderate		Major		Replace		Replace		\$0	
	Wood Sports Floor	12%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
	Wallboard	10%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
C3030 Ceiling Finishes	Lay-In Ceiling Tile	60%	x	None	x	Minor		Moderate		Major		Replace		Replace	25%	\$23,614	
	Glued-Up Ceiling Tile	22%	x	None	x	Minor		Moderate		Major		Replace		Replace	50%	\$11,256	Primarily in locker rooms
	Painted Structure	8%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
D SERVICES																	
<u>D10 Conveying</u>																	
D1010 Elevators & Lifts		0		None		Minor		Moderate		Major		Replace		Replace		\$0	
D1020 Escalators & Moving Walks		0		None		Minor		Moderate		Major		Replace		Replace		\$0	
D1090 Other Conveying Systems		0		None		Minor		Moderate		Major		Replace		Replace		\$0	
<u>D20 Plumbing</u>																	
D2010 Plumbing Fixtures		100%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
D2020 Domestic Water Distribution		100%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
D2030 Sanitary Waste		100%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
D2040 Rain Water Drainage		100%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
D2090 Other Plumbing Systems		NOT USED		None		Minor		Moderate		Major		Replace		Replace			
<u>D30 HVAC</u>																	
D3010 Energy Supply		100%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
D3020 Heat Generating Systems		100%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	Hot water boilers
D3030 Cooling Generating Systems	Air Handler	100%		None		Minor		Moderate		Major	x	Replace		Replace	85%	\$778,786	Air handlers are heavy maintenance due to age and condition. Replace all except at newest theater addition
	Furnace			None		Minor		Moderate		Major		Replace		Replace		\$0	
	Heat Exchanger	100%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
	Component of air handler	20%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
	Stand alone chiller	0%		None		Minor		Moderate		Major		Replace		Replace		\$0	
D3040 Distribution Systems		Ductwork	100%	x	None	Minor		Moderate		Major		Replace		Replace		\$0	
D3050 Terminal & Package Units	Hot water return & supply	100%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
	Above ceiling VAV unit	100%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
	In-room ventilator unit	0%		None		Minor		Moderate		Major		Replace		Replace		\$0	
	In-room radiant unit	0%		None		Minor		Moderate		Major		Replace		Replace		\$0	
																	Pneumatics are original and leaking and unable to adequately control temperature - replace with DDC
D3060 Controls & Instrumentation		100%		None		Minor		Moderate		Major	x	Replace		Replace	85%	\$359,954	
D3070 Systems Testing & Balancing		0%		None		Minor		Moderate		Major		Replace		Replace		\$0	
D3090 Other HVAC Systems & Equipment		NOT USED		None		Minor		Moderate		Major		Replace		Replace			
<u>D40 Fire Protection</u>																	
D4010 Sprinklers		100%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	

Physical Condition Assessment

D4020 Standpipes			100%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
D4030 Fire Protection Specialties			2%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
D4090 Other Fire Protection Systems	NOT USED				None		Minor		Moderate		Major		Replace		Replace			
D50 Electrical																		
D5010 Electrical Service & Distribution			100%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
D5020 Lighting and Branch Wiring			100%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
D5030 Communications & Security	Voice / Data System		100%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
	Clock / Intercom System		100%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
	Closed Circuit Surveillance		100%		None		Minor	x	Moderate		Major		Replace		Replace	50%	\$12,594	Budget set aside to increase camera coverage and or upgrade/improve system.
	Access Control System		100%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
	Intrusion Alarm System		100%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
	Fire Alarm / Detection		100%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
	Lighting Control System		0%		None		Minor		Moderate		Major		Replace		Replace		\$0	
D5090 Other Electrical Systems	NOT USED				None		Minor		Moderate		Major		Replace		Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment																		
E1010 Commercial Equipment	Food Service		2%		None		Minor		Moderate		Major		Replace		Replace		\$10,000	Override: Budget set aside to address kitchen needs
	Vocational		0%		None		Minor		Moderate		Major		Replace		Replace		\$0	
E1020 Institutional Equipment	Science		5800		None		Minor		Moderate		Major	x	Replace		Replace	100%	\$27,493	Although functional, plan for modernization of 4 of the 5 science rooms, which are original and obsolete. Depending on scope and programming, cost could be between \$150 - \$200K
	Art		0	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
	Stage Performance		498	x	None		Minor		Moderate		Major		Replace		Replace		\$0	Installed in 2011
	Restroom Accessories/Stalls		5%	x	None		Minor		Moderate	x	Major		Replace		Replace	25%	\$767	Replace stalls in RR4
E1030 Vehicular Equipment	NOT USED				None		Minor		Moderate		Major		Replace		Replace			
E1090 Other Equipment	NOT USED				None		Minor		Moderate		Major		Replace		Replace			
E20 Furnishings																		
E2010 Fixed Furnishings			100%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
E2020 Movable Furnishings			100%	x	None		Minor		Moderate		Major		Replace		Replace		\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation																		
G20 Site Improvements																		
G2010 Roadways			8750	x	None		Minor		Moderate		Major		Replace		Replace		\$0	Primarily the bus loop and parent drop off zones - new in 2011
G2020 Parking Lots			142000	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
G2030 Pedestrian Paving			11200	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
G2040 Site Development			3500	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
G2050 Landscaping			110000	x	None		Minor		Moderate		Major		Replace		Replace		\$0	lawns near streets and parking are irrigated; the 5 fields use mobile surface irrigation equipment
G30 Site Mechanical Utilities																		
G3010 Water Supply	Domestic		1	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
	Fire		1	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
G3020 Sanitary Sewer			1	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
G3030 Storm Sewer			1	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
G3040 Heating Distribution			0		None		Minor		Moderate		Major		Replace		Replace		\$0	
G3050 Cooling Distribution			0		None		Minor		Moderate		Major		Replace		Replace		\$0	
G3060 Fuel Distribution			1	x	None		Minor		Moderate		Major		Replace		Replace		\$0	
G3090 Other Site Mechanical Utilities	NOT USED				None		Minor		Moderate		Major		Replace		Replace			
G40 Site Electrical Utilities																		

Physical Condition Assessment

G4010 Electrical Distribution	Service	100% x	None	Minor	Moderate	Major	Replace	Replace		\$0	
	Generator	10% x	None	Minor	Moderate	Major	Replace	Replace		\$0	serves communications, lighting, and walk-ins
G4020 Site Lighting		100% x	None	Minor	Moderate	Major	Replace	Replace		\$0	
G4030 Site Communications & Security		100% x	None	Minor	Moderate	Major	Replace	Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED		None	Minor	Moderate	Major	Replace	Replace			
G90 Other Site Construction	NOT USED										

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

	Physical Condition Budget Sub-Total	\$1,623,326	
	Budgeted Development Costs	\$616,864	
Jan. 2019	Physical Condition Budget TOTAL	\$2,240,190	Increase
	Cost with Escalation to June 2021	\$2,553,816	\$313,626.6
	Cost with Escalation to June 2022	\$2,655,969	\$102,152.7
	Cost with Escalation to June 2023	\$2,762,208	\$106,238.8
	Replacement Budget	\$77,588,454	

Physical Condition Assessment

District Name:	Scappoose SD 1J
Site Name:	High School
Building Name:	Career Technical Building
Building ID:	1944016201

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

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

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

				LEVEL OF ACTION										Replace as part of Renovation	% of System or Finish	Automated Budget Estimate	Notes
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major					
A SUBSTRUCTURE																	
A10 Foundations																	
		A1010 Standard Foundations		100%	x	None		Minor		Moderate		Major		Replace		\$0	
		A1020 Special Foundations		0%		None		Minor		Moderate		Major		Replace		\$0	
		A1030 Slab on Grade		100%	x	None		Minor		Moderate		Major		Replace		\$0	
A20 Basement Construction																	
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace			
		A2020 Basement Walls		0%		None		Minor		Moderate		Major		Replace		\$0	
B SHELL																	
B10 Superstructure																	
		B1010 Floor Construction	Wood	0%		None		Minor		Moderate		Major		Replace		\$0	
			Steel	0%		None		Minor		Moderate		Major		Replace		\$0	
			Concrete	0%		None		Minor		Moderate		Major		Replace		\$0	
		B1020 Roof Construction	Wood	0%		None		Minor		Moderate		Major		Replace		\$0	
			Steel	100%	x	None		Minor		Moderate		Major		Replace		\$0	
			Concrete	0%		None		Minor		Moderate		Major		Replace		\$0	
B20 Exterior Enclosure																	
		B2010 Exterior Walls	Concrete Formed / Tilt Masonry	100%	x	None		Minor		Moderate		Major		Replace		\$0	reveals and scratch coat
				0%		None		Minor		Moderate		Major		Replace		\$0	
			Framed w/ Wood Siding	20%	x	None		Minor		Moderate		Major		Replace		\$0	Concrete walls partially covered with metal mansard - sum is greater than 100% purposely
			Framed w/Metal Panel													\$0	
			Framed w/Stucco	0%		None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Masonry Veneer	0%		None		Minor		Moderate		Major		Replace		\$0	
		B2020 Exterior Windows	Wood	0%		None		Minor		Moderate		Major		Replace		\$0	
			Aluminum/Steel	100%	x	None		Minor		Moderate		Major		Replace		\$0	
			Clad	0%		None		Minor		Moderate		Major		Replace		\$0	
			Curtain Wall	0%		None		Minor		Moderate		Major		Replace		\$0	
		B2030 Exterior Doors	Wood	0		None		Minor		Moderate		Major		Replace		\$0	
			Hollow Metal	7	x	None		Minor		Moderate		Major		Replace		\$0	
			Storefront	0		None		Minor		Moderate		Major		Replace		\$0	
B30 Roofing																	
		B3010 Roof Coverings	Asphalt Shingle	0%		None		Minor		Moderate		Major		Replace		\$0	
			Built-Up	0%		None		Minor		Moderate		Major		Replace		\$0	
			Single Ply	100%	x	None		Minor		Moderate		Major		Replace		\$0	
			Metal	0%		None		Minor		Moderate		Major		Replace		\$0	
			Concrete Tile	0%		None		Minor		Moderate		Major		Replace		\$0	
		B3020 Roof Openings	Skylights	0%		None		Minor		Moderate		Major		Replace		\$0	
			Access Hatch	0		None		Minor		Moderate		Major		Replace		\$0	
C INTERIORS																	
C10 Interior Construction																	
		C1010 Partitions	Framed	70%	x	None		Minor		Moderate		Major		Replace		\$0	
			Masonry	30%	x	None		Minor		Moderate		Major		Replace		\$0	concrete formed

Physical Condition Assessment

C1020 Interior Doors	Wood	0		None		Minor		Moderate		Major		Replace		\$0	
	Hollow Metal	18	x	None		Minor		Moderate		Major		Replace		\$0	
	NOT USED			None		Minor		Moderate		Major		Replace			
C20 Stairs															
C2010 Stair Construction	Wood	0		None		Minor		Moderate		Major		Replace		\$0	
	Metal	0		None		Minor		Moderate		Major		Replace		\$0	
	Concrete	0		None		Minor		Moderate		Major		Replace		\$0	
C2020 Stair Finishes	Concrete Fill	0		None		Minor		Moderate		Major		Replace		\$0	
	Resilient	0		None		Minor		Moderate		Major		Replace		\$0	
C30 Interior Finishes															
C3010 Wall Finishes	Paint on Masonry	30%	x	None		Minor		Moderate		Major		Replace		\$0	concrete formed
	Wallboard	70%	x	None		Minor		Moderate		Major		Replace		\$0	
	Wainscot	0%		None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile	0%		None		Minor		Moderate		Major		Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	0%		None		Minor		Moderate		Major		Replace		\$0	
	Resilient Tile	15%	x	None		Minor		Moderate		Major		Replace		\$0	
	Resilient Sheet	0%		None		Minor		Moderate		Major		Replace		\$0	
	Polished Concrete	85%	x	None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile	0%		None		Minor		Moderate		Major		Replace		\$0	
	Liquid Applied	0%		None		Minor		Moderate		Major		Replace		\$0	
	Wood Sports Floor	0%		None		Minor		Moderate		Major		Replace		\$0	
	Wallboard	0%		None		Minor		Moderate		Major		Replace		\$0	
C3030 Ceiling Finishes	Lay-In Ceiling Tile	15%	x	None		Minor		Moderate		Major		Replace		\$0	
	Glued-Up Ceiling Tile	0%		None		Minor		Moderate		Major		Replace		\$0	
	Painted Structure	85%	x	None		Minor		Moderate		Major		Replace		\$0	
D SERVICES															
D10 Conveying															
D1010 Elevators & Lifts		0		None		Minor		Moderate		Major		Replace		\$0	
	D1020 Escalators & Moving Walks	0		None		Minor		Moderate		Major		Replace		\$0	
	D1090 Other Conveying Systems	0		None		Minor		Moderate		Major		Replace		\$0	
D20 Plumbing															
D2010 Plumbing Fixtures		100%	x	None		Minor		Moderate		Major		Replace		\$0	
	D2020 Domestic Water Distribution	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	D2030 Sanitary Waste	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	D2040 Rain Water Drainage	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	D2090 Other Plumbing Systems			None		Minor		Moderate		Major		Replace			
D30 HVAC															
D3010 Energy Supply		100%	x	None		Minor		Moderate		Major		Replace		\$0	
	D3020 Heat Generating Systems	0%		None		Minor		Moderate		Major		Replace		\$0	
	Boiler	0%		None		Minor		Moderate		Major		Replace		\$0	
	Air Handler	0%		None		Minor		Moderate		Major		Replace		\$0	
	Furnace	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Heat Exchanger	0%		None		Minor		Moderate		Major		Replace		\$0	
D3030 Cooling Generating Systems	Component of air handler	0%		None		Minor		Moderate		Major		Replace		\$0	
	Stand alone chiller	0%		None		Minor		Moderate		Major		Replace		\$0	
	D3040 Distribution Systems	100%	x	None		Minor		Moderate		Major		Replace		\$0	
D3040 Distribution Systems	Ductwork	0%		None		Minor		Moderate		Major		Replace		\$0	
	Hot water return & supply	0%		None		Minor		Moderate		Major		Replace		\$0	
	D3050 Terminal & Package Units	0%		None		Minor		Moderate		Major		Replace		\$0	
	Above ceiling VAV unit	0%		None		Minor		Moderate		Major		Replace		\$0	
	In-room ventilator unit	0%		None		Minor		Moderate		Major		Replace		\$0	
D3060 Controls & Instrumentation	In-room radiant unit	0%		None		Minor		Moderate		Major		Replace		\$0	
		100%		None		Minor		Moderate		Major		x Replace	100%	\$57,959	Part of old failing pneumatic system - replace out with new DDC to tie to main building
D3070 Systems Testing & Balancing		0%		None		Minor		Moderate		Major		Replace		\$0	

Physical Condition Assessment

D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major	Replace	
<u>D40 Fire Protection</u>									
D4010 Sprinklers		100%	x	None	Minor	Moderate	Major	Replace	\$0
D4020 Standpipes		0%		None	Minor	Moderate	Major	Replace	\$0
D4030 Fire Protection Specialties		0%		None	Minor	Moderate	Major	Replace	\$0
D4090 Other Fire Protection Systems	NOT USED			None	Minor	Moderate	Major	Replace	
<u>D50 Electrical</u>									
D5010 Electrical Service & Distribution		100%	x	None	Minor	Moderate	Major	Replace	\$0
D5020 Lighting and Branch Wiring		100%	x	None	Minor	Moderate	Major	Replace	\$0
D5030 Communications & Security	Voice / Data System	100%	x	None	Minor	Moderate	Major	Replace	\$0
	Clock / Intercom System	100%	x	None	Minor	Moderate	Major	Replace	\$0
	Closed Circuit Surveillance	100%		None	Minor	x Moderate	Major	Replace	50% \$1,724 Budget set aside to increase camera coverage and or upgrade/improve system.
	Access Control System	100%	x	None	Minor	Moderate	Major	Replace	\$0
	Intrusion Alarm System	100%	x	None	Minor	Moderate	Major	Replace	\$0
	Fire Alarm / Detection	100%	x	None	Minor	Moderate	Major	Replace	\$0
	Lighting Control System	0%		None	Minor	Moderate	Major	Replace	\$0
D5090 Other Electrical Systems	NOT USED			None	Minor	Moderate	Major	Replace	

E EQUIPMENT & FURNISHINGS

<u>E10 Equipment</u>									
E1010 Commercial Equipment	Food Service	0%		None	Minor	Moderate	Major	Replace	\$0
	Vocational	40%		None	Minor	Moderate	Major	Replace	\$0
E1020 Institutional Equipment	Science	0		None	Minor	Moderate	Major	Replace	\$0
	Art	0		None	Minor	Moderate	Major	Replace	\$0
	Stage Performance	0		None	Minor	Moderate	Major	Replace	\$0
	Restroom Accessories/Stalls	5%	x	None	Minor	Moderate	Major	Replace	\$0
E1030 Vehicular Equipment	NOT USED			None	Minor	Moderate	Major	Replace	
E1090 Other Equipment	NOT USED			None	Minor	Moderate	Major	Replace	
<u>E20 Furnishings</u>									
E2010 Fixed Furnishings		100%	x	None	Minor	Moderate	Major	Replace	\$0
E2020 Movable Furnishings		100%	x	None	Minor	Moderate	Major	Replace	\$0

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED								
<u>G20 Site Improvements</u>									
G2010 Roadways		4500		None	Minor	Moderate	Major	Replace	\$0
G2020 Parking Lots		11250		None	Minor	Moderate	Major	Replace	\$0
G2030 Pedestrian Paving		2000	x	None	Minor	Moderate	Major	Replace	\$0
G2040 Site Development		500	x	None	Minor	Moderate	Major	Replace	\$0
G2050 Landscaping		0		None	Minor	Moderate	Major	Replace	\$0 grass area immediately adjacent is not irrigated. Garden is manually irrigated or with surface equipment/piping
<u>G30 Site Mechanical Utilities</u>									
G3010 Water Supply	Domestic	0		None	Minor	Moderate	Major	Replace	\$0
	Fire	0		None	Minor	Moderate	Major	Replace	\$0
G3020 Sanitary Sewer		0		None	Minor	Moderate	Major	Replace	\$0
G3030 Storm Sewer		0		None	Minor	Moderate	Major	Replace	\$0
G3040 Heating Distribution		0		None	Minor	Moderate	Major	Replace	\$0
G3050 Cooling Distribution		0		None	Minor	Moderate	Major	Replace	\$0
G3060 Fuel Distribution		0		None	Minor	Moderate	Major	Replace	\$0

Physical Condition Assessment

G3090 Other Site Mechanical Utilities	NOT USED		None		Minor		Moderate		Major		Replace				
<u>G40 Site Electrical Utilities</u>															
G4010 Electrical Distribution	Service	0%		None		Minor		Moderate		Major		Replace		\$0	Captured in HS main
	Generator	0%		None		Minor		Moderate		Major		Replace		\$0	Captured in HS main
G4020 Site Lighting		0%		None		Minor		Moderate		Major		Replace		\$0	Captured in HS main
G4030 Site Communications & Security		0%		None		Minor		Moderate		Major		Replace		\$0	Captured in HS main
G4090 Other Site Electrical Utilities	NOT USED			None		Minor		Moderate		Major		Replace			
<u>G90 Other Site Construction</u>															
	NOT USED														

OTHER

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

Physical Condition Budget Sub-Total	\$59,682	
Budgeted Development Costs	\$22,679	
Physical Condition Budget TOTAL	\$82,362	Increase
Cost with Escalation to June 2021	\$93,892	\$11,530.6
Cost with Escalation to June 2022	\$97,648	\$3,755.7
Cost with Escalation to June 2023	\$101,554	\$3,905.9
Replacement Budget	\$11,411,993	

Physical Condition Assessment

District Name:	Scappoose SD 1J
Site Name:	High School
Building Name:	Grandstand
Building ID:	1944016202

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

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

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

				LEVEL OF ACTION													
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace as part of Renovation	% of System or Finish	Automated Budget Estimate	Notes
A SUBSTRUCTURE																	
A10 Foundations																	
		A1010 Standard Foundations		100%	x	None		Minor		Moderate		Major		Replace		\$0	
		A1020 Special Foundations		0%		None		Minor		Moderate		Major		Replace		\$0	
		A1030 Slab on Grade		30%	x	None		Minor		Moderate		Major		Replace		\$0	Assumed at enclosed storage underneath
A20 Basement Construction																	
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace			
		A2020 Basement Walls		0%		None		Minor		Moderate		Major		Replace		\$0	
B SHELL																	
B10 Superstructure																	
	B1010 Floor Construction	Wood		0%		None		Minor		Moderate		Major		Replace		\$0	
		Steel		0%		None		Minor		Moderate		Major		Replace		\$0	
		Concrete		0%		None		Minor		Moderate		Major		Replace		\$0	
	B1020 Roof Construction	Wood		0%		None		Minor		Moderate		Major		Replace		\$0	
		Steel		35%	x	None		Minor		Moderate		Major		Replace		\$0	cold formed metal framing - assumed
		Concrete		0%		None		Minor		Moderate		Major		Replace		\$0	
B20 Exterior Enclosure																	
	B2010 Exterior Walls	Concrete Formed / Tilt		0%		None		Minor		Moderate		Major		Replace		\$0	
		Masonry		0%		None		Minor		Moderate		Major		Replace		\$0	
		Framed w/ Wood Siding		35%	x	None		Minor		Moderate		Major		Replace		\$0	metal - press box and underneath storage only
		Framed w/Metal Panel														\$0	
		Framed w/Stucco		0%		None		Minor		Moderate		Major		Replace		\$0	
		Framed w/Masonry Veneer		0%		None		Minor		Moderate		Major		Replace		\$0	
	B2020 Exterior Windows	Wood		0%		None		Minor		Moderate		Major		Replace		\$0	
		Aluminum/Steel		5%	x	None		Minor		Moderate		Major		Replace		\$0	press box only
		Clad		0%		None		Minor		Moderate		Major		Replace		\$0	
		Curtain Wall		0%		None		Minor		Moderate		Major		Replace		\$0	
	B2030 Exterior Doors	Wood		0		None		Minor		Moderate		Major		Replace		\$0	
		Hollow Metal		3	x	None		Minor		Moderate		Major		Replace		\$0	
		Storefront		0		None		Minor		Moderate		Major		Replace		\$0	
B30 Roofing																	
	B3010 Roof Coverings	Asphalt Shingle		0%		None		Minor		Moderate		Major		Replace		\$0	
		Built-Up		0%		None		Minor		Moderate		Major		Replace		\$0	
		Single Ply		0%		None		Minor		Moderate		Major		Replace		\$0	
		Metal		35%	x	None		Minor		Moderate		Major		Replace		\$0	press box and underneath storage only
		Concrete Tile		0%		None		Minor		Moderate		Major		Replace		\$0	
	B3020 Roof Openings	Skylights		0%		None		Minor		Moderate		Major		Replace		\$0	
		Access Hatch		1	x	None		Minor		Moderate		Major		Replace		\$0	through press box to roof for filming
C INTERIORS																	
C10 Interior Construction																	
	C1010 Partitions	Framed		0%		None		Minor		Moderate		Major		Replace		\$0	
		Masonry		0%		None		Minor		Moderate		Major		Replace		\$0	
	C1020 Interior Doors	Wood		0		None		Minor		Moderate		Major		Replace		\$0	

Physical Condition Assessment

C1030 Fittings	Hollow Metal	0	None		Minor		Moderate		Major		Replace		\$0	
	NOT USED		None		Minor		Moderate		Major		Replace			
<u>C20 Stairs</u>														
C2010 Stair Construction	Wood	0	None		Minor		Moderate		Major		Replace		\$0	
	Metal	2 x	None		Minor		Moderate		Major		Replace		\$0	
	Concrete	0	None		Minor		Moderate		Major		Replace		\$0	
C2020 Stair Finishes	Concrete Fill	0	None		Minor		Moderate		Major		Replace		\$0	
	Resilient	0	None		Minor		Moderate		Major		Replace		\$0	
<u>C30 Interior Finishes</u>														
C3010 Wall Finishes	Paint on Masonry	0%	None		Minor		Moderate		Major		Replace		\$0	
	Wallboard	0%	None		Minor		Moderate		Major		Replace		\$0	
	Wainscot	0%	None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile	0%	None		Minor		Moderate		Major		Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	0%	None		Minor		Moderate		Major		Replace		\$0	
	Resilient Tile	0%	None		Minor		Moderate		Major		Replace		\$0	
	Resilient Sheet	0%	None		Minor		Moderate		Major		Replace		\$0	
	Polished Concrete	0%	None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile	0%	None		Minor		Moderate		Major		Replace		\$0	
	Liquid Applied	0%	None		Minor		Moderate		Major		Replace		\$0	
	Wood Sports Floor	0%	None		Minor		Moderate		Major		Replace		\$0	
C3030 Ceiling Finishes	Wallboard	0%	None		Minor		Moderate		Major		Replace		\$0	
	Lay-In Ceiling Tile	0%	None		Minor		Moderate		Major		Replace		\$0	
	Glued-Up Ceiling Tile	0%	None		Minor		Moderate		Major		Replace		\$0	
	Painted Structure	0%	None		Minor		Moderate		Major		Replace		\$0	
D SERVICES														
<u>D10 Conveying</u>														
D1010 Elevators & Lifts		0	None		Minor		Moderate		Major		Replace		\$0	
	D1020 Escalators & Moving Walks	0	None		Minor		Moderate		Major		Replace		\$0	
	D1090 Other Conveying Systems	0	None		Minor		Moderate		Major		Replace		\$0	
<u>D20 Plumbing</u>														
D2010 Plumbing Fixtures		0%	None		Minor		Moderate		Major		Replace		\$0	
	D2020 Domestic Water Distribution	0%	None		Minor		Moderate		Major		Replace		\$0	
	D2030 Sanitary Waste	0%	None		Minor		Moderate		Major		Replace		\$0	
	D2040 Rain Water Drainage	0%	None		Minor		Moderate		Major		Replace		\$0	
	D2090 Other Plumbing Systems		None		Minor		Moderate		Major		Replace			
<u>D30 HVAC</u>														
D3010 Energy Supply		0%	None		Minor		Moderate		Major		Replace		\$0	
	D3020 Heat Generating Systems	0%	None		Minor		Moderate		Major		Replace		\$0	
	Boiler	0%	None		Minor		Moderate		Major		Replace		\$0	
	Air Handler	0%	None		Minor		Moderate		Major		Replace		\$0	
	Furnace	0%	None		Minor		Moderate		Major		Replace		\$0	
D3030 Cooling Generating Systems	Heat Exchanger	0%	None		Minor		Moderate		Major		Replace		\$0	
	Component of air handler	0%	None		Minor		Moderate		Major		Replace		\$0	
	Stand alone chiller	0%	None		Minor		Moderate		Major		Replace		\$0	
D3040 Distribution Systems	Ductwork	0%	None		Minor		Moderate		Major		Replace		\$0	
	Hot water return & supply	0%	None		Minor		Moderate		Major		Replace		\$0	
D3050 Terminal & Package Units	Above ceiling VAV unit	0%	None		Minor		Moderate		Major		Replace		\$0	
	In-room ventilator unit	0%	None		Minor		Moderate		Major		Replace		\$0	
	In-room radiant unit	0%	None		Minor		Moderate		Major		Replace		\$0	
D3060 Controls & Instrumentation		0%	None		Minor		Moderate		Major		Replace		\$0	
	D3070 Systems Testing & Balancing	0%	None		Minor		Moderate		Major		Replace		\$0	
D3090 Other HVAC Systems & Equipment	NOT USED		None		Minor		Moderate		Major		Replace			
<u>D40 Fire Protection</u>														

Physical Condition Assessment

D4010 Sprinklers		0%		None	Minor	Moderate	Major	Replace	\$0	
D4020 Standpipes		0%		None	Minor	Moderate	Major	Replace	\$0	
D4030 Fire Protection Specialties		0%		None	Minor	Moderate	Major	Replace	\$0	
D4090 Other Fire Protection Systems	NOT USED			None	Minor	Moderate	Major	Replace		
D50 Electrical										
D5010 Electrical Service & Distribution		100%	x	None	Minor	Moderate	Major	Replace	\$0	
D5020 Lighting and Branch Wiring		100%	x	None	Minor	Moderate	Major	Replace	\$0	
D5030 Communications & Security	Voice / Data System	100%	x	None	Minor	Moderate	Major	Replace	\$0	fed from wireless receiver
	Clock / Intercom System	0%		None	Minor	Moderate	Major	Replace	\$0	
	Closed Circuit Surveillance	0%		None	Minor	Moderate	Major	Replace	\$0	
	Access Control System	0%		None	Minor	Moderate	Major	Replace	\$0	
	Intrusion Alarm System	0%		None	Minor	Moderate	Major	Replace	\$0	
	Fire Alarm / Detection	0%		None	Minor	Moderate	Major	Replace	\$0	
	Lighting Control System	100%	x	None	Minor	Moderate	Major	Replace	\$0	sports lighting
D5090 Other Electrical Systems	NOT USED			None	Minor	Moderate	Major	Replace		

E EQUIPMENT & FURNISHINGS

E10 Equipment										
E1010 Commercial Equipment	Food Service	0%		None	Minor	Moderate	Major	Replace	\$0	
	Vocational	0%		None	Minor	Moderate	Major	Replace	\$0	
E1020 Institutional Equipment	Science	0		None	Minor	Moderate	Major	Replace	\$0	
	Art	0		None	Minor	Moderate	Major	Replace	\$0	
	Stage Performance	0		None	Minor	Moderate	Major	Replace	\$0	
	Restroom Accessories/Stalls	0%		None	Minor	Moderate	Major	Replace	\$0	
E1030 Vehicular Equipment	NOT USED			None	Minor	Moderate	Major	Replace		
E1090 Other Equipment	NOT USED			None	Minor	Moderate	Major	Replace		
E20 Furnishings										
E2010 Fixed Furnishings		0%		None	Minor	Moderate	Major	Replace	\$0	incidental in press box
E2020 Movable Furnishings		0%		None	Minor	Moderate	Major	Replace	\$0	incidental in press box

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED									
G20 Site Improvements										
G2010 Roadways		6000		None	Minor	Moderate	Major	Replace	\$10,000	Override: 30% slurry (\$3,000), 15% repair (\$7,000) alligatoring
G2020 Parking Lots		0		None	Minor	Moderate	Major	Replace	\$0	
G2030 Pedestrian Paving		0		None	Minor	Moderate	Major	Replace	\$0	
G2040 Site Development		1000	x	None	Minor	Moderate	Major	Replace	\$0	
G2050 Landscaping		0		None	Minor	Moderate	Major	Replace	\$0	football field and surrounding area have a mobile surface irrigation system
G30 Site Mechanical Utilities										
G3010 Water Supply	Domestic	0		None	Minor	Moderate	Major	Replace	\$0	Captured in main
	Fire	0		None	Minor	Moderate	Major	Replace	\$0	Captured in main
G3020 Sanitary Sewer		0		None	Minor	Moderate	Major	Replace	\$0	Captured in main
G3030 Storm Sewer		0		None	Minor	Moderate	Major	Replace	\$0	Captured in main
G3040 Heating Distribution		0		None	Minor	Moderate	Major	Replace	\$0	Captured in main
G3050 Cooling Distribution		0		None	Minor	Moderate	Major	Replace	\$0	Captured in main
G3060 Fuel Distribution		0		None	Minor	Moderate	Major	Replace	\$0	Captured in main
G3090 Other Site Mechanical Utilities	NOT USED			None	Minor	Moderate	Major	Replace		
G40 Site Electrical Utilities										
G4010 Electrical Distribution	Service	0%		None	Minor	Moderate	Major	Replace	\$0	Captured in main

Physical Condition Assessment

G4020 Site Lighting G4030 Site Communications & Security G4090 Other Site Electrical Utilities G90 Other Site Construction	Generator	0%		None		Minor		Moderate		Major		Replace		\$0	Captured in main
		100%		None		Minor		Moderate		Major	x	Replace	25%	\$42,583	3 of 4 sport lighting poles replaced with cell towers - 4th is old wood pole and splitting and needs replacement. Formula over-written due to type of lighting.
		0%		None		Minor		Moderate		Major		Replace		\$0	Captured in main
				None		Minor		Moderate		Major		Replace			

OTHER

	Description of System		Unit of Measure		Quantity		Unit Budget		Extended	Notes
	Excludes the small storage and concessions sheds								\$0	
	Site area includes the track and immediately surrounding areas up to the foot path								\$0	
	Grandstand is an open aluminum structure with enclosed storage under the high side and a metal enclosed press box with filming area on the roof of the press box. There is no roof over the s								\$0	
									\$0	
									\$0	
									\$0	
									\$0	

Physical Condition Budget Sub-Total	\$52,583	
Budgeted Development Costs	\$19,981	
Physical Condition Budget TOTAL	\$72,564	Increase
Cost with Escalation to June 2021	\$82,723	\$10,159.0
Cost with Escalation to June 2022	\$86,032	\$3,308.9
Cost with Escalation to June 2023	\$89,474	\$3,441.3
Replacement Budget	\$2,973,348	

Physical Condition Assessment

District Name:	Scappoose SD 1J
Site Name:	Sauvie Island Academy
Building Name:	Main Building
Building ID:	1944095800

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			LEVEL OF ACTION														
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace as part of Renovation	% of System or Finish	Automated Budget Estimate	Notes
A SUBSTRUCTURE																	
A10 Foundations																	
		A1010 Standard Foundations		100%	x	None		Minor		Moderate		Major		Replace		\$0	
		A1020 Special Foundations		0%		None		Minor		Moderate		Major		Replace		\$0	
		A1030 Slab on Grade		100%	x	None		Minor		Moderate		Major		Replace		\$0	
A20 Basement Construction																	
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace			
		A2020 Basement Walls		0%		None		Minor		Moderate		Major		Replace		\$0	
B SHELL																	
B10 Superstructure																	
		B1010 Floor Construction	Wood	0%		None		Minor		Moderate		Major		Replace		\$0	
			Steel	0%		None		Minor		Moderate		Major		Replace		\$0	
			Concrete	0%		None		Minor		Moderate		Major		Replace		\$0	
		B1020 Roof Construction	Wood	100%	x	None		Minor		Moderate		Major		Replace		\$0	
			Steel	0%		None		Minor		Moderate		Major		Replace		\$0	
			Concrete	0%		None		Minor		Moderate		Major		Replace		\$0	
B20 Exterior Enclosure																	
		B2010 Exterior Walls	Concrete Formed / Tilt	0%		None		Minor		Moderate		Major		Replace		\$0	
																	>While not every area of cinder block (CMU) needs to be painted, the majority does, and this project should include sanding/painting metal window frames and many exterior doors. >Pay particular attention to leaching occurring at lowest courses - prep and seal before re-finishing. >Strongly consider removing planters along northeast and southwest walls, which are causing mineral efflorescence in classrooms. No above-grade soil should not be against the CMU.
			Masonry	60%		None		Minor	x	Moderate		Major		Replace	100%	\$48,599	
																	Cedar shingles over framing like mansard; stained form poor gutter spike design, prep and seal. Budget increased from moderate to major to account for sections being replaced, especially at roof line. (Gutters addressed under roofing)
			Framed w/ Wood Siding	40%		None		Minor		Moderate	x	Major		Replace	100%	\$58,020	
			Framed w/Metal Panel											Replace		\$0	
			Framed w/Stucco	0%		None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Masonry Veneer	0%		None		Minor		Moderate		Major		Replace		\$0	
		B2020 Exterior Windows	Wood	0%		None		Minor		Moderate		Major		Replace		\$0	
																	Windows are fogged but functional, plan for replacement
			Aluminum/Steel	100%	x	None		Minor	x	Moderate		Major		Replace	75%	\$50,282	
			Clad	0%		None		Minor		Moderate		Major		Replace		\$0	

Physical Condition Assessment

B2030 Exterior Doors	Curtain Wall	0%		None		Minor		Moderate		Major		Replace		\$0	Maintenance Note: Doors have air gaps at bottoms allowing water intrusion and pest. Consider adding retractable sweeps.
	Wood	0		None		Minor		Moderate		Major		Replace		\$0	
	Hollow Metal	26		None		Minor		Moderate		Major		Replace		\$0	
	Storefront	0		None		Minor		Moderate		Major		Replace		\$0	
B30 Roofing															
B3010 Roof Coverings	Asphalt Shingle	65%	x	None		Minor		Moderate		Major		Replace		\$0	All asphalt shingle roofing replaced in 2021
	Built-Up	0%		None		Minor		Moderate		Major		Replace		\$0	
	Single Ply	35%	x	None		Minor		Moderate		Major		Replace		\$0	
	Metal	0%		None		Minor		Moderate		Major		Replace		\$0	
	Concrete Tile	0%		None		Minor		Moderate		Major		Replace		\$0	
	Skylights	0%		None		Minor		Moderate		Major		Replace		\$0	
B3020 Roof Openings	Access Hatch	0		None		Minor		Moderate		Major		Replace		\$0	
C INTERIORS															
C10 Interior Construction															
C1010 Partitions	Framed	80%	x	None		Minor		Moderate		Major		Replace		\$0	
	Masonry	20%	x	None		Minor		Moderate		Major		Replace		\$0	
C1020 Interior Doors	Wood	25	x	None		Minor		Moderate		Major		Replace		\$0	
	Hollow Metal	2	x	None		Minor		Moderate		Major		Replace		\$0	
C1030 Fittings	NOT USED			None		Minor		Moderate		Major		Replace			
C20 Stairs															
C2010 Stair Construction	Wood	1	x	None		Minor		Moderate		Major		Replace		\$0	
	Metal	0		None		Minor		Moderate		Major		Replace		\$0	
	Concrete	0		None		Minor		Moderate		Major		Replace		\$0	
C2020 Stair Finishes	Concrete Fill	0		None		Minor		Moderate		Major		Replace		\$0	
	Resilient	1	x	None		Minor		Moderate		Major		Replace		\$0	
C30 Interior Finishes															
C3010 Wall Finishes	Paint on Masonry	60%		None	x	Minor		Moderate		Major		Replace		\$0	
	Wallboard	35%	x	None		Minor		Moderate		Major		Replace		\$0	
	Wainscot	0%		None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile	5%	x	None		Minor		Moderate		Major		Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	70%		None		Minor		Moderate		Major	x	Replace	100%	\$116,539	Seams separating at multiple locations and some severe staining - remove and replace
	Resilient Tile	5%	x	None		Minor		Moderate		Major		Replace		\$0	
	Resilient Sheet	3%	x	None		Minor		Moderate		Major		Replace		\$0	
	Polished Concrete	0%		None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile	2%	x	None		Minor		Moderate		Major		Replace		\$0	
	Liquid Applied	0%		None		Minor		Moderate		Major		Replace		\$0	
	Wood Sports Floor	20%	x	None		Minor		Moderate		Major		Replace		\$0	
	Wallboard	10%	x	None		Minor		Moderate		Major		Replace		\$0	
C3030 Ceiling Finishes	Lay-In Ceiling Tile	60%		None	x	Minor		Moderate		Major		Replace	20%	\$2,991	
	Glued-Up Ceiling Tile	20%		None	x	Minor		Moderate		Major		Replace	20%	\$648	
	Painted Structure	10%	x	None		Minor		Moderate		Major		Replace		\$0	
D SERVICES															
D10 Conveying															
D1010 Elevators & Lifts		0		None		Minor		Moderate		Major		Replace		\$0	
	D1020 Escalators & Moving Walks	0		None		Minor		Moderate		Major		Replace		\$0	
	D1090 Other Conveying Systems	0		None		Minor		Moderate		Major		Replace		\$0	
D20 Plumbing															
D2010 Plumbing Fixtures		100%	x	None		Minor		Moderate		Major		Replace		\$0	
	D2020 Domestic Water Distribution	100%	x	None		Minor		Moderate		Major		Replace		\$0	

Physical Condition Assessment

D2030 Sanitary Waste		100%	x	None	Minor	Moderate	Major	Replace		\$0	
D2040 Rain Water Drainage		40%	x	None	Minor	Moderate	Major	Replace		\$0	
D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace			
D30 HVAC											
D3010 Energy Supply		0%		None	Minor	Moderate	Major	Replace		\$0	
D3020 Heat Generating Systems	Boiler	0%		None	Minor	Moderate	Major	Replace		\$0	
	Air Handler	20%		None	Minor	Moderate	Major	x Replace	100%	\$29,010	Gym air handler failing, plan for replacement
	Furnace	50%		None	Minor	x Moderate	Major	Replace	100%	\$16,698	Compressors have gone bad previously and expected to fail, repair/replace
	Heat Exchanger	0%		None	Minor	Moderate	Major	Replace		\$0	
D3030 Cooling Generating Systems	Component of air handler	0%		None	Minor	Moderate	Major	Replace		\$0	
	Stand alone chiller	0%		None	Minor	Moderate	Major	Replace		\$0	
D3040 Distribution Systems	Ductwork	80%	x	None	Minor	Moderate	Major	Replace		\$0	
	Hot water return & supply	0%		None	Minor	Moderate	Major	Replace		\$0	
D3050 Terminal & Package Units	Above ceiling VAV unit	0%		None	Minor	Moderate	Major	Replace		\$0	
	In-room ventilator unit	0%		None	Minor	Moderate	Major	Replace		\$0	
	In-room radiant unit	0%		None	Minor	Moderate	Major	Replace		\$0	
											Historically control has been at the district level. This has been adjusted and now control is at the school level.
D3060 Controls & Instrumentation		100%		None	Minor	Moderate	Major	Replace		\$0	
D3070 Systems Testing & Balancing		0%		None	Minor	Moderate	Major	Replace		\$0	
D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major	Replace			
D40 Fire Protection											
D4010 Sprinklers		100%	x	None	Minor	Moderate	Major	Replace		\$0	
D4020 Standpipes		0%		None	Minor	Moderate	Major	Replace		\$0	
D4030 Fire Protection Specialties		3%	x	None	Minor	Moderate	Major	Replace		\$0	
D4090 Other Fire Protection Systems	NOT USED			None	Minor	Moderate	Major	Replace			
D50 Electrical											
D5010 Electrical Service & Distribution		100%	x	None	Minor	Moderate	Major	Replace		\$0	
D5020 Lighting and Branch Wiring		100%	x	None	Minor	Moderate	Major	Replace		\$0	
D5030 Communications & Security	Voice / Data System	100%		None	Minor	Moderate	Major	x Replace	50%	\$45,359	Staff noted telephone system is unreliable and needs replaced
	Clock / Intercom System	100%	x	None	Minor	Moderate	Major	Replace		\$0	
	Closed Circuit Surveillance	100%		None	Minor	Moderate	Major	Replace		\$5,000	OVER WRITTEN: Cameras inside but not outside - \$5K budget to add at strategic areas
	Access Control System	100%	x	None	Minor	Moderate	Major	Replace		\$0	NOTE: Charter has desire to expand system at main entry to include all entries
	Intrusion Alarm System	100%		None	Minor	Moderate	x Major	Replace	100%	\$3,988	Rolling brown outs put alarm in failure - upgrade processing module
	Fire Alarm / Detection	100%	x	None	Minor	Moderate	Major	Replace		\$0	
	Lighting Control System	0%		None	Minor	Moderate	Major	Replace		\$0	
D5090 Other Electrical Systems	NOT USED			None	Minor	Moderate	Major	Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment											
E1010 Commercial Equipment	Food Service	3%		None	x Minor	Moderate	Major	Replace	100%	\$15,000	OVER WRITTEN: Formula over written to allow replacement of convection oven, stovetop/oven combo, and dishwasher
	Vocational	0%		None	Minor	Moderate	Major	Replace		\$0	
E1020 Institutional Equipment	Science	0		None	Minor	Moderate	Major	Replace		\$0	
	Art	0		None	Minor	Moderate	Major	Replace		\$0	
	Stage Performance	0		None	Minor	Moderate	Major	Replace		\$0	
	Restroom Accessories/Stalls	5%	x	None	Minor	Moderate	Major	Replace		\$0	

Physical Condition Assessment

E1030 Vehicular Equipment	NOT USED			None		Minor		Moderate		Major		Replace		
E1090 Other Equipment	NOT USED			None		Minor		Moderate		Major		Replace		
E20 Furnishings														
E2010 Fixed Furnishings		100%	x	None		Minor		Moderate		Major		Replace		\$0
E2020 Movable Furnishings		100%	x	None		Minor		Moderate		Major		Replace		\$0

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

<u>G10 Site Preparation</u>		NOT USED													
<u>G20 Site Improvements</u>															
G2010 Roadways		26500		None		Minor		Moderate		Major	x	Replace	65%	\$164,947	Severe alligating and undulation resulting in puddling and failing service area
G2020 Parking Lots		6500		None		Minor		Moderate		Major	x	Replace	85%	\$52,907	Severe alligating and undulation resulting in puddling and failing service area
G2030 Pedestrian Paving		7000		None		Minor		Moderate	x	Major		Replace	10%	\$7,541	Some sidewalks are heaving - remove and replace select panels
G2040 Site Development		1200	x	None		Minor		Moderate		Major		Replace		\$0	
G2050 Landscaping		90000	x	None		Minor		Moderate		Major		Replace		\$0	
<u>G30 Site Mechanical Utilities</u>															
G3010 Water Supply	Domestic	1	x	None		Minor		Moderate		Major		Replace		\$0	
	Fire	1	x	None		Minor		Moderate		Major		Replace		\$0	
G3020 Sanitary Sewer		1	x	None		Minor		Moderate		Major		Replace		\$0	
G3030 Storm Sewer		1	x	None		Minor		Moderate		Major		Replace		\$0	
G3040 Heating Distribution		0		None		Minor		Moderate		Major		Replace		\$0	
G3050 Cooling Distribution		0		None		Minor		Moderate		Major		Replace		\$0	
G3060 Fuel Distribution		0		None		Minor		Moderate		Major		Replace		\$0	
G3090 Other Site Mechanical Utilities	NOT USED			None		Minor		Moderate		Major		Replace			
<u>G40 Site Electrical Utilities</u>															
G4010 Electrical Distribution	Service	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Generator	10%	x	None		Minor		Moderate		Major		Replace		\$0	New in 2017 and serves fire pump and communications
G4020 Site Lighting		100%	x	None		Minor		Moderate		Major		Replace		\$0	
G4030 Site Communications & Security		100%	x	None		Minor		Moderate		Major		Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED			None		Minor		Moderate		Major		Replace			
<u>G90 Other Site Construction</u>															
NOT USED															

OTHER

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

Physical Condition Budget Sub-Total	\$617,529
Budgeted Development Costs	\$234,661
Physical Condition Budget TOTAL	\$852,190
Cost with Escalation to June 2021	\$971,497

Jan. 2019

Increase
\$119,306.6

Physical Condition Assessment

Cost with Escalation to June 2022	\$1,010,356	\$38,859.9
Cost with Escalation to June 2023	\$1,050,771	\$40,414.3
Replacement Budget	\$11,792,015	

Physical Condition Assessment

District Name:	Scappoose SD 1J
Site Name:	Sauvie Island Academy
Building Name:	Vocational Building
Building ID:	1944095801

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

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

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

			LEVEL OF ACTION										Replace as part of Renovation	% of System or Finish	Automated Budget Estimate	Notes			
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major							
A SUBSTRUCTURE																			
A10 Foundations																			
		A1010 Standard Foundations		100%	x	None		Minor		Moderate		Major		Replace		\$0			
		A1020 Special Foundations		0%		None		Minor		Moderate		Major		Replace		\$0			
		A1030 Slab on Grade		100%	x	None		Minor		Moderate		Major		Replace		\$0			
A20 Basement Construction																			
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace					
		A2020 Basement Walls		0%		None		Minor		Moderate		Major		Replace		\$0			
B SHELL																			
B10 Superstructure																			
		B1010 Floor Construction	Wood	0%		None		Minor		Moderate		Major		Replace		\$0			
			Steel	0%		None		Minor		Moderate		Major		Replace		\$0			
			Concrete	0%		None		Minor		Moderate		Major		Replace		\$0			
		B1020 Roof Construction	Wood	100%	x	None		Minor		Moderate		Major		Replace		\$0			
			Steel	0%		None		Minor		Moderate		Major		Replace		\$0			
			Concrete	0%		None		Minor		Moderate		Major		Replace		\$0			
B20 Exterior Enclosure																			
		B2010 Exterior Walls	Concrete Formed / Tilt	0%		None		Minor		Moderate		Major		Replace		\$0			
			Masonry	100%	x	None		Minor	x	Moderate		Major		Replace	100%	\$5,861	Power wash and paint exterior		
			Framed w/ Wood Siding	0%		None		Minor		Moderate		Major		Replace		\$0			
			Framed w/Metal Panel											Replace		\$0			
			Framed w/Stucco	0%		None		Minor		Moderate		Major		Replace		\$0			
			Framed w/Masonry Veneer	0%		None		Minor		Moderate		Major		Replace		\$0			
		B2020 Exterior Windows	Wood	0%		None		Minor		Moderate		Major		Replace		\$0			
			Aluminum/Steel	100%	x	None		Minor		Moderate		Major		Replace		\$0			
			Clad	0%		None		Minor		Moderate		Major		Replace		\$0			
			Curtain Wall	0%		None		Minor		Moderate		Major		Replace		\$0			
		B2030 Exterior Doors	Wood	0		None		Minor		Moderate		Major		Replace		\$0			
																	MAINTENANCE NOTE: Doors have air gaps at bottoms allowing water intrusion and pest. Consider adding retractable sweeps.		
			Hollow Metal	4	x	None		Minor		Moderate		Major		Replace		\$0			
			Storefront	0		None		Minor		Moderate		Major		Replace		\$0			
B30 Roofing																			
		B3010 Roof Coverings	Asphalt Shingle	0%		None		Minor		Moderate		Major		Replace		\$0			
			Built-Up	100%	x	None		Minor		Moderate		Major		Replace		\$0			
			Single Ply	0%		None		Minor		Moderate		Major		Replace		\$0			
			Metal	0%		None		Minor		Moderate		Major		Replace		\$0			
			Concrete Tile	0%		None		Minor		Moderate		Major		Replace		\$0			
		B3020 Roof Openings	Skylights	0%		None		Minor		Moderate		Major		Replace		\$0			
			Access Hatch	0		None		Minor		Moderate		Major		Replace		\$0			
C INTERIORS																			
C10 Interior Construction																			
		C1010 Partitions	Framed	100%	x	None		Minor		Moderate		Major		Replace		\$0			

Physical Condition Assessment

C1020 Interior Doors	Masonry	0%		None		Minor		Moderate		Major		Replace		\$0	
	Wood	3	x	None		Minor		Moderate		Major		Replace		\$0	
	Hollow Metal	0		None		Minor		Moderate		Major		Replace		\$0	
	NOT USED			None		Minor		Moderate		Major		Replace			
<u>C20 Stairs</u>															
C2010 Stair Construction	Wood	0		None		Minor		Moderate		Major		Replace		\$0	
	Metal	0		None		Minor		Moderate		Major		Replace		\$0	
	Concrete	0		None		Minor		Moderate		Major		Replace		\$0	
C2020 Stair Finishes	Concrete Fill	0		None		Minor		Moderate		Major		Replace		\$0	
	Resilient	0		None		Minor		Moderate		Major		Replace		\$0	
<u>C30 Interior Finishes</u>															
C3010 Wall Finishes	Paint on Masonry	70%	x	None		Minor		Moderate		Major		Replace		\$0	
	Wallboard	30%	x	None		Minor		Moderate		Major		Replace		\$0	
	Wainscot	0%		None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile	0%		None		Minor		Moderate		Major		Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	0%		None		Minor		Moderate		Major		Replace		\$0	
	Resilient Tile	0%		None		Minor		Moderate		Major		Replace		\$0	
	Resilient Sheet	0%		None		Minor		Moderate		Major		Replace		\$0	
	Polished Concrete	100%	x	None		Minor		Moderate		Major		Replace		\$0	
C3030 Ceiling Finishes	Ceramic Tile	0%		None		Minor		Moderate		Major		Replace		\$0	
	Liquid Applied	0%		None		Minor		Moderate		Major		Replace		\$0	
	Wood Sports Floor	0%		None		Minor		Moderate		Major		Replace		\$0	
	Wallboard	0%		None		Minor		Moderate		Major		Replace		\$0	
	Lay-In Ceiling Tile	0%		None		Minor		Moderate		Major		Replace		\$0	
	Glued-Up Ceiling Tile	0%		None		Minor		Moderate		Major		Replace		\$0	
	Painted Structure	100%	x	None		Minor		Moderate		Major		Replace		\$0	
D SERVICES															
<u>D10 Conveying</u>															
D1010 Elevators & Lifts		0		None		Minor		Moderate		Major		Replace		\$0	
	D1020 Escalators & Moving Walks	0		None		Minor		Moderate		Major		Replace		\$0	
	D1090 Other Conveying Systems	0		None		Minor		Moderate		Major		Replace		\$0	
<u>D20 Plumbing</u>															
D2010 Plumbing Fixtures		100%	x	None		Minor		Moderate		Major		Replace		\$0	
	D2020 Domestic Water Distribution	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	D2030 Sanitary Waste	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	D2040 Rain Water Drainage	0%		None		Minor		Moderate		Major		Replace		\$0	
	D2090 Other Plumbing Systems			None		Minor		Moderate		Major		Replace			
<u>D30 HVAC</u>															
D3010 Energy Supply		0%		None		Minor		Moderate		Major		Replace		\$0	
	D3020 Heat Generating Systems	0%		None		Minor		Moderate		Major		Replace		\$0	
	Boiler	0%		None		Minor		Moderate		Major		Replace		\$0	
	Air Handler	0%		None		Minor		Moderate		Major		Replace		\$0	
	Furnace	100%	x	None		Minor		Moderate		Major		Replace		\$0	
D3030 Cooling Generating Systems	Heat Exchanger	0%		None		Minor		Moderate		Major		Replace		\$0	
	Component of air handler	0%		None		Minor		Moderate		Major		Replace		\$0	
	Stand alone chiller	0%		None		Minor		Moderate		Major		Replace		\$0	
D3040 Distribution Systems	Ductwork	0%		None		Minor		Moderate		Major		Replace		\$0	
	Hot water return & supply	0%		None		Minor		Moderate		Major		Replace		\$0	
D3050 Terminal & Package Units	Above ceiling VAV unit	0%		None		Minor		Moderate		Major		Replace		\$0	
	In-room ventilator unit	0%		None		Minor		Moderate		Major		Replace		\$0	
	In-room radiant unit	0%		None		Minor		Moderate		Major		Replace		\$0	

Physical Condition Assessment

D3060 Controls & Instrumentation	NOT USED			0%		None		Minor		Moderate		Major		Replace		\$0	NOTE: Charter has a desire to put this small structure on a DDC system with the main building
D3070 Systems Testing & Balancing				0%		None		Minor		Moderate		Major		Replace		\$0	
D3090 Other HVAC Systems & Equipment							None		Minor		Moderate		Major		Replace		
<u>D40 Fire Protection</u>																	
D4010 Sprinklers	NOT USED			100%	x	None		Minor		Moderate		Major		Replace		\$0	
D4020 Standpipes				0%		None		Minor		Moderate		Major		Replace		\$0	
D4030 Fire Protection Specialties				0%		None		Minor		Moderate		Major		Replace		\$0	
D4090 Other Fire Protection Systems							None		Minor		Moderate		Major		Replace		
<u>D50 Electrical</u>																	
D5010 Electrical Service & Distribution	Voice / Data System Clock / Intercom System Closed Circuit Surveillance Access Control System Intrusion Alarm System Fire Alarm / Detection Lighting Control System D5090 Other Electrical Systems			100%	x	None		Minor		Moderate		Major		Replace		\$0	
D5020 Lighting and Branch Wiring				100%	x	None		Minor		Moderate		Major		Replace		\$0	
D5030 Communications & Security				100%	x	None		Minor		Moderate		Major		Replace		\$0	
				100%	x	None		Minor		Moderate		Major		Replace		\$0	

E EQUIPMENT & FURNISHINGS

E10 Equipment																	
E1010 Commercial Equipment	Food Service			0%		None		Minor		Moderate		Major		Replace		\$0	
	Vocational			0%		None		Minor		Moderate		Major		Replace		\$0	
E1020 Institutional Equipment	Science			0		None		Minor		Moderate		Major		Replace		\$0	
	Art			1	x	None		Minor		Moderate		Major		Replace		\$0	
	Stage Performance			0		None		Minor		Moderate		Major		Replace		\$0	
	Restroom Accessories/Stalls			0%		None		Minor		Moderate		Major		Replace		\$0	
E1030 Vehicular Equipment	NOT USED					None		Minor		Moderate		Major		Replace			
E1090 Other Equipment	NOT USED					None		Minor		Moderate		Major		Replace			
E20 Furnishings																	
E2010 Fixed Furnishings				100%	x	None		Minor		Moderate		Major		Replace		\$0	
E2020 Movable Furnishings				100%	x	None		Minor		Moderate		Major		Replace		\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED																
G20 Site Improvements																	
G2010 Roadways				0		None		Minor		Moderate		Major		Replace		\$0	
G2020 Parking Lots				0		None		Minor		Moderate		Major		Replace		\$0	
G2030 Pedestrian Paving				800	x	None		Minor		Moderate		Major		Replace		\$0	
G2040 Site Development				100	x	None		Minor		Moderate		Major		Replace		\$0	
G2050 Landscaping				0		None		Minor		Moderate		Major		Replace		\$0	
G30 Site Mechanical Utilities																	
G3010 Water Supply	Domestic			1	x	None		Minor		Moderate		Major		Replace		\$0	
	Fire			1	x	None		Minor		Moderate		Major		Replace		\$0	
G3020 Sanitary Sewer				1	x	None		Minor		Moderate		Major		Replace		\$0	

Physical Condition Assessment

G3030 Storm Sewer		0		None	Minor	Moderate	Major	Replace		\$0	
G3040 Heating Distribution		0		None	Minor	Moderate	Major	Replace		\$0	
G3050 Cooling Distribution		0		None	Minor	Moderate	Major	Replace		\$0	
G3060 Fuel Distribution		0		None	Minor	Moderate	Major	Replace		\$0	
G3090 Other Site Mechanical Utilities	NOT USED			None	Minor	Moderate	Major	Replace			
G40 Site Electrical Utilities											
G4010 Electrical Distribution	Service	100%	x	None	Minor	Moderate	Major	Replace		\$0	
	Generator	0%		None	Minor	Moderate	Major	Replace		\$0	
G4020 Site Lighting		0%		None	Minor	Moderate	Major	Replace		\$0	
G4030 Site Communications & Security		100%	x	None	Minor	Moderate	Major	Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED			None	Minor	Moderate	Major	Replace			
G90 Other Site Construction											
NOT USED											

OTHER

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

Physical Condition Budget Sub-Total	\$6,361	
Budgeted Development Costs	\$2,417	
Physical Condition Budget TOTAL	\$8,779	Increase
Cost with Escalation to June 2021	\$10,008	\$1,229.0
Cost with Escalation to June 2022	\$10,408	\$400.3
Cost with Escalation to June 2023	\$10,824	\$416.3
Replacement Budget	\$887,599	

Physical Condition Assessment

District Name:	Scappoose SD 1J
Site Name:	District Office
Building Name:	Main Building
Building ID:	1944194400

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

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

LEVEL OF ACTION														
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None	Minor	Moderate	Major	Replace as part of Renovation	% of System or Finish	Automated Budget Estimate	Notes	

A SUBSTRUCTURE

A10 Foundations

													Settlement observed on west side (rear). Due to light gauge modular nature of building - can be jacked and pier blocks replaced with strip footing
A1010 Standard Foundations			100%	None	Minor	Moderate	x	Major	Replace	50%	\$60,799		
A1020 Special Foundations			0%	None	Minor	Moderate		Major	Replace		\$0		
A1030 Slab on Grade			0%	None	Minor	Moderate		Major	Replace		\$0		
<u>A20 Basement Construction</u>													
A2010 Basement Excavation	NOT USED			None	Minor	Moderate		Major	Replace				
A2020 Basement Walls			0%	None	Minor	Moderate		Major	Replace		\$0		

B SHELL

B10 Superstructure

B1010 Floor Construction			Wood	100%		None	Minor	Moderate	Major	Replace		\$0		
			Steel	0%		None	Minor	Moderate	Major	Replace		\$0		
			Concrete	5%		None	Minor	Moderate	Major	Replace		\$0		
B1020 Roof Construction			Wood	100%		None	Minor	Moderate	Major	Replace		\$0		
			Steel	0%		None	Minor	Moderate	Major	Replace		\$0		
			Concrete	0%		None	Minor	Moderate	Major	Replace		\$0		

B20 Exterior Enclosure

B2010 Exterior Walls			Concrete Formed / Tilt	0%		None	Minor	Moderate	Major	Replace		\$0		
			Masonry	0%		None	Minor	Moderate	Major	Replace		\$0		
			Framed w/ Wood Siding	100%	x	None	Minor	Moderate	Major	Replace		\$0		
			Framed w/Metal Panel	0%		None	Minor	Moderate	Major	Replace		\$0		
			Framed w/Stucco	0%		None	Minor	Moderate	Major	Replace		\$0		
			Framed w/Masonry Veneer	0%		None	Minor	Moderate	Major	Replace		\$0		
B2020 Exterior Windows			Wood	0%		None	Minor	Moderate	Major	Replace		\$0		
			Aluminum/Steel	0%		None	Minor	Moderate	Major	Replace		\$0		
			Clad	100%	x	None	Minor	Moderate	Major	Replace		\$0		
			Curtain Wall	0%		None	Minor	Moderate	Major	Replace		\$0		
B2030 Exterior Doors			Wood	2	x	None	Minor	Moderate	Major	Replace		\$0		
			Hollow Metal	2	x	None	Minor	Moderate	Major	Replace		\$0		
			Storefront	0		None	Minor	Moderate	Major	Replace		\$0		

B30 Roofing

B3010 Roof Coverings			Asphalt Shingle	100%	x	None	Minor	Moderate	Major	Replace		\$0		
			Built-Up	0%		None	Minor	Moderate	Major	Replace		\$0		
			Single Ply	0%		None	Minor	Moderate	Major	Replace		\$0		
			Metal	0%		None	Minor	Moderate	Major	Replace		\$0		
			Concrete Tile	0%		None	Minor	Moderate	Major	Replace		\$0		
B3020 Roof Openings			Skylights	0%		None	Minor	Moderate	Major	Replace		\$0		
			Access Hatch	0%		None	Minor	Moderate	Major	Replace		\$0		

C INTERIORS

C10 Interior Construction

Physical Condition Assessment

C1010 Partitions	Framed	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Masonry			None		Minor		Moderate		Major		Replace		\$0	
	C1020 Interior Doors	Wood	8	x	None	Minor		Moderate		Major		Replace		\$0	
	Hollow Metal	0		None		Minor		Moderate		Major		Replace		\$0	
C1030 Fittings	NOT USED			None		Minor		Moderate		Major		Replace			
<u>C20 Stairs</u>															
C2010 Stair Construction	Wood	0		None		Minor		Moderate		Major		Replace		\$0	
	Metal	0		None		Minor		Moderate		Major		Replace		\$0	
	Concrete	0		None		Minor		Moderate		Major		Replace		\$0	
C2020 Stair Finishes	Concrete Fill	0		None		Minor		Moderate		Major		Replace		\$0	
	Resilient	0		None		Minor		Moderate		Major		Replace		\$0	
<u>C30 Interior Finishes</u>															
C3010 Wall Finishes	Paint on Masonry	0%		None		Minor		Moderate		Major		Replace		\$0	
	Wallboard	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Wainscot	0%		None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile	0%		None		Minor		Moderate		Major		Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	70%	x	None		Minor		Moderate		Major		Replace		\$0	
	Resilient Tile	30%	x	None		Minor		Moderate		Major		Replace		\$0	
	Resilient Sheet	0%		None		Minor		Moderate		Major		Replace		\$0	
	Polished Concrete	0%		None		Minor		Moderate		Major		Replace		\$0	
	Ceramic Tile	0%		None		Minor		Moderate		Major		Replace		\$0	
	Liquid Applied	0%		None		Minor		Moderate		Major		Replace		\$0	
	Wood Sports Floor	0%		None		Minor		Moderate		Major		Replace		\$0	
	Wallboard	33%	x	None		Minor		Moderate		Major		Replace		\$0	
C3030 Ceiling Finishes	Lay-In Ceiling Tile	33%		None		Minor		Moderate		Major		x Replace	25%	\$2,899	
	Glued-Up Ceiling Tile	34%	x	None		Minor		Moderate		Major		Replace		\$0	
	Painted Structure	0%		None		Minor		Moderate		Major		Replace		\$0	
D SERVICES															
<u>D10 Conveying</u>															
D1010 Elevators & Lifts		0		None		Minor		Moderate		Major		Replace		\$0	
	D1020 Escalators & Moving Walks	0		None		Minor		Moderate		Major		Replace		\$0	
	D1090 Other Conveying Systems	0		None		Minor		Moderate		Major		Replace		\$0	
<u>D20 Plumbing</u>															
D2010 Plumbing Fixtures				None		Minor		Moderate		Major		Replace		\$0	
D2020 Domestic Water Distribution		100%		None		Minor		Moderate		Major		Replace		\$0	
D2030 Sanitary Waste		100%		None		Minor		Moderate		Major		Replace		\$0	
D2040 Rain Water Drainage		100%		None		Minor		Moderate		Major		Replace		\$0	
D2090 Other Plumbing Systems	NOT USED			None		Minor		Moderate		Major		Replace			
<u>D30 HVAC</u>															
D3010 Energy Supply		0%		None		Minor		Moderate		Major		Replace		\$0	
D3020 Heat Generating Systems	Boiler	0%		None		Minor		Moderate		Major		Replace		\$0	
	Air Handler	0%		None		Minor		Moderate		Major		Replace		\$0	
	Furnace	60%	x	None		Minor		Moderate		Major		Replace		\$0	Newer furnace served by 2 packaged heat pump units. Heats all except board room.
	Heat Exchanger	0%		None		Minor		Moderate		Major		Replace		\$0	
D3030 Cooling Generating Systems	Component of air handler	100%		None		Minor		Moderate		Major		x Replace	100%	\$16,957	2 packaged heat pump units; under-sized; older and prone to low performance - replace
	Stand alone chiller			None		Minor		Moderate		Major		Replace		\$0	
D3040 Distribution Systems	Ductwork	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Hot water return & supply	0%		None		Minor		Moderate		Major		Replace		\$0	
D3050 Terminal & Package Units	Above ceiling VAV unit	0%		None		Minor		Moderate		Major		Replace		\$0	
	In-room ventilator unit	0%		None		Minor		Moderate		Major		Replace		\$0	

Physical Condition Assessment

D3060 Controls & Instrumentation D3070 Systems Testing & Balancing D3090 Other HVAC Systems & Equipment	In-room radiant unit			None		Minor		Moderate		Major		Replace		\$0	
				None		Minor		Moderate		Major	x	Replace	100%	\$7,090	Controls system does not allow for zoning. Replacement should include multiple sensors to regulate areas better. This includes all areas except board room.
				None		Minor		Moderate		Major		Replace		\$0	
	NOT USED			None		Minor		Moderate		Major		Replace			
D40 Fire Protection															
D4010 Sprinklers D4020 Standpipes D4030 Fire Protection Specialties D4090 Other Fire Protection Systems				None		Minor		Moderate		Major		Replace		\$0	
				None		Minor		Moderate		Major		Replace		\$0	
				None		Minor		Moderate		Major		Replace		\$0	
	NOT USED			None		Minor		Moderate		Major		Replace			
D50 Electrical															
D5010 Electrical Service & Distribution D5020 Lighting and Branch Wiring D5030 Communications & Security				None		Minor		Moderate		Major		Replace		\$0	
				None		Minor		Moderate		Major		Replace		\$0	
	Voice / Data System			None		Minor		Moderate		Major		Replace		\$0	
	Clock / Intercom System			None		Minor		Moderate		Major		Replace		\$0	
	Closed Circuit Surveillance			None		Minor		Moderate		Major	x	Replace	50%	\$2,702	Budget set aside to increase camera coverage and or upgrade/improve system.
	Access Control System			None		Minor		Moderate		Major		Replace		\$0	
	Intrusion Alarm System			None		Minor		Moderate		Major		Replace		\$0	
	Fire Alarm / Detection			None		Minor		Moderate		Major		Replace		\$0	
D5090 Other Electrical Systems	Lighting Control System			None		Minor		Moderate		Major		Replace		\$0	
	NOT USED			None		Minor		Moderate		Major		Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment															
E1010 Commercial Equipment	Food Service			None		Minor		Moderate		Major		Replace		\$0	
	Vocational			None		Minor		Moderate		Major		Replace		\$0	
E1020 Institutional Equipment	Science			None		Minor		Moderate		Major		Replace		\$0	
	Art			None		Minor		Moderate		Major		Replace		\$0	
	Stage Performance			None		Minor		Moderate		Major		Replace		\$0	
	Restroom Accessories/Stalls			None		Minor		Moderate		Major		Replace		\$0	
E1030 Vehicular Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E1090 Other Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E20 Furnishings															
E2010 Fixed Furnishings				None		Minor		Moderate		Major		Replace		\$0	
E2020 Movable Furnishings				None		Minor		Moderate		Major		Replace		\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation	NOT USED														
G20 Site Improvements															
G2010 Roadways				None		Minor		Moderate		Major		Replace		\$0	
G2020 Parking Lots			x	None		Minor		Moderate		Major	x	Replace	85%	\$97,675	Severe alligatoring and heaving in some areas - remove and replace including sub-grade; formula over-written due to recent bid experience
G2030 Pedestrian Paving				None		Minor		Moderate		Major		Replace		\$0	
G2040 Site Development			x	None		Minor		Moderate		Major		Replace		\$0	
G2050 Landscaping			x	None		Minor		Moderate		Major		Replace		\$0	softball field is irrigated, but wooded area has no irrigation
G30 Site Mechanical Utilities															

Physical Condition Assessment

G3010 Water Supply	Domestic	1 x	None		Minor		Moderate		Major		Replace		\$0	
	Fire	0	None		Minor		Moderate		Major		Replace		\$0	
G3020 Sanitary Sewer		1 x	None		Minor		Moderate		Major		Replace		\$0	
G3030 Storm Sewer		0	None		Minor		Moderate		Major		Replace		\$0	
G3040 Heating Distribution		0	None		Minor		Moderate		Major		Replace		\$0	
G3050 Cooling Distribution		0	None		Minor		Moderate		Major		Replace		\$0	
G3060 Fuel Distribution		0	None		Minor		Moderate		Major		Replace		\$0	
G3090 Other Site Mechanical Utilities	NOT USED		None		Minor		Moderate		Major		Replace			
G40 Site Electrical Utilities														
G4010 Electrical Distribution	Service	100% x	None		Minor		Moderate		Major		Replace		\$0	
	Generator	0%	None		Minor		Moderate		Major		Replace		\$0	
G4020 Site Lighting		100% x	None		Minor		Moderate		Major	x	Replace	25%	\$1,428	Budget set aside to improve site lighting
G4030 Site Communications & Security		100% x	None		Minor		Moderate		Major		Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED		None		Minor		Moderate		Major		Replace			
G90 Other Site Construction	NOT USED		None		Minor		Moderate		Major		Replace			

OTHER

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

Physical Condition Budget Sub-Total	\$189,550	
Budgeted Development Costs	\$72,029	
Physical Condition Budget TOTAL	\$261,579	Increase
Cost with Escalation to June 2021	\$298,200	\$36,621.1
Cost with Escalation to June 2022	\$310,128	\$11,928.0
Cost with Escalation to June 2023	\$322,534	\$12,405.1
Replacement Budget	\$1,847,566	

Physical Condition Assessment

District Name:

Scappoose SD 1J

Site Name:

High School

Building Name:

District Maintenance

Building ID:

1944016203

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

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

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

				LEVEL OF ACTION													
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number		None		Minor		Moderate		Major		Replace as part of Renovation	% of System or Finish	Automated Budget Estimate	Notes
A SUBSTRUCTURE																	
A10 Foundations																	
		A1010 Standard Foundations		100%	x	None		Minor		Moderate		Major		Replace		\$0	
		A1020 Special Foundations		0%		None		Minor		Moderate		Major		Replace		\$0	
		A1030 Slab on Grade		100%	x	None		Minor		Moderate		Major		Replace		\$0	
A20 Basement Construction																	
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace			
		A2020 Basement Walls		0%		None		Minor		Moderate		Major		Replace		\$0	
B SHELL																	
B10 Superstructure																	
		B1010 Floor Construction	Wood	0%		None		Minor		Moderate		Major		Replace		\$0	
			Steel	0%		None		Minor		Moderate		Major		Replace		\$0	
			Concrete	0%		None		Minor		Moderate		Major		Replace		\$0	
		B1020 Roof Construction	Wood	100%	x	None		Minor		Moderate		Major		Replace		\$0	
			Steel	0%		None		Minor		Moderate		Major		Replace		\$0	
			Concrete	0%		None		Minor		Moderate		Major		Replace		\$0	
B20 Exterior Enclosure																	
		B2010 Exterior Walls	Concrete Formed / Tilt	0%		None		Minor		Moderate		Major		Replace		\$0	
			Masonry	0%		None		Minor		Moderate		Major		Replace		\$0	
			Framed w/ Wood Siding	35%	x	None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Metal Panel													\$0	
			Framed w/Stucco	65%	x	None		Minor		Moderate		Major		Replace		\$0	
			Framed w/Masonry Veneer	0%		None		Minor		Moderate		Major		Replace		\$0	
		B2020 Exterior Windows	Wood	0%		None		Minor		Moderate		Major		Replace		\$0	
			Aluminum/Steel	100%	x	None		Minor		Moderate		Major		Replace		\$0	
			Clad	0%		None		Minor		Moderate		Major		Replace		\$0	
			Curtain Wall	0%		None		Minor		Moderate		Major		Replace		\$0	
		B2030 Exterior Doors	Wood	0		None		Minor		Moderate		Major		Replace		\$0	
			Hollow Metal	4	x	None		Minor		Moderate		Major		Replace		\$0	
			Storefront	0		None		Minor		Moderate		Major		Replace		\$0	
B30 Roofing																	
		B3010 Roof Coverings	Asphalt Shingle	0%		None		Minor		Moderate		Major		Replace		\$0	
			Built-Up	0%		None		Minor		Moderate		Major		Replace		\$0	
			Single Ply	100%	x	None		Minor		Moderate		Major		Replace		\$0	
			Metal	0%		None		Minor		Moderate		Major		Replace		\$0	
			Concrete Tile	0%		None		Minor		Moderate		Major		Replace		\$0	
		B3020 Roof Openings	Skylights	0%		None		Minor		Moderate		Major		Replace		\$0	
			Access Hatch	0		None		Minor		Moderate		Major		Replace		\$0	
C INTERIORS																	
C10 Interior Construction																	
		C1010 Partitions	Framed	100%	x	None		Minor		Moderate		Major		Replace		\$0	
			Masonry	0%		None		Minor		Moderate		Major		Replace		\$0	
		C1020 Interior Doors	Wood	0		None		Minor		Moderate		Major		Replace		\$0	

Physical Condition Assessment

C1030 Fittings	Hollow Metal	5	x	None	Minor	Moderate	Major	Replace		\$0	
	NOT USED			None	Minor	Moderate	Major	Replace			
<u>C20 Stairs</u>											
C2010 Stair Construction	Wood	0		None	Minor	Moderate	Major	Replace		\$0	
	Metal	0		None	Minor	Moderate	Major	Replace		\$0	
	Concrete	0		None	Minor	Moderate	Major	Replace		\$0	
C2020 Stair Finishes	Concrete Fill	0		None	Minor	Moderate	Major	Replace		\$0	
	Resilient	0		None	Minor	Moderate	Major	Replace		\$0	
<u>C30 Interior Finishes</u>											
C3010 Wall Finishes	Paint on Masonry	0%		None	Minor	Moderate	Major	Replace		\$0	
	Wallboard	100%	x	None	Minor	Moderate	Major	Replace		\$0	
	Wainscot	0%		None	Minor	Moderate	Major	Replace		\$0	
	Ceramic Tile	0%		None	Minor	Moderate	Major	Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	0%		None	Minor	Moderate	Major	Replace		\$0	
	Resilient Tile	20%	x	None	Minor	Moderate	Major	Replace		\$0	
	Resilient Sheet	0%		None	Minor	Moderate	Major	Replace		\$0	
	Polished Concrete	80%	x	None	Minor	Moderate	Major	Replace		\$0	
	Ceramic Tile	0%		None	Minor	Moderate	Major	Replace		\$0	
	Liquid Applied	0%		None	Minor	Moderate	Major	Replace		\$0	
	Wood Sports Floor	0%		None	Minor	Moderate	Major	Replace		\$0	
C3030 Ceiling Finishes	Wallboard	0%		None	Minor	Moderate	Major	Replace		\$0	
	Lay-In Ceiling Tile	20%	x	None	Minor	Moderate	Major	Replace		\$0	
	Glued-Up Ceiling Tile	0%		None	Minor	Moderate	Major	Replace		\$0	
	Painted Structure	80%	x	None	Minor	Moderate	Major	Replace		\$0	
D SERVICES											
<u>D10 Conveying</u>											
D1010 Elevators & Lifts		0		None	Minor	Moderate	Major	Replace		\$0	
	D1020 Escalators & Moving Walks	0		None	Minor	Moderate	Major	Replace		\$0	
	D1090 Other Conveying Systems	0		None	Minor	Moderate	Major	Replace		\$0	
<u>D20 Plumbing</u>											
D2010 Plumbing Fixtures		100%	x	None	Minor	Moderate	Major	Replace		\$0	
	D2020 Domestic Water Distribution	100%	x	None	Minor	Moderate	Major	Replace		\$0	
	D2030 Sanitary Waste	100%	x	None	Minor	Moderate	Major	Replace		\$0	
	D2040 Rain Water Drainage	100%	x	None	Minor	Moderate	Major	Replace		\$0	
	D2090 Other Plumbing Systems			None	Minor	Moderate	Major	Replace			
<u>D30 HVAC</u>											
D3010 Energy Supply		100%	x	None	Minor	Moderate	Major	Replace		\$0	
	D3020 Heat Generating Systems	0%		None	Minor	Moderate	Major	Replace		\$0	
	Boiler	0%		None	Minor	Moderate	Major	Replace		\$0	
	Air Handler	0%		None	Minor	Moderate	Major	Replace		\$0	
	Furnace	100%	x	None	Minor	Moderate	Major	Replace		\$0	
D3030 Cooling Generating Systems	Heat Exchanger	0%		None	Minor	Moderate	Major	Replace		\$0	
	Component of air handler	0%		None	Minor	Moderate	Major	Replace		\$0	
	Stand alone chiller	0%		None	Minor	Moderate	Major	Replace		\$0	
D3040 Distribution Systems	Ductwork	100%	x	None	Minor	Moderate	Major	Replace		\$0	
	Hot water return & supply	0%		None	Minor	Moderate	Major	Replace		\$0	
D3050 Terminal & Package Units	Above ceiling VAV unit	0%		None	Minor	Moderate	Major	Replace		\$0	
	In-room ventilator unit	0%		None	Minor	Moderate	Major	Replace		\$0	
	In-room radiant unit	0%		None	Minor	Moderate	Major	Replace		\$0	
D3060 Controls & Instrumentation		100%		None	Minor	Moderate	Major	x Replace	100%	\$12,880	Independent stats - upgraded needed to tie into main building DDC
D3070 Systems Testing & Balancing		0%		None	Minor	Moderate	Major	Replace		\$0	
D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major	Replace			

Physical Condition Assessment

D40 Fire Protection

D4010 Sprinklers		100%	x	None		Minor		Moderate		Major		Replace		\$0	
D4020 Standpipes		0%		None		Minor		Moderate		Major		Replace		\$0	
D4030 Fire Protection Specialties		0%		None		Minor		Moderate		Major		Replace		\$0	
D4090 Other Fire Protection Systems	NOT USED			None		Minor		Moderate		Major		Replace			

D50 Electrical

D5010 Electrical Service & Distribution		100%	x	None		Minor		Moderate		Major		Replace		\$0	
D5020 Lighting and Branch Wiring		100%	x	None		Minor		Moderate		Major		Replace		\$0	
D5030 Communications & Security	Voice / Data System	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Clock / Intercom System	0%		None		Minor		Moderate		Major		Replace		\$0	
	Closed Circuit Surveillance	100%	x	None		Minor	x	Moderate		Major		Replace	50%	\$383	Budget set aside to increase camera coverage and or upgrade/improve system.
	Access Control System	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Intrusion Alarm System	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Fire Alarm / Detection	100%	x	None		Minor		Moderate		Major		Replace		\$0	
	Lighting Control System	0%		None		Minor		Moderate		Major		Replace		\$0	
D5090 Other Electrical Systems	NOT USED			None		Minor		Moderate		Major		Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment

E1010 Commercial Equipment	Food Service	0%		None		Minor		Moderate		Major		Replace		\$0	
	Vocational	70%	x	None		Minor		Moderate		Major		Replace		\$0	maintenance shop equipment - non-instructional
E1020 Institutional Equipment	Science	0		None		Minor		Moderate		Major		Replace		\$0	
	Art	0		None		Minor		Moderate		Major		Replace		\$0	
	Stage Performance	0		None		Minor		Moderate		Major		Replace		\$0	
	Restroom Accessories/Stalls	5%	x	None		Minor		Moderate		Major		Replace		\$0	
E1030 Vehicular Equipment	NOT USED			None		Minor		Moderate		Major		Replace			
E1090 Other Equipment	NOT USED			None		Minor		Moderate		Major		Replace			

E20 Furnishings

E2010 Fixed Furnishings		100%	x	None		Minor		Moderate		Major		Replace		\$0	
E2020 Movable Furnishings		100%	x	None		Minor		Moderate		Major		Replace		\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation

NOT USED

G20 Site Improvements

G2010 Roadways		15000	x	None		Minor		Moderate		Major		Replace		\$0	
G2020 Parking Lots		18750	x	None		Minor		Moderate		Major		Replace		\$0	
G2030 Pedestrian Paving		300	x	None		Minor		Moderate		Major		Replace		\$0	
G2040 Site Development		700	x	None		Minor		Moderate		Major		Replace		\$0	
G2050 Landscaping		0		None		Minor		Moderate		Major		Replace		\$0	adjacent grass area not irrigated

G30 Site Mechanical Utilities

G3010 Water Supply	Domestic	0		None		Minor		Moderate		Major		Replace		\$0	Captured in HS main
	Fire	0		None		Minor		Moderate		Major		Replace		\$0	Captured in HS main
G3020 Sanitary Sewer		0		None		Minor		Moderate		Major		Replace		\$0	Captured in HS main
G3030 Storm Sewer		0		None		Minor		Moderate		Major		Replace		\$0	Captured in HS main
G3040 Heating Distribution		0		None		Minor		Moderate		Major		Replace		\$0	Captured in HS main
G3050 Cooling Distribution		0		None		Minor		Moderate		Major		Replace		\$0	Captured in HS main
G3060 Fuel Distribution		0		None		Minor		Moderate		Major		Replace		\$0	Captured in HS main
G3090 Other Site Mechanical Utilities	NOT USED			None		Minor		Moderate		Major		Replace			

G40 Site Electrical Utilities

Physical Condition Assessment

G4010 Electrical Distribution	Service	0%	None		Minor		Moderate		Major		Replace		\$0	Captured in HS main
	Generator	0%	None		Minor		Moderate		Major		Replace		\$0	Captured in HS main
G4020 Site Lighting		0%	None		Minor		Moderate		Major		Replace		\$0	Captured in HS main
G4030 Site Communications & Security		0%	None		Minor		Moderate		Major		Replace		\$0	Captured in HS main
G4090 Other Site Electrical Utilities	NOT USED		None		Minor		Moderate		Major		Replace			
G90 Other Site Construction	NOT USED													

OTHER

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

Physical Condition Budget Sub-Total	\$13,263
Budgeted Development Costs	\$5,040
Physical Condition Budget TOTAL	\$18,303
Cost with Escalation to June 2021	\$20,865
Cost with Escalation to June 2022	\$21,700
Cost with Escalation to June 2023	\$22,568
Replacement Budget	\$2,548,584



ENROLLMENT PROJECTIONS REPORT

SCAPPOOSE SCHOOL DISTRICT

FEBRUARY 25, 2022



APPENDIX B

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ACKNOWLEDGMENTS

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

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EXECUTIVE SUMMARY

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

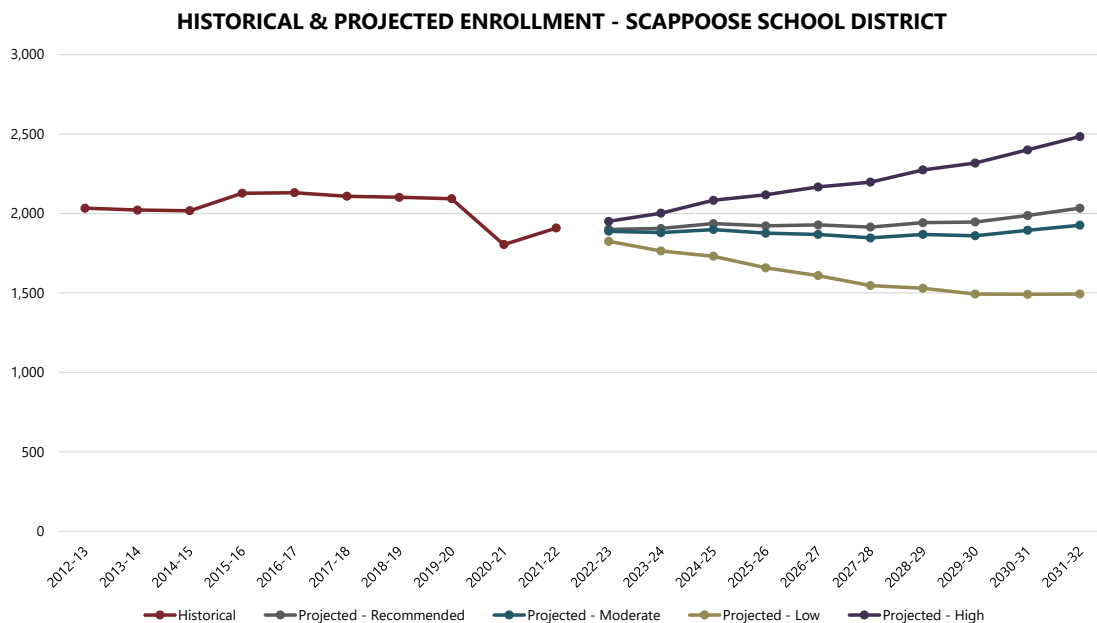


The Scappoose School District serves 1,908 K-12 students in Warren Elementary, Watts Elementary, Petersen Elementary, Scappoose Middle, Scappoose High, and Scappoose Online Academy in the 2021-22 school year.

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

- Historical enrollment by grade, by year
- Census data
- Resident live birth data
- Building permits

Enrollment in the Scappoose School District has decreased by 125 students from the 2012-13 to the 2021-22 school year. Since the 2016-17 school year, enrollment decreased by 223 students. Based on the cohort survival methodology, enrollment is projected to remain relatively over the next ten years.



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

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

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

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

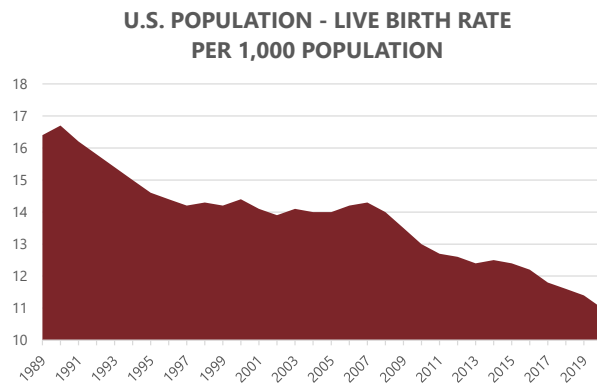
When looking ahead at a school district's enrollment over the next two, five, or ten years, it is helpful to approach the process from a global perspective. For example: How many new homes have been constructed each year? How many births have occurred each year in relation to the resident population?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

The cohort survival methodology is a standard methodology used throughout the educational planning industry to project enrollment. The enrollment projections developed for the Scappoose School District were developed using the cohort survival method.

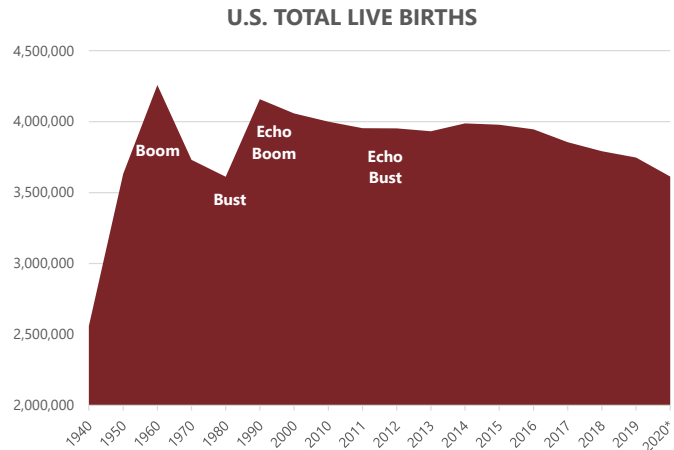
ENROLLMENT PROJECTION METHODOLOGY

Introduction

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



Source: CDC, National Vital Statistics Report; CDC, National Vital Statistics System



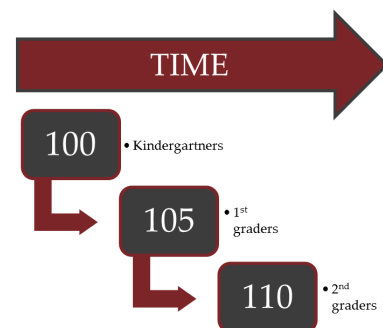
Source: CDC, National Vital Statistics Report; *CDC, National Vital Statistics System

Nationwide, districts have experienced the effects of the echo baby bust of the 1990s. From the 1950s to the 1970s, a dramatic downsizing of the family unit occurred. A direct result was the declining school enrollment of the 1970s and 1980s. As of the 2010 Census, the size of a family was at an all-time low of 3.14 persons. The live birth rate increased for the first time in several years in 1998 and increased again in 2000 and 2006. However, the birth rate resumed a descending pattern in 2008 and reached an all-time low of 11.0 (per 1,000) in 2020.

Cohort Survival Method

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

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



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

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

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

U.S. CENSUS

This section presents data from the United States Census Bureau and estimates from the American Community Survey (ACS) to demonstrate the demographic characteristics and historic trends of the District. While the Census is conducted every 10 years, the American Community Survey collects social, housing, educational, occupational, financial, and other demographic data from over 3.5 million households throughout the nation monthly and is compiled yearly, as mandated by the U.S. Constitution. This data helps public officials, federal/state/local agencies, school districts, etc. assess historic trends and plan for the future.

The Scappoose School District is located in Columbia County, Multnomah County, and Washington County, Oregon. It serves parts or all of the St. Helens, Scappoose, Veronia, Portland East, Skyline, and North Plains CCDs, Scappoose city, and Warren CDP*. The data on the following pages is aggregated and color-coordinated by the boundaries show in the map on the following page.

According to the U.S. Census Bureau, Oregon is a state where minor civil divisions (such as townships, commissioner districts, towns, etc.) are not legally established, so Census County Divisions (CCDs) are formed and used by the Census Bureau to aggregate Census data. While CCDs are not used in legal or governmental functions, they dissolve counties into smaller sections for statistical purposes by following geographical or man-made features (such as mountain ranges, rivers, roads, etc.) and are named after local places or settlements that help identify their location.

It should be noted that the District does not necessarily serve whole municipalities but data presented by municipality is for the whole municipality.

Due to the pandemic, the release of the 2020 Census data and 2020 ACS estimates was postponed and is not yet readily accessible to the public. As such, the latest data available is shown in the tables on the following pages.

*Census Designated Place

Population

According to the 2019 ACS estimates, since the 2010 Census, the total population and median age decreased in the District boundary.

Based on the 2019 estimates, since the 2010 Census, the number of children under the age of 5 has increased by 9%, the number of children ages 5 - 19 has decreased by 3%, and the number of adults ages 65 and over has increased by 23% in the District boundary.

The 2000 and 2010 population counts and 2019 population estimates are shown in the table to the right.

Population		Under 5 years	5 to 19 years	20 to 64 years	65 years and over	Total Population	Median Age
Scappoose School District Boundary	2000**	-	-	-	-	-	-
	2010	754	2,687	8,842	2,203	14,486	43.8
	2019*	822	2,604	8,213	2,710	14,349	43.0
	Trend						
Columbia County	2000	2,826	9,966	25,676	5,092	43,560	**
	2010	2,800	10,042	29,626	6,883	49,351	41.3
	2019*	2,700	9,372	29,909	9,394	51,375	43.3
	Trend						
Multnomah County	2000	41,869	122,715	422,074	73,828	660,486	**
	2010	46,298	122,563	489,050	77,423	735,334	35.7
	2019*	44,182	125,045	530,480	104,899	804,606	37.2
	Trend						
Washington County	2000	34,701	95,455	275,876	39,310	445,342	**
	2010	38,248	109,755	328,598	53,109	529,710	35.3
	2019*	35,971	113,626	363,523	76,361	589,481	36.7
	Trend						
St. Helens CCD	2000	1,391	4,502	11,747	2,172	19,812	**
	2010	1,415	4,881	14,139	2,990	23,425	39.8
	2019*	1,329	4,362	14,512	3,946	24,149	41.4
	Trend						
Scappoose CCD	2000	473	1,592	4,602	938	7,605	**
	2010	574	1,884	5,722	1,324	9,504	40.6
	2019*	618	1,911	5,544	1,807	9,880	41.6
	Trend						
Veronia CCD	2000	278	958	2,049	409	3,694	**
	2010	204	750	2,114	471	3,539	42.1
	2019*	104	683	1,893	704	3,384	45.2
	Trend						
Portland East CCD	2000**	-	-	-	-	-	-
	2010	30,281	74,902	310,643	47,168	462,994	35.5
	2019*	28,770	76,268	342,853	61,299	509,190	36.7
	Trend						
Skyline CCD	2000	130	456	2,002	334	2,922	**
	2010	101	389	1,802	467	2,759	49.5
	2019*	53	388	1,522	604	2,567	52.5
	Trend						
North Plains CCD	2000	321	1,014	2,757	452	4,544	**
	2010	261	984	2,926	629	4,800	42.6
	2019*	244	1,137	3,461	1,028	5,870	42.2
	Trend						
Scappoose city	2000	320	1,120	2,908	585	4,933	**
	2010	442	1,410	3,865	875	6,592	37.8
	2019*	586	1,406	4,054	1,224	7,270	37.7
	Trend						
Warren CDP	2000**	-	-	-	-	-	-
	2010	56	320	1,101	310	1,787	48.9
	2019*	109	307	1,176	351	1,943	45.3
	Trend						

Source: U.S. Census

*Source: American Community Survey 5-Year Estimates (2019)

**data not available

Race / Ethnicity & Language

The table below shows race and ethnic distribution throughout the Scappoose School District boundary and the municipalities that are served by the District.

Race & Ethnicity		White alone	Black or African American alone	American Indian and Alaska Native alone	Asian alone	Native Hawaiian and Other Pacific Islander alone	Some other race alone	Two or more races	Total Population	Hispanic Population
Scappoose School District Boundary	2000**	-	-	-	-	-	-	-	-	-
	2010	92.2%	0.4%	1.2%	1.1%	0.2%	1.8%	3.1%	14,486	4.3%
	2020^	85.4%	0.7%	1.3%	1.4%	0.3%	2.1%	8.8%	16,065	6.4%
Columbia County	2000	94.2%	0.3%	1.3%	0.5%	0.1%	0.9%	2.7%	43,560	2.5%
	2010	92.5%	0.4%	1.3%	0.9%	0.2%	1.2%	3.4%	49,351	4.0%
	2020^	86.0%	0.6%	1.4%	1.1%	0.2%	1.9%	8.7%	52,589	5.8%
Multnomah County	2000	79.0%	5.4%	1.0%	5.6%	0.4%	4.1%	4.5%	660,486	7.5%
	2010	76.5%	5.6%	1.1%	6.5%	0.5%	5.1%	4.6%	735,334	10.9%
	2020^	68.2%	5.6%	1.2%	7.6%	0.7%	5.9%	10.8%	815,428	12.7%
Washington County	2000	82.0%	1.0%	0.7%	6.7%	0.3%	5.9%	3.3%	445,342	11.2%
	2010	76.6%	1.8%	0.7%	8.6%	0.5%	7.5%	4.3%	529,710	15.7%
	2020^	64.2%	2.2%	1.0%	11.5%	0.6%	8.7%	11.7%	600,372	17.9%
St. Helens CCD	2000	94.0%	0.3%	1.4%	0.5%	0.1%	1.1%	2.7%	19,812	3.1%
	2010	91.9%	0.5%	1.3%	1.1%	0.2%	1.1%	3.8%	23,425	4.6%
	2020^	85.5%	0.7%	1.3%	1.1%	0.2%	2.3%	8.9%	24,764	6.2%
Scappoose CCD	2000	94.3%	0.7%	0.9%	0.6%	0.2%	0.6%	2.9%	7,605	2.3%
	2010	91.9%	0.4%	1.3%	1.1%	0.2%	1.9%	3.2%	9,504	4.5%
	2020^	84.6%	0.8%	1.4%	1.5%	0.4%	2.2%	9.1%	10,739	6.6%
Veronia CCD	2000	96.3%	0.3%	1.0%	0.6%	0.1%	0.2%	1.6%	3,694	1.9%
	2010	94.7%	0.4%	1.2%	0.6%	0.1%	0.5%	2.5%	3,539	3.2%
	2020^	87.3%	0.5%	1.3%	0.8%	0.2%	1.1%	8.8%	3,853	4.9%
Portland East CCD	2000**	-	-	-	-	-	-	-	-	-
	2010	73.8%	7.3%	1.1%	7.4%	0.6%	5.0%	4.9%	462,994	10.6%
	2020^	66.9%	6.7%	1.2%	8.3%	0.7%	5.4%	10.8%	509,591	12.0%
Skyline CCD	2000	92.7%	0.2%	1.5%	0.3%	0.7%	2.0%	2.5%	2,922	5.6%
	2010	89.4%	0.4%	2.7%	2.0%	0.2%	2.2%	3.0%	2,759	5.4%
	2020^	83.9%	0.3%	1.2%	2.5%	0.3%	2.3%	9.4%	2,771	6.4%
North Plains CCD	2000	90.7%	0.1%	0.9%	2.1%	0.1%	4.5%	1.6%	4,544	7.6%
	2010	91.6%	0.3%	0.9%	2.1%	0.4%	2.1%	2.6%	4,800	7.6%
	2020^	76.3%	1.0%	0.8%	6.6%	0.2%	4.7%	10.4%	6,374	10.7%
Scappoose city	2000	94.3%	0.7%	0.9%	0.7%	0.2%	0.4%	2.8%	4,933	2.5%
	2010	91.2%	0.4%	1.2%	1.3%	0.2%	2.2%	3.5%	6,592	5.1%
	2020^	83.8%	0.9%	1.4%	1.7%	0.4%	2.6%	9.3%	8,010	7.6%
Warren CDP	2000**	-	-	-	-	-	-	-	-	-
	2010	93.6%	0.3%	1.0%	1.2%	0.1%	1.2%	2.7%	1,787	2.9%
	2020^	90.0%	0.6%	1.2%	0.6%	0.2%	0.5%	6.9%	1,870	4.6%

Source: U.S. Census

^Source: U.S. Census, 2020 Redistricting Data

**data not available

According to 2019 ACS estimates, most of the population in the District boundary speaks only English. The tables below show the languages spoken at home.

Languages Spoken at Home (2019 Estimates)	Scappoose School District Boundary	Columbia County	Multnomah County	Washington County	St. Helens CCD	Scappoose CCD	Veronia CCD	Portland East CCD	Skyline CCD	North Plains CCD	Scappoose city	Warren CDP
Population 5 years and over	13,527	48,675	760,424	553,510	22,820	9,262	3,280	480,420	2,514	5,626	6,684	1,834
Speak only English	95.2%	96.5%	80.0%	75.2%	96.6%	94.5%	98.2%	79.8%	95.8%	89.6%	94.5%	98.1%
Speak a language other than English	4.8%	3.5%	20.0%	25%	3.4%	5.5%	1.8%	20.2%	4.2%	10.4%	5.5%	1.9%
Spanish	472	1,053	64,058	67,971	473	351	9	36,390	39	290	264	34
Other Indo-European languages	57	281	32,326	24,994	147	38	28	20,019	44	135	26	0
Asian and Pacific Island languages	116	352	45,095	37,604	157	116	22	33,912	23	153	76	0
Other languages	0	41	10,280	6,499	4	0	0	6,831	0	8	0	0

Source: American Community Survey 5-Year Estimates (2019)

Housing & Families

According to the 2019 ACS estimates, approximately 74% of the homes in the Scappoose School District boundary are single-unit structures while 11% of the homes are 2-or-more-unit structures. Nearly 30% of the District boundary's households have at least one school-aged (or younger) child in them.

Housing & Families (2019 Estimates)	Scappoose School District Boundary	Columbia County	Multnomah County	Washington County	St. Helens CCD	Scappoose CCD	Veronia CCD	Portland East CCD	Skyline CCD	North Plains CCD	Scappoose city	Warren CDP
Total Households	5,678	19,671	326,229	219,053	9,160	3,910	1,333	201,284	1,070	2,117	2,807	659
1-unit structures	73.6%	74.1%	61.0%	67.9%	76.9%	71.4%	81.3%	66.4%	82.2%	88.3%	69.8%	90.7%
2-or-more-unit structures	11.3%	12.2%	37.0%	29.8%	15.6%	15.3%	2.0%	31.8%	2.8%	3.4%	21.3%	0.0%
Mobile homes and all other types	15.1%	13.6%	2.0%	2.3%	7.5%	13.2%	16.7%	1.7%	15.0%	8.3%	8.9%	9.3%
Owner occupied:	77.4%	75.4%	54.5%	61.6%	72.9%	73.0%	88.5%	55.9%	84.2%	84.5%	68.8%	100.0%
Renter occupied:	22.6%	24.6%	45.5%	38.4%	27.1%	27.0%	11.5%	44.1%	15.8%	15.5%	31.2%	0.0%
Households with one or more people under 18 years	30.0%	29.4%	25.9%	33.4%	32.2%	30.8%	25.4%	26.7%	22.3%	29.4%	34.2%	32.3%
Average Family Size	2.95	3.06	3.08	3.19	3.02	2.93	3.06	3.09	2.92	3.24	3.00	3.02
Average Household Size	2.52	2.59	2.41	2.66	2.60	2.52	2.53	2.47	2.33	2.76	2.57	2.95

Source: American Community Survey 5-Year Estimates (2019)

According to the 2019 ACS estimates, the average family size and average household size are estimated to have increased in the District boundary since the 2010 Census.

Family/Household Size		Average Family Size	Average Household Size
Scappoose School District Boundary	2000**	-	-
	2010	2.90	2.47
	2019*	2.95	2.52
	Trend		
Columbia County	2000	3.06	2.65
	2010	2.98	2.55
	2019*	3.06	2.59
	Trend		
Multnomah County	2000	3.03	2.37
	2010	3.03	2.35
	2019*	3.08	2.41
	Trend		
Washington County	2000	3.14	2.61
	2010	3.14	2.60
	2019*	3.19	2.66
	Trend		
St. Helens CCD	2000	3.07	2.67
	2010	3.00	2.58
	2019*	3.02	2.60
	Trend		
Scappoose CCD	2000	2.97	2.53
	2010	2.96	2.50
	2019*	2.93	2.52
	Trend		

Source: U.S. Census

*Source: American Community Survey 5-Year Estimates (2019)

**data not available

Family/Household Size		Average Family Size	Average Household Size
Veronia CCD	2000	3.21	2.81
	2010	2.99	2.57
	2019*	3.06	2.53
	Trend		
Portland East CCD	2000**	-	-
	2010	3.05	2.40
	2019*	3.09	2.47
	Trend		
Skyline CCD	2000	2.80	2.36
	2010	2.74	2.22
	2019*	2.92	2.33
	Trend		
North Plains CCD	2000	3.16	2.79
	2010	3.06	2.68
	2019*	3.24	2.76
	Trend		
Scappoose city	2000	3.04	2.62
	2010	3.01	2.56
	2019*	3.00	2.57
	Trend		
Warren CDP	2000**	-	-
	2010	2.81	2.53
	2019*	3.02	2.95
	Trend		

Source: U.S. Census

*Source: American Community Survey 5-Year Estimates (2019)

**data not available

The number of occupied and vacant housing units in the District boundary has decreased in tandem with the number of total housing units.

Housing Occupancy		Total housing units	Occupied housing units	Vacant housing units
Scappoose School District Boundary	2000**	-	-	-
	2010	6,170	5,816	354
	2019*	5,991	5,678	313
	Trend			
Columbia County	2000	17,572	16,375	1,197
	2010	20,698	19,183	1,515
	2019*	21,315	19,671	1,644
	Trend			
Multnomah County	2000	288,561	272,098	16,463
	2010	324,832	304,540	20,292
	2019*	348,029	326,229	21,800
	Trend			
Washington County	2000	178,913	169,162	9,751
	2010	212,450	200,934	11,516
	2019*	229,077	219,053	10,024
	Trend			
St. Helens CCD	2000	7,818	7,350	468
	2010	9,433	8,922	511
	2019*	9,949	9,160	789
	Trend			
Scappoose CCD	2000	3,189	2,987	202
	2010	4,008	3,761	247
	2019*	4,003	3,910	93
	Trend			

Source: U.S. Census

*Source: American Community Survey 5-Year Estimates (2019)

**data not available

Housing Occupancy		Total housing units	Occupied housing units	Vacant housing units
Veronia CCD	2000	1,474	1,316	158
	2010	1,603	1,377	226
	2019*	1,593	1,333	260
	Trend			
Portland East CCD	2000**	-	-	-
	2010	198,928	188,253	10,675
	2019*	213,331	201,284	12,047
	Trend			
Skyline CCD	2000	1,311	1,213	98
	2010	1,313	1,216	97
	2019*	1,114	1,070	44
	Trend			
North Plains CCD	2000	1,727	1,624	103
	2010	1,951	1,789	162
	2019*	2,224	2,117	107
	Trend			
Scappoose city	2000	2,021	1,916	105
	2010	2,698	2,536	162
	2019*	2,840	2,807	33
	Trend			
Warren CDP	2000**	-	-	-
	2010	730	705	25
	2019*	753	659	94
	Trend			

Source: U.S. Census

*Source: American Community Survey 5-Year Estimates (2019)

**data not available

Industry & Occupation

The table below illustrates the types of industry and occupation in the Scappoose School District boundary and the areas it serves. 2019 estimates are calculated for the civilian employed population 16 years and over.

Industry & Occupation for the Civilian Employed Population 16 Years and Over, (2019 Estimates)	Scappoose School District Boundary	Columbia County	Multnomah County	Washington County	St. Helens CCD	Scappoose CCD	Veronia CCD	Portland East CCD	Skyline CCD	North Plains CCD	Scappoose city	Warren CDP
Total population	14,349	51,375	804,606	589,481	24,149	9,880	3,384	509,190	2,567	5,870	7,270	1,943
Civilian employed population, 16 years and over	7,090	22,601	440,395	308,937	10,838	5,034	1,437	285,370	1,233	2,972	3,800	789
Industry												
Agriculture, forestry, fishing and hunting, and mining	3.9%	3.2%	0.9%	1.3%	1.8%	3.3%	5.6%	0.7%	7.8%	1.9%	3.6%	4.4%
Construction	12.5%	8.5%	4.8%	5.6%	7.0%	11.9%	9.3%	4.5%	9.0%	10.9%	9.6%	7.2%
Manufacturing	16.5%	17.3%	9.3%	17.5%	16.4%	16.1%	18.9%	8.8%	7.8%	19.1%	16.3%	22.2%
Wholesale trade	3.9%	3.9%	3.0%	3.1%	4.4%	4.8%	0.8%	2.9%	2.2%	4.7%	5.4%	0.0%
Retail trade	8.0%	10.3%	10.5%	11.1%	11.0%	7.8%	11.1%	10.4%	6.7%	6.0%	8.2%	12.8%
Transportation and warehousing, and utilities	5.0%	6.1%	4.9%	3.8%	6.3%	3.2%	4.2%	4.8%	5.8%	2.8%	4.1%	12.2%
Information	0.2%	0.7%	2.3%	2.1%	0.9%	0.0%	4.2%	2.5%	1.9%	1.2%	0.0%	0.0%
Finance and insurance, and real estate and rental and leasing	8.7%	6.9%	5.9%	6.9%	8.6%	9.0%	5.1%	5.4%	10.8%	7.3%	10.4%	6.8%
Professional, scientific, and management, and administrative and waste management services	7.2%	8.3%	15.0%	13.4%	8.3%	8.1%	12.0%	15.0%	6.2%	11.8%	7.4%	6.3%
Educational services, and health care and social assistance	17.1%	17.7%	24.3%	19.9%	18.1%	18.8%	13.2%	24.5%	14.6%	20.2%	18.3%	18.5%
Arts, entertainment, and recreation, and accommodation and food services	6.8%	6.7%	10.8%	8.1%	6.8%	7.6%	3.9%	11.8%	6.6%	10.0%	6.6%	2.3%
Other services, except public administration	4.1%	5.0%	4.8%	4.0%	3.8%	4.8%	7.9%	5.2%	8.8%	1.9%	4.9%	1.6%
Public administration	6.1%	5.5%	3.5%	3.2%	6.4%	4.7%	3.6%	3.5%	11.9%	2.3%	5.2%	5.6%
Occupation												
Management, business, science, and arts occupations	34.4%	28.8%	46.8%	46.3%	27.3%	36.6%	29.0%	46.8%	41.0%	45.9%	34.8%	34.5%
Service occupations	15.5%	19.0%	17.0%	15.1%	20.6%	16.7%	16.9%	17.8%	18.0%	14.8%	16.8%	8.9%
Sales and office occupations	21.6%	20.4%	19.5%	20.9%	21.5%	19.9%	24.3%	18.8%	22.4%	21.1%	20.7%	25.7%
Natural resources, construction, and maintenance occupations	14.8%	12.6%	5.8%	6.6%	10.6%	14.4%	12.5%	5.6%	13.7%	9.4%	13.6%	6.1%
Production, transportation, and material moving occupations	13.7%	19.2%	10.9%	11.0%	20.0%	12.4%	17.3%	11.0%	4.9%	8.9%	14.0%	24.8%

Source: American Community Survey 5-Year Estimates (2019)

Financial Status

According to the U.S. Census Bureau, earnings come from a job (salary/wages) while income also includes payments such as "Social Security, pensions, child support, public assistance, annuities, money derived from rental properties, interest and dividends." The table below shows income, earnings, and poverty status in the ACS 2019 estimates.

Financial Status (2019 Estimates)	Scappoose School District Boundary	Columbia County	Multnomah County	Washington County	St. Helens CCD	Scappoose CCD	Veronia CCD	Portland East CCD	Skyline CCD	North Plains CCD	Scappoose city	Warren CDP
Earnings												
Population 16 years and over with earnings	7,636	25,136	483,474	336,664	12,192	5,335	1,555	312,770	1,388	3,237	4,013	887
Full-time, year-round workers with earnings	4,993	15,810	296,787	218,701	7,994	3,437	942	192,688	858	2,020	2,591	596
\$1 to \$9,999 or loss	0.6%	1.1%	1.4%	1.3%	0.7%	0.0%	1.0%	1.4%	0.0%	1.2%	0.0%	5.0%
\$10,000 to \$14,999	1.8%	2.2%	2.1%	1.9%	2.4%	2.7%	0.0%	2.2%	0.0%	1.4%	0.9%	0.0%
\$15,000 to \$24,999	7.1%	9.7%	9.5%	7.7%	9.9%	8.3%	7.4%	10.2%	14.8%	2.3%	9.4%	0.0%
\$25,000 to \$34,999	8.7%	12.5%	13.9%	12.9%	13.0%	10.8%	13.1%	14.9%	6.6%	14.0%	12.2%	2.3%
\$35,000 to \$49,999	16.4%	19.4%	19.5%	17.5%	23.0%	13.2%	29.2%	19.9%	13.4%	12.4%	13.5%	20.6%
\$50,000 to \$64,999	17.9%	19.1%	15.4%	14.5%	19.1%	17.5%	19.9%	15.8%	11.4%	17.5%	19.7%	27.0%
\$65,000 to \$74,999	7.9%	7.1%	7.1%	6.6%	6.8%	9.8%	6.3%	7.1%	1.9%	7.1%	10.1%	5.7%
\$75,000 to \$99,999	18.1%	16.0%	13.1%	14.1%	13.8%	18.2%	8.5%	12.7%	17.0%	15.6%	17.9%	17.1%
\$100,000 or more	21.4%	12.9%	18.1%	23.3%	11.3%	19.6%	14.8%	15.8%	34.8%	28.4%	16.2%	22.1%
Median Earnings	\$46,875	\$36,960	\$37,612	\$41,001	\$36,732	\$43,420	\$37,451	\$36,785	\$40,750	\$42,277	\$42,594	\$61,688
Household Income												
Total Households	5,678	19,671	326,229	219,053	9,160	3,910	1,333	201,284	1,070	2,117	2,807	659
Less than \$10,000	2.8%	5.1%	6.3%	3.4%	5.2%	3.1%	3.9%	6.0%	0.9%	1.4%	1.8%	4.1%
\$10,000 to \$14,999	3.6%	3.8%	3.9%	2.4%	3.3%	2.9%	4.3%	3.9%	4.6%	1.9%	2.9%	0.0%
\$15,000 to \$24,999	5.8%	8.4%	7.4%	5.8%	7.5%	6.8%	8.6%	7.4%	2.0%	5.5%	6.2%	4.6%
\$25,000 to \$34,999	8.7%	9.9%	8.1%	6.8%	9.7%	10.0%	7.2%	8.0%	4.2%	6.0%	11.3%	8.5%
\$35,000 to \$49,999	9.8%	12.2%	11.0%	10.5%	12.8%	8.9%	15.2%	11.3%	7.7%	12.1%	8.1%	12.3%
\$50,000 to \$74,999	17.5%	18.3%	16.8%	16.6%	18.1%	16.4%	19.4%	17.7%	16.6%	14.6%	17.8%	23.2%
\$75,000 to \$99,999	12.7%	13.7%	13.1%	14.6%	15.7%	14.0%	11.0%	13.8%	17.2%	13.9%	13.3%	10.9%
\$100,000 to \$149,999	21.9%	18.1%	16.8%	19.3%	17.7%	23.4%	23.7%	16.8%	25.5%	18.5%	26.7%	9.9%
\$150,000 to \$199,999	9.0%	6.2%	7.5%	10.2%	6.3%	6.6%	5.1%	7.5%	8.6%	11.5%	6.2%	15.8%
\$200,000 or more	8.1%	4.4%	8.9%	10.3%	3.7%	7.9%	1.7%	7.6%	12.7%	14.4%	5.7%	10.8%
Median income (dollars)	\$78,705	\$62,257	\$69,176	\$82,215	\$65,321	\$79,052	\$62,780	\$68,604	\$95,000	\$89,563	\$80,171	\$70,880
Poverty Status												
% below poverty level	8.9%	11.7%	13.8%	8.9%	11.8%	8.6%	7.7%	14.1%	8.1%	6.7%	8.8%	11.0%
Under 18 years	7.4%	13.8%	17.0%	11.5%	13.2%	8.7%	6.3%	17.3%	4.4%	9.4%	11.1%	3.1%
18 to 64 years	10.9%	12.9%	13.6%	8.5%	13.4%	9.8%	8.5%	13.8%	7.0%	6.7%	9.1%	16.6%
65 years and over	4.6%	5.2%	9.8%	6.2%	3.8%	4.4%	7.0%	11.2%	13.6%	3.7%	4.5%	0.0%
Unemployment Rate												
Population 20 to 64 years	4.1%	5.3%	4.5%	3.9%	6.1%	2.3%	4.3%	4.6%	1.8%	1.9%	2.3%	7.9%

Source: American Community Survey 5-Year Estimates (2019)

Computer / Internet Access

The table below shows the presence of a computer and/or internet subscription in households in the geographies served by the District, according the 2019 ACS estimates. Percentages shown are based on total households.

% of Total Households with Internet/Computers (2019 Estimates)	Scappoose School District Boundary	Multnomah County	Columbia County	Washington County	St. Helens CCD	Scappoose CCD	Veronia CCD	Portland East CCD	Skyline CCD	North Plains CCD	Scappoose city	Warren CDP
Has a Computer	92.7%	94.1%	90.3%	96.1%	91.4%	92.7%	90.8%	94.0%	90.7%	93.58%	91.88%	91.35%
Has an Internet subscription	88.4%	87.7%	84.6%	90.6%	86.6%	87.5%	84.5%	88.2%	84.1%	88.66%	88.31%	87.56%
Has no Internet Subscription	4.3%	6.3%	5.8%	5.5%	4.8%	5.3%	6.3%	5.8%	6.5%	4.91%	3.56%	3.79%
Has no Computer	7.3%	5.9%	9.7%	3.9%	8.6%	7.3%	9.2%	6.0%	9.3%	6.42%	8.12%	8.65%

Source: American Community Survey 5-Year Estimates (2019)

School Enrollment

The tables below summarize the percentage of the Scappoose School District boundary population, by age group, enrolled in school; enrolled in public school; and enrolled in private school, based on U.S. Census American Community Survey (ACS) 5-Year Estimates. Home-schooled children are counted in the private school data. If anyone in these age groups had not attended any school in the 3 months before the survey was conducted, they were considered to not be enrolled in any school.

It should be noted that this data is not a survey of the students attending schools in the District; rather, it is based on monthly surveys sent out by the ACS to households in the District boundary. This survey data is then used to create the estimates shown in the table below.

SCAPPOOSE SCHOOL DISTRICT BOUNDARY
% OF AGE GROUP ENROLLED IN SCHOOL

Age Group	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Trend
3-4	41.7%	45.7%	43.1%	47.9%	39.3%	45.3%	38.4%	42.4%	43.6%	52.4%	
5-9	88.5%	87.5%	87.2%	91.1%	89.5%	96.5%	97.3%	96.8%	94.3%	97.2%	
10-14	98.7%	98.3%	98.1%	98.2%	96.6%	96.3%	98.4%	98.3%	95.9%	100.0%	
15-17	100.0%	100.0%	100.0%	98.9%	99.2%	98.3%	97.5%	96.7%	100.0%	100.0%	
18-19	68.9%	69.1%	76.6%	100.0%	74.7%	70.2%	64.4%	64.2%	63.6%	70.2%	

Source: U.S. Census American Community Survey 5-Year Estimates 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019

SCAPPOOSE SCHOOL DISTRICT BOUNDARY
% OF AGE GROUP ENROLLED IN PUBLIC SCHOOL

Age Group	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Trend
3-4	16.3%	8.2%	21.8%	34.3%	32.4%	31.4%	46.7%	35.6%	26.9%	39.2%	
5-9	93.1%	92.3%	96.8%	93.0%	92.8%	90.7%	93.2%	90.5%	92.7%	91.5%	
10-14	91.5%	93.4%	93.9%	94.6%	95.8%	97.2%	98.2%	98.6%	98.4%	97.7%	
15-17	98.4%	98.6%	98.3%	92.6%	90.8%	89.2%	88.6%	86.8%	89.9%	90.8%	
18-19	100.0%	100.0%	100.0%	93.5%	91.3%	94.8%	89.7%	91.0%	96.5%	95.9%	

Source: U.S. Census American Community Survey 5-Year Estimates 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019

SCAPPOOSE SCHOOL DISTRICT BOUNDARY
% OF AGE GROUP ENROLLED IN PRIVATE SCHOOL

Age Group	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Trend
3-4	83.7%	91.8%	78.2%	65.7%	67.6%	68.6%	53.3%	64.4%	73.1%	60.8%	
5-9	6.9%	7.7%	3.2%	7.0%	7.2%	9.3%	6.8%	9.5%	7.3%	8.5%	
10-14	8.5%	6.6%	6.1%	5.4%	4.2%	2.8%	1.8%	1.4%	1.6%	2.3%	
15-17	1.6%	1.4%	1.7%	7.4%	9.2%	10.8%	11.4%	13.2%	10.1%	9.2%	
18-19	0.0%	0.0%	0.0%	6.5%	8.7%	5.2%	10.3%	9.0%	3.5%	4.1%	

Source: U.S. Census American Community Survey 5-Year Estimates 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019

GENERAL DEMOGRAPHICS

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

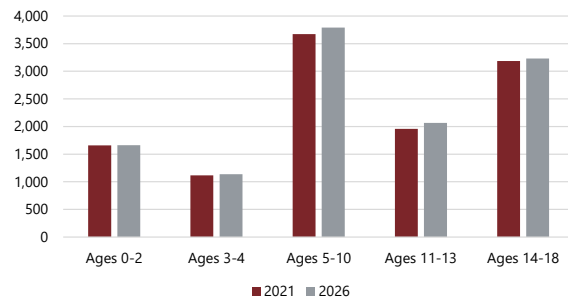
According to the ESRI estimates, the total population of Columbia, Multnomah, and Washington counties is estimated to increase over the next five years. As illustrated in the table below, the number of children, ages 5-18, is estimated to increase by 268 children (approximately 3%), in Columbia County, 1,108 children (approximately 1%) in Multnomah County, and 3,179 (approximately 3%) in Washington.

**COLUMBIA COUNTY
POPULATION ESTIMATES**

Age	2021	2026	Change	% Change
Ages 0-2	1,658	1,662	4	0%
Ages 3-4	1,115	1,138	23	2%
Ages 5-10	3,673	3,789	116	3%
Ages 11-13	1,959	2,067	108	6%
Ages 14-18	3,187	3,231	44	1%
Ages 5-18	8,819	9,087	268	3%
Total Population	54,409	56,652	2,243	4%

Source: ESRI BIS

**COLUMBIA COUNTY
POPULATION ESTIMATES**

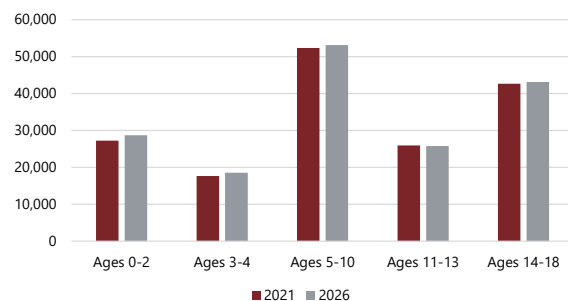


**MULTNOMAH COUNTY
POPULATION ESTIMATES**

Age	2021	2026	Change	% Change
Ages 0-2	27,240	28,721	1,481	5%
Ages 3-4	17,686	18,537	851	5%
Ages 5-10	52,343	53,101	758	1%
Ages 11-13	25,923	25,812	-111	0%
Ages 14-18	42,648	43,109	461	1%
Ages 5-18	120,914	122,022	1,108	1%
Total Population	818,439	864,389	45,950	6%

Source: ESRI BIS

**MULTNOMAH COUNTY
POPULATION ESTIMATES**

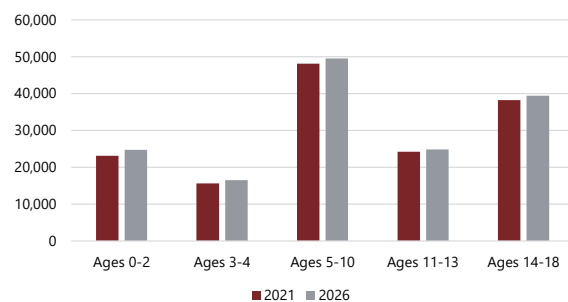


**WASHINGTON COUNTY
POPULATION ESTIMATES**

Age	2021	2026	Change	% Change
Ages 0-2	23,158	24,726	1,568	7%
Ages 3-4	15,612	16,541	929	6%
Ages 5-10	48,118	49,508	1,390	3%
Ages 11-13	24,225	24,838	613	3%
Ages 14-18	38,237	39,413	1,176	3%
Ages 5-18	110,580	113,759	3,179	3%
Total Population	606,433	645,681	39,248	6%

Source: ESRI BIS

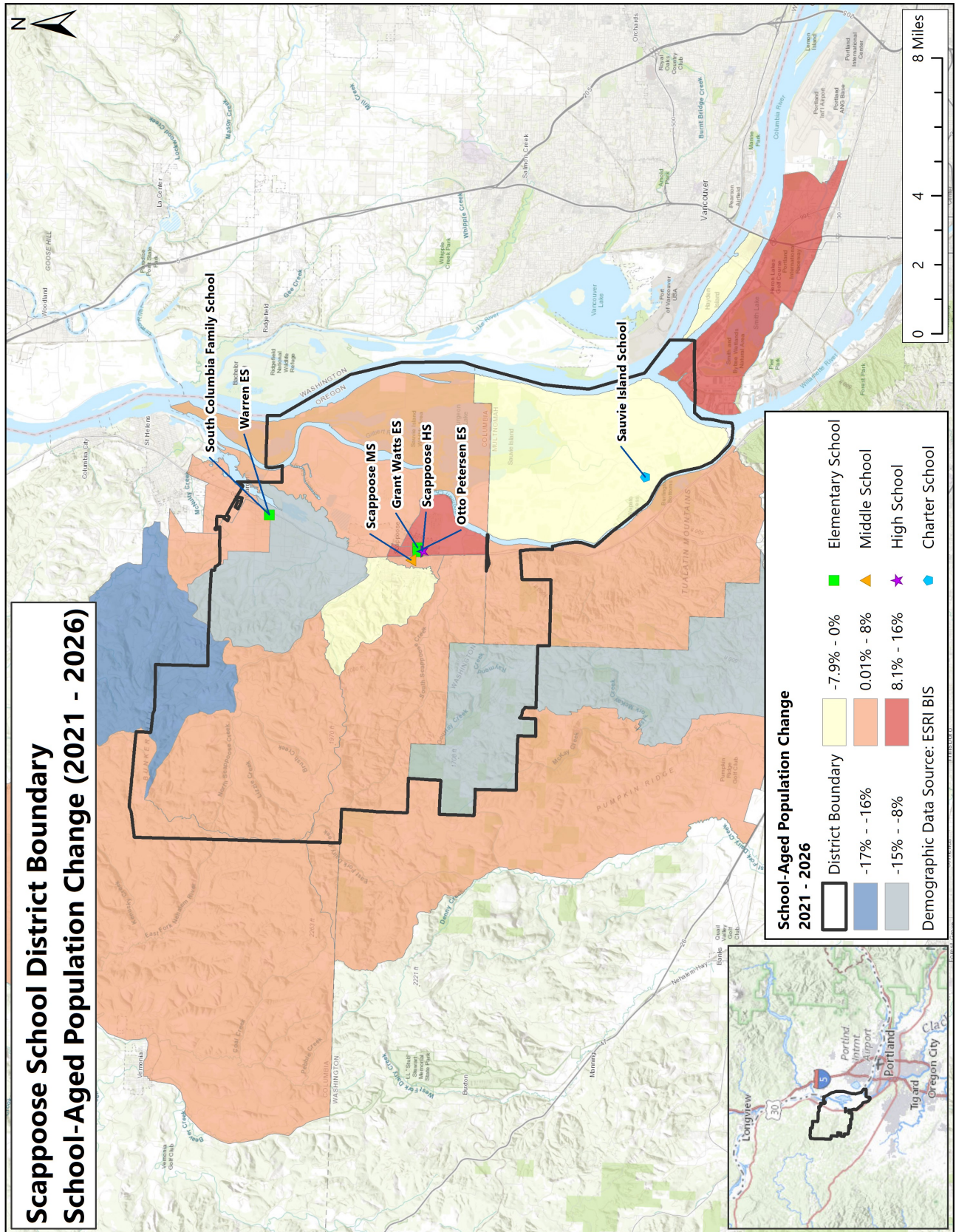
**WASHINGTON COUNTY
POPULATION ESTIMATES**



SCAPPOOSE SCHOOL DISTRICT BOUNDARY ESTIMATED SCHOOL-AGED POPULATION CHANGE 2021-2026

The map on the following page shows school-aged population change in the U.S. Census block groups within / around the Scappoose School District boundary. Population changes are based on 2021 and 2026 estimates.

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



HOUSING DATA

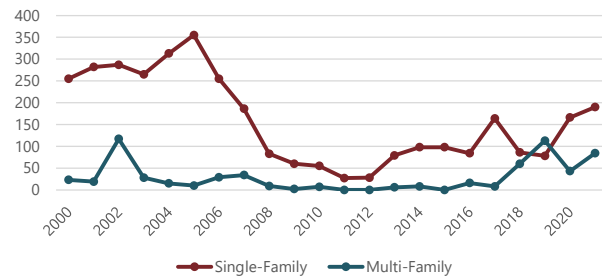
Housing development and building permits are tracked to determine their effect on student enrollment. The table and graph below illustrate the number of single- and multi-family building permits issued in Columbia, Multnomah, and Washington counties since 2000.

BUILDING PERMITS						
	COLUMBIA COUNTY		MULTNOMAH COUNTY		WASHINGTON COUNTY	
Year	Single-Family	Multi-Family	Single-Family	Multi-Family	Single-Family	Multi-Family
2000	255	23	1,420	1,171	3,229	598
2001	282	19	1,688	1,208	3,205	870
2002	287	117	1,718	1,564	3,168	1,087
2003	265	28	1,582	3,289	3,104	1,092
2004	313	15	1,567	2,275	3,377	1,392
2005	355	10	1,659	2,914	3,808	865
2006	255	29	1,756	2,431	2,773	1,508
2007	186	34	1,567	3,166	2,144	720
2008	83	9	790	2,253	1,149	589
2009	60	2	519	521	871	332
2010	55	7	521	714	1,033	238
2011	27	0	502	915	924	485
2012	28	0	721	1,656	1,239	817
2013	79	6	851	3,004	1,450	1,601
2014	98	8	864	4,226	1,311	1,719
2015	98	0	1,082	3,750	1,709	1,629
2016	84	16	959	4,133	1,952	1,375
2017	164	8	838	6,217	1,516	1,348
2018	86	60	1,035	5,203	1,298	591
2019	78	113	933	5,165	1,925	1,471
2020	166	43	685	2,024	1,652	1,410
2021*	190	84	727	2,835	2,059	966

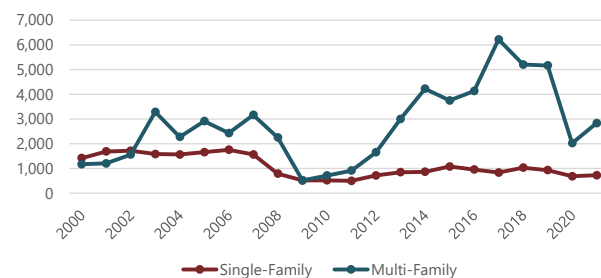
Source: SOCDs Building Permits Database

*preliminary

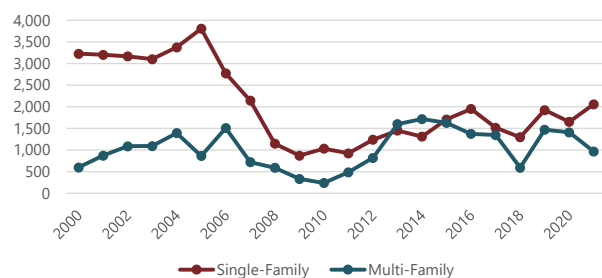
**COLUMBIA COUNTY
BUILDING PERMITS**



**MULTNOMAH COUNTY
BUILDING PERMITS**



**WASHINGTON COUNTY
BUILDING PERMITS**



RESIDENT LIVE BIRTH DATA

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

In addition, the live birth counts are used in determining a birth-to-kindergarten and birth-to-first grade survival ratio. This ratio identifies the percentage of children born in a representative area who attend kindergarten and first grade in the District five and six years later. The survival ratios for birth-to-kindergarten, birth-to-first grade, as well as grades 1-12 can be found on page 23 of this report.

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

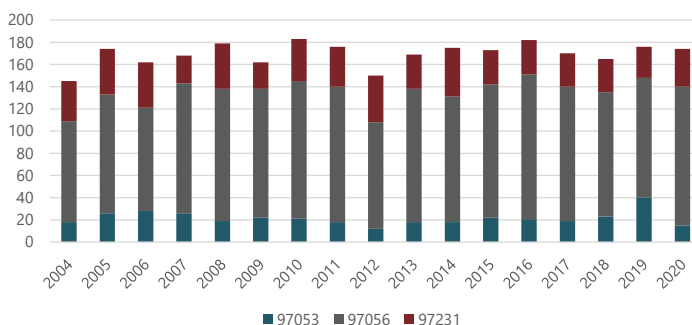
The table and graph include the resident live birth counts for ZIP codes 97051, 97053, 97056, 97064, 97133, 97203, and 97231. Upon analysis of the map on the following page, only live birth counts for ZIP codes 97053, 97056, and 97231 were used in the development of the enrollment projections.

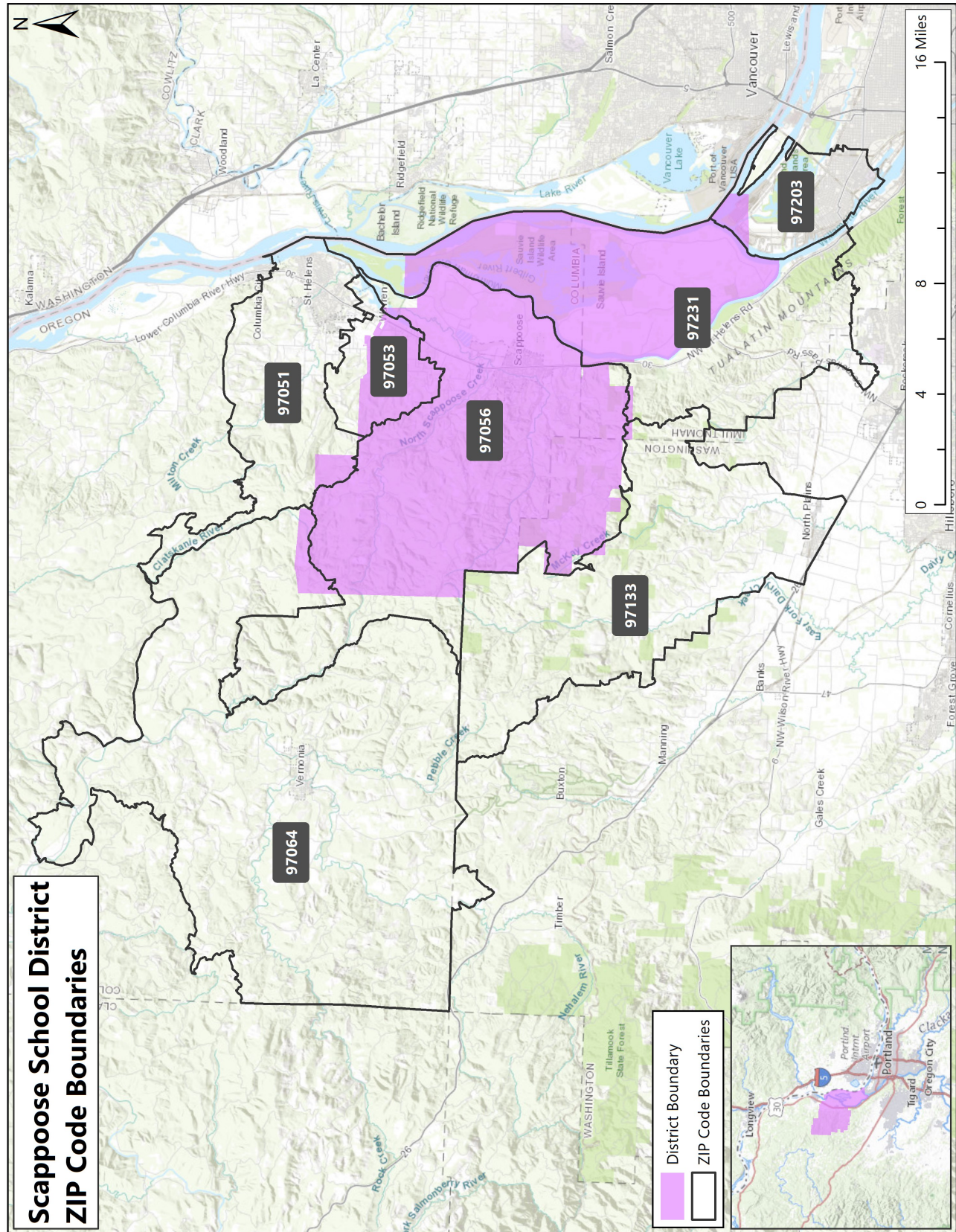
**SCAPPOOSE SCHOOL DISTRICT ZIP CODES
RESIDENT LIVE BIRTH COUNTS**

Year	97051	97053	97056	97064	97133	97203	97231
2004	172	18	91	44	47	407	36
2005	189	26	107	37	35	453	41
2006	195	28	93	39	43	494	41
2007	195	26	117	37	43	501	25
2008	226	19	119	33	48	610	41
2009	212	22	116	44	41	501	24
2010	181	21	124	34	43	488	38
2011	183	18	122	41	38	501	36
2012	166	12	96	38	43	475	42
2013	179	18	120	33	49	492	31
2014	179	18	113	29	43	444	44
2015	183	22	120	47	45	474	31
2016	185	20	131	41	61	466	31
2017	201	19	121	52	61	404	30
2018	170	23	112	26	67	414	30
2019	163	40	108	37	76	371	28
2020	176	15	125	33	68	369	34

Source: Oregon Health Authority

**SCAPPOOSE SCHOOL DISTRICT ZIP CODES
RESIDENT LIVE BIRTH COUNTS**





SURVIVAL RATIOS

The chart below demonstrates the ten-year changes in enrollment as students move through the system. Percentages greater than 100 indicate that there are more students than there were in the previous grade the previous year. In other words, there was an increase in student population where new students were added to the system. Percentages less than 100 indicate that there was decline or students left the system. If the exact number of students in 1st grade during the 2014-15 school year were present in 2nd grade for the 2015-16 school year, the survival ratio would be 100 percent.

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

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

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

Survival Ratios - District-wide

from	to	Birth to K	K to 1	Birth to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12
2012	2013	69.83%	99.20%	73.81%	106.78%	104.20%	103.97%	106.57%	105.19%	97.14%	109.20%	103.91%	97.46%	97.69%	96.07%
2013	2014	83.95%	113.60%	79.33%	103.23%	102.38%	102.68%	103.82%	101.37%	104.23%	104.12%	110.00%	104.84%	88.02%	86.98%
2014	2015	67.76%	112.50%	94.44%	105.63%	111.72%	106.20%	105.23%	113.97%	100.68%	113.51%	119.21%	101.44%	93.33%	107.69%
2015	2016	76.14%	108.87%	73.77%	105.88%	104.00%	111.89%	98.54%	98.14%	96.77%	100.67%	117.86%	98.10%	95.28%	101.10%
2016	2017	88.00%	102.24%	77.84%	102.22%	99.38%	101.92%	106.25%	102.96%	106.33%	104.00%	117.33%	101.52%	89.37%	92.08%
2017	2018	75.15%	111.36%	98.00%	105.11%	103.62%	104.97%	97.48%	99.41%	104.32%	102.38%	119.87%	98.30%	97.51%	94.59%
2018	2019	74.86%	105.51%	79.29%	97.28%	111.11%	102.80%	102.96%	105.16%	112.43%	96.55%	106.40%	97.86%	97.11%	90.31%
2019	2020	65.90%	74.05%	55.43%	76.12%	83.22%	78.75%	84.35%	95.40%	92.02%	89.47%	103.57%	95.63%	89.07%	91.07%
2020	2021	70.88%	110.53%	72.83%	107.22%	110.78%	99.16%	122.22%	104.03%	103.01%	106.67%	120.00%	104.14%	96.00%	111.04%
mean simple all years		74.72%	104.21%	78.31%	101.05%	103.38%	101.37%	103.05%	102.85%	101.88%	102.95%	113.13%	99.92%	93.71%	96.77%
std. dev. simple all years		7.32%	12.30%	12.47%	9.83%	8.72%	9.18%	9.98%	5.33%	6.03%	7.03%	7.08%	3.19%	3.91%	8.21%
mean simple 5 years		74.96%	100.74%	76.68%	97.59%	101.62%	97.52%	102.65%	101.39%	103.62%	99.81%	113.43%	99.49%	93.81%	95.82%
std. dev. simple 5 years		8.20%	15.38%	15.24%	12.57%	11.42%	10.70%	13.76%	3.98%	7.42%	6.87%	7.85%	3.34%	4.23%	8.66%
mean simple 3 years		70.54%	96.69%	69.18%	93.54%	101.70%	93.57%	103.18%	101.53%	102.49%	97.56%	109.99%	99.21%	94.06%	97.47%
std. dev. simple 3 years		4.49%	19.77%	12.34%	15.88%	16.01%	12.96%	18.94%	5.34%	10.21%	8.64%	8.78%	4.41%	4.36%	11.76%
mean simple 2 years		68.39%	92.29%	64.13%	91.67%	97.00%	88.95%	103.29%	99.72%	97.52%	98.07%	111.79%	99.88%	92.54%	101.06%
std. dev. simple 2 years		3.52%	25.80%	12.31%	21.99%	19.49%	14.43%	26.78%	6.10%	7.77%	12.16%	11.62%	6.02%	4.90%	14.12%
mean weighted all years		72.51%	101.01%	73.91%	97.98%	102.51%	97.02%	104.65%	101.72%	101.93%	100.57%	113.43%	100.00%	94.02%	98.91%
std. dev. weighted all years		6.20%	15.62%	13.33%	12.89%	11.63%	10.85%	14.98%	4.63%	6.95%	7.52%	7.68%	3.65%	3.70%	9.74%
mean weighted 5 years		70.79%	100.43%	70.74%	97.82%	103.07%	94.79%	108.39%	101.67%	101.51%	100.74%	114.08%	100.80%	94.27%	101.99%
std. dev. weighted 5 years		4.64%	17.42%	11.98%	14.64%	13.27%	10.67%	18.07%	4.31%	7.04%	8.21%	8.40%	4.22%	3.66%	11.01%
mean weighted 3 years		70.16%	103.92%	70.03%	101.37%	105.96%	95.72%	114.82%	102.56%	101.45%	103.25%	116.58%	102.40%	94.83%	106.72%
std. dev. weighted 3 years		2.59%	16.93%	8.39%	14.46%	12.85%	9.63%	17.81%	4.06%	5.78%	8.15%	8.03%	4.10%	3.26%	10.12%
mean weighted 2 years		70.64%	108.79%	72.00%	105.74%	109.47%	98.19%	120.42%	103.62%	102.49%	105.85%	119.22%	103.73%	95.67%	110.09%
std. dev. weighted 2 years		1.50%	10.99%	5.24%	9.37%	8.30%	6.15%	11.40%	2.60%	3.31%	5.18%	4.95%	2.56%	2.09%	6.01%

SCAPPOOSE SCHOOL DISTRICT HISTORICAL ENROLLMENT

As indicated in the table below, over the past ten years, student enrollment in the Scappoose School District has decreased by 125 students. Since the 2016-17 school year, enrollment decreased by 223 students.

Historical Enrollment - District-wide

Grade	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
K	125	125	136	124	134	132	127	131	114	129
1	118	124	142	153	135	137	147	134	97	126
2	143	126	128	150	162	138	144	143	102	104
3	126	149	129	143	156	161	143	160	119	113
4	137	131	153	137	160	159	169	147	126	118
5	135	146	136	161	135	170	155	174	124	154
6	175	142	148	155	158	139	169	163	166	129
7	174	170	148	149	150	168	145	190	150	171
8	179	190	177	168	150	156	172	140	170	160
9	197	186	209	211	198	176	187	183	145	204
10	173	192	195	212	207	201	173	183	175	151
11	178	169	169	182	202	185	196	168	163	168
12	173	171	147	182	184	186	175	177	153	181
Grand Total	2,033	2,021	2,017	2,127	2,131	2,108	2,102	2,093	1,804	1,908

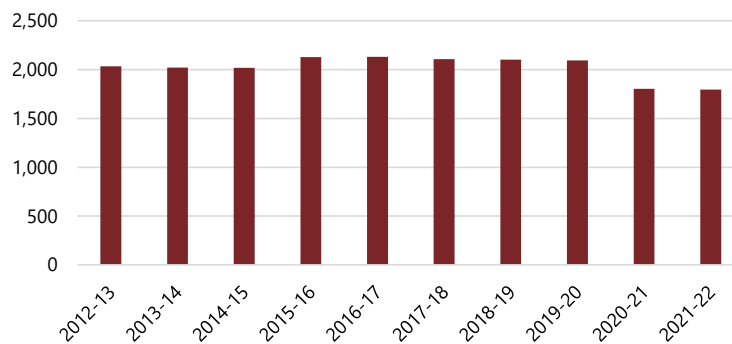
Source: Scappoose School District (2012-13 through 2019-20, 2021-22); Oregon Department of Education (2020-21)

Historical Enrollment - District-wide

Grade	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
K - 3	512	524	535	570	587	568	561	568	432	472
4 - 6	447	419	437	453	453	468	493	484	416	401
7 - 8	353	360	325	317	300	324	317	330	320	331
9 - 12	721	718	720	787	791	748	731	711	636	704
Grand Total	2,033	2,021	2,017	2,127	2,131	2,108	2,102	2,093	1,804	1,908

Source: Scappoose School District (2012-13 through 2019-20, 2021-22); Oregon Department of Education (2020-21)

HISTORICAL ENROLLMENT - DISTRICT-WIDE



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

Inter-District Enrollment, Open Enrollment, and Home School Students

The tables below show inter-district enrollment, open enrollment, and home-school enrollment for the Scappoose School District, according to data provided by the District.

Inter-District In/Left

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
In	11	14	3	18	47	*	62	51	32	42
Left	20	14	9	17	21	*	20	26	5	10
Open Enrollment - In	10	15	51	27	20	*	*	*	*	*

Source: Scappoose School District

Enrollment Numbers - Total Students Each Year

	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Inter-District	11	5	15	48	64	121	131	131	125
Open Enrollment	55	75	129	105	110	120	97	69	55

Source: Scappoose School District

Home School Registration

2019-20	2020-21	2021-22
22	127	31

Source: Scappoose School District

Charter School Enrollment

The tables below show charter school enrollment in the Scappoose School District.

South Columbia Family School - Historical Enrollment - District-wide

Grade	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
K	9	4	8	9	9	9	7	11	10	8
1	4	9	4	9	10	4	11	9	11	9
2	6	4	11	7	11	10	7	10	9	5
3	6	7	5	8	8	10	12	4	13	10
4	3	7	8	4	11	6	11	13	5	12
5	4	2	7	6	8	9	6	8	9	3
6	5	5	3	7	5	5	10	3	7	4
7	6	6	4	3	8	7	5	9	6	6
8	4	6	3	6	3	7	5	5	7	2
9				3	5					
10				3	2					
11				2						
12				0	4					
Grand Total	47	50	53	67	84	67	74	72	77	59

Source: Oregon Department of Education

Sauvie Island School - Historical Enrollment - District-wide

Grade	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
K	24	24	24	24	24	24	24	24	24	24
1	24	24	24	24	24	24	24	24	24	24
2	24	23	24	24	24	24	24	24	24	24
3	23	25	24	24	24	24	24	24	24	24
4	24	24	24	24	23	24	24	24	24	24
5	23	24	24	24	22	23	24	24	24	24
6	24	24	24	24	24	18	24	24	24	23
7	22	23	23	24	24	23	23	24	24	22
8	9	23	23	23	24	17	22	24	24	24
9										
10										
11										
12										
Grand Total	197	214	214	215	213	201	213	216	216	213

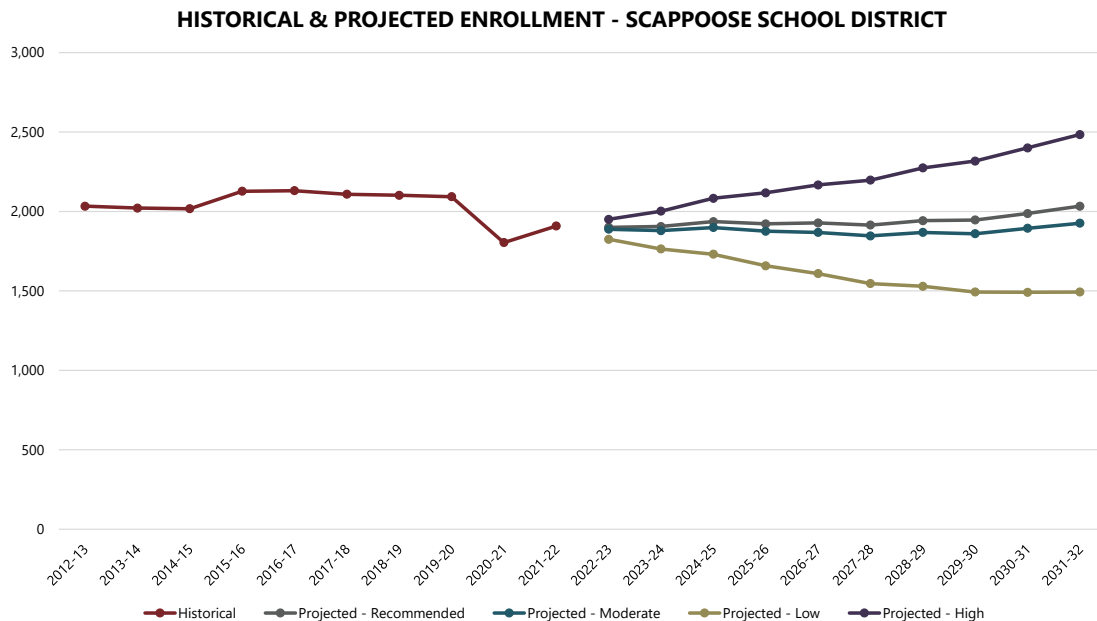
Source: Oregon Department of Education

PROJECTED ENROLLMENT

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

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

It should be noted that the actual live birth counts are available through 2020 and project kindergarten enrollment through 2025-26. To project kindergarten through 2031-32, a weighted average of the last 5 years of live birth counts was used.



SCAPPOOSE SCHOOL DISTRICT PROJECTED ENROLLMENT—RECOMMENDED

Based on the recommended projected enrollment, student enrollment in the Scappoose School District is projected to increase from 1,908 in the 2021-22 school year to 2,033 students in the 2031-32 school year.

Projected Enrollment - Recommended - District-wide

Grade	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K	127	123	132	130	129	129	129	129	129	129
1	142	139	135	144	143	141	142	142	142	142
2	128	144	141	137	146	145	143	144	144	144
3	108	132	148	146	142	151	150	148	149	149
4	115	109	134	150	148	144	153	152	150	151
5	122	118	112	138	155	153	148	158	156	155
6	158	125	121	116	142	159	157	152	162	161
7	134	164	130	126	120	147	165	163	158	168
8	176	138	169	133	130	123	151	170	167	163
9	181	199	156	191	151	147	139	171	192	189
10	204	181	199	156	191	151	146	139	171	192
11	144	195	173	190	149	182	144	140	133	163
12	161	138	186	165	182	142	175	138	134	127
Grand Total	1,900	1,905	1,936	1,922	1,928	1,914	1,942	1,946	1,987	2,033

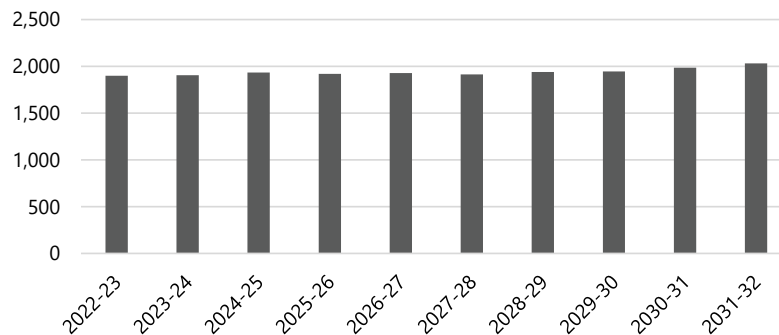
Source: Cooperative Strategies

Projected Enrollment - Recommended - District-wide

Grade	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K - 3	505	538	556	557	560	566	564	563	564	564
4 - 6	395	352	367	404	445	456	458	462	468	467
7 - 8	310	302	299	259	250	270	316	333	325	331
9 - 12	690	713	714	702	673	622	604	588	630	671
Grand Total	1,900	1,905	1,936	1,922	1,928	1,914	1,942	1,946	1,987	2,033

Source: Cooperative Strategies

PROJECTED ENROLLMENT - RECOMMENDED - DISTRICT-WIDE



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

SCAPPOOSE SCHOOL DISTRICT PROJECTED ENROLLMENT—MODERATE

Based on the moderate projected enrollment, student enrollment in the Scappoose School District is projected to increase from 1,908 in the 2021-22 school year to 1,926 students in the 2031-32 school year.

Projected Enrollment - Moderate - District-wide

Grade	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K	127	123	132	130	129	129	129	129	129	129
1	134	132	128	137	135	134	135	135	135	135
2	127	136	134	130	138	137	136	136	136	136
3	108	132	140	138	134	143	142	140	141	141
4	115	109	133	142	140	136	145	143	142	143
5	122	118	112	137	147	144	140	150	148	146
6	158	125	121	116	141	151	149	144	154	152
7	131	161	127	124	118	144	154	151	147	157
8	176	135	166	131	127	121	148	158	156	151
9	181	199	153	188	148	144	137	168	179	176
10	204	181	199	153	188	148	144	137	168	179
11	142	191	169	186	143	176	139	135	128	157
12	163	137	185	164	180	139	170	134	131	124
Grand Total	1,888	1,879	1,899	1,876	1,868	1,846	1,868	1,860	1,894	1,926

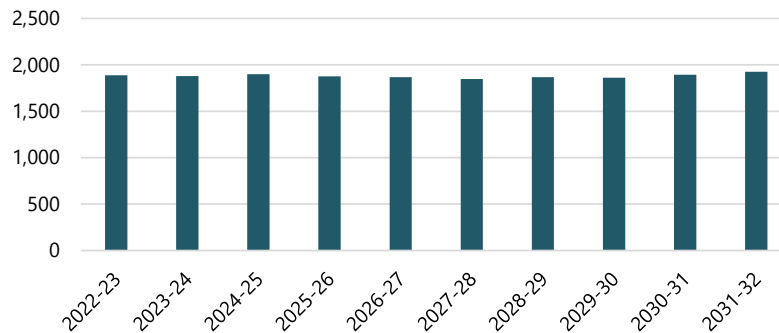
Source: Cooperative Strategies

Projected Enrollment - Moderate - District-wide

Grade	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K - 3	496	523	534	535	536	543	542	540	541	541
4 - 6	395	352	366	395	428	431	434	437	444	441
7 - 8	307	296	293	255	245	265	302	309	303	308
9 - 12	690	708	706	691	659	607	590	574	606	636
Grand Total	1,888	1,879	1,899	1,876	1,868	1,846	1,868	1,860	1,894	1,926

Source: Cooperative Strategies

PROJECTED ENROLLMENT - MODERATE - DISTRICT-WIDE



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

SCAPPOOSE SCHOOL DISTRICT PROJECTED ENROLLMENT—LOW

Based on the low projected enrollment, student enrollment in the Scappoose School District is projected to decrease from 1,908 in the 2021-22 school year to 1,493 students in the 2031-32 school year.

Projected Enrollment - Low- District-wide

Grade	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K	121	118	126	124	123	123	124	124	124	124
1	127	120	116	124	123	121	122	122	122	122
2	122	123	116	112	120	118	117	118	118	118
3	103	121	122	115	112	119	118	117	117	117
4	110	101	118	119	112	109	116	115	114	114
5	116	108	99	116	117	110	107	114	113	112
6	155	117	109	100	117	118	111	108	115	113
7	128	153	116	108	99	116	117	110	107	114
8	171	128	153	116	108	99	115	117	110	106
9	176	188	140	168	127	118	108	127	128	121
10	201	173	185	138	166	125	117	107	125	126
11	139	185	159	170	127	152	115	107	98	115
12	156	129	172	148	158	118	142	107	100	91
Grand Total	1,825	1,764	1,731	1,658	1,609	1,546	1,529	1,493	1,491	1,493

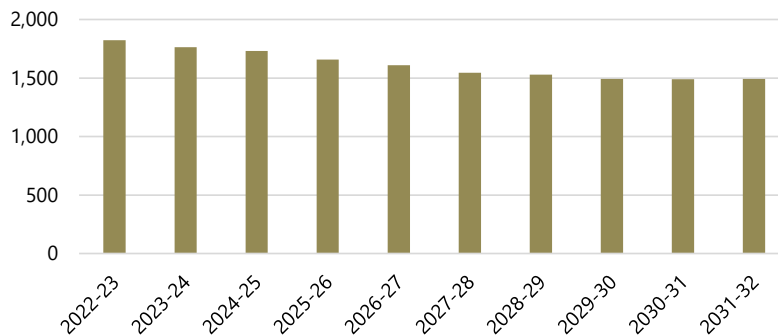
Source: Cooperative Strategies

Projected Enrollment - Low- District-wide

Grade	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K - 3	473	482	480	475	478	481	481	481	481	481
4 - 6	381	326	326	335	346	337	334	337	342	339
7 - 8	299	281	269	224	207	215	232	227	217	220
9 - 12	672	675	656	624	578	513	482	448	451	453
Grand Total	1,825	1,764	1,731	1,658	1,609	1,546	1,529	1,493	1,491	1,493

Source: Cooperative Strategies

PROJECTED ENROLLMENT - LOW- DISTRICT-WIDE



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

SCAPPOOSE SCHOOL DISTRICT PROJECTED ENROLLMENT—HIGH

Based on the high projected enrollment, student enrollment in the Scappoose School District is projected to increase from 1,908 in the 2021-22 school year to 2,484 students in the 2031-32 school year.

Projected Enrollment - High - District-wide

Grade	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K	133	129	137	136	134	135	135	135	135	135
1	142	146	141	151	149	148	148	148	148	148
2	133	149	154	149	159	157	156	156	156	156
3	112	143	160	165	160	171	169	167	167	168
4	119	118	150	169	174	169	180	178	176	177
5	127	128	127	162	182	187	181	193	191	190
6	162	134	135	133	170	191	197	191	204	201
7	135	170	140	141	139	178	200	206	200	213
8	181	143	180	148	150	148	189	212	218	212
9	186	211	167	209	172	174	172	220	247	254
10	207	189	214	169	212	175	177	174	223	250
11	144	197	180	204	161	202	167	169	166	213
12	169	145	198	181	205	162	203	168	169	167
Grand Total	1,950	2,002	2,083	2,117	2,167	2,197	2,274	2,317	2,400	2,484

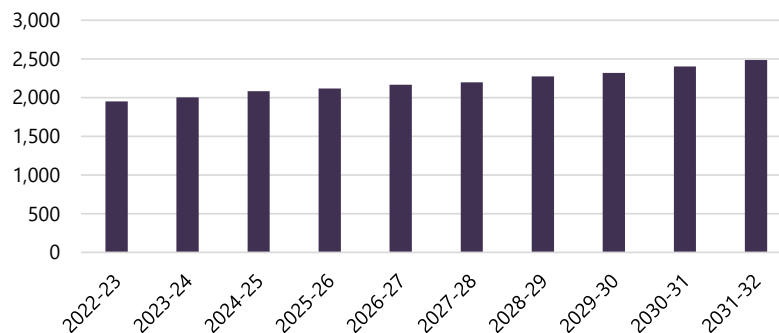
Source: Cooperative Strategies

Projected Enrollment - High - District-wide

Grade	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K - 3	520	567	592	601	602	611	608	606	606	607
4 - 6	408	380	412	464	526	547	558	562	571	568
7 - 8	316	313	320	289	289	326	389	418	418	425
9 - 12	706	742	759	763	750	713	719	731	805	884
Grand Total	1,950	2,002	2,083	2,117	2,167	2,197	2,274	2,317	2,400	2,484

Source: Cooperative Strategies

PROJECTED ENROLLMENT - HIGH - DISTRICT-WIDE



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

CONCLUSION

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

Cooperative Strategies is pleased to have had the opportunity to provide the District with this demographic study. We hope this document will provide the necessary information to make informed decisions about the future of the Scappoose School District.



Scappoose
School District 1J

▶ TAP GRANT: FACILITY ASSESSMENT

JANUARY 24, 2022



COOPERATIVE
STRATEGIES
ASSESS • PLAN • FUND • BUILD

APPENDIX C

► OUTLINE

- 2-10 Facility Condition Assessment Summary
- 11-14 Enrollment Projections Summary
- 15-16 Next Steps



A black and white photograph of five children running across a grassy field. From left to right: a boy in a dark shirt and pants, a boy in a light polo shirt and dark pants, a girl in a light t-shirt and shorts, a boy in a dark shirt and pants, and a girl in a dark long-sleeved shirt and pants. All children are wearing backpacks. In the background, a multi-story school building with many windows is visible. The text "FACILITY CONDITION ASSESSMENT SUMMARY" is overlaid in white, bold, sans-serif capital letters across the center of the image.

FACILITY CONDITION ASSESSMENT SUMMARY



ODE FACILITY CONDITION ASSESSMENT



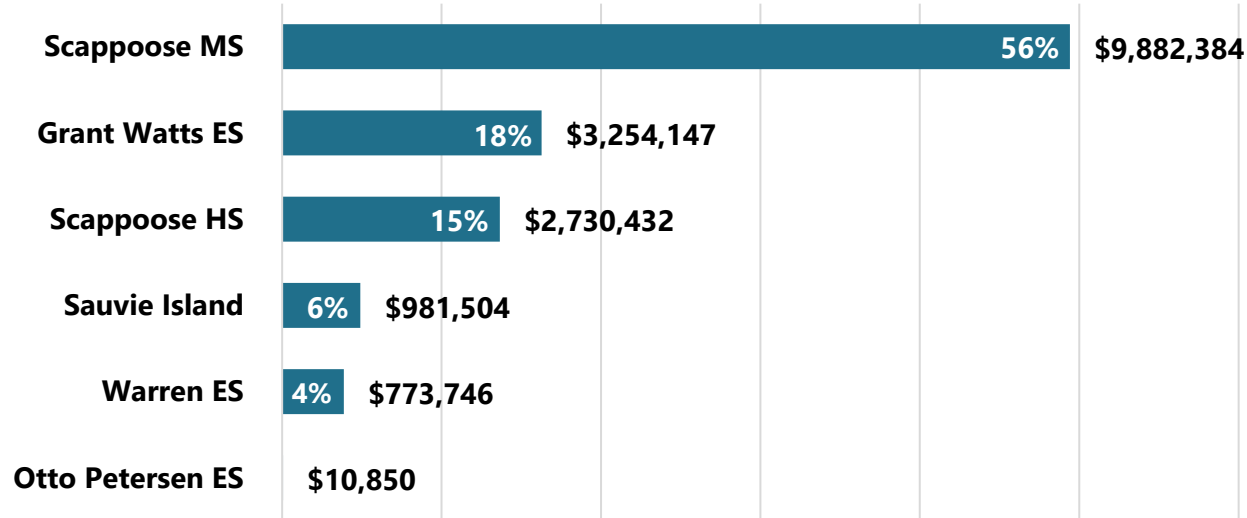
- The Oregon Department of Education’s TAP Grant for Facility Condition Assessments (FCA)
- A visual inspection of currently deficient systems
- UniFormat standard, three levels, 57 Level-3 items

UniFormat Example:

Level 1		Level 2	Level 3
C	INTERIORS	C10 Interior Construction	C1010 Partitions
			C1020 Interior Doors
		C20 Stairs	C2010 Stair Construction
			C2020 Stair Finishes
		C30 Interior Finishes	C3010 Wall Finishes
			C3020 Floor Finishes
			C3030 Ceiling Finishes



	Grant Watts Elementary	Otto Petersen Elementary	Warren Elementary	Sauvie Island School	Scappoose Middle School	Scappoose High School	District Total
Physical Condition Budget Sub-Total	\$ 2,068,489	\$ 6,897	\$ 491,829	\$ 623,890	\$ 6,281,709	\$ 1,735,591	\$ 11,208,405
Budgeted Development Costs (38%)	\$ 786,026	\$ 2,621	\$ 186,895	\$ 237,078	\$ 2,387,049	\$ 659,525	\$ 4,259,194
Physical Condition Budget TOTAL	\$ 2,854,514	\$ 9,517	\$ 678,725	\$ 860,969	\$ 8,668,758	\$ 2,395,116	\$ 15,467,599
Cost with Escalation to June 2021	\$ 3,254,147	\$ 10,850	\$ 773,746	\$ 981,504	\$ 9,882,384	\$ 2,730,432	\$ 17,633,062
Percent of Cost [1]	18%	0%	4%	6%	56%	15%	100%



[1] Rounded to nearest whole number



Year Built: 1962 1981

Level 1	Level 2 or 3	Grant Watts Main	Grant Watts Annex
B. SHELL	Exterior Walls	\$ -	\$ 7,717
	Exterior Windows	\$ 151,087	\$ 35,914
	Roofs	\$ 1,031,041	\$ 218,943
C. INTERIORS	Floor Finishes	\$ 199,546	\$ 60,894
	Ceiling Finishes	\$ 8,800	\$ -
D. SERVICES	HVAC	\$ 106,673	\$ 33,809
	Lighting & Branch Wiring	\$ 108,854	\$ -
	Closed Circuit Surveillance	\$ 3,172	\$ 1,005
G. BUILDING SITE WORK	Roadways	\$ 8,809	\$ -
	Parking Lots	\$ 21,142	\$ -
	Storm Sewer	\$ 58,193	\$ -
	Site Lighting	\$ 12,888	\$ -
Physical Condition Budget Sub-Total		\$ 1,710,205	\$ 358,284
Budgeted Development Costs (38%)		\$ 649,878	\$ 136,148
Physical Condition Budget TOTAL		\$ 2,360,083	\$ 494,432
Cost with Escalation to June 2021		\$ 2,690,494	\$ 563,652
Cost with Escalation to June 2022		\$ 2,798,114	\$ 586,198
Cost with Escalation to June 2023		\$ 2,910,039	\$ 609,646

Total	% of Total [1]
\$ 7,717	0%
\$ 187,002	9%
\$ 1,249,984	60%
\$ 260,440	13%
\$ 8,800	0%
\$ 140,482	7%
\$ 108,854	5%
\$ 4,178	0%
\$ 8,809	0%
\$ 21,142	1%
\$ 58,193	3%
\$ 12,888	1%
\$ 2,068,489	100%
\$ 786,026	
\$ 2,854,514	
\$ 3,254,147	
\$ 3,384,312	
\$ 3,519,685	

94% of deficiencies in these areas:

- **(60%) Roofs:** Budget to address aging roofs nearing end-of-life.
- **(13%) Floor Finishes:** Remove original asbestos flooring tile.
- **(9%) Exterior Windows:** Replace single-pane windows.
- **(7%) HVAC:** Replace aging pneumatic controls with direct digital control (DDC), allowing zones, schedules, automation.
- **(5%) Interior Lighting:** Upgrade inadequate/dim lighting in A & B wings.

Remaining:

- Install storm drain to address flooding playground; improve site lighting; asphalt repair/replace; replace damaged ceiling and Tectum tiles; increase surveillance cameras.

[1] Percentages may not sum due to rounding





Year Built: 2010

Level 1	Level 2 or 3	Otto Petersen
D. SERVICES	Closed Circuit Surveillance	\$ 6,897

Physical Condition Budget Sub-Total \$ 6,897

Budgeted Development Costs (38%) \$ 2,621

Physical Condition Budget TOTAL \$ 9,517

Cost with Escalation to June 2021 \$ 10,850

Cost with Escalation to June 2022 \$ 11,284

Cost with Escalation to June 2023 \$ 11,735

- Built in 2010, no major system deficiencies were observed.
- We have included a line item to increase camera coverage.
- Areas of improvement are noted here, but they are not aspects of deficient systems and therefore fall outside the scope of this assessment:
 - Add gym to cooling system.
 - Add glue-up sound attenuation to the library and cafeteria.
 - Add folding acoustical partition with door at lower center pod to isolate from cafeteria during lunch.





Year Built: 1951

Level 1	Level 2 or 3	Warren	% of Total ^[1]
B. SHELL	Exterior Windows	\$ 81,248	17%
	Roofs	\$ 140,024	28%
C. INTERIORS	Floor Finishes	\$ 47,744	10%
D. SERVICES	Plumbing	\$ 43,084	9%
	Lighting & Branch Wiring	\$ 7,008	1%
	Closed Circuit Surveillance	\$ 2,553	1%
	Fire Alarm / Detection	\$ 15,000	3%
E. EQUIPMENT & FURNISHINGS	Commercial Equipment	\$ 7,181	1%
	Institutional Equipment	\$ 6,319	1%
G. BUILDING SITE WORK	Parking Lots	\$ 114,700	23%
	Site Lighting	\$ 26,968	5%
Physical Condition Budget Sub-Total		\$ 491,829	100%
Budgeted Development Costs (38%)		\$ 186,895	
Physical Condition Budget TOTAL		\$ 678,725	
Cost with Escalation to June 2021		\$ 773,746	
Cost with Escalation to June 2022		\$ 804,696	
Cost with Escalation to June 2023		\$ 836,884	

92% of deficiencies in these areas:

- **(28%) Roofs:** Newer roof installed on gym and C-Wing. New asphalt shingle roof needed on D-Wing.
- **(23%) Parking Lots:** Budget to repair/replace sections of asphalt with alligating and areas in need of slurry coat.
- **(17%) Exterior Windows:** Majority of wood windows with single-pane and deteriorating frames/sashes have been replaced. A few remaining on C3, east stairwell, and gym. ~30% of metal windows are single pane.
- **(10%) Floor Finishes:** Majority of original resilient tile floors have been replaced. Remaining to be replaced is in hallway outside of library, staff kitchen behind stage, C2, and C3.
- **(9%) Plumbing:** Budget set aside for replacing original toilets/sinks in east restroom.
- **(5%) Site Lighting:** Budget to expand site lighting.

Remaining:

- Install new fire panel; upgrade library lighting; increase camera coverage; kitchen equipment upgrades; install new partitions in east restroom.

[1] Percentages may not sum due to rounding



Year Built: 1981

Level 1	Level 2 or 3	Sauvie Island	% of Total ^[1]
B. SHELL	Exterior Walls	\$ 112,481	18%
	Exterior Windows	\$ 50,282	8%
C. INTERIORS	Floor Finishes	\$ 116,539	19%
	Ceiling Finishes	\$ 3,639	1%
D. SERVICES	HVAC	\$ 45,708	7%
	Voice / Data System	\$ 45,359	7%
	Closed Circuit Surveillance	\$ 5,500	1%
	Intrusion Alarm System	\$ 3,988	1%
E. EQUIPMENT & FURNISHINGS	Commercial Equipment	\$ 15,000	2%
G. BUILDING SITE WORK	Roadways	\$ 164,947	26%
	Parking Lots	\$ 52,907	8%
	Pedestrian Pavings	\$ 7,541	1%
Physical Condition Budget Sub-Total		\$ 623,890	100%
Budgeted Development Costs (38%)		\$ 237,078	
Physical Condition Budget TOTAL		\$ 860,969	
Cost with Escalation to June 2021		\$ 981,504	
Cost with Escalation to June 2022		\$ 1,020,764	
Cost with Escalation to June 2023		\$ 1,061,595	

93% of deficiencies in these areas:

- **(34%) Roadways/Parking Lots:** Extensive need for asphalt repair/replace.
- **(19%) Floor Finishes:** Remove and replace all carpet.
- **(18%) Exterior Walls:** Majority of cinder block (including vocational building) is in need of painting; include sanding/painting metal window frames and many exterior doors. Prep and seal cedar shingles (budget increased to account for sections being replaced, especially at roofline).
- **(8%) Exterior Windows:** Windows are fogged but functional, plan for replacement.
- **(7%) HVAC:** Plan for replacement of gym air handler and furnace repair/replace.
- **(7%) Voice / Data:** Staff noted that telephone system is unreliable, and needs replaced.

Remaining:

- Replace convection oven, stovetop/oven combo, and dishwasher; increase camera coverage; repair/replace select heaving sidewalk panels.

[1] Percentages may not sum due to rounding





Year Built: 1931 1966 1959 1981

Level 1	Level 2 or 3	MS Main	MS Science	MS Voc/Caf	MS Gym
B. SHELL	Exterior Walls	\$ 356,350			
	Exterior Windows	\$ 203,954	\$ 33,004	\$ 28,732	
	Roofs	\$ 48,448			
C. INTERIORS	Floor Finishes	\$ 38,668	\$ 66,745		
	Ceiling Finishes	\$ 181,966	\$ 48,586		
D. SERVICES	Domestic Water Distribution	\$ 600,000	\$ 89,320		
	HVAC	\$ 2,560,414	\$ 322,191	\$ 40,571	
	Fire Protection	\$ 445,817	\$ 44,660	\$ 54,899	
	Closed Circuit Surveillance	\$ 6,066	\$ 982	\$ 1,207	\$ 1,580
E. EQUIPMENT & FURNISHINGS	Institutional Equipment	\$ 7,506			
	Moveable Furnishings	\$ 272,949	\$ 44,169	\$ 36,197	
G. BUILDING SITE WORK	Water Supply	\$ 311,531			
	Sanitary Sewer	\$ 89,009			
	Storm Sewer	\$ 145,998			
	Heating Distribution		\$ 75,411		
	Site Lighting	\$ 24,641	\$ 3,988	\$ 4,902	
Other	Other	\$ 91,249			

Physical Condition Budget Sub-Total	\$ 5,384,566	\$ 729,055	\$ 166,507	\$ 1,580
Budgeted Development Costs (38%)	\$ 2,046,135	\$ 277,041	\$ 63,273	\$ 600
Physical Condition Budget TOTAL	\$ 7,430,701	\$ 1,006,096	\$ 229,780	\$ 2,180
Cost with Escalation to June 2021	\$ 8,470,999	\$ 1,146,950	\$ 261,950	\$ 2,486
Cost with Escalation to June 2022	\$ 8,809,839	\$ 1,192,828	\$ 272,428	\$ 2,585
Cost with Escalation to June 2023	\$ 9,162,232	\$ 1,240,541	\$ 283,325	\$ 2,689

Total	% of Total [1]
\$ 356,350	6%
\$ 265,689	4%
\$ 48,448	1%
\$ 105,413	2%
\$ 230,552	4%
\$ 689,320	11%
\$ 2,923,175	47%
\$ 545,376	9%
\$ 9,834	0%
\$ 7,506	0%
\$ 353,316	6%
\$ 311,531	5%
\$ 89,009	1%
\$ 145,998	2%
\$ 75,411	1%
\$ 33,530	1%
\$ 91,249	1%
\$ 6,281,709	100%
\$ 2,387,049	
\$ 8,668,758	
\$ 9,882,384	
\$10,277,679	
\$10,688,786	

92% of deficiencies in these areas:

- **(47%) HVAC:** Full replacement of aging steam boiler; new hot water return and supply; new controls; add air handlers and ductwork for ventilation.
- **(11%) Domestic Water Distribution:** Original, leaking, scaling, and constricted resulting in poor pressure and flow.
- **(9%) Fire Protection:** Add sprinklers and standpipes
- **(6%) Exterior Walls:** Seal and protect exterior
- **(6%) Moveable Furnishings:** Upgrade desks and tables for appropriate age and use for current instructional trends
- **(5%) Water Supply:** Original lines are brittle and need replacement
- **(4%) Exterior Windows:** Windows are fogged with seals failing and/or single pane
- **(4%) Ceiling Finishes:** Remove/replace all popcorn ceilings

Remaining:

- Remove older floor tile likely containing asbestos; repair/replace original brittle sanitary sewer lines; reduce height and reinforce chimney; improve site lighting; increase surveillance cameras

[1] Percentages may not sum due to rounding





Year Built: 1972 1972 1981

Level 1	Level 2 or 3	HS Main	HS CTE	HS Grandstand
B. SHELL	Exterior Windows	\$ 398,862		
C. INTERIORS	Ceiling Finishes	\$ 34,870		
D. SERVICES	HVAC	\$ 1,138,740	\$ 57,959	
	Closed Circuit Surveillance	\$ 12,594	\$ 1,724	
E. EQUIPMENT & FURNISHINGS	Commercial Equipment	\$ 10,000		
	Institutional Equipment	\$ 28,260		
G. BUILDING SITE WORK	Roadways			\$ 10,000
	Site Lighting			\$ 42,583
Physical Condition Budget Sub-Total		\$ 1,623,326	\$ 59,682	\$ 52,583
Budgeted Development Costs (38%)		\$ 616,864	\$ 22,679	\$ 19,981
Physical Condition Budget TOTAL		\$ 2,240,190	\$ 82,362	\$ 72,564
Cost with Escalation to June 2021		\$ 2,553,816	\$ 93,892	\$ 82,723
Cost with Escalation to June 2022		\$ 2,655,969	\$ 97,648	\$ 86,032
Cost with Escalation to June 2023		\$ 2,762,208	\$ 101,554	\$ 89,474

Total	% of Total [1]
\$ 398,862	23%
\$ 34,870	2%
\$ 1,196,699	69%
\$ 14,318	1%
\$ 10,000	1%
\$ 28,260	2%
\$ 10,000	1%
\$ 42,583	2%
\$ 1,735,591	100%
\$ 659,525	
\$ 2,395,116	
\$ 2,730,432	
\$ 2,839,649	
\$ 2,953,235	

92% of deficiencies in these areas:

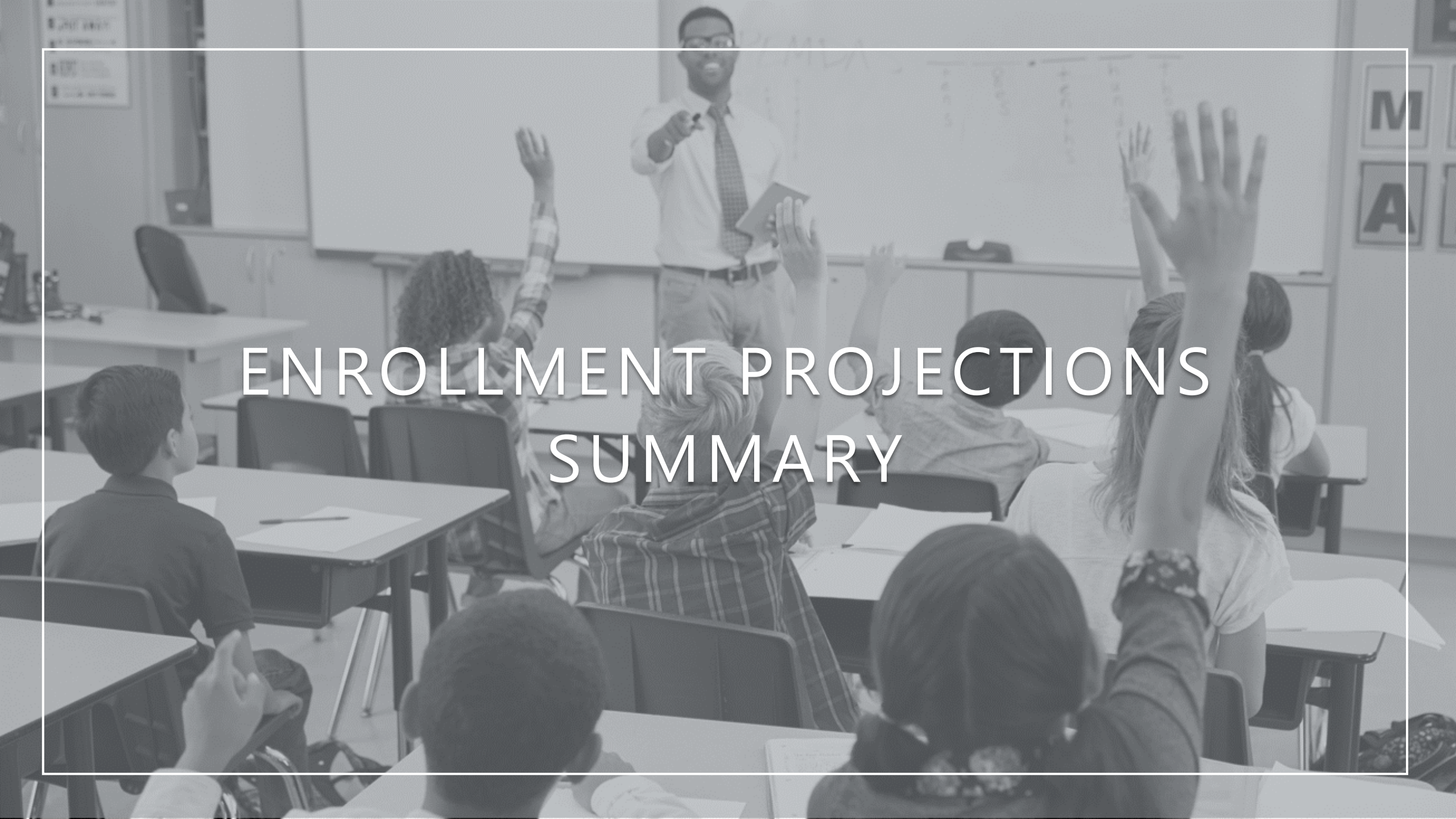
- **(69%) HVAC:** Air handlers are maintenance-heavy due to age and condition; parts are obsolete and difficult to order; replace all except at theater addition. Pneumatics are original, leaking, and unable to adequately control temperature, replace with direct digital control (DDC), allowing zones, schedules, automation, and tie CTE to main building.
- **(23%) Exterior Windows:** Majority of windows in the main building (not including theater addition) are single pane.

Remaining:

- Increase surveillance cameras; replace aging wood lighting pole on football field; small areas of asphalt repair/replace.

[1] Percentages may not sum due to rounding





ENROLLMENT PROJECTIONS SUMMARY



- Over the past ten years, student enrollment in the Scappoose School District has decreased by 238 students
- The four-year span from 2016-17, the height of enrollment in this time period, to 2019-20, the year before COVID-19, enrollment trickled down with a decrease of 38 students.
- From 2019-20 to 2021-22, there has been a loss of 298 students.

Historical Enrollment - District-wide

Grade	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
K	125	125	136	124	134	132	127	131	114	126
1	118	124	142	153	135	137	147	134	97	121
2	143	126	128	150	162	138	144	143	102	98
3	126	149	129	143	156	161	143	160	119	108
4	137	131	153	137	160	159	169	147	126	108
5	135	146	136	161	135	170	155	174	124	143
6	175	142	148	155	158	139	169	163	166	118
7	174	170	148	149	150	168	145	190	150	162
8	179	190	177	168	150	156	172	140	170	151
9	197	186	209	211	198	176	187	183	145	198
10	173	192	195	212	207	201	173	183	175	139
11	178	169	169	182	202	185	196	168	163	158
12	173	171	147	182	184	186	175	177	153	165
Grand Total	2,033	2,021	2,017	2,127	2,131	2,108	2,102	2,093	1,804	1,795

Source: Scappoose School District (2012-13 through 2019-20, 2021-22); Oregon Department of Education (2020-21)

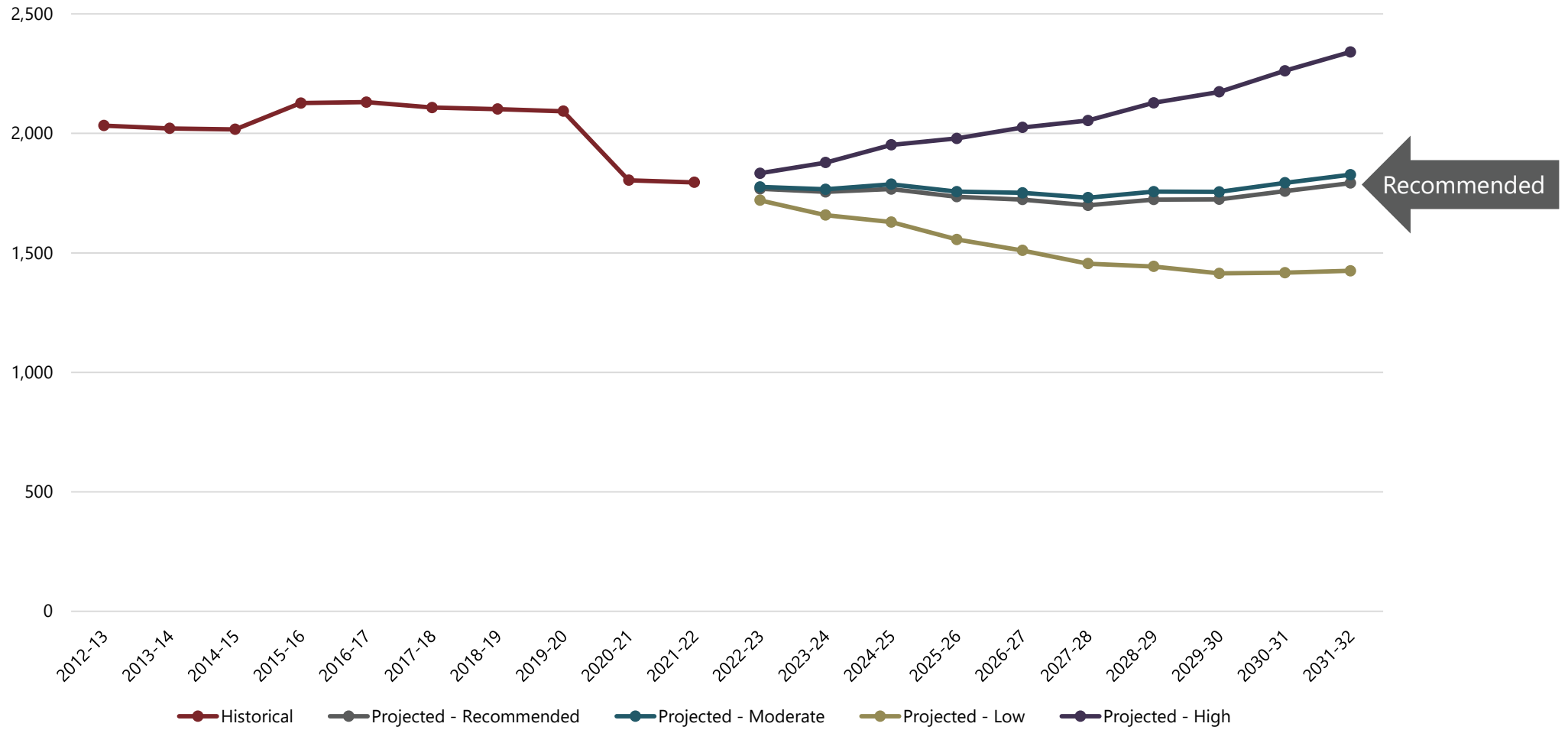
Historical Enrollment - District-wide

Grade	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
K - 3	512	524	535	570	587	568	561	568	432	453
4 - 6	447	419	437	453	453	468	493	484	416	369
7 - 8	353	360	325	317	300	324	317	330	320	313
9 - 12	721	718	720	787	791	748	731	711	636	660
Grand Total	2,033	2,021	2,017	2,127	2,131	2,108	2,102	2,093	1,804	1,795

Source: Scappoose School District (2012-13 through 2019-20, 2021-22); Oregon Department of Education (2020-21)



HISTORICAL & PROJECTED ENROLLMENT - SCAPPOOSE SCHOOL DISTRICT





- The recommended model projects a steady decline of 96 students from an enrollment of 1,795 in 2021-22, to 1,699 in 2027-28.
- An uptick of 93 students is projected from an enrollment of 1,699 in 2027-28 to 1,792 in 2031-32.
- This uptick, returns enrollment to 2021-22 levels.

Projected Enrollment - Recommended - District-wide

Grade	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K	127	123	131	130	129	129	129	129	129	129
1	131	132	128	136	135	133	134	134	134	134
2	121	131	132	128	137	135	134	134	135	134
3	101	125	135	136	132	141	139	138	138	138
4	108	101	125	135	136	132	141	140	138	139
5	110	111	103	128	138	139	135	144	143	141
6	142	110	110	103	128	138	139	135	144	142
7	120	144	111	112	104	129	140	140	136	145
8	162	120	144	111	112	104	129	140	141	137
9	170	183	135	163	126	126	118	146	157	159
10	196	169	181	134	161	124	125	117	144	156
11	129	182	157	169	124	150	116	116	108	134
12	151	124	175	150	161	119	144	111	111	104
Grand Total	1,768	1,755	1,767	1,735	1,723	1,699	1,723	1,724	1,758	1,792

Source: Cooperative Strategies

Projected Enrollment - Recommended - District-wide

Grade	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K - 3	480	511	526	530	533	538	536	535	536	535
4 - 6	360	322	338	366	402	409	415	419	425	422
7 - 8	282	264	255	223	216	233	269	280	277	282
9 - 12	646	658	648	616	572	519	503	490	520	553
Grand Total	1,768	1,755	1,767	1,735	1,723	1,699	1,723	1,724	1,758	1,792

Source: Cooperative Strategies

A grayscale photograph of a modern chemistry classroom. The room features rows of white, perforated plastic chairs and light-colored wooden desks. In the background, a wall is decorated with a pattern of hexagons, some of which are filled with chemical structures and formulas. A large whiteboard is visible on the right side of the room. The ceiling has recessed lighting. The text "NEXT STEPS" is overlaid in the center of the image.

NEXT STEPS



Task	Dates	Notes
Community Survey	1/25 – 2/7	Coordinated by Tim Porter
Community Meeting(s)	Early March '22	Present findings, gather feedback
Options Planning	Early March '22	Work session with cabinet, review each school, each space type



THANK YOU!