

Study & Survey

Reardan-Edwall School District #358
Reardan, Washington

Summary Report, March 2024

Superintendent
Eric Sobotta

Board of Directors
Ryan Clouse
Jennifer Cox
Simon Butterfield
Tessa Wicks
Lane Collier

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REARDAN-EDWALL SCHOOL DISTRICT NO. 9

RESOLUTION NO. 06-2023/24

A Resolution of the Board of Directors adopting the Study and Survey for the Reardan-Edwall School District.

WHEREAS, the Reardan-Edwall School District Board of Directors has reviewed the Study and Survey conducted under contract by ALSC Architects; and

WHEREAS, the Board is in agreement with the results of the Study and Survey.

THEREFORE, BE IT RESOLVED by the Board of Directors of the Reardan-Edwall School District No 009, Lincoln County, State of Washington to accept the Study and Survey as final and the Board authorizes the submission of the Study and Survey to OSPSI in compliance with WAC 392-341-025.

Dated this 22nd day of May, 2024, at a regular meeting of the Board of Directors, Reardan-Edwall School District No. 9.

ATTEST:

Chairman, Board of Directors

Secretary to the Board

Board of Directors

Board of Directors

Board of Directors

Board of Directors

Preliminaries
Executive Summary

Preliminaries
Executive Summary

With Changes in student enrollment and the aging of the District's facilities, the need to periodically review it's educational facilities is necessary.

As part of this review, a detailed Study and Survey, pursuant to the requirements of WAC 392-341-025, was undertaken by Reardan-Edwall School District #9. This Study and Survey is being submitted pursuant to the above WAC requirement in order to qualify for State assistance in financing of school construction projects.

The major objective for the Study and Survey is the development of a long range school facility improvement plan addressing existing facility conditions and projected future needs. The Reardan-Edwall Facilities Study Committee, made up of citizens, staff and consultants, was given a task of defining a sound, workable plan of action which will result in school facilities that are adequate in capacity, safe, healthful and capable of supporting the specific needs of the defined educational program.

This Study and Survey presents a description of the long range school facility plan, along with the supporting demographic, technical and educational program data. Input received from community, staff, administrators, and School Board Members.

Key Contributors and Preparers

Eric Sobotta	Superintendent
Jim Porter	RESD Facitlies Director
Cassandra Becker	PIE
Jenny Cox	School Board Member
Tessa Wicks	School Board Member
Jamie Mikelson	Elementary School Principal
Debi Newsum	Middle School Principal
JoLynn Ray	High School Principal
Jill Schwartz	Grandparent, community member
Nick Landt	Parent
Shannon Landt	Parent, staff
Gail Daniels	Mayor
Tawnja Monek	PIE Secretary
Brittany Durham	PIE President
Samijo Tinsley	Community member
Jenny McCain	Parent, substitute teacher
Mike McCain	RESD Transportation Director
Justin Flaa	RESD Finance Director
Jared Flaa	Parent
Jason Baldwin	Teacher
Ken Murphy	ALSC Architects
Jodi Kittel	ALSC Architects
Denise Tlatelpa	ALSC Architects

Summary of Existing School Facility Physical Conditions and Needs:

- Evaluation of the architectural, structural, mechanical and electrical components by architectural and engineering consultants.
- The evaluation of the educational adequacy of each facility by the Facilities Committee.

The result of the above facility analysis was the identification of inadequacies in facilities which need future corrections in order to provide an adequate educational environment. Basically, the facility improvements identified are:

1. High School:

- Modernize existing main High School Building & Vo-technical Educational Building.
- The Office of Superintendent of Public Instruction's projection growth of students in the Reardan-Edwall School District indicates significant increase in the number of students. This projection results in unhoused students based on the District's current facility capacity.

2. Middle School:

- Provide additional classroom space attached to the High School or at the NE District property.

Chapter 1

An Inventory & Area Analysis Of Existing School Facilities

- Reardan-Edwall Area Analysis
- Overall Reardan-Edwall School District Site Plan
- Reardan-Edwall Elementary School / Addition / Smith Gym
- Reardan High School
- Vocational Education Building

Building Name	Building Number/ Letter *(if Applicable)*	Building Area Description	Building Area Number/Letter *(if Applicable)*	Year of Board-Accept Date of Original Construction *(See Note 1)*	SCAP-Funded Original Construction? *(Y/N/DK - See Note 2)*	Year of Board-Accept Date of Modernization *(See Note 1)*	SCAP-Funded Modernization? *(Y/N/DK - See Note 2)*	Non-Recognized SF *(Optional)*	SCAP-Recognized SF
Reardan Elementary		Elementary	A	1954	DK	11/17/21	Y	0	37,600
		Elementary Addition	B	11/17/2021	Y			0	7,512
							SUBTOTAL	**0**	**45,112**
		Smith Gym	C	1960	DK	11/17/21	Y	0	14,515
							SUBTOTAL	**0**	**14,515**
		Early Learning Center - N						2,150	0
		Early Learning Center - S						2,150	0
							SUBTOTAL	**4.300**	**0**
Reardan Middle/High School		Original Building	A	1979	DK			0	19,942
		District Offices		1979	DK			2,540	0
		HS Gym		1979	DK			0	20,702
							SUBTOTAL	**2,540**	**40,644**
		Agriculture Building	B	1978	DK			0	7,659
							SUBTOTAL	**0**	**7,659**
Other		Ag/Comp. Lab Portable						2.160	0
		Bus Garage						4,352	0
		Facilities Warehouse						2,745	0
		Math Portable						2,160	0
		SPED Portable						2,160	0
							SUBTOTAL	**13,577**	**0**

OSPI							**TOTAL**	**20,417**	**107,930**

NOTES:

1. Board-acceptance date is required for all buildings and additions constructed after January 1, 1993, whether SCAP-funded or not.

2. Don't Know (DK) is not accepted for all buildings or building areas constructed or modernized after January 1, 1993.

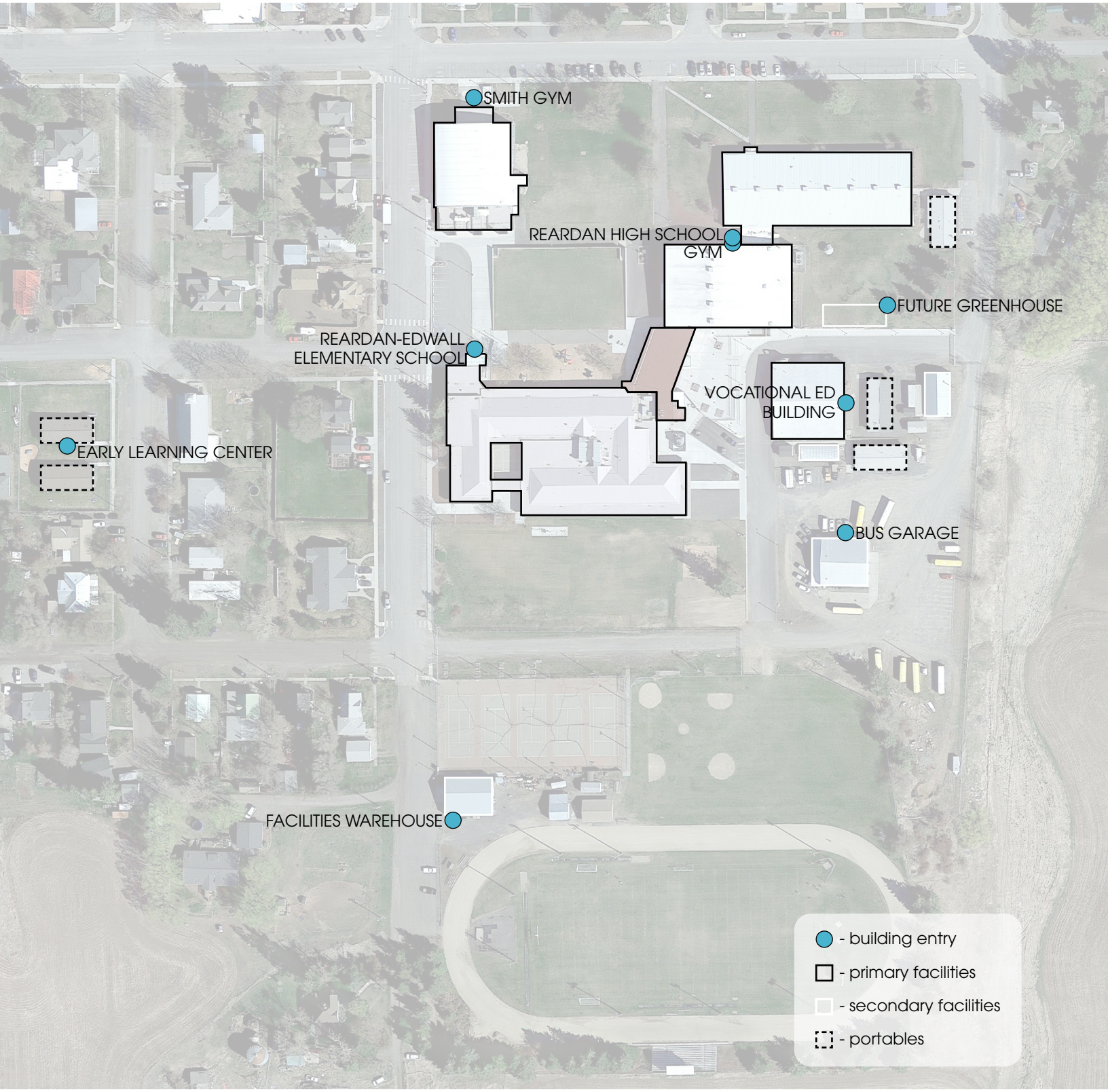
3. All Square Footage take offs use CAD Polyline calculations measured to the outside wall.

4. Area calculations are in accordance AIA Document D-101 and WAC 392-343-019.

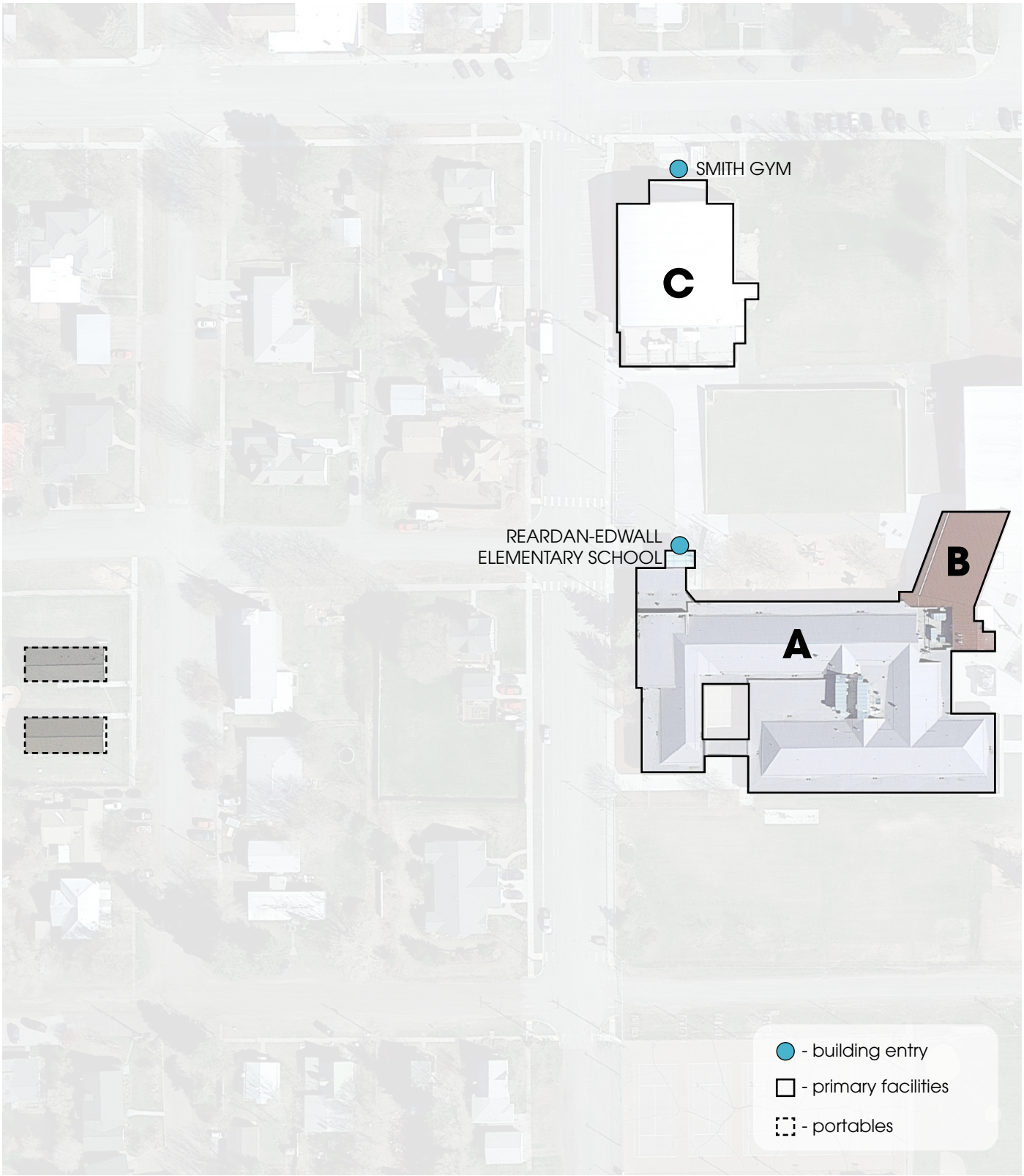
5. All covered play areas and covered outdoor learning areas are calculated to the eave line, and counted at 1/2 the SF.

6. All building and area names, dates, and SF figures are exactly equal to data shown on area analysis plans and data entered in ICOS.

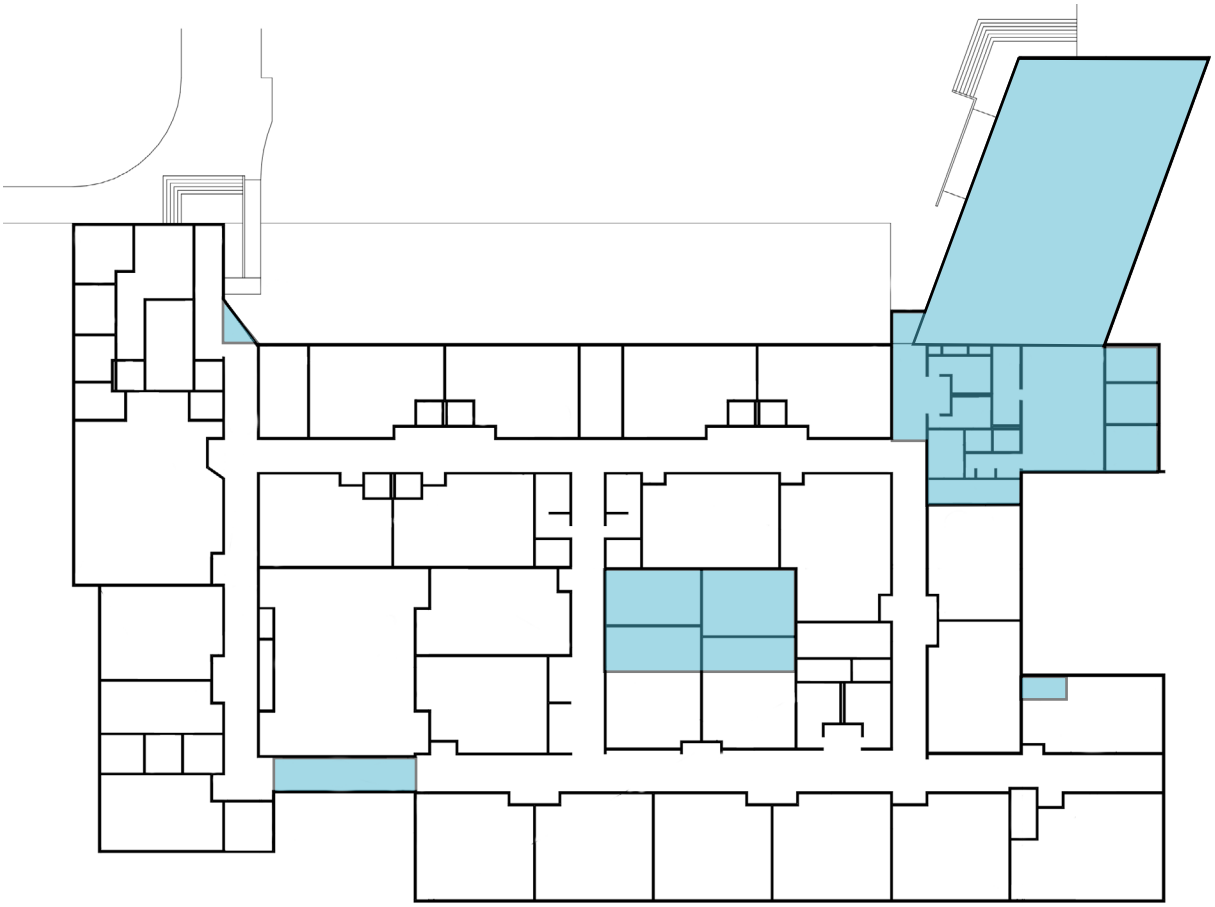
Chapter 1: Overall Reardan-Edwall School District Site Plan



Chapter 1: Reardan-Edwall Elementary School / Addition and Smith Gym
Site plan



Chapter 1: Reardan-Edwall Elementary School / Addition
Floor plan



A - 1954 Elementary

B - 2019 Addition

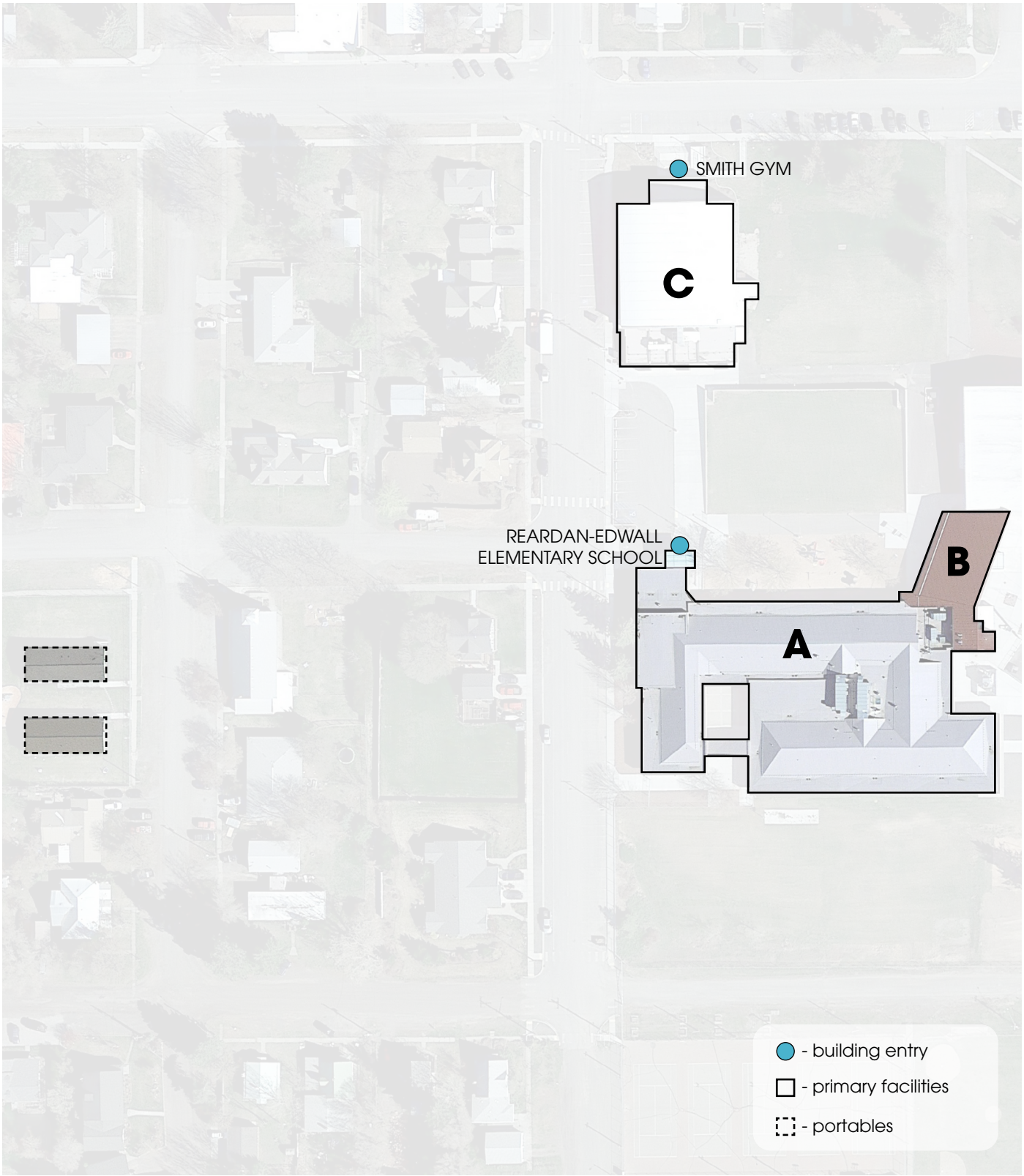
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REARDAN ELEMENTARY SCHOOL

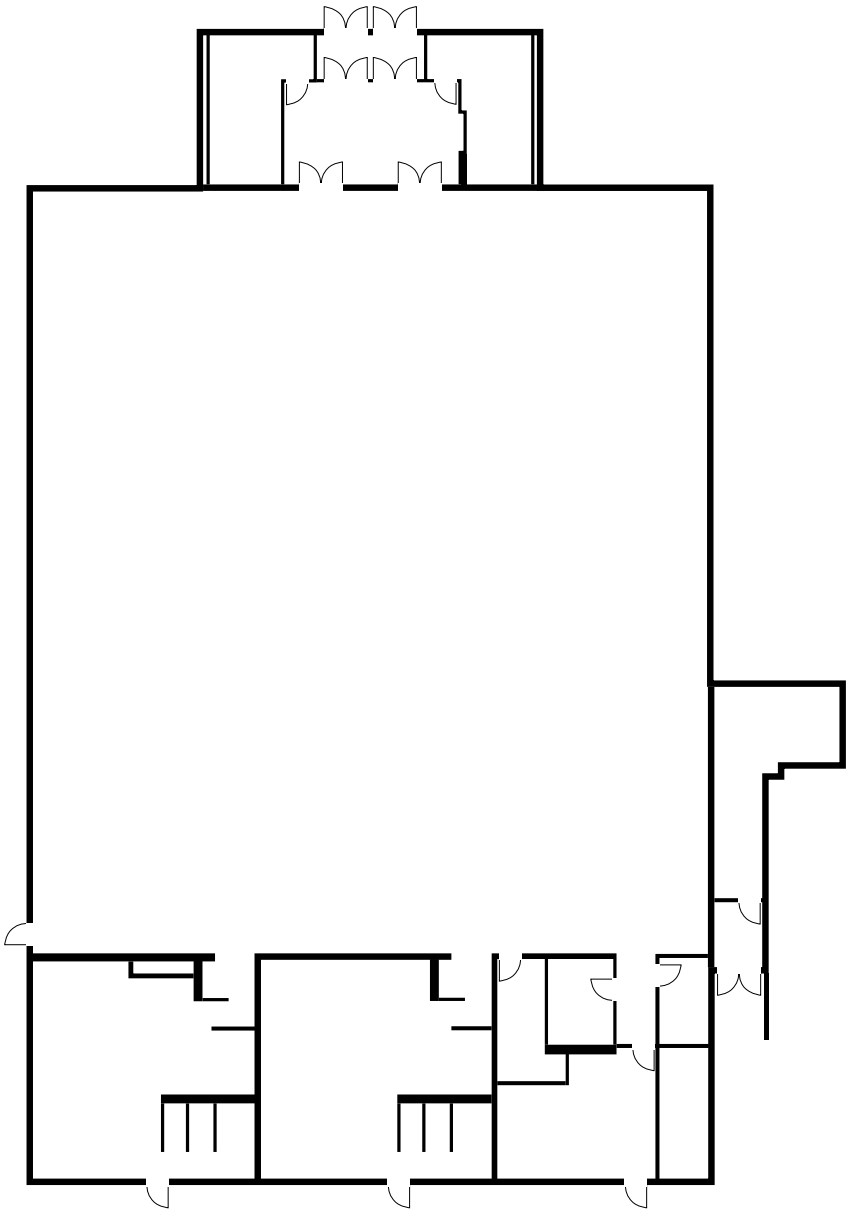
not to scale

Building Name	Building Number/ Letter *(if Applicable)*	Building Area Description	Building Area Number/Letter *(if Applicable)*	Year of Board-Accept Date of Original Construction *(See Note 1)*	SCAP-Funded Original Construction? *(Y/N/DK - See Note 2)*	Year of Board-Accept Date of Modernization *(See Note 1)*	SCAP-Funded Modernization? *(Y/N/DK - See Note 2)*	Non-Recognized SF *(Optional)*	SCAP-Recognized SF
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							SUBTOTAL	**0**	**45,112**
		Early Learning Center - N						2,150	0
		Early Learning Center - S						2,150	0
							SUBTOTAL	**4.300**	**0**

Chapter 1: Reardan-Edwall Elementary School / Addition and Smith Gym
Site plan



Chapter 1: Reardan-Edwall Smith Gym
Floor plan



N

SMITH GYMNASIUM

not to scale

Building Name	Building Number/ Letter *(if Applicable)*	Building Area Description	Building Area Number/Letter *(if Applicable)*	Year of Board-Accept Date of Original Construction *(See Note 1)*	SCAP-Funded Original Construction? *(Y/N/DK - See Note 2)*	Year of Board-Accept Date of Modernization *(See Note 1)*	SCAP-Funded Modernization? *(Y/N/DK - See Note 2)*	Non-Recognized SF *(Optional)*	SCAP-Recognized SF
Reardan Elementary		Smith Gym	C	1960	DK	11/17/21	Y	0	14,515
							SUBTOTAL	**0**	**14,515**

Chapter 1: Reardan-Edwall Elementary School / Addition Systems Narrative

Architectural Report - ALSC Architects

CURRENT ARCHITECTURAL CONDITIONS

Built in 1950 and renovated and expanded in 2018, the 44,785 sf building houses elementary school and several middle school spaces. There is one courtyard, which is bordered by classrooms on two sides and circulation space on two sides.

The exterior of the building is generally made up of brick veneer over CMU with furring and gypsum wallboard on the interior side, though the commons addition is predominantly glass. Windows were replaced with aluminum storefront and insulated glazing in the 2018 renovation.

Interior walls consist of gypsum wallboard over wood studs. Interior floor finishes include linoleum tile and sheet flooring in the hallways, toilet rooms, multi-purpose room, and a portion of each classroom. The majority of the classroom areas are carpet, as is the library and administration offices. Ceilings are generally acoustic lay in tile, with gyp soffit accents in the hallways. The ceiling in the commons is exposed to structure.

Four interior classrooms do not have exterior windows but do have light tubes at the ceiling to provide some natural light.

The school administration suite is at the front of the building and has clear line of sight to the main entry doors. Most classrooms have doors directly to the exterior. All exterior doors are tied to the security system, with select doors having card reader access. The building appears to be ADA compliant.

Structural Report - DCI Engineers

CURRENT STRUCTURAL CONDITION

The structural system for the roof of the original building consists of plywood roof sheathing over open-web wood trusses and conventional wood framing. These members bear primarily on wood-framed bearing walls at the interior and on CMU bearing walls at the exterior perimeter. When the building was renovated in 2018, new pre-engineered trusses were added above the existing roof as an "overbuild". New glu-lam beams, as well as new wood and steel columns, were also installed in the overbuild areas. A new addition, which connects the Elementary/ Middle School to the High School, was also constructed in 2018. The addition utilizes a metal deck roof diaphragm, which is supported by glu-lam beams. Steel columns provide gravity support and steel braced frames provide lateral resistance to wind/ seismic forces. Conventional concrete spread footings are utilized for foundation support of the original building and the new addition. The overall structural condition of this building is good. It does not appear that any seismic upgrades were completed as part of the 2018 renovations.

The building likely does not meet the International Building Code requirements for seismic loading and detailing due to changes in the code related to structural design parameters and the establishment of seismic use groups and occupancy importance factors. Upgrading the structural systems of the building to meet the 2021 IBC would be a low priority for the district.

Chapter 1: Reardan-Edwall Elementary School / Addition Systems Narrative

Mechanical Report - MSI Engineers

HVAC SYSTEMS:

The building is conditioned with a terminal heat pump system with ventilation via a dedicated outside air system. These terminal units are located in a mezzanine built over the corridors and the DOAS units are on the roof. Large, single zone heat pump roof top units serve the commons and kitchen. All systems are fully ducted.

A heat pump water loop is circulated via two redundant hydronic pumps. Supplemental heat to the loop is provided by two natural gas fired boilers while a ground mounted cooling tower provides supplemental cooling.

The building is controlled by an Automated Logic direct digital control system.

PLUMBING SYSTEMS:

Domestic hot water is provided by two natural gas fired water heaters. A recirculation pump feed the hot water recirc system. Faucets and flush valves are sensor operated in high use areas (gang bathrooms) and manual in single use restrooms, classroom sinks, etc.

FIRE PROTECTION:

The building is fully sprinkled.

Electrical Report - MSI Engineers

ELECTRICAL UTILITY:

A 1600A, 120/208V, 3-Phase, 4-Wire service is provided. Service has recently been updated/upgraded and is in good working condition.

GENERAL POWER:

Power distribution including panels, switchboards, receptacles, etc. have recently been upgraded/updated and are in good working order.

GENERAL LIGHTING:

Lighting has been recently updated/ upgraded and is in good working order.

LIGHTING CONTROLS:

Local controls such as occupancy sensors, switching, dimming, etc. have recently been upgraded and are in good working order. Central lighting controller and associated control boards were not up graded and are currently obsolete. Controller will need to be updated/upgraded in the near future to ensure it remains in good working order and to ensure spare parts are readily available.

Chapter 1: Reardan-Edwall Smith Gym Systems Narrative

Architectural Report - ALSC Architects

CURRENT ARCHITECTURAL CONDITIONS

Built in 1960 and renovated in 2018, Smith Gym consists of 13,988 sf. The exterior of the building is brick masonry, with CMU interior walls in the gym itself.

The interior of the gym has exposed wood truss framing at the roof, and wood floors. Although some of the wall base is missing, the space is in good condition.

The locker rooms have exposed systems at the ceiling, with gyp above. Walls are wood framed, lockers have concrete base, and the floor concrete floor is epoxy coated. The epoxy floor is in need of being replaced. Support spaces including an office, storage room, family restroom and custodial closet are adjacent to the locker rooms. The family restroom has FRP wainscot and a shower insert.

The public toilet rooms off of the main entry were also included in the 2018 renovation and were reconfigured to meet accessibility standards. Walls are wood framed, with FRP wainscot.

Structural Report - DCI Engineers

CURRENT STRUCTURAL CONDITION

The building structural system consists of what appears to be a wood roof system, unreinforced masonry walls and a concrete slab-on-grade floor. The overall structural condition of this building is good. Masonry walls in the lobby exhibit some settlement cracks at the doors to the restrooms.

The building likely does not meet the International Building Code requirements for seismic loading and detailing due to changes in the code related to structural design parameters and the establishment of seismic use groups and occupancy importance factors. The ends of the primary trusses did appear to be tied to the masonry walls to resist out-of-plane loading. In addition, truss bridging, which was added in the 2018 remodel, is also tied to the exterior walls. If the building were to undergo another remodel, it would be important to review the adequacy of these connections to minimize the risk of the walls falling away from the building in an earthquake. Additional upgrading of the structural systems to meet the 2021 IBC would be a low priority for the district.

Chapter 1: Reardan-Edwall Smith Gym Systems Narrative

Mechanical Report - MSI Engineers

HVAC SYSTEMS:

The historic gym and associated locker rooms are conditioned by natural gas fired, direct expansion cooled roof top units. These units are located above the locker rooms on the roof. These systems are fully ducted.

A series of electric baseboard and wall mounted unit heaters provide supplemental heat in the lobby and restrooms.

The building is controlled by an Automated Logic direct digital control system.

PLUMBING SYSTEMS:

Domestic hot water is provided by a natural gas fired water heater. A recirculation pump feed the hot water recirc system. Faucets and flush valves are sensor operated in high use areas (gang bathrooms) and manual in single use restrooms, classroom sinks, etc.

FIRE PROTECTION:

The building is fully sprinkled.

Electrical Report - MSI Engineers

ELECTRICAL UTILITY:

Existing service has recently been upgraded/ updated along with associated panels/ switchboards and are in good working condition.

GENERAL POWER:

Power distribution including panels, switchboards, receptacles, etc. have recently been upgraded/updated and are in good working order.

GENERAL LIGHTING:

Lighting has been recently updated/ upgraded and is in good working order.

LIGHTING CONTROLS:

Local controls such as occupancy sensors, switching, dimming, etc. have recently been upgraded and are in good working order.

Chapter 1:Reardan-Edwall Elementary School / Addition
Building Condition Assessment

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2022-2023

Reardan-Edwall
90.00

Reardan Elementary School - Elementary

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied
COMMENTS	Survey star rating comment: Mechanical systems are at the end of their useful life.No faire sprinkler system.In adequate electrical system.Roof needs replacement.

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1950	Area 1	38,109	38,109	37,792	9/1/1950	10/1/1950
	Building Totals	**38,109**	**38,109**	**37,792**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	Deficiencies:	Excessive Heat Loss		
	Causes:	U-Value		
	Exterior Doors and Grilles	B2050		90.00% Good
	Deficiencies:	Rot or Corrosion		

Chapter 1: Reardan-Edwall Elementary School / Addition
Building Condition Assessment

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Causes:*	Security		
	Exterior Louvers and Vents	B2070		90.00% Good
	Deficiencies:	Leaking		
	Causes:	Material Condition		
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Deficiencies:	Fastening Failure, Leaking		
	Causes:	Cracks, Tears, Holes, and Breaks, Faulty Design, Flashing Failure		
	Roof Appurtenances	B3020		90.00% Good
	Deficiencies:	Leaking		
	Causes:	Surface Weathering		
	Horizontal Openings	B3060		90.00% Good
	Deficiencies:	Leaking		
	Causes:	Surface Weathering		
	Overhead Exterior Enclosures	B3080		90.00% Good
	Deficiencies:	Rot or Corrosion		
	Causes:	Other, Surface Damage		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Deficiencies:	Acoustical Transference, Damaged or Missing Materials		
	Causes:	Other		
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Deficiencies:	Deficient Hardware/Operating Parts, Not ADA Compliant, Other		
	Causes:	Other		
	Interior Grilles and Gates	C1040		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Suspended Ceiling Construction	C1070		90.00% Good
	Deficiencies:	Other		
	Causes:	Need to Replace Components, Other		
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Deficiencies:	Cracking, Peeling, Flaking, Surface Appearance		
	Causes:	Other		
	Interior Fabrications	C2020		90.00% Good

Chapter 1: Reardan-Edwall Elementary School / Addition
Building Condition Assessment

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	*Deficiencies:*	Surface Appearance		
	Causes:	Other		
	Flooring	C2030		90.00% Good
	Deficiencies:	Stains, Discoloration		
	Causes:	Deterioration		
	Ceiling Finishes	C2050		90.00% Good
	Deficiencies:	Surface Appearance		
	Causes:	Other, Surface Damage		
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Deficiencies:	Discolored Fixtures		
	Causes:	Excessive Wear		
	Sanitary Drainage	D2020		90.00% Good
	Deficiencies:	Slow Draining		
	Causes:	Defective Pipes, Other		
HVAC	Heating Systems	D3020		90.00% Good
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Cooling Systems	D3030		90.00% Good
	Deficiencies:	System Inefficient		
	Causes:	Equipment Obsolescence		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Deficiencies:	Insufficient Air Flow, Uneven Zone Coverage		
	Causes:	Equipment Obsolescence, Other		
	Ventilation	D3060		90.00% Good
	Deficiencies:	Incomplete Coverage, Stuffy Areas		
	Causes:	Equipment Obsolescence		
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	General Purpose Electrical Power	D5030		90.00% Good
	Deficiencies:	Breakers Tripping		

Chapter 1: Reardan-Edwall Elementary School / Addition Building Condition Assessment

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	*Causes:*	System Undersized		
	Lighting	D5040		90.00% Good
	Deficiencies:	Building Blacked Out in Power Failure, Uneven or Low light Levels		
	Causes:	Other, Physical Damage		
Communications	Data Communications	D6010		90.00% Good
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence, Other		
	Voice Communications	D6020		90.00% Good
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Audio-Video Communications	D6030		90.00% Good
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
Electronic Safety and Security	Electronic Surveillance	D7030		90.00% Good
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence, Insufficient Equipment		
	Detection and Alarm	D7050		90.00% Good
	Deficiencies:	Devices Not Working		
	Causes:	Equipment Obsolescence		
Equipment	Commercial Equipment	E1030		90.00% Good
	Deficiencies:	Other		
	Causes:	Use Deterioration		
	Institutional Equipment	E1040		90.00% Good
	Deficiencies:	Other, Unsightly		
	Causes:	Equipment Obsolescence, Other		
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence, Other		
	Other Equipment	E1090		90.00% Good
	Deficiencies:	Other		
	Causes:	Deterioration		
Furnishings	Fixed Furnishings	E2010		90.00% Good

Chapter 1:Reardan-Edwall Elementary School / Addition
Building Condition Assessment

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	*Deficiencies:*	Surface Deterioration, Unsightly		
	Causes:	Deterioration, Other, Physical Damage		
	Movable Furnishings	E2050	High	90.00% Good
	Deficiencies:	Unsightly		
	Causes:	Deterioration, Other, Physical Damage		

Chapter 1: Reardan-Edwall Smith Gym
Building Condition Assessment

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2022-2023

REARDAN-EDWALL
90.47%

REARDAN MIDDLE SENIOR HIGH SCHOOL - SMITH GYM

Building Details

PROFILE TYPE	Gymnasium
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied
COMMENTS	Survey star rating comment: Outdated mechanical electrical and plumbing sytems. Inadequate ADA accessibility. Does not meet seismic load requirements. Little improvements since construction.

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1960	Area 1	13,921	13,921	13,921		
	Building Totals	**13,921**	**13,921**	**13,921**		

Building Components

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

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2022-2023

REARDAN-EDWALL
90.47%

REARDAN MIDDLE SENIOR HIGH SCHOOL - SMITH GYM

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Comments:	Locker rooms remodeled in past 5 years. New water heater has been installed.		
	Sanitary Drainage	D2020		90.00% Good
HVAC	Heating Systems	D3020		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
	Comments:	Deficiency: no ventilation in locker rooms		
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good

Chapter 1:Reardan-Edwall Smith Gym Building Condition Assessment

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2022-2023

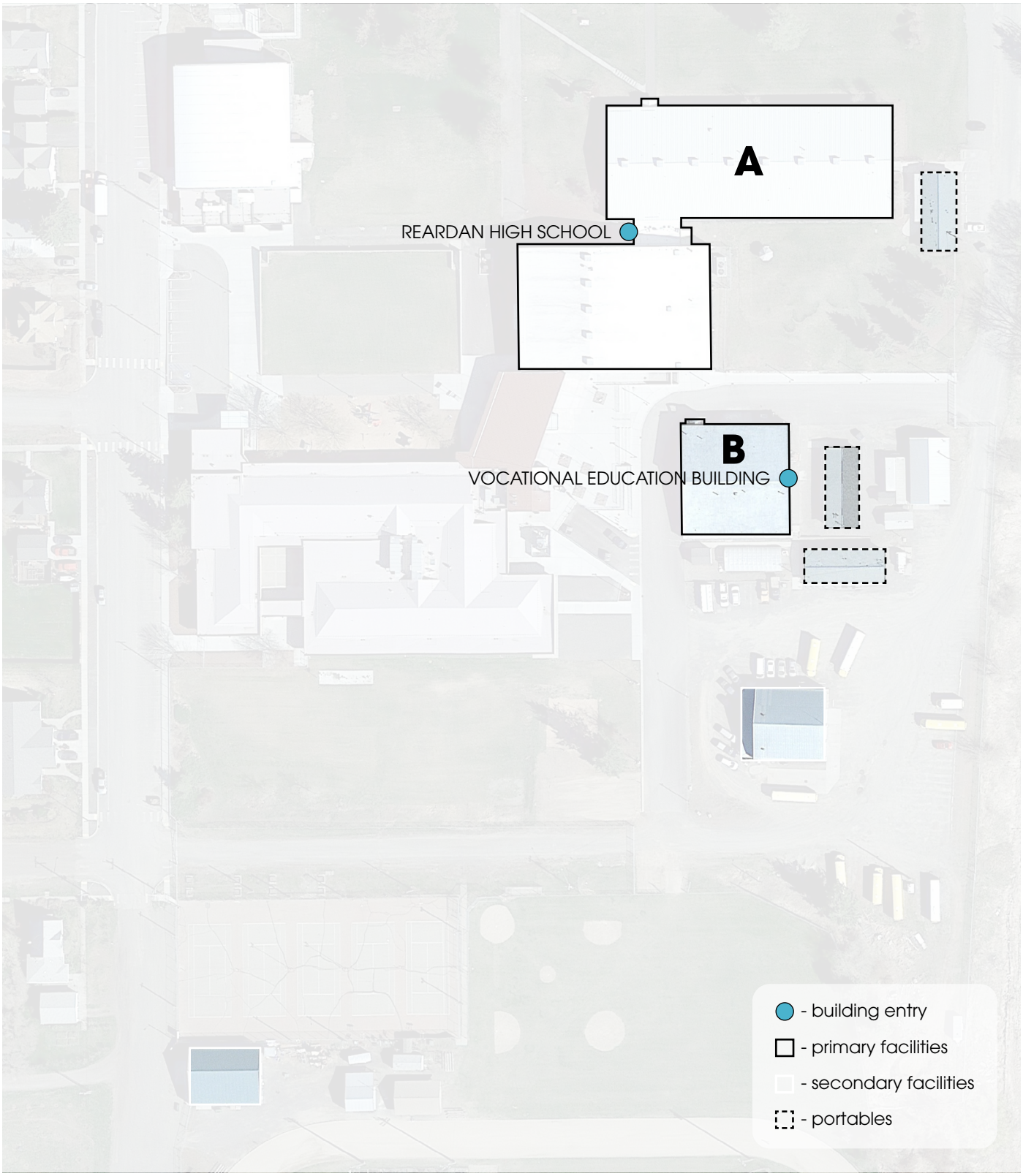
REARDAN-EDWALL
90.47%

REARDAN MIDDLE SENIOR HIGH SCHOOL - SMITH GYM

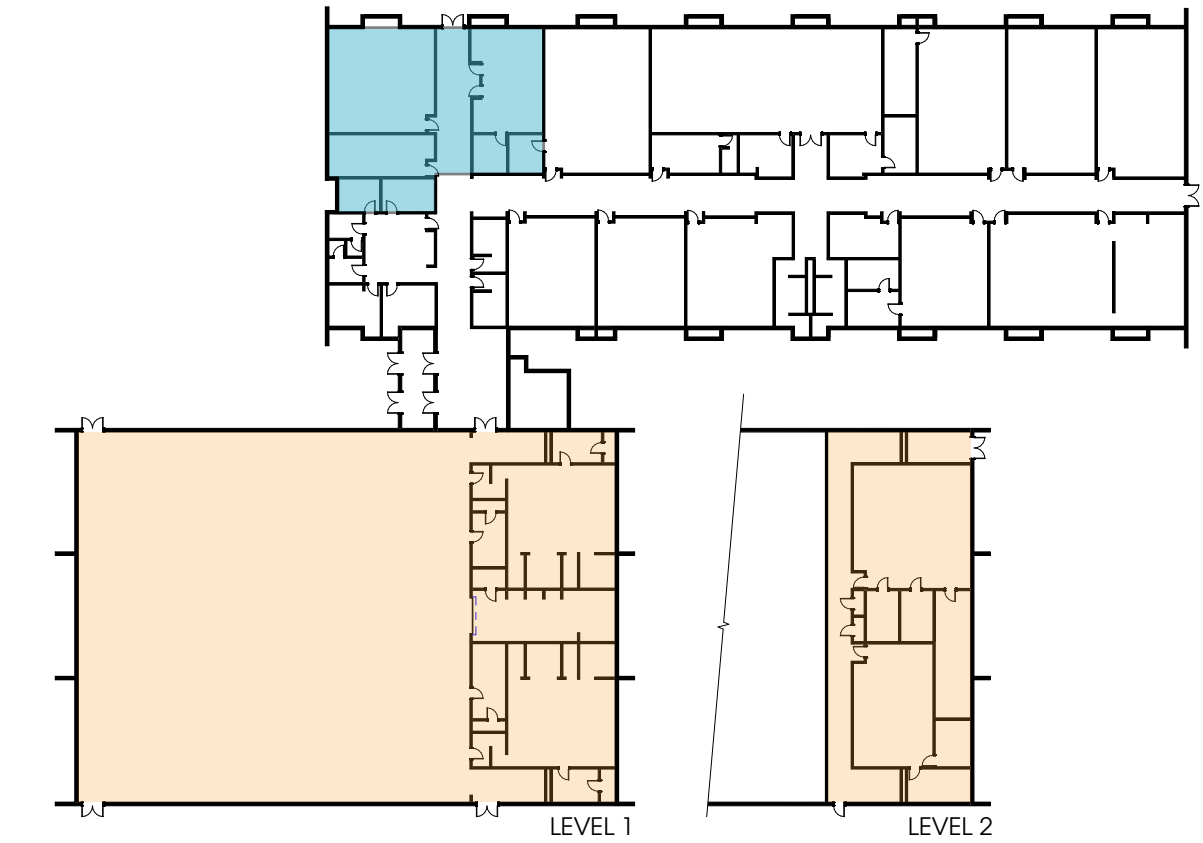
Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
Electronic Safety and Security	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Equipment	Commercial Equipment	E1030		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Comments:	Deficiency: Bleachers are at the end of useful life		

Chapter 1: Reardan High School and Vocational Education Building
Site plan

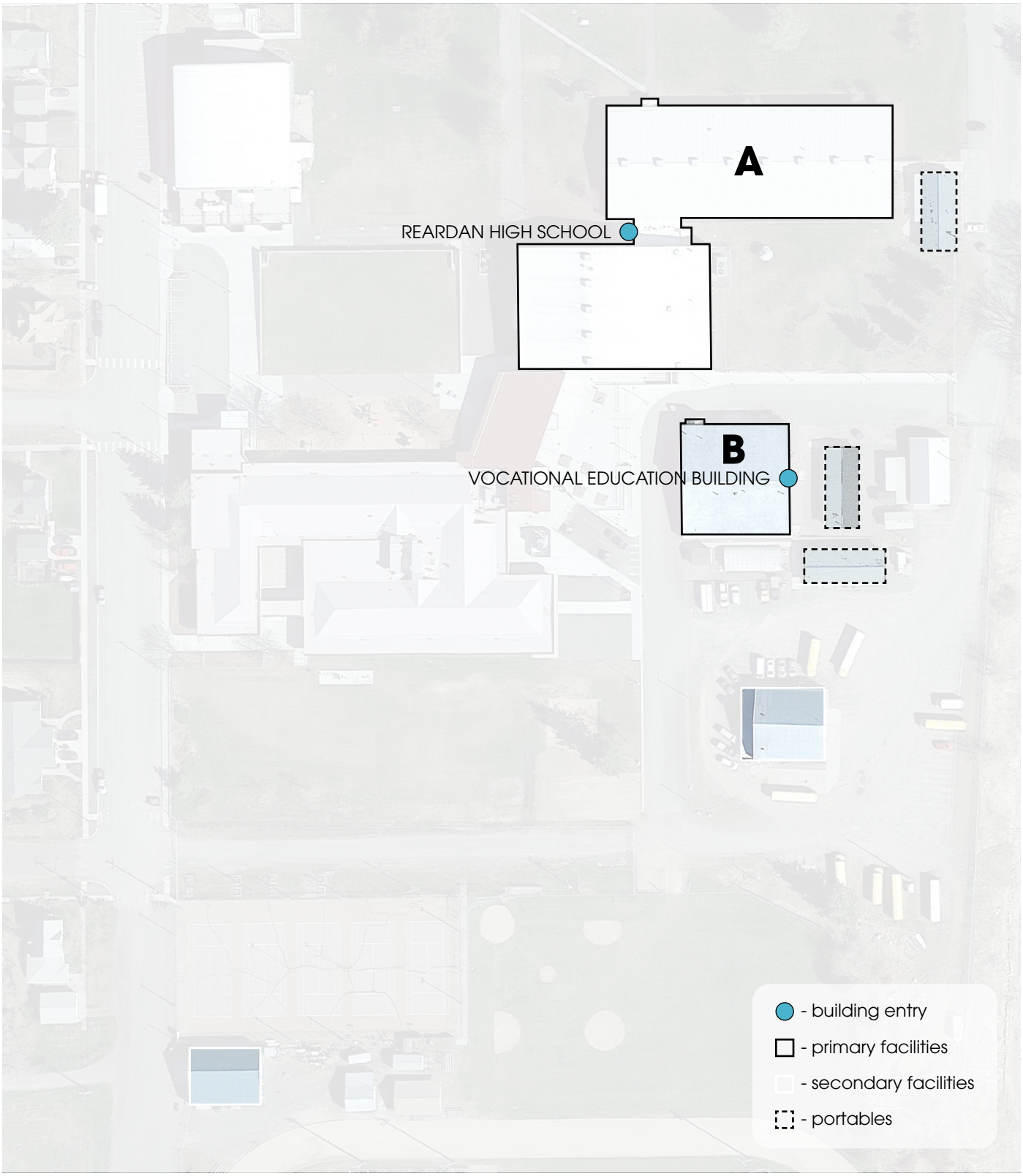


Chapter 1: Reardan High School
Floor plan

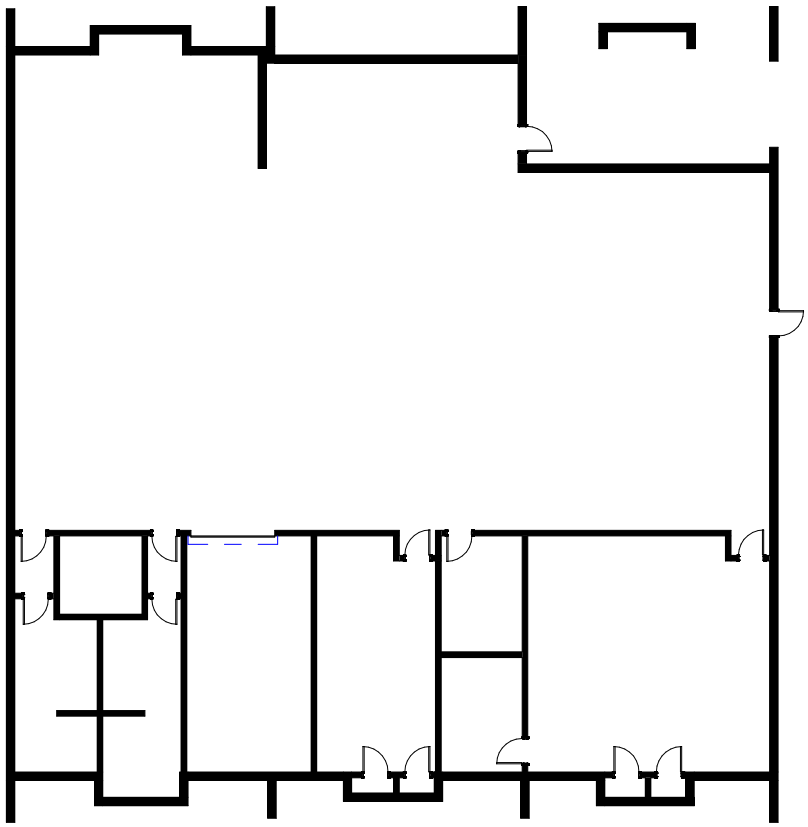


Building Name	Building Number/ Letter *(if Applicable)*	Building Area Description	Building Area Number/Letter *(if Applicable)*	Year of Board-Accept Date of Original Construction *(See Note 1)*	SCAP-Funded Original Construction? *(Y/N/DK - See Note 2)*	Year of Board-Accept Date of Modernization *(See Note 1)*	SCAP-Funded Modernization? *(Y/N/DK - See Note 2)*	Non-Recognized SF *(Optional)*	SCAP-Recognized SF
Reardan Middle/High School		Original Building	A	1979	DK			0	19,942
		District Offices		1979	DK			2,540	0
		HS Gym		1979	DK			0	20,702
							SUBTOTAL	**2,540**	**40,644**

Chapter 1: Reardan High School and Vocational Education Building
Site plan



Chapter 1: Vocational Education Building
Floor plan



N

VOCATIONAL EDUCATION

not to scale

Building Name	Building Number/ Letter *(if Applicable)*	Building Area Description	Building Area Number/Letter *(if Applicable)*	Year of Board-Accept Date of Original Construction *(See Note 1)*	SCAP-Funded Original Construction? *(Y/N/DK - See Note 2)*	Year of Board-Accept Date of Modernization *(See Note 1)*	SCAP-Funded Modernization? *(Y/N/DK - See Note 2)*	Non-Recognized SF *(Optional)*	SCAP-Recognized SF
Reardan Middle/High School		Agriculture Building	B	1978	DK			0	7,659
							SUBTOTAL	**0**	**7,659**
Other		Ag/Comp. Lab Portable						2,160	0
		Bus Garage						4,352	0
		Facilities Warehouse						2,745	0
		Math Portable						2,160	0
		SPED Portable						2,160	0
							SUBTOTAL	**13,577**	**0**

Chapter 1: Reardan High School Systems Narrative

Architectural Report - ALSC Architects

CURRENT ARCHITECTURAL CONDITIONS

Built in 1979, the 43,649sf high school consists of two wings. The academic wing contains classrooms, a library, and high school administration offices as well as school district administration offices. The second wing contains the gym with locker rooms adjacent and wrestling room on a second story above.

The exterior of the building is made up of precast concrete panels with a stucco finish and concrete masonry units. Over the academic wing, the gabled roof has standing seam metal roofing. The system lacks both gutters and snow stops, leading to accelerated deterioration of the exterior stucco. Additionally, snow falling off the roof piles so high that at times it blocks the windows to the classrooms. The gabled gym roof has single ply TPO roofing. Exterior windows have insulated glazing, many units are operable and have stops installed to limit opening size.

The majority of interior walls consist of gypsum wallboard over wood studs, with the locker rooms and gym having CMU walls. Resilient flooring in the building in hallways and some classrooms, is original vinyl composition tile. Other classrooms as well as the library and office spaces have carpet. Toilet rooms have tile floors and walls, full height. Despite being dated, the finishes have been well cared for/maintained. The majority of the building ceilings are suspended lay-in acoustic tiles, including in the gym and toilet rooms. Ceiling tiles show wear, with some stains from water leaks or adjacent diffusers. Locker rooms have gyp ceilings.

The school administration suite is at the front of the building, but does not have clear line of sight to the main entry doors.

The majority of the school is accessible, though the path to get to the second floor music rooms is outside.

Structural Report - DCI Engineers

CURRENT STRUCTURAL CONDITION

The structural system for the roof of the academic wing consists of plywood roof sheathing over open-web wood trusses and glu-lam beams. These elements bear on CMU walls at the perimeter and on steel columns at the interior. Interior wood shearwalls provide lateral resistance in the north-south direction, while CMU shearwalls provide resistance to east-west lateral loads. At the gymnasium, custom steel trusses serve as the primary roof members, with open-web wood trusses spanning between them. Steel columns provide gravity support for the steel trusses, while CMU bearing walls at the perimeter provide gravity support for the secondary roof framing members, as well as lateral resistance to wind and seismic loads. The building is founded upon concrete spread footings. The overall structural condition of this building is good.

The building likely does not meet the International Building Code requirements for seismic loading and detailing due to changes in the code related to structural design parameters and the establishment of seismic use groups and occupancy importance factors. Upgrading the structural systems of the building to meet the 2021 IBC would be a low priority of the district.

Chapter 1: Reardan High School Systems Narrative

Mechanical Report - MSI Engineers

ELECTRICAL UTILITY:

A 2000A, 120/208V, 3-Phase, 4-Wire service is provided. Service appears original to the building and is past its life expectancy. Site personnel have indicated that the existing service has been spliced with aluminum to copper and need to be examined to ensure code compliance. Egress from the electrical room does not meet current code/standards.

GENERAL POWER:

Power distribution including panels, switchboards, receptacles, etc. are original to the building. Power distribution is not adequate for the facility. Multiple extension cords were observed routed through various ceilings. Site personnel indicated breakers were nuisance tripping on overload.

GENERAL LIGHTING:

Lighting in main corridors and hallways have been recently updated to LED fixtures. Existing fixtures in classrooms have been retrofitted with LED bulbs.

LIGHTING CONTROLS:

No provisions for central lighting controls have been made. Some areas have local occupancy sensors and A/B switching. No Daylight harvesting or dimming provisions have been made.

Electrical Report - MSI Engineers

HVAC SYSTEMS:

The building is conditioned with fan coils with heating and chilled water coils. These fan coils are located in closets in the classrooms and are directly vented to the outdoors via soffit louvers for ventilation. Hydronic heating and cooling water is distributed to the fan coils via a two-pipe change over system. A single, large natural gas fired boiler provides hot water while an air cooled chiller provides cooling water. The chiller is at the end of its life and needs to be replaced. Hydronic water is distributed throughout the school by redundant recirculation pumps located in the mechanical room. The boiler and pumps were replaced in 2021. The building is controlled by an Automated Logic direct digital control system. Some portions of the original pneumatic system remain but a large controls upgrade was completed in 2020.

PLUMBING SYSTEMS:

Domestic hot water is provided by a natural gas fired water heater which was replaced in 2021. A recirculation pump feeds the hot water recirc system. Faucets and flush valves in high use areas (gang bathrooms) have recently be replaced with sensor operators while those in single use restrooms, classroom sinks, etc remain manual.

FIRE PROTECTION:

The building has horn devices located in corridors and pull stations at exterior doors. Additional devices would need to be provided to meet current NFPA 72 and International Fire Code requirements. There is no fire sprinkler system, however the corridors are provided with smoke detection. The toilet rooms are not provided with horn/strobe devices per ADA accessibility codes and neither are the classrooms. The main fire alarm panel was updated in 2005 to an FCI panel. It has callout capability to a monitoring station.

Chapter 1: Vocational Education Building Systems Narrative

Architectural Report - ALSC Architects

CURRENT ARCHITECTURAL CONDITIONS

Built in 1979 with the high school, the vocational building consists of 7,579 sf. The exterior of the building matches the high school, with precast concrete panels and concrete masonry units. The roof slope is 2:12, covered with a single ply roof membrane. This roof does not have snow stops or gutters, leading to similar issues as the high school building.

Interior spaces consist of a large shop and support spaces including a classroom, small computer lab, office, storage rooms, and toilet rooms. Interior partitions are gypsum wallboard over wood studs. Interior floor finishes appear generally to be original, with concrete in the shop, VCT in support spaces, and tile in the toilet rooms. Suspended acoustic ceilings in support spaces are in poor condition, with several tiles damaged, discolored, or broken. Interior HM doors frames are generally in need of repair, with a couple doors not able to close.

Structural Report - DCI Engineers

CURRENT STRUCTURAL CONDITION

The roof system consists of plywood sheathing over open-web wood trusses and glu-lam beams. These elements bear on CMU walls and steel columns, which are supported by concrete spread footings. The overall structural condition of this building is good.

The building likely does not meet the International Building Code requirements for seismic loading and detailing due to changes in the code related to structural design parameters and the establishment of seismic use groups and occupancy importance factors. Upgrading the structural systems of the building to meet the 2021 IBC would be a low priority for the district.

Chapter 1: Vocational Education Building Systems Narrative

Mechanical Report - MSI Engineers

HVAC SYSTEMS:

The classroom portion of the building is served by fan coils with hot and chilled water coils. Water is provided to these units via the high school plant. These units are located in closets and are fully ducted.

The shop is heated with unit heaters and a make-up air system. There is no mechanical cooling. A dust collector provides point of use exhaust. A purge fan, located at the ceiling, serves as extra fume removal.

PLUMBING SYSTEMS:

Domestic hot water is provided by a natural gas fired water heater. All fixtures have manual flush valves and faucets. An emergency eye wash station is present in the shop area, which has recently been replaced to meet current safety requirements.

FIRE PROTECTION:

The building is not sprinkled.

Electrical Report - MSI Engineers

ELECTRICAL UTILITY:

A 600A, 120/208V, 3-Phase, 4-Wire service is provided from High School main distribution board. Service panel is past its life expectancy and is in poor condition.

GENERAL POWER:

Power distribution including panels, switchboards, receptacles, etc. are original to the building and are in poor condition.

GENERAL LIGHTING:

Lighting appears to be original to the building with retrofitted LED lamps. Egress lighting was not operational at time of visit. Batteries.

LIGHTING CONTROLS:

No provisions for central lighting controls have been made. Some areas have local occupancy sensors and A/B switching. No Daylight harvesting or dimming provisions have been made.

Chapter 1: Reardan High School Building Condition Assessment

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2022-2023

REARDAN-EDWALL
62.59%

REARDAN MIDDLE SENIOR HIGH SCHOOL - MAIN BUILDING HIGH SCHOOL

Building Details

PROFILE TYPE	High School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied
COMMENTS	Survey star rating comment: Mechanical, electrical and pluming systems are at the end of their useful life. ADA accessibility issues are present.

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1979	Area 1	42,917	42,917	42,498		
	Building Totals	**42,917**	**42,917**	**42,498**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking		
	Causes:	Surface Damage		
	Exterior Windows	B2020		62.00% Fair
	Deficiencies:	Excessive Heat Loss		

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2022-2023

REARDAN-EDWALL
62.59%

REARDAN MIDDLE SENIOR HIGH SCHOOL - MAIN BUILDING HIGH SCHOOL

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	*Causes:*	U-Value		
	Exterior Doors and Grilles	B2050		62.00% Fair
	Deficiencies:	Deficient Hardware/Operating Parts, Not ADA Compliant		
	Causes:	Material Condition		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Leaking		
	Causes:	Other		
Exterior Horizontal Enclosures	Roofing	B3010		0.00% Unsatisfactory
	Deficiencies:	Leaking, Other		
	Causes:	Protective Coating, Surface Weathering		
	Comments:	Location: BUR on Gym portion - 25+ years old		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Leaking		
	Causes:	Cracks, Tears, Holes, and Breaks		
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Leaking		
	Causes:	Other		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	Deficiencies:	Peeling Paint, Warped/Delaminating Finishes		
	Causes:	Surface Damage		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	Deficiencies:	Acoustical Transference, Deficient Hardware/Operating Parts		
	Causes:	Material Condition		

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2022-2023

REARDAN-EDWALL
62.59%

REARDAN MIDDLE SENIOR HIGH SCHOOL - MAIN BUILDING HIGH SCHOOL

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
	Comments:			
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking, Surface Appearance		
	Causes:	Surface Damage		
	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Defective Material		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Stains, Discoloration		
	Causes:	Deterioration, Other		
	Ceiling Finishes	C2050		62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	Deficiencies:	Discolored Fixtures		
	Causes:	Excessive Wear		
	Comments:	Sensored faucets and flush valves have been installed in all large restrooms		
	Sanitary Drainage	D2020		62.00% Fair
	Deficiencies:	Water Leakage		
	Causes:	Defective Pipes		
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2022-2023

REARDAN-EDWALL
62.59%

REARDAN MIDDLE SENIOR HIGH SCHOOL - MAIN BUILDING HIGH SCHOOL

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	*Comments:*	Boiler and hydronic water distribution pumps have been replaced		
	Cooling Systems	D3030		30.00% Poor
	Deficiencies:	Insufficient Cooling, System Inefficient		
	Causes:	Equipment Obsolescence		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	Insufficient Air Flow		
	Causes:	Equipment Obsolescence		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Incomplete Coverage, Stuffy Areas		
	Causes:	Equipment Obsolescence		
	Comments:	Recent DDC control upgrade has helped comfort and control issues		
Fire Protection	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		30.00% Poor
	Deficiencies:	Breakers Tripping		
	Causes:	Equipment Obsolescence, System Undersized		
	Comments:	Existing service has been spliced and egress from electrical room is not up to current codes/standards		
	General Purpose Electrical Power	D5030		30.00% Poor
	Deficiencies:	Breakers Tripping		
	Causes:	Equipment Obsolescence, System Undersized		
	Lighting	D5040		62.00% Fair
	Deficiencies:	Uneven or Low light Levels		
	Causes:	Mismatched Lights		

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2022-2023

REARDAN-EDWALL
62.59%

REARDAN MIDDLE SENIOR HIGH SCHOOL - MAIN BUILDING HIGH SCHOOL

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	*Comments:*	Main hall lights have been updated. Existing classroom lights have been retrofitted with LED replacement lamps		
Communications	Data Communications	D6010		0.00% Unsatisfactory
	Deficiencies:	System is Intermittent		
	Causes:	Equipment Obsolescence, Source Too Small, Wireless Insufficient		
	Voice Communications	D6020		0.00% Unsatisfactory
	Deficiencies:	Dead Zones		
	Causes:	Equipment Obsolescence		
	Audio-Video Communications	D6030		62.00% Fair
	Deficiencies:	Weak or Intermittent Signal		
	Causes:	Equipment Obsolescence		
	Distributed Communications and Monitoring	D6060		62.00% Fair
	Deficiencies:	Weak or Intermittent Com		
	Causes:	Equipment Obsolescence		
Electronic Safety and Security	Electronic Surveillance	D7030		30.00% Poor
	Deficiencies:	Blind Zones		
	Causes:	Insufficient Equipment		
	Detection and Alarm	D7050		62.00% Fair
	Deficiencies:	Devices Not Working		
	Causes:	Equipment Obsolescence		
Equipment	Commercial Equipment	E1030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Age Deterioration		
	Comments:	Normal wear and tear on equipment past its useful life		

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2022-2023

REARDAN-EDWALL
62.59%

REARDAN MIDDLE SENIOR HIGH SCHOOL - MAIN BUILDING HIGH SCHOOL

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	Institutional Equipment	E1040		62.00% Fair
	Deficiencies:	Unsightly		
	Causes:	Equipment Deterioration		
	Entertainment and Recreational Equipment	E1070		62.00% Fair
	Deficiencies:	Unsightly		
	Causes:	Equipment Deterioration		
	Other Equipment	E1090		62.00% Fair
	Deficiencies:	Energy Inefficiency, Unsightly		
	Causes:	Deterioration		
Furnishings	Fixed Furnishings	E2010		30.00% Poor
	Deficiencies:	Surface Deterioration, Unsightly, Will Not Operate		
	Causes:	Deterioration		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Unsightly		
	Causes:	Deterioration		

Chapter 1: Vocational Education Building
Building Condition Assessment

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2022-2023

REARDAN-EDWALL
57.08%

REARDAN MIDDLE SENIOR HIGH SCHOOL - AGRICULTURE BUILDING

Building Details

PROFILE TYPE	Wood Shop
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1978	Main Area	7,579	7,579	7,579		
	Building Totals	**7,579**	**7,579**	**7,579**		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking		
	Causes:	Surface Damage		
	Exterior Windows	B2020		30.00% Poor
	Deficiencies:	Excessive Heat Loss		
	Causes:	U-Value		

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2022-2023

REARDAN-EDWALL
57.08%

REARDAN MIDDLE SENIOR HIGH SCHOOL - AGRICULTURE BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Doors and Grilles	B2050		30.00% Poor
	Deficiencies:	Deficient Hardware/Operating Parts, Rot or Corrosion		
	Causes:	Material Condition		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Deficiencies:	Faulty Material		
	Causes:	Caulking/Weather Stripping		
Exterior Horizontal Enclosures	Roofing	B3010		30.00% Poor
	Deficiencies:	Leaking		
	Causes:	Cracks, Tears, Holes, and Breaks, Flashing Failure, Surface Weathering		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Leaking		
	Causes:	Surface Weathering		
	Horizontal Openings	B3060		62.00% Fair
	Deficiencies:	Leaking		
	Causes:	Surface Weathering		
	Overhead Exterior Enclosures	B3080		30.00% Poor
	Deficiencies:	Peeling Paint		
	Causes:	Surface Damage		
Interior Construction	Interior Partitions	C1010		30.00% Poor
	Deficiencies:	Acoustical Transference, Cracks, Tears, Holes, Looseness		
	Causes:	Defective Material		
	Interior Windows	C1020		30.00% Poor
	Deficiencies:	Frame/Molding Warped, Other		
	Causes:	Material Condition		
	Comments:	Don't meet code		

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2022-2023

REARDAN-EDWALL
57.08%

REARDAN MIDDLE SENIOR HIGH SCHOOL - AGRICULTURE BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Doors	C1030		30.00% Poor
	Deficiencies:	Deficient Hardware/Operating Parts, Rot or Corrosion		
	Causes:	Material Condition		
	Interior Grilles and Gates	C1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Suspended Ceiling Construction	C1070		30.00% Poor
	Deficiencies:	Broken T-Bar or Perimeter Track		
	Causes:	Need to Replace Components		
Interior Finishes	Wall Finishes	C2010		30.00% Poor
	Deficiencies:	Cracking, Peeling, Flaking, Surface Appearance		
	Causes:	Surface Damage		
	Flooring	C2030		62.00% Fair
	Deficiencies:	Other, Stains, Discoloration		
	Causes:	Deterioration, Other		
	Ceiling Finishes	C2050		30.00% Poor
	Deficiencies:	Other, Surface Appearance		
	Causes:	Other		
Plumbing	Domestic Water Distribution	D2010		30.00% Poor
	Deficiencies:	Discolored Fixtures		
	Causes:	Excessive Wear		
	Sanitary Drainage	D2020		62.00% Fair
	Deficiencies:	Slow Draining		
	Causes:	Defective Pipes		
	General Service Compressed-Air	D2050		62.00% Fair
	Deficiencies:	Other		

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2022-2023

REARDAN-EDWALL
57.08%

REARDAN MIDDLE SENIOR HIGH SCHOOL - AGRICULTURE BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	*Causes:*	Other		
HVAC	Heating Systems	D3020		30.00% Poor
	Deficiencies:	Excessive Heat Fluctuation, System Inefficient		
	Causes:	Equipment Obsolescence		
	Facility HVAC Distribution Systems	D3050		30.00% Poor
	Deficiencies:	Insufficient Air Flow		
	Causes:	Equipment Obsolescence		
	Ventilation	D3060		30.00% Poor
	Deficiencies:	Incomplete Coverage, Stuffy Areas		
	Causes:	Equipment Obsolescence		
Fire Protection	Fire Protection Specialties	D4030		0.00% Unsatisfactory
	Deficiencies:	Other		
	Causes:	Code Compliance, Other		
	Comments:	No fire sprinkler system		
Electrical	Electrical Services and Distribution	D5020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Inadequate capacity		
	General Purpose Electrical Power	D5030		30.00% Poor
	Deficiencies:	Breakers Tripping		
	Causes:	Equipment Obsolescence		
	Lighting	D5040		30.00% Poor
	Deficiencies:	Uneven or Low light Levels		
	Causes:	Mismatched Lights, Physical Damage		
	Comments:	Deficiency: out dated T12		

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
Reporting Year 2022-2023

REARDAN-EDWALL
57.08%

REARDAN MIDDLE SENIOR HIGH SCHOOL - AGRICULTURE BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	Data Communications	D6010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Not adequate capacity		
	Voice Communications	D6020		30.00% Poor
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
Electronic Safety and Security	Electronic Surveillance	D7030		62.00% Fair
	Deficiencies:	Blind Zones		
	Causes:	Insufficient Equipment		
	Detection and Alarm	D7050		62.00% Fair
	Deficiencies:	Devices Not Working		
	Causes:	Equipment Obsolescence		
Equipment	Institutional Equipment	E1040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Doesn't meet current standards and codes		
Furnishings	Fixed Furnishings	E2010		30.00% Poor
	Deficiencies:	Unsightly		
	Causes:	Deterioration		
	Movable Furnishings	E2050		62.00% Fair
	Deficiencies:	Unsightly		
	Causes:	Deterioration		

Chapter 2

Long-Range Educational And Facilities Plan

- Long-Range Capital Facilities Plan
- Report 1049
- Diversity Report
- Form 1066
- Financial Status
- Major Capital Projects
- School Housing Emergency
- Cost Benefit Analysis of Modernization vs Replacement
- Timeline of Projects

The three major factors that were evaluated for the District's Long Range Facility Plan are the physical conditions of the existing educational facilities, the educational adequacy of the educational environments and facility student capacity.

PHYSICAL CONDITIONS OF FACILITIES

As documented in Chapter 1, architects and engineers from ALSC Architects, MSI Engineers and DCI Engineers toured all of the District's educational facilities with District maintenance staff and completed ICOS scores for each facility and site. The High School facility had the lowest overall score of any school in the District for its physical condition. The High School and Vocational Building were built in 1978 and 1979 and although they have been well maintained, the systems and materials are overdue for replacement.

EDUCATIONAL ADEQUACY

The Facilities Committee evaluated current programs, new programs and teaching methodologies that are desired by the District to meet the needs of their students. The conditions of the educational environments were evaluated in how they facilitate these educational goals. The High School and Vocational Building don't provide many 21st Century educational attributes including ADA access, safety and security best practices, natural lighting, enhanced acoustics, or addressing multiple forms of learning. CTE program opportunities for students are also limited based on the existing facilities. Middle school students are housed in portables that have educational adequacy and safety concerns.

FACILITY STUDENT CAPACITY

The 2023 Enrollment projection from OSPI indicates a substantial growth in enrollment for Elementary School cohorts. OSPI projects a growth of 88 students in K-6 in the next 6 years. A slight growth of 17 students and 60 students is projected for middle school and high school respectively in the next 6 years. The District's facilities are currently at capacity with middle school students currently housed in portables, leaving no capacity to handle this growth if OSPI's projections are realized.

POTENTIAL PROJECTS

The following is a list of the Facility Committee's recommended projects and potential project costs:

	Potential State Match	District Costs	Total Potential Project Cost
Modernize High School	$11.6 M	$10.5 M	$22.1 M
Modernize Vocational Building	$2.3 M	$1.8 M	$4.1 M

Chapter 2: Report 1049
Demographic Data - OSPI Cohort Survival Enrollment Projections

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

REARDAN-EDWALL

	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE %	--- PROJECTED ENROLLMENTS ---					
Grade	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**SURVIVAL**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**
Kindergarten	33	53	43	65	58	39		55	57	59	61	63	65
Grade 1	41	37	54	45	50	45	94.63%	37	52	54	56	58	60
Grade 2	51	46	45	61	48	50	110.68%	50	41	58	60	62	64
Grade 3	34	54	48	46	66	47	103.70%	52	52	43	60	62	64
Grade 4	49	40	59	48	50	70	108.32%	51	56	56	47	65	67
Grade 5	42	55	39	71	56	53	110.54%	77	56	62	62	52	72
Grade 6	60	47	62	39	71	54	104.20%	55	80	58	65	65	54
K-6 Sub-Total	310	332	350	375	399	358		377	394	390	411	427	446
Grade 7	46	62	46	61	45	70	102.71%	55	56	82	60	67	67
Grade 8	50	46	64	45	66	50	104.06%	73	57	58	85	62	70
7-8 Sub-Total	96	108	110	106	111	120		128	113	140	145	129	137
Grade 9	59	53	58	68	52	68	111.38%	56	81	63	65	95	69
Grade 10	40	59	49	56	65	50	96.14%	65	54	78	61	62	91
Grade 11	51	43	57	46	57	55	96.87%	48	63	52	76	59	60
Grade 12	29	48	53	66	52	50	106.77%	59	51	67	56	81	63
9-12 Sub-Total	179	203	217	236	226	223		228	249	260	258	297	283
DISTRICT K-12 TOTAL	585	643	677	717	736	701		733	756	790	814	853	866

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

School Facilities and Organization *Printed Jun 11, 2024*

Chapter 2: Diversity Report
District-Wide Minority Population Data

Since there is only one school per grade level within the Reardan-Edwall School District, the racial balance requirement of WAC 180-26-025 does not apply.

School Enrollment By Race:

10/2020

Total	Native Am.	Asian	African Am.	White	Hispanic	Multi-Racial
823	22	1	1	473	21	33
Percentage:	4.0%	0.2%	0.2%	85.7%	3.8%	6.0%

Chapter 2: Form 1066
District's disabled students per instructions

ESD	CO	DIST

Washington Office of Superintendent of
PUBLIC INSTRUCTION

ENROLLMENT COUNT
2023–24

School District Reardan-Edwall School District

1. ENROLLMENT REPORT AS OF LATEST OCTOBER 1 COUNT
Enter the number of students with developmental disabilities (as reported on actual October headcount enrollment) who are assigned to a specially designated self-contained classroom for at least 100 minutes per school day.
References: WAC 392-343-035, RCW 48.01.035.

Grade	October Enrollment per above definition
Pre-Kindergarten	1
Kindergarten	
1	
2	
3	1
4	1
5	
6	1
7	
8	
9	
10	
11	
12	1
Total	5

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

Lynne C. Ray 5-6-24
SIGNATURE OF SUPERINTENDENT/DESIGNEE DATE

FORM SPI 1066 (Rev. 10/2023) Page 1 of 1

OSPI

Study and Survey Workbook - Chapter 2 - Tab 2 - Financial Status

This table provides an overview of the District's ability to obtain capital funds to provide the local share required for state funding assistance. Listed below is the assessed valuation of the District, outstanding bonded indebtedness, current bonding capacity, information on current bond status, and information on capital levies and other non-debt sources of funds for proposed capital projects.

District:	Reardan-Edwall School District No. 9	**Date:**	2/28/2023

Financial Summary

Bond Assessed Value and Year:	$877,197,596	Collection Year:	2024
Total General Obligation Debt Capacity:	$43,859,880	% of Assessed Valuation:	5.000%
Less: Outstanding Unlimited Tax General Obligation Bonds:	$8,130,000	*Enter as positive value*	
Less: Anticipated Bonds and Year:	$0	Collection Year:	
Less: *Other*	$0	*Enter as positive value*	
Less: *Other*	$0	*Enter as positive value*	
Plus: Cash and Investments in Debt Service Fund	$129,559	*Enter as positive value*	
Plus: *Other*	$0	*Enter as positive value*	
Plus: *Other*	$0	*Enter as positive value*	
Remaining Total Debt Capacity	$35,729,880		
Non-Voted General Obligation Debt Capacity:	$3,289,491	% of Assessed Valuation:	0.375%
Less: Outstanding Non-voter approved debt	$0	*Enter as positive value*	
Less: *Other*	$0	*Enter as positive value*	
Plus: *Other*	$0	*Enter as positive value*	
Remaining Non-Voted Debt Capacity	$3,289,491		

Notes: (e.g.: Basis of Bond Assessed Value, anticipated bond sales, exemptions)

1
2
3
4
5

Bond Status Narrative

Brief Narrative: For bonds referred to in statement above, provide information in the space below on anticipated bond sales and total estimated cost of projects to be funded. If District is currently in bond planning status, provide information on anticipated election date and estimated amount of bond if known. (Expand row height as needed.)

Capital Levy Narrative

Brief Narrative: In some cases, Districts will opt not to use bonded indebtedness to fund projects and will instead rely on capital levies. If that is the case for the applicant District, then in the space below provide information on the capital levy strategy. Include date that capital levy passed or date of upcoming levy election, how many years levied (typically 1-6 years), anticipated total levy rate. (Expand row height as needed.)

Other Non-Bond Sources

Brief Narrative: Provide information in the space below on other anticipated funding sources such as impact fees, non-voted debt financing, and existing capital fund balance. (Expand row height as needed.)

Rev 2/1/2023

AUGUST 2021

1. Modernization of Reardan Edwall High School:

   The existing High School was built in 1979 and the building systems and finishes need replaced as they are past their life expectancy. The District's educational approach has changed significantly since the original design in 1979 and many educational spaces don't meet current educational expectations.

2. Modernization of Reardan Edwall High School Vocational Building

   The existing building was built in 1979 and the building systems and finishes need replaced as they are past their life expectancy. The District's educational approach has changed since the original design in 1979 and the spaces don't meet current educational expectations.

3. Middle School Addition

   The District has experienced significant student enrollment growth the past 5 years and OSPI projections indicated continued increases in enrollment. Many of the middle school educational spaces are currently provided in portables.

4. Transportation Cooperative Building

   The District's bus fleet has grown over the past decade and the current facility doesn't have the size or capacity to meet the current needs for maintaining the fleet.

OSPI	Study and Survey Workbook - Chapter 2 - Tab 4 - School Housing Emergency		
A school housing emergency is defined in RCW 28A.525.166(5)(a) as an emergency resulting from the destruction of a school building by fire or other natural disaster, the condemnation of a school building by properly constituted authorities, a sudden excessive projected increase in school population, or other conditions similarly emergent in nature.			
District:	*Reardan-Edwall School District No. 9*	**Date:**	**3/18/2024**
Does your district have a school housing emergency? (Yes/No) = =>		NO	
If the answer is yes, then in the space below please describe the emergency. Provide financial information to demonstrate that the district is unable to address the situation without significant assistance, referring as appropriate to the financial information in Tab 2. Upload into ICOS supporting documentation providing evidence of the emergency (photographs, newspapers articles, reports, etc.). (Expand row height as needed.)			

Rev 2/1/2023

Chapter 2: Cost Benefits Analysis
Modernization vs Replacement

AUGUST 2021

1. Modernize or replace High School: The high school is in need of complete modernization to extend the useful life of this facility. District to consider complete remodel verses new-in-lieu replacement.

	Area (SF)	Cost / (SF)	Anticipated Construction Cost (2022)
Replacement Cost (New Construction)	40,644	$450 / SF	$18.29 Million
Modernization	40,644	$350 / SF	$14.22 Million

Analysis

Modernization/Replacement Costs = % of Replacement Costs

MOD $14,220,000
NEW $18,290,000 = 77.75%

*Modernization doesn't accommodate adequate student housing during construction.

Conclusion: Modernize the existing High Schools

2. Vocational Technology Building. This building is separated from the high school building and is in need of complete modernization or replacement.

	Area (SF)	Cost / (SF)	Anticipated Construction Cost (2022)
Replacement Cost (New Construction)	7,659	$450 / SF	$3.45 Million
Modernization	7,659	$350 / SF	$2.68 Million

Analysis

Modernization/Replacement Costs = % of Replacement Costs

MOD $2,680,000
NEW $3,450,000 = 77.70%

*Modernization doesn't accommodate adequate student housing during construction.

Conclusion: Modernize the existing Vocational Building

Chapter 2: Timeline of Projects

Pending recommendations from the School District Facilities Committee, the anticipated timelines are;

3-5 Years:

- Modernization of Reardan-Edwall High School and Vocational Buildings.
- Addition at current K-12 Campus of new building at NE District property to accommodate Middle School students.

5-8 Years:

- New Transportation Cooperative

Chapter 3

Optional Supplemental Items (Not Used)

Appendix

Notes (Not Used)