IBI LEARNING+

2022-2023

# FACILITY CONDITION ASSESSMENT

## TIGARD-TUALATIN SCHOOL DISTRICT



IBI GROUP + TT

# ACKNOWLEDGMENTS


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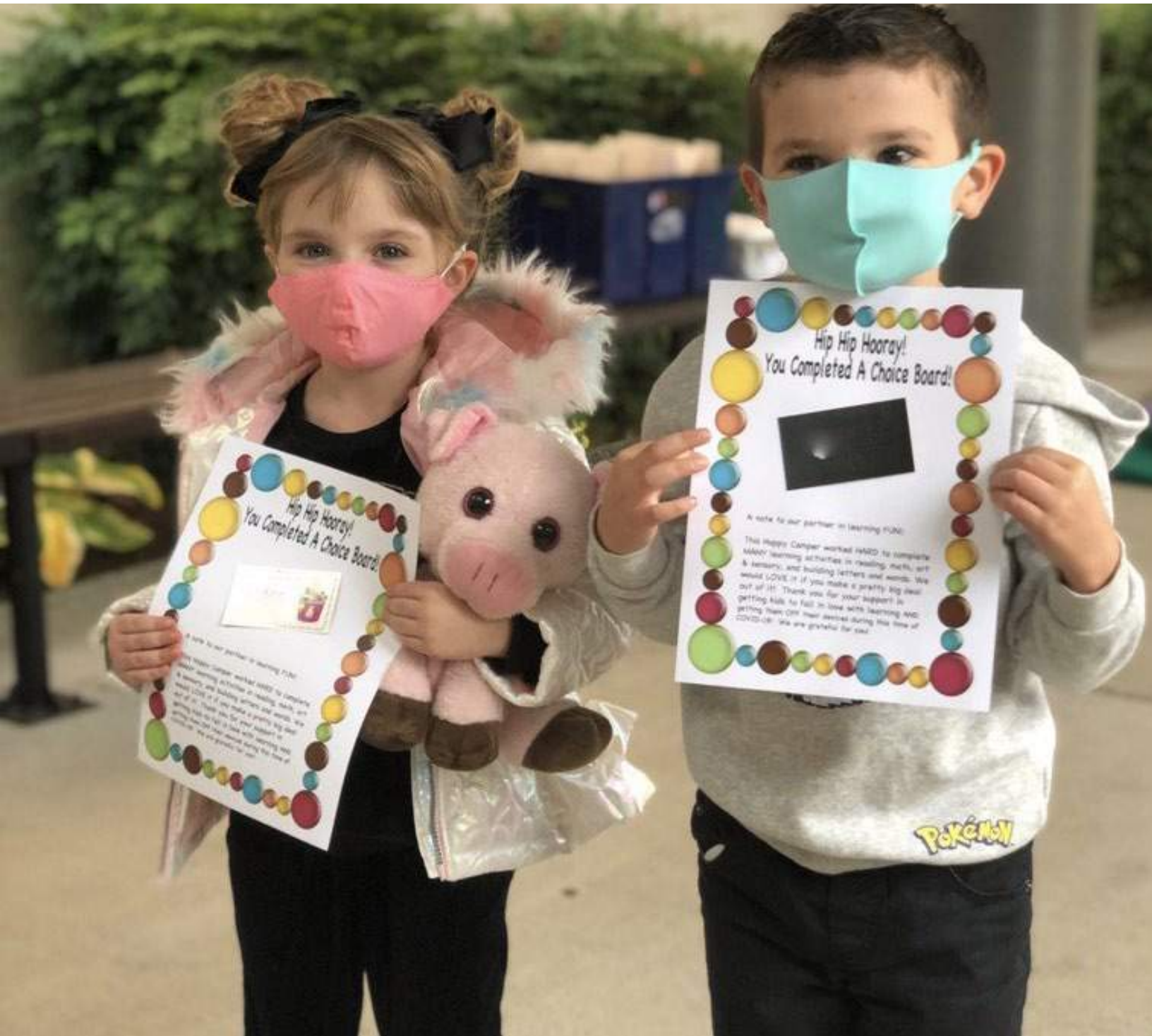
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# 01

# EXECUTIVE SUMMARY



# 01

# EXECUTIVE SUMMARY

# STATEMENT OF INTENT

This document is the Tigard-Tualatin School District 2022 Facility Condition Assessment Summary Report. The District conducts regular maintenance and upkeep at every facility on an ongoing basis. At times, more significant projects are required. These include replacement projects for roofs, parking lots, playgrounds, IT, and heating/cooling systems. This report includes only the more significant projects required at each site in which the costs may be beyond the annual budget for maintenance and upkeep.

In 2022, the District hired engineers, architects, and contractors to perform thorough assessments of each property. This report is a summary of those assessments. The completed assessment reports by discipline are included in the appendix of this document for reference.

## 2016 CAPITAL IMPROVEMENT BOND

In 2016, voters passed a $291,315,000 capital improvement bond to build new schools and provide infrastructure upgrades for the Tigard-Tualatin School District. This enabled the District to complete many projects across the district including:

- Rebuild or substantially rebuild three of the District's oldest schools — Templeton ES, Twality MS, and oldest portions of Tigard HS
- Add capacity at all three high school sites including STEM classrooms
- Build a new elementary school — Art Rutkin ES
- Make safety and security improvements district-wide
- Complete scheduled facility repairs such as roof replacements and HVAC upgrades
- Purchase new and replacement technology, textbooks and digital curriculum.



# SCHOOL DISTRICT OVERVIEW

## DISTRICT PROPERTIES

### SCHOOLS

The District owns and operates 17 schools. Eleven of those are elementary schools, three are middle schools, and three are high schools.

### OTHER PROPERTIES

Tigard-Tualatin School District owns five other properties in addition to the schools. They are: The District Administration Center (Hibbard), Kalapuya Buildings (Former Templeton Elementary), HWY 99 Bus Yard, Hall Blvd Bus Yard, and Alberta Rider Cabin.

In addition to the properties listed above, the District owns two undeveloped 10-acre parcels, one adjacent to the Tualatin Elementary School site and the other adjacent to the Art Rutkin Elementary School site.

### Setting Standards for Equity

The Tigard-Tualatin District strives to maintain parity between schools. It is the charge of the assessors to not only determine any needed repairs or upgrades to the facilities but to also evaluate each school against a common standard for systems and equipment.



# FACILITY CONDITION ASSESSMENT

## The Facilities Condition Assessment (FCA) is one step in the long-range facility planning process for TTSD.

The planning process begins with a fact-finding mission in which consulting planners, engineers, contractors, and architects provide the District with assessments to help them understand the current state of each facility. The Facility Condition Assessment (FCA) is a rapid visual assessment of buildings that provides costs and condition index numbers that can be used to set priorities for future repairs. This fact-finding exercise, along with the Long-Range Facility Plan, provides the school district and school board with the information needed to develop a plan for a possible capital improvement bond. The graphic below depicts the complexity and multiple steps of this process.

**KEY MILESTONES OF THE PLANNING PROCESS**



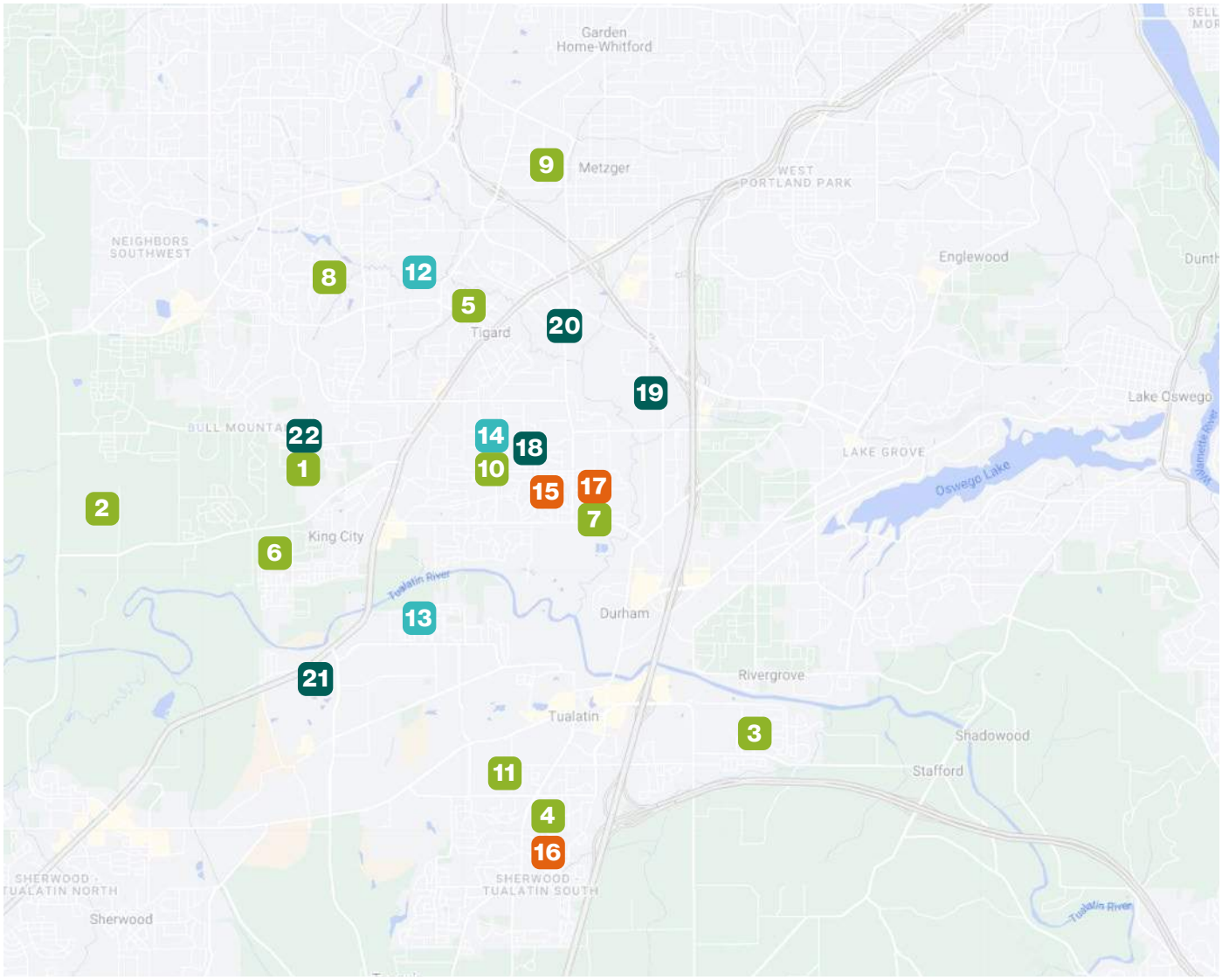
# TIGARD-TUALATIN SCHOOL DISTRICT FACILITY INVENTORY

| | | Tax Lot ID | Address | Jurisdictions |
|---|---|---|---|---|
| **Elementary Schools** | | | | |
| **1.0** | Alberta Rider | 2S109AC02100 | 14850 SW 132nd Terrace | City of Tigard, Washington County |
| **2.0** | Art Rutkin | 2S108CC00300<br>2S108CC00400 | 14850 SW Taylor Lane | City of Tigard, Washington County |
| **3.0** | Bridgeport | 21E1901900 | 5505 SW Borland Road | City of Tualatin, Washington County |
| **4.0** | Byrom | 2S126DC03400 | 21800 SW 91st Street | City of Tualatin, Washington County |
| **5.0** | Charles F. Tigard | 2S102BC08700<br>2S102CB00100 | 12855 SW Grant Street | City of Tigard, Washington County |
| **6.0** | Deer Creek | 2S116AB00400 | 16155 SW 131st Avenue | City of Tigard, Washington County |
| **7.0** | Durham | 2S113B000300 | 8048 SW Shaffer Lane | City of Tigard, Washington County |
| **8.0** | Mary Woodward | 1S134CC01700 | 12325 Katherine Street | City of Tigard, Washington County |
| **9.0** | Metzger | 1S135AB00100<br>1S135AB00202<br>1S135AB00203<br>1S135AB00204 | 10350 SW Lincoln Avenue | City of Tigard, Washington County |
| **10.0** | Templeton | 2S111AC02901 | 9500 SW Murdock Street | City of Tigard, Washington County |
| **11.0** | Tualatin | 2S126B000102 | 20405 SW 95th Avenue | City of Tualatin, Washington County |
| **Middle Schools** | | | | |
| **12.0** | Fowler | 2S103AA00101<br>2S103AB00100<br>2S103AA00400<br>2S103AA00700 | 10865 SW Walnut Street | City of Tualatin, Washington County |
| **13.0** | Hazelbrook | 2S115D001400 | 11300 SW Hazelbrook Road | City of Tualatin, Washington County |
| **14.0** | Twality | 2S111AC02700 | 14650 SW 97th | City of Tigard, Washington County |
| **High Schools** | | | | |
| **15.0** | Tigard | 2S114AA00100 | 9000 SW Durham Road | City of Tigard, Washington County |
| **15.1** | Swim Center | | | |
| **15.2** | Athletic / Out Buildings | | | |
| **16.0** | Tualatin | 2S135A000700 | 22300 SW Boones Ferry Road | City of Tualatin, Washington County |
| **16.1** | Swim Center | | | |
| **16.2** | Athletic / Out Buildings | | | |
| **17.0** | Creekside New Schoolhouse | 2S113B000300 | 8040 SW Durham Road | City of Tigard, Washington County |
| **17.1** | Creekside Old Schoolhouse | 2S113B000300 | 8040 SW Durham Road | City of Tigard, Washington County |
| **17.2** | Creekside Wing | 2S113B000300 | 8040 SW Durham Road | City of Tigard, Washington County |
| **District Buildings** | | | | |
| **18.0** | Kalapuya Buildings | 2S111AC02901 | 9500 SW Murdock Street | City of Tigard, Washington County |
| **19.0** | Hibbard | 2S101DD00701 | 6960 SW Sandburg Street | City of Tigard, Washington County |
| **20.0** | Bus Yard/Hwy 99 | 2S121A002200 | 18340 SW Pacific Hwy | City of Tualatin, Washington County |
| **21.0** | Bus Yard/Hall Blvd | 2S102DA00500 | 13000 SW Hall Boulevard | City of Tigard, Washington County |
| **22.0** | Alberta Rider Cabin | 2S109AC02100 | 14850 SW 132nd Terrace | City of Tigard, Washington County |

| | Year Built | Remodels | Building Area (SF) | Site Size (Acres) | Zoning | Number of Structures on Site |
|---|---|---|---|---|---|---|
| | | | | | | |
| | 2005 | 2020 | 67,000 | 9.24* | RES-C | 2 |
| | 2023 | | 78,747 | 8.91<br>8.99 | RES-C | 1 |
| | 1982 | 1992, 1999, 2018 | 66,200 | 11.15 | RL | 2 |
| | 1979 | 1995, 2019 | 62,015 | 19.30 | RL | 3 |
| | 2004 | 2020 | 67,000 | 3.97<br>4.73 | RES-D | 2 |
| | 1997 | 2020 | 61,380 | 17.40 | INST | 2 |
| | 1989 | 1996, 2019 | 63,175 | 10.75* | RES-D | 4 |
| | 1979 | 1991, 2019 | 68,330 | 10.67 | RES-B | 3 |
| | 2004 | 2020 | 67,000 | 7.33<br>.22<br>.24<br>.35 | RES-B | 3 |
| | 2019 | | 76,168 | 12.62* | RES-B | 3 |
| | 2004 | 2020 | 67,000 | 19.39 | ML | 1 |
| | | | | | | |
| | 1974 | 1991, 1989, 1999, 2004, 2017 | 155,940 | 8.07<br>10.19<br>3.04<br>2.48 | RES-B | 1 |
| | 1992 | 1999, 2004, 2020 | 132,466 | 14.12 | RL | 1 |
| | 2021 | | 144,228 | 15.55 | RES-B | 1 |
| | | | | | | |
| | 1953 | 1985, 1991, 1998, 2020 | 310,119 | 43.20 | RES-B | 11 |
| | 1965 | | | | | |
| | | | | | | |
| | 1992 | 1993, 1997, 1998, 2019 | 272,168 | 65.21 | RL | 8 |
| | 1998 | | | | | |
| | | | | | | |
| | 2019 | | 17,828 | 10.75* | RES-D | 4 |
| | 1919 | | 2,400 | 10.75* | RES-D | 4 |
| | 1950 | | 4,200 | 10.75* | RES-D | 4 |
| | | | | | | |
| | 1965 | 2005, 2021 | 34,227 | 12.62* | RES-B | 3 |
| | 1975 | 1993, 1997, 2000, 2002 | 38,696 | 2.30 | I-P | 1 |
| | 1999 | | 5000 | 6.08 | MG | 1 |
| | | | 5,000 | 8.27 | I-L | 1 |
| | 1925 | 1947 | | 9.24* | RES-C | 2 |

*Site is shared with another facility

# FACILITY OVERVIEW




## Elementary Schools

1. Alberta Rider Elementary School
2. Art Rutkin Elementary School
3. Bridgeport Elementary School
4. Byrom Elementary School
5. Charles F. Tigard Elementary School
6. Deer Creek Elementary School
7. Durham Elementary School
8. Mary Woodward Elementary School
9. Metzger Elementary School
10. Templeton Elementary School
11. Tualatin Elementary School

## Middle Schools

12. Fowler Middle School
13. Hazelbrook Middle School
14. Twality Middle School

## High Schools

15. Tigard High School
16. Tualatin High School
17. Creekside High School Campus

## District Buildings

18. Kalapuya Buildings
19. Hibbard District Office Building
20. Bus Yard - Hall Boulevard
21. Bus Yard - 99 Highway
22. Alberta Rider Cabin



Alberta Rider Elementary School



Art Rutkin Elementary School



Bridgeport Elementary School



Byrom Elementary School



Charles F. Tigard Elementary School



Deer Creek Elementary School



Durham Elementary School



Mary Woodward Elementary School



Metzger Elementary School



Templeton Elementary School



Tualatin Elementary School



Fowler Middle School



Hazelbrook Middle School



Twality Middle School



Tigard High School



Tualatin High School



Creekside High School Campus



Kalapuya Buildings



Hibbard District Office Building



Bus Yard/Hall Boulevard



Bus Yard/Hall Boulevard



Alberta Rider Cabin



Art Rutkin Elementary School | Photo credit: BORA Architects

# RECENT AND PROJECTED PROJECTS

With the issuance of the 2016 bond, the District was able to completely or substantially rebuild three of its oldest schools: Templeton Elementary, Twality Middle School, and the oldest portions of Tigard High School, and build a new facility for the Creekside Community School. The facility assessments documented in this report do not include these new facilities (or portions of facilities in the case of Tigard HS). At the Creekside Community School site, only the two older buildings were included in the assessment process. The evaluation criteria for the remaining schools includes an evaluation to bring existing facilities to the same standards as these new buildings.

Art Rutkin Elementary School is the last of the major projects to be completed from the 2016 bond was under construction at the time this report was written.

# ASSESSMENT METHODOLOGY

## FCA METHODOLOGY

The FCA is based on the physical inspection of building conditions, combined with the review of the existing building documentation and the school district's maintenance records. On-site observations include the review of the building components' age, design, construction methods and material adequacy. District-provided documents are surveyed to understand the building's construction. Existing conditions are confirmed on-site through visual observation. The FCA report compiles the visual assessment data, recommendations from client meetings and source documents to identify deficiencies. A cost estimate of the remediation of deficiencies is then prepared. The graphic below illustrates the steps in the FCA process.

An FCA is the baseline to further planning efforts. A high-level assortment of conditions of the building(s) is used to determine the recommendation for facility repair or replacement. An FCA is a cost-and time-efficient method of providing an overview of general conditions. Some tasks are not specifically included within the FCA process.

### FCA LIMITATION AND EXCLUSIONS

- Validating as-built conditions
- Hazardous material assessment
- Destructive testing
- Concealed systems: below grade or within walls or roofing
- Fire life safety analysis of building components such as dampers, occupancy, egress and fire separations, etc.
- Measurement of load (current) or temperature of any electrical equipment

(Additional limitations and exclusions are described by each discipline in the following pages)

**Facility Condition Assessment Process**



# FACILITY CONDITION ASSESSORS

The state of Oregon requires large school districts evaluate their facilities and consider long-range improvement plans every 10 years (ORS 195.11). In the eight years since Tigard-Tualatin School District's last assessment (2014), a number of major facility improvements had been completed with funds provided by the 2016 capital improvement bond. As the District prepared to begin a long-range planning process, it was clear that a new thorough assessment of all facilities must first be completed.

In 2022, the District hired several professional partners to complete this extensive work:

**Roof Systems**
Tremco Roofing

**Envelope Performance**
Qualified Enclosure Consultants

**Playground Equipment and Access**
MRC Recreation

**Site and Building Accessibility**
IBI Group Architects

**Mechanical HVAC Systems**
Interface Engineering

**Plumbing Systems**
Interface Engineering

**Electrical Systems**
Interface Engineering

**Lighting and Lighting Controls**
Portland Electrical Construction Inc.

**Fire Alarm Systems**
Interface Engineering

**Safety & Security**
TTSD Security Team

**Kitchens**
Halliday Associates

**Seismic Analysis**
ZCS Engineering and Architecture

**Cost Estimating**
Rider Levett Bucknall
Tremco Roofing
MRC Recreation
Apollo Mechanical Contractors
Portland Electrical Construction, Inc.
TTSD Security Team
ZCS Engineers

## PRIORITY LEVELS

**Level I** Highest Priority; Issues that affect the immediate life safety concerns of the occupant, related to notification of occupants to emergency situations and the ability to safely evacuate the facility; subcomponents of Level I include safety concerns such as electrical loads, hazardous materials that might be affected with remodel or modifications, lack of fall protection. Level I items need to be addressed within a 5-year plan.

**Level II** Moderate Priority; Issues that are related to the integrity and adequacy of systems within the building to sufficiently withstand a major event and still function; also related are the age of systems or building components that keep day to day operations running without constant repair. Issues may include mechanical, electrical and plumbing systems, fire suppression, lighting and security, as well as flooring, windows doors and other architectural components. Level II Items may be part of a 5-year plan.

**Level III** Lower Priority; Issues that may affect the day to day maintenance of the building or long term health of the occupants. Issues also include access and clearances at equipment and fixtures, access for individuals with disabilities and both indoor and exterior environment quality. Level III Items would be considered in a 5 to 10 year plan.

**Level IV** Issues that are related to the aesthetics of both the building's interior and exterior as well as integrity and adequacy of building systems that don't pose any issues or nearing the end of their remaining life cycles. These may include items such as cabinetry original to the building that have signs of wear or dated finishes but do not have any damage or deterioration. Level IV items would be considered long-term plans.

## ROOF

Tremco Roofing has been asked to update the roofing system assessments and budgets compiled in 2014. The assessment includes the necessary periodic upkeep for the newest schools: Templeton Elementary and Twality Middle School. A recommended description of work is given for each roof area on each building over the next ten years. Each building's roof area, plan drawings, and asset value are indicated in Tremco's report. The age of each roof system, year of installation, warranty length, and composition (insulation, coverboard, and deck type) are also included in the extensive spreadsheets. As a local contractor, Tremco was also able to provide the projected budgets needed to complete the work. All 2023 roofing projects are indicated as Priority Level I, 2024-25 projects Priority II, 2027-29 projects Priority II, and 2030-32 projects Priority IV.

## BUILDING ENVELOPE

### General Scope of Services

As requested, Qualified Enclosure Consultants (QEC) has developed a Visual Building Enclosure Assessment Report for Edward Byrom Elementary School. This report is intended to identify and communicate the existing building enclosure conditions that are recommended for maintenance, repair, replacement, or needing further review. Assessment of individual enclosure components and systems are based on the visually observed conditions of the subject property, at the time of QEC's assessment. Deficiencies identified in the report are in reference to current and past building codes, provided design documents (if any), manufacturer installation requirements and recommendations, industry association best practices, and practical experience obtained by the enclosure consultant related to the durability and performance of such building systems related to similar structures under similar use within the very specific climate of the Portland metro and adjacent areas.

This report contains:

- Assessment limitations and assumptions
- Methods of assessment
- Priority levels used to categorize the observed conditions
- Site maps identifying roof and wall areas referenced throughout the report
- Property description identifying the general assemblies and components comprising the building enclosure
- Executive summary with preliminary conclusions and recommendations of the observed conditions and assemblies
- Photo section with narrative description of observed conditions including specific locations (roof areas identified numerically, wall areas identified alphabetically) and priority levels

### Assessment Limitations and Assumptions

The following assessment is based on QEC's visual observations with no destructive testing performed. The focus of the observations was to identify deficiencies in the building enclosure related assemblies and components. QEC's review did not include the assessment of systems outside of the building enclosure, such as review of interior conditions, structural elements, electrical systems, plumbing systems, mechanical systems, fire-safety, or any other systems not related to the building enclosure.

The assessment performed is of the visually accessible enclosure components only and does not represent or imply a conclusive or exhaustive assessment of all areas and components of the building. This report does not imply that all deficiencies have been observed, all locations have been identified, or that all similar locations, components, or systems contain similar deficiencies.

### Methods of Assessment

Visual observations were performed briefly on July 18, 2022, to develop the assessment strategy and budget for the enclosure assessment. QEC returned to the property on September 14, 2022, to perform the onsite assessment. Visual observations were captured from the ground, limited ladder use, and from the accessible roof surfaces.

**Priority Levels**

**Level I** Highest Priority. Issues that affect the immediate life safety concerns of the occupant, related to notifications for occupants of emergency situations and the ability to safely evacuate the facility. Subcomponents of Level 1 include safety concerns such as hazardous materials that might affect remodel or modifications, and lack of fall protection. Level 1 items need to be addressed within a 5-year plan.

**Level II** Moderate Priority. Issues that are related to the integrity and adequacy of exterior systems of the building to sufficiently withstand a major event and still function. Also related are the age of systems or building components that keep day-to-day operations running without constant repair or exhibit active water intrusion. Issues may include roof assemblies, cladding assemblies, windows, doors and other architectural components. Level 2 items may be part of a 5-year plan.

**Level III** Lower Priority. Issues that may affect the day-to-day maintenance of the building or long term health of the occupants. Issues also include components that need repair or replacement but are not a significant contributor to the overall performance of the applicable system such as failed sealant at a masonry control joint. Level 3 items would be considered in a 5-10 year plan.

**Level IV** Lowest Priority. Issues that are related to the aesthetics of both the building's exterior as well as integrity and adequacy of building systems that don't pose any issues or are nearing the end of their remaining lifecycles. These may include items such as low level maintenance of components mostly original to the building that have signs of wear but do not have any significant damage or deterioration. Level 4 items would be considered in long-term plans.

## MISCELLANEOUS DISTRICT PROJECTS

The Tigard-Tualatin School District Operations Department maintains a continuous and evolving record of facility needs. This log is developed through input from maintenance staff, building administrators and staff, and professional evaluations. The majority of items are resolved by District staff through the regular maintenance and upkeep of each school. Other items fall into a larger category for long-range planning consideration. These may include projects like full flooring replacement, operable partition wall replacement, or major site drainage improvements.

This facility assessment report includes items for each school constructed prior to 2019.

## PLAYGROUNDS

As part of the district-wide facility assessment, a playground review was completed at the Tigard-Tualatin School District elementary and early learning sites. Each playground assessment included the following:

- Amount, variety, age and repair of installed equipment.
  - » Does the playground incorporate the six types of play? (swinging, sliding, climbing, balane, brachiating, spinning)
- Playground surface type and drainage.
  - » The play surface on all but one playground is engineered wood fiber (EWF). This product naturally breaks down and creates a spongy play surface. It is monitored yearly for its thickness and ability to drain water. EWF requires complete dig out and replacement approximately every eight years to keep water flowing smoothly through the surface and prevent the pooling in the play area.
- Fencing as it relates to security.
  - » Both keeping children in and public out during school hours.
- ADA accessibility
  - » ADA for playgrounds became law in 2010. Many of the TTSD playgrounds are older than 2010 and do not meet the standard unless they have been updated.
  - » The assessment considered access to play areas and equipment as well as the types of equipment available.

## ACCESSIBILITY

In the spring of 2023, IBI Group Architects reviewed 14 Tigard-Tualatin school facilities to identify the barriers that exist in the buildings and sites. Assessments were performed via on-site evaluations by licensed architects. All areas of the building and site that may feasibly be accessed by a student were evaluated. The priority for this assessment report was to identify barriers for students, staff, and visitors in wheelchairs. The evaluations also include elements of the buildings that pose a barrier to individuals with visual and mobility impairments. The evaluation follows the four priorities in the Department of Justice ADA Title III regulations:

1. **Priority I:** Accessible approach and entrance. Includes parking, sidewalks, and major routes of travel throughout the building.
2. **Priority II:** Access to goods and services. Includes items like cabinetry, sinks, playground equipment.
3. **Priority III:** Access to restrooms and drinking fountains. If at least one restroom and drinking fountain in the building satisfied accessibility requirements, all others are given a priority III.

This assessment reviewed only those school buildings (or portions thereof) that were constructed prior to 2019 and did not include district administrative facilities such as the Hibbard district office or Bus Barns.

## MECHANICAL

Interface Engineering performed observations of the mechanical systems for the referenced school buildings between July and October, 2022. The observations and system deficiencies for each school are outlined in this report. The systems were visually inspected for age and installation. Functional or destructive testing to determine condition of piping or equipment was not performed. Recommendations and conclusions were based on the following general observations:

### Piping Systems

Recommendations for HVAC piping replacement are based solely on industry standards of life expectancy for piping materials. Destructive testing was not performed. Piping systems that have reached the following ages should be considered for replacement within the next 10 years:

- Copper Heating and Chilled Water Piping – 50 years
- Galvanized Heating and Chilled Water Piping – 40 years
- Steel Heating and Chilled Water Piping – 60 years

### HVAC Equipment

HVAC equipment surveyed and visually inspected included air handlers, boilers, chillers, pumps, rooftop units, condensing units and any additional major equipment. Small rooftop exhaust fans were not included because they are minor components and easily replaced. Mechanical equipment conditions were noted along with model numbers, serial numbers, date of manufacturer or installation date.

The attached ASHRAE guidelines were used to estimate equipment useful life. Adjustments were made to the lifespans based on equipment size, quality of installation, observed condition and manufacturer.

---

### General Importance

Recommendations for corrections and replacements have been assigned priority levels based on the following:

**Level I** Highest Priority - Issues that affect the immediate life safety concerns of the occupant.

**Level II** Moderate Priority – Issues related to age, integrity and functionality of systems.

**Level III** Lower Priority – Issues that affect long term reliability or maintenance.

**Level IV** Long Term – Issues related to integrity, adequacy, or end of life cycles.

# ASHRAE Equipment Life Expectancy chart

ASHRAE is the industry organization that sets the standards and guidelines for most all HVAC-R equipment. For additional info about ASHRAE the website is www.ashrae.org .

| Equipment Item | Median Years |
|---|---|
| Air conditioners | |
| Window unit | 10 |
| Residential single or Split Package | 15 |
| Commercial through-the wall | 15 |
| Water-cooled package | 15 |
| Heat Pumps | |
| Residential air-to-air | 15 |
| Commercial air-to-air | 15 |
| Commercial water-to-air | 19 |
| Roof-top air conditioners | |
| Single-zone | 15 |
| Multi-zone | 15 |
| Boilers, hot water (steam) | |
| Steel water-tube | 24 (30) |
| Steel fire-tube | 25 (25) |
| Cast iron | 35 (30) |
| Electric | 15 |
| Burners | 21 |
| Furnaces | |
| Gas- or oil-fired | 18 |
| Unit heaters | |
| Gas or electric | 13 |
| Hot water or steam | 20 |
| Radiant Heaters | |
| Electric | 10 |
| Hot water or steam | 25 |

| Equipment Item | Median Years |
|---|---|
| Air terminals | |
| Diffusers, grilles, and registers | 27 |
| Induction and fan coil units | 20 |
| VAV and double-duct boxes | 20 |
| Air washers | 17 |
| Ductwork | 30 |
| Dampers | 20 |
| Fans | |
| Centrifugal | 25 |
| Axial | 20 |
| Propeller | 15 |
| Ventilating roof-mounted | 20 |
| Coils | |
| DX, water, or steam | 20 |
| Electric | 15 |
| Heat Exchangers | |
| Shell-and-tube | 24 |
| Reciprocating compressors | 20 |
| Packaged chillers | |
| Reciprocating | 20 |
| Centrifugal | 23 |
| Absorption | 23 |
| Cooling towers | |
| Galvanized metal | 20 |
| Wood | 20 |
| Ceramic | 34 |

| Equipment Item | Median Years |
|---|---|
| Air-cooled condensers | 20 |
| Evaporative condensers | 20 |
| Insulation | |
| Molded | 20 |
| Blanket | 24 |
| Pumps | |
| Base-mounted | 20 |
| Pipe-mounted | 10 |
| Sump and well | 10 |
| Condensate 15 | |
| Reciprocating engines | 20 |
| Steam turbines | 30 |
| Electric motors | 18 |
| Motor starters | 17 |
| Electric transformers | 30 |
| Controls | |
| Pneumatic | 20 |
| Electric | 16 |
| Electronic | 15 |
| Valve actuators | |
| Hydraulic | 15 |
| Pneumatic | 20 |
| Self-contained | 10 |

## PLUMBING

Interface Engineering performed observations of the plumbing systems for the referenced school buildings between July and October 2022. The observations and system deficiencies for each school are outlined in this report. The systems were visually inspected for age and installation. Functional or destructive testing to determine condition of piping was not performed. Recommendations and conclusions were based on the following general observations:

### Piping Systems

Recommendations for plumbing piping replacement are based solely on industry standards of life expectancy for piping materials. Piping systems that have reached the following ages should be considered for replacement within the next 10 years:

- Copper Hot and Cold Piping – 50 years
- Galvanized Hot and Cold Piping – 50 years
- Cast Iron Waste and Vent – 75 years

### Plumbing Equipment

Plumbing equipment such as water heaters and pumps were surveyed and visually inspected. For the purposes of this assessment, recommendations for replacement of individual water heaters, either gas or electric, will not be considered a capital expenditure. These are replaced on an individual basis as maintenance projects and have a life expectancy of 15 years. To the extent practical, water heater quantities and age have been noted. Many of the heaters do not have manufacture dates on them so age was estimated.

### Plumbing Fixtures

Plumbing fixtures throughout the school district are of various age but are in good working condition. Wholesale replacement of fixtures is not recommended for any school. Most appear to have been installed within the last 30 years. If desired during remodel projects, fixtures can be upgraded to low flow water saving fixtures. Fixtures, however, are also replaced as part of maintenance and repair projects on a regular basis. Plumbing fixtures can be replaced with low flow fixtures if water reduction becomes a district requirement or directive.

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### General Importance

Recommendations for corrections and replacements have been assigned priority levels based on the following:

**Level I** Highest Priority - Issues that affect the immediate life safety concerns of the occupant.

**Level II** Moderate Priority – Issues related to age, integrity and functionality of systems.

**Level III** Lower Priority – Issues that affect long term reliability or maintenance.

**Level IV** Long Term – Issues related to integrity, adequacy, or end of life cycles.

## ELECTRICAL

Interface Engineering performed observations of the electrical distribution systems for the referenced school buildings between July and October 2022. The observations and system deficiencies for each school are outlined in this report. The systems were visually inspected for age and installation. Functional testing to determine condition of equipment was not performed. Recommendations and conclusions were based on the following general observations:

### Electrical Distribution Systems

Normal power electrical distribution equipment surveyed and visually inspected included switchboards, distribution panelboards, and branch panelboards. Generators, automatic transfer switches, uninterruptible power supplies, and lighting inverters were surveyed on the emergency & standby branches. Physical equipment conditions were noted along with manufacturer and model information, as well as installation date. Installation dates were confirmed via one or more of the following: using markings on equipment where present, available as-built documentation, and/or estimated based on known construction and remodel dates provided.

There is no stated industry standard lifespan of distribution equipment, as this equipment can be impacted by installation locations, maintenance, frequency of use of moving parts such as breakers, switches, and manufacturer. Typical ranges used in studies can span 30-50 years, with equipment continuing to work beyond that 50-year mark in a number of applications. For the purposes of this study, a general 40-year benchmark was used.

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### General Importance

Recommendations for corrections and replacements have been assigned priority levels based on the following:

**Level I** Highest Priority - Issues that affect the immediate life safety concerns of the occupant.

**Level II** Moderate Priority – Issues related to age, integrity and functionality of systems.

**Level III** Lower Priority – Issues that affect long term reliability or maintenance.

**Level IV** Long Term – Issues related to integrity, adequacy, or end of life cycles.

## LIGHTING

Portland Electrical Construction Inc. performed a facility assessment of the existing lighting and lighting controls of 14 existing TTSD schools and two administrative buildings. This included field verification and documentation of existing conditions of lighting, lighting controls and emergency egress lighting system at each site between July 13 and August 17 2022. A meeting between the owners representative, TTSD maintenance staff, and Portland Electrical was conducted on July 25, 2022 to review initial findings and discuss the scope of recommendations consistent with all buildings associated to this assessment. The results of the site evaluations, existing as-builds and July 25th meeting have been documented in individual reports for each building. The reports have been broken up into two distinct sections. Section 1 consists of existing conditions of lighting, lighting control and emergency egress lighting. Section 2 includes specific recommendations for each scope item in coordination with the TTSD maintenance staff intentions. Recommendations supplied in the report have been coordinated to ensure compliance with latest energy codes. In addition, per discussions in the July 25th meeting, a proposed alternate of adding emergency generators was included in the recommendations for all sites that presently do not have generator backup.

Recommendations were broken up into priority levels based on the descriptions provided by the district of the four levels and noted in each major scope recommendation within the report:

- Priority Level 1 was categorized for emergency egress lighting recommendations.
- Priority Level 3 was categorized for the lighting and lighting control recommendations.
- Priority Level 2 and 4 were not identified on any recommendations for the lighting and controls systems.

Each report contains Appendix A-D which are summarized as follows:

- Appendix A – Spreadsheet – Spreadsheet of lighting types and counts per area. This is the primary document that was used to identify the lighting recommendations and provide cost estimates.
- Appendix B – Field Notes – This document includes all field notes that were taken on site during the site walks.
- Appendix C – Photos – All photos that were taken while on site have been included in this section.
- Appendix D – Cost Estimates – Cost estimates were broken out into four separate estimates – lighting upgrades, lighting control upgrades, emergency egress lighting and alternate generator upgrades where applicable.
  - » Cost estimates strictly followed scope noted in recommendations and pricing based on the quotations provided by the lighting vendor.
  - » All pricing is based on the 2022 BOLI wage rates and today's market price for material does not include any additional contingency for future inflation or wage increases.

This report did not evaluate or document the following lighting or lighting control systems:

- Sports and/or athletic specialty lighting & controls
- Theatrical lighting or controls
- Landscape lighting
- Individual task lighting
- Classroom portable structure lighting

## FIRE ALARM

Interface Engineering performed surveys of the referenced school buildings on July 27, 2022 and August 2, 2022. The observations, deficiencies and recommendations developed from this examination are outlined in this report. Additionally, an opinion of probable cost for the replacement of the building fire alarm system is included for each school where work is recommended. This cost is based on similar projects in the Portland metropolitan area and is calculated by building area only. It is not intended as a substitution for estimates developed by a cost consultant.

The priority levels referenced in the Recommendations sections are based on the following:

- Level I: Highest Priority - Issues that affect the immediate life safety concerns of the occupant, related to notification of occupants to emergency situations and the ability to safely evacuate the facility.
- Level II: Moderate Priority – Issues related to age, integrity and functionality of systems within the building to sufficiently withstand a major event and still function. These systems are also aged and components may require constant repair.

## SAFETY & SECURITY

### Executive Summary

**Safety/Security - Access Control**
Throughout the last several years the Tigard Tualatin School District safety and security team has noted or received word of deficiencies in multiple areas, including building emergency announcement / speaker coverage, IP Video Security coverage, and building access control locations and monitoring.

**Because of these needs the team took the following actions:**

- Security staff conducted a district wide walk with building administrators to look at doors, key usage, and entry badge-in locations with the intent of eliminating key use by adding badge-in locations where necessary.
- Security staff polled administrators and other school security staff about what additional security camera locations they needed.
- School security staff completed a walkthrough of each school to determine any “hidden spots” that were important to them to increase camera coverage.
- During the twice yearly lockdown drills, each school was asked to report back on speaker or other emergency communication issues (coverage, volume, clarity, automation, etc).

With this gathered data, the safety and security team reviewed the district standards documents: Division 27 (Communications) and Division 28 (Electronic Safety and Security) and updated them to ensure they met the district's current requirements. The team then reviewed all schools to apply those standards to each building.

## KITCHENS

Halliday Associates was tasked with touring several existing kitchens in the Tigard-Tualatin School District to evaluate each school's existing kitchen spaces and equipment in preparation for the next bond. Each assessment included in the reports identify any areas of concern with regards to code compliance and equipment functionality problems.

Each assessment report includes a list of items to be addressed, ranked by priority levels I through IV. Site observations include evaluation of the existing finishes, and a review of the equipment, layout, and storage functionality of the kitchen and serving areas.

## SEISMIC

Three facilities were evaluated by ZCS Engineering & Architecture: Creekside Community High School (Old Buildings), Deer Creek Elementary School Gymnasium, and Tualatin High School Auditorium Building.

Seismic evaluation reports were completed for all three facilities in compliance with State guidelines to apply for the Seismic Rehabilitation Grant Program (SRGP), a competitive grant that provides funding to critical public buildings such as schools. The structure was evaluated using information gathered from site observations, available historic construction documents, and interviews with District staff. This information was then utilized to perform a structural evaluation as outlined in the American Society of Civil Engineers' "Seismic Evaluation and Retrofit of Existing Buildings – ASCE 41-17" (ASCE 41-17). ASCE 41-17 is referenced as the standard for seismic evaluations of existing buildings by the International Existing Building Code (IEBC) which is referenced by the Oregon Structural Specialty Code (OSSC). Further, ASCE 41-17 is the evaluation tool required by the Seismic Rehabilitation Grant Program for grant applications.

Data and costs for seismic upgrades were not included in the facility summaries but can be found in the appendix of this report.

# SUMMARY OF FINDINGS

## FACILITY CONDITION INDEX (FCI)

Within the FCA is the Facility Condition Index (FCI) which is calculated based on the deficiencies found in each building and the corresponding cost to address them. Specifically, the FCI is the ratio of the estimated cost of renovations to the cost of replacing the entire school with the current square footage and features. The closer the renovation costs are to the full replacement cost of the building, the higher the FCI score. According to this methodology, the FCI will help determine if it is more cost-effective to entirely rebuild or to renovate a facility or school.

### FACILITY CONDITION INDEX




FCI = Repair Cost/Replacement Cost

For example:

- Repair Cost $2,000/Replacement Cost $20,000 = FCI of .10 | Recommend Repair
- Repair Cost $17,000/Replacement Cost $20,000 = FCI of .85 | Recommend Replace

An FCI over .50 is the point where the cost to repair is half of the building replacement value. A .50 FCI number indicates a critical point at which replacement rather than repair may be considered a better investment value.

The FCI provides a general indicator of a building's condition and is a benchmark used to compare the relative condition to other buildings. This does not consider the classroom configuration for current learning and teaching styles. The FCI does not include upgrades or improvements to program needs.

Additional considerations such as growth and capacity needs, and the needs of educational programs are provided by other reports in the fact-finding stage and included in the 2022 Educational Adequacy Assessment and 2023 Long-Range Facility Plan.

### COST ESTIMATE SUMMARY

The costs for building replacement are based on current local bid costs for projects of similar size and complexity. Replacement cost assumes a "like-for-like" replacement of the same square footage as the existing building. It does not take into account any additional square footage or program that might be needed.

Elementary School/Pre-K = $560/sf

Middle/High School = $600/sf

Admin/Other = $560/sf

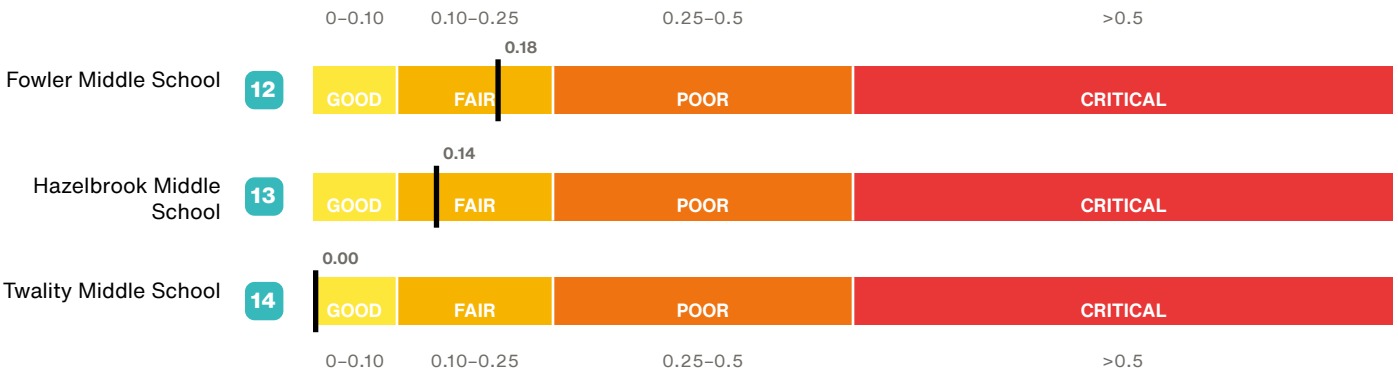
The costs for repair were prepared by various parties including professional estimators and local contractors. Estimates were issued December 2022 and based on current labor rates and cost of materials. Soft costs such as design and permitting are not included in the estimates.

# FACILITY CONDITION INDEX SUMMARY

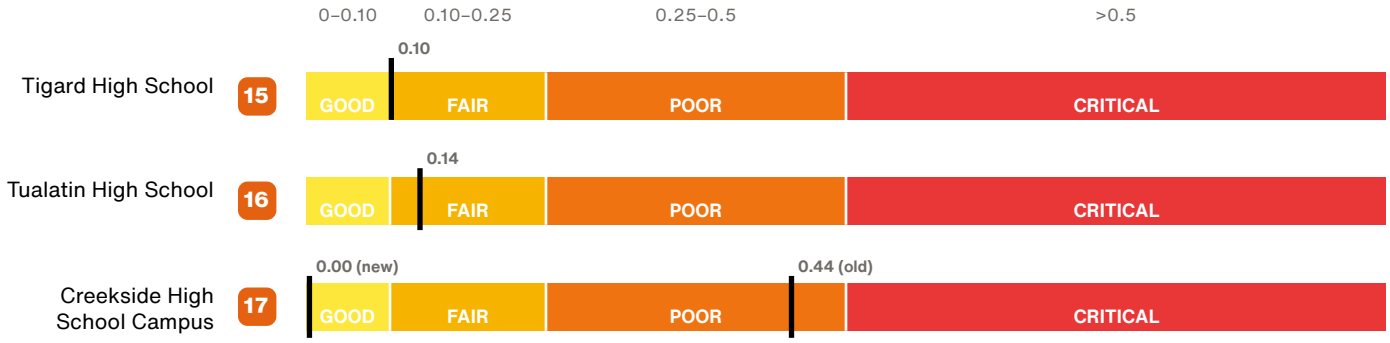
## Elementary Schools



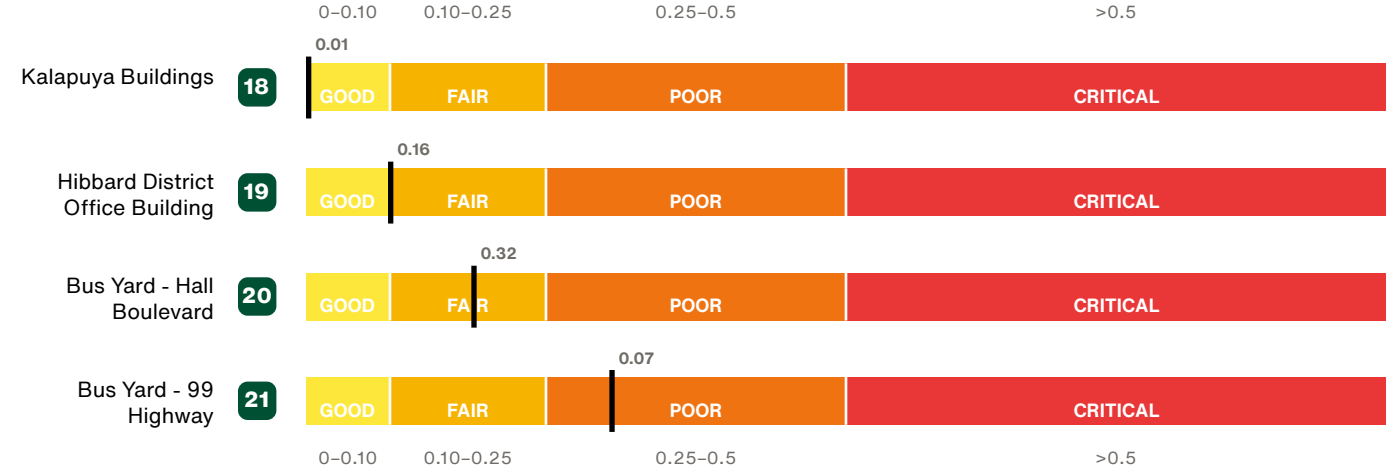

## Middle Schools



## High Schools




## Other District Buildings



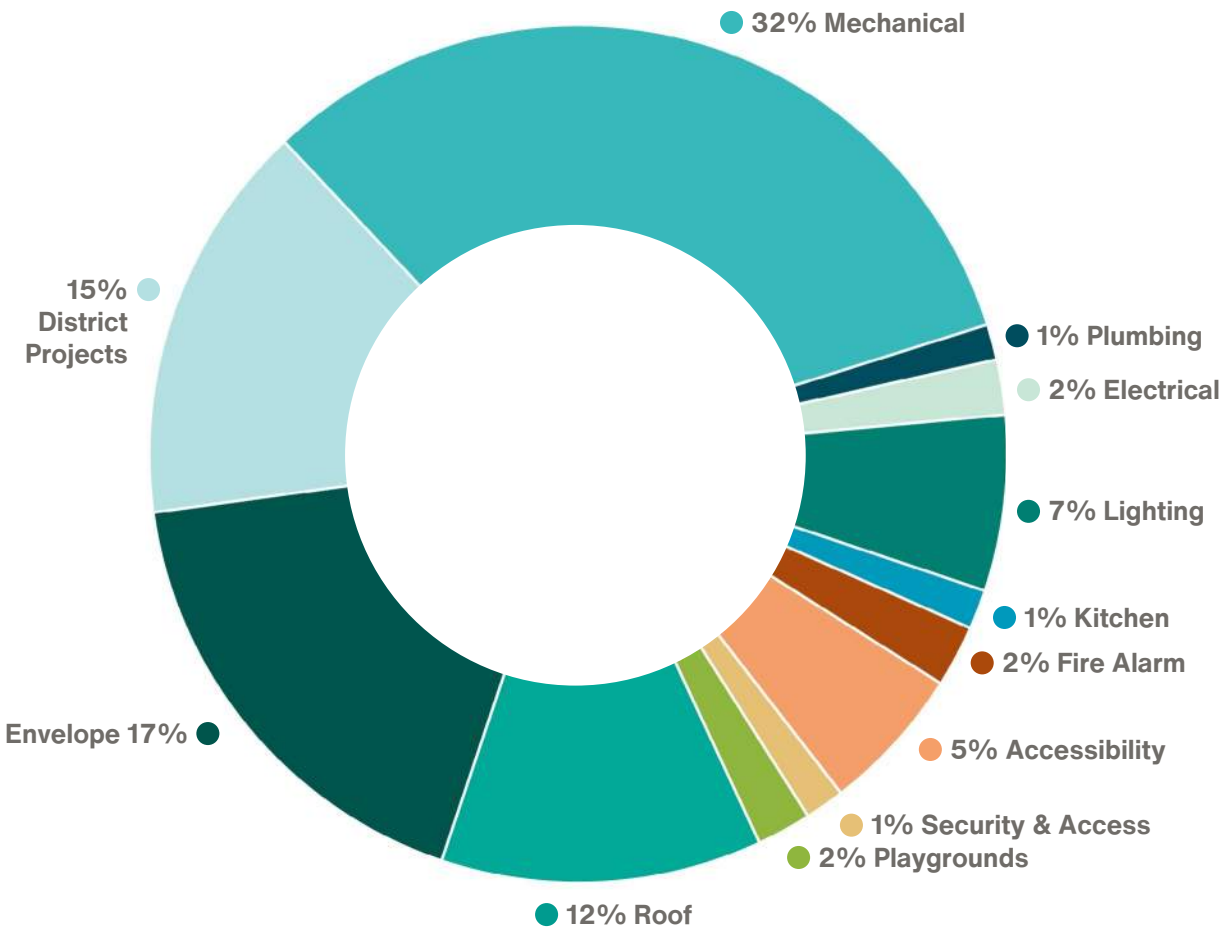

### FCI Values

| | |
|---|---|
| Alberta Rider ES | 0.12 |
| Bridgeport ES | 0.21 |
| Byrom ES | 0.15 |
| Charles F. Tigard ES | 0.14 |
| Deer Creek ES | 0.21 |
| Durham ES | 0.21 |
| Mary Woodward ES | 0.18 |
| Metzger ES | 0.15 |

| | |
|---|---|
| Templeton ES | 0.00 |
| Tualatin ES | 0.15 |
| Fowler MS | 0.18 |
| Hazelbrook MS | 0.14 |
| Twality MS | 0.00 |
| Tigard HS | 0.10 |
| Tualatin HS | 0.14 |
| Creekside HS Campus (old) | 0.44 |

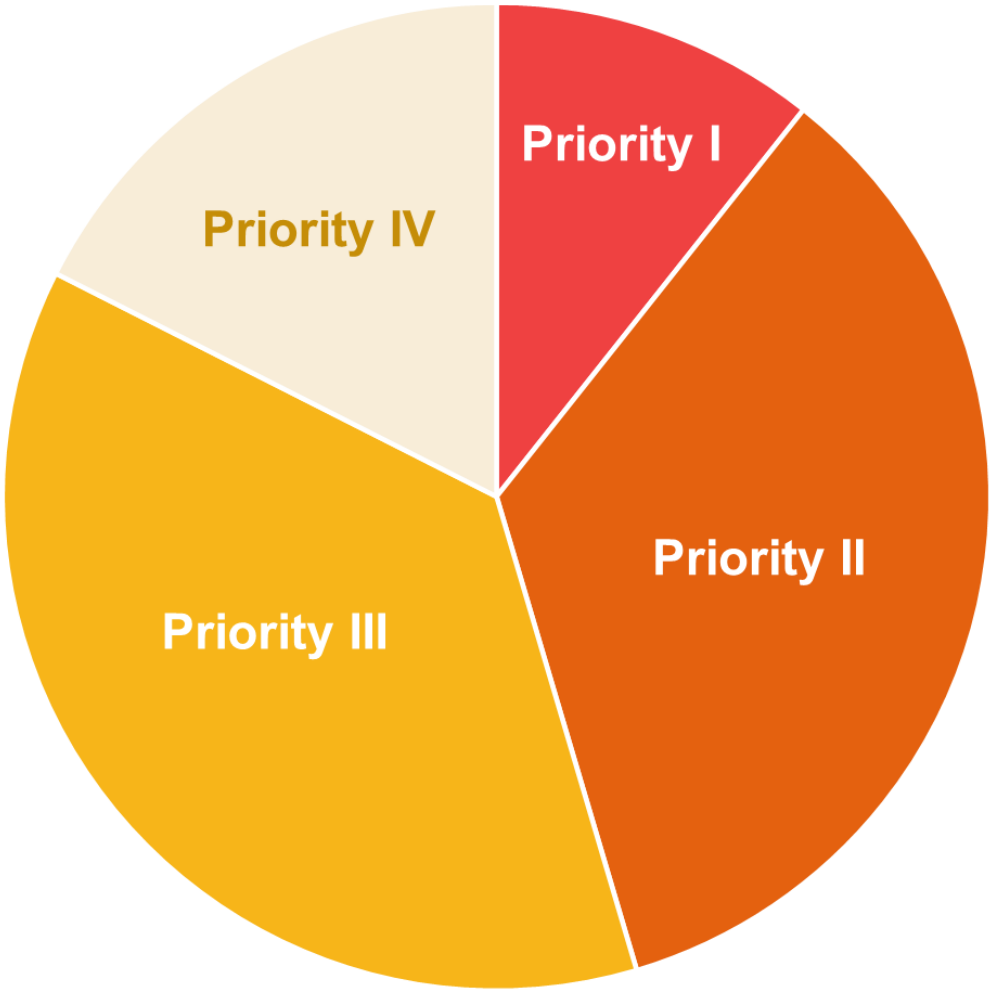
| | |
|---|---|
| Creekside HS Campus (New) | 0.00 |
| Kalapuya | 0.01 |
| Hibbard Office | 0.16 |
| Bus Barn - Hall Blvd | 0.32 |
| Bus Barn - Hwy 99 | 0.07 |

# ASSESSMENT FIELD SUMMARY




| | FIELD | TOTAL COST | % OF TOTAL |
|---|---|---|---|
| | Roof | $25,828,103 | 12% |
| | Envelope | $37,670,089 | 17% |
| | District Projects | $32,329,737 | 15% |
| | Mechanical | $68,566,718 | 32% |
| | Plumbing | $2,867,008 | 1% |
| | Electrical | $4,418,129 | 2% |
| | Lighting | $14,143,186 | 7% |
| | Kitchen | $3,172,132 | 1% |
| | Fire Alarm | $4,971,312 | 2% |
| | Accessibility | $11,787,136 | 5% |
| | Security & Access | $3,179,671 | 1% |
| | Playgrounds | $4,376,864 | 2% |
| | **Total** | **$215,758,411** | |

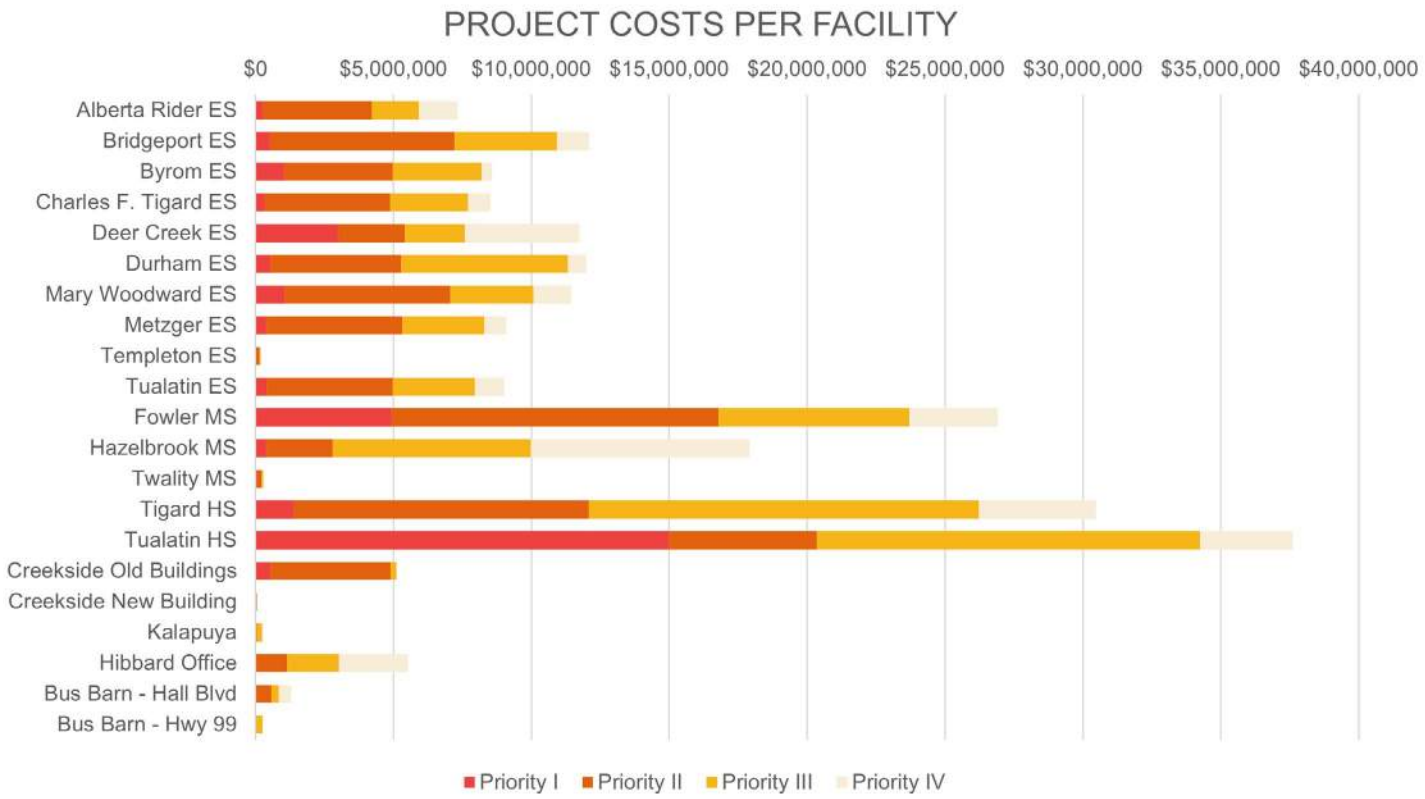
# FACILITY ASSESSMENT PRIORITY LEVELS




| PRIORITY LEVEL | INFRASTRUCTURE | SAFE & WELCOMING | OUTDOOR SPACES | TOTAL |
|---|---|---|---|---|
| Priority I | $20,387,320 | $8,834,721 | $576,931 | $29,798,972 |
| Priority II | $66,378,184 | $9,674,883 | $2,546,164 | $78,599,231 |
| Priority III | $70,753,944 | $1,550,469 | $1,354,028 | $73,658,442 |
| Priority IV | $33,504,628 | $197,139 | $- | $33,701,766 |
| | **$191,024,076** | **$20,257,212** | **$4,477,123** | **$215,758,411** |

# PRIORITY PROJECT COSTS PER SCHOOL

| | PRIORITY I | PRIORITY II | PRIORITY III | PRIORITY IV | TOTAL |
|---|---|---|---|---|---|
| Alberta Rider ES | $279,247 | $3,926,480 | $1,707,491 | $1,411,825 | $7,325,043 |
| Bridgeport ES | $515,433 | $6,687,311 | $3,719,754 | $1,185,944 | $12,108,442 |
| Byrom ES | $1,031,093 | $3,942,573 | $3,230,764 | $367,929 | $8,572,358 |
| Charles F. Tigard ES | $321,920 | $4,560,489 | $2,822,406 | $818,100 | $8,522,914 |
| Deer Creek ES | $2,988,771 | $2,417,974 | $2,180,652 | $4,162,275 | $11,749,673 |
| Durham ES | $531,399 | $4,752,990 | $6,033,161 | $666,386 | $11,983,936 |
| Mary Woodward ES | $1,050,584 | $6,011,822 | $3,019,536 | $1,356,813 | $11,438,755 |
| Metzger ES | $376,215 | $4,944,912 | $2,966,667 | $800,713 | $9,088,507 |
| Templeton ES | $6,868 | $127,267 | $33,087 | $37,882 | $205,104 |
| Tualatin ES | $401,363 | $4,578,222 | $2,969,345 | $1,070,696 | $9,019,626 |
| Fowler MS | $4,938,552 | $11,841,328 | $6,926,208 | $3,200,922 | $26,907,010 |
| Hazelbrook MS | $392,111 | $2,392,843 | $7,185,354 | $7,925,161 | $17,895,468 |
| Twality MS | $25,272 | $193,943 | $55,144 | $59,865 | $334,224 |
| Tigard HS | $1,386,253 | $10,689,150 | $14,156,357 | $4,247,345 | $30,479,106 |
| Tualatin HS | $14,989,557 | $5,363,706 | $13,889,355 | $3,362,296 | $37,604,914 |
| Creekside Old Buildings | $538,410 | $4,355,378 | $219,692 | $8,839 | $5,122,319 |
| Creekside New Building | $0 | $46,160 | $0 | $0 | $46,160 |
| Kalapuya | $2,289 | $49,860 | $179,562 | $35,522 | $267,234 |
| Hibbard Office | $10,051 | $1,138,960 | $1,866,035 | $2,509,798 | $5,524,844 |
| Bus Barn - Hall Blvd | $11,292 | $568,862 | $255,730 | $460,828 | $1,296,711 |
| Bus Barn - Hwy 99 | $2,289 | $9,002 | $242,142 | $12,628 | $266,062 |
| **Total** | **$29,798,972** | **$78,599,231** | **$73,658,442** | **$33,701,766** | **$215,758,411** |



# 02

# FACILITY ANALYSIS



# 02

# FACILITY ANALYSIS

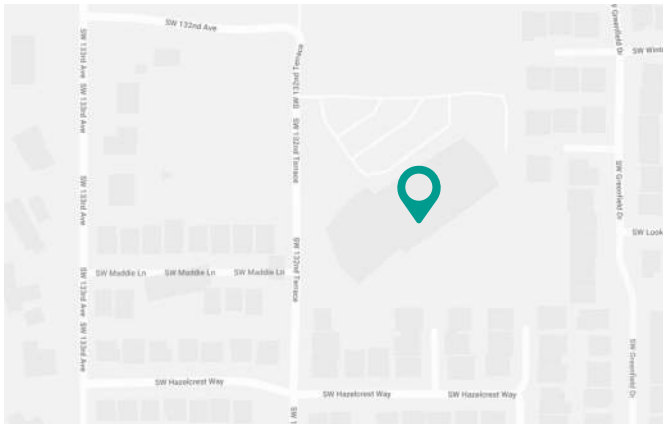
# ALBERTA RIDER ELEMENTARY SCHOOL

## FACT SHEET

### FACILITY CONDITION INDEX





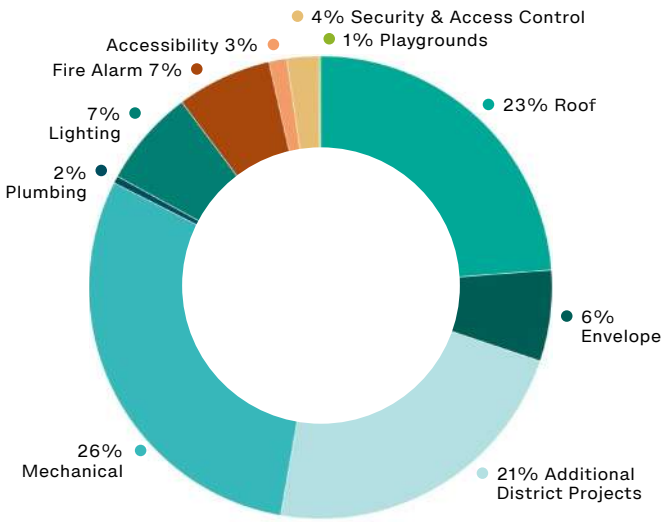



14850 SW 132nd Ave, Tigard, OR 97224

### SUMMARY DESCRIPTION

Alberta Rider Elementary School currently serves 504 students from kindergarten to Grade 5 (K–5). It is a two-story building originally built in 2005 with renovations in 2020. Alberta Rider is a feeder school to Twality Middle School and Tualatin High School.

### FACILITY REPAIR COST ALLOCATION

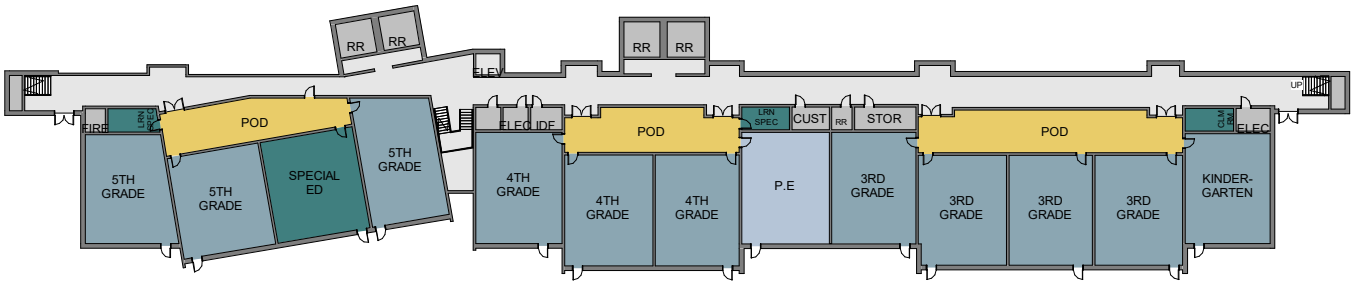



| 1. ALBERTA RIDER ELEMENTARY SCHOOL | |
|---|---|
| **Jurisdiction** | City of Tigard, Washington County |
| **Year Built** | 2005 |
| **Remodels** | 2020 |
| **Building Area (SF)** | 67,000 |
| **Site Size (Acres)** | 9.24* |

*Site is shared with another facility

# BUILDING AND SITE UTILIZATION

## LOWER FLOOR




## MAIN FLOOR




## DEPARTMENT LEGEND

- Administration & Counseling
- Building Support
- Circulation
- Core Academics-Gen Ed
- Dining & Nutrition
- Extended & Small Group Learning
- Library
- Performing Arts
- Physical Education/Athletics
- Special Programs & Support

| ALBERTA RIDER INFRASTRUCTURE RECOMMENDATIONS | COST | PRIORITY I | II | III | IV |
|---|---|---|---|---|---|
| **ROOF** | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $4,579 | X | | | |
| 2024-2026 Roof Repairs | $81,765 | X | | | |
| 2027-2029 Roof Repairs | $1,060,474 | | | X | |
| 2030-2032 Roof Repairs | $554,764 | | | | X |
| | **$1,701,582** | | | | |
| **ENVELOPE (WITHOUT ROOF)** | | | | | |
| Brick masonry | $137,270 | | X | | |
| Fiber cement panel siding | $60,261 | X | | | |
| Aluminum storefront entries and windows | $131,478 | | X | | |
| Hollow metal door and frame | $125,100 | | | X | |
| | **$454,110** | | | | |
| **ADDITIONAL DISTRICT PROJECTS** | | | | | |
| Repair NE parking lot asphalt, replace curbs, reseal all other asphalt. | $524,596 | | X | | |
| Replace VCT in hallways | $318,884 | | X | | |
| Replace carpeting. (cost includes demo of existing flooring and floor leveling) | $772,743 | | X | | |
| | **$1,616,223** | | | | |
| **MECHANICAL** | | | | | |
| Rooftop units should be replaced in the next 5 years. | $1,253,907 | | X | | |
| Boilers should be replaced in the next 20 years. | $134,258 | | | | X |
| Pumps are showing leakage and should be replaced in the next 5-10 years. | $13,082 | | | X | |
| Heating water piping throughout the school should be replaced in 2055. | $722,803 | | | | X |
| | **$2,124,050** | | | | |
| **PLUMBING** | | | | | |
| Replace water heater in 5 years. | $19,624 | | | X | |
| Repair or replace the domestic hot water master mixing valve. | $16,353 | X | | | |
| | **$35,977** | | | | |
| **ELECTRICAL** | | | | | |
| None at this time. | | | | | |
| | **$0** | | | | |
| **LIGHTING** | | | | | |
| Interior lighting | $413,702 | | | X | |
| Site/exterior lighting | | | | X | |
| Egress lighting upgrades | | | | X | |
| Lighting controls | $73,139 | | | X | |
| | **$486,841** | | | | |
| **KITCHEN** | | | | | |
| none at this time | $0 | | | | |
| | **$0** | | | | |

| SAFE & WELCOMING RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **FIRE ALARM** | | | | | |
| Control Equipment<br>The Gamewell-FCI E3 Series equipment can be upgraded to provide an EVACS within the building and is our primary recommendation. Alternately, the entire system can be replaced with a new system, including the addressable devices, smoke detectors, pull stations, and monitor and control modules. | $474,237 | | X | | |
| Detection<br>The Gamewell-FCI smoke detectors and pull stations can be utilized until the devices begin failing. Regular inspection and cleaning can extend the life of the devices for two decades or more. | | | X | | |
| Notification<br>The Cooper Wheelock temporal coded horn notification is not compliant with the requirements for a new educational occupancy. Replacement of the notification with loudspeakers and an EVAC system is recommended. | | | X | | |
| Opinion of Probable Cost<br>Complete fire alarm replacement: | | | X | | |
| | **$474,237** | | | | |
| **ACCESSIBILITY** | | | | | |
| Priority I Upgrades | $89,099 | X | | | |
| Priority II Upgrades | $172,975 | | X | | |
| Priority III Upgrades | $3,876 | | | X | |
| Priority IV Upgrades | $0 | | | | X |
| | **$89,099** | | | | |
| | | | | | |
| **SECURITY & ACCESS CONTROL** | | | | | |
| Speakers (includes server licensing and storage hardware) | $18,526 | X | | | |
| Card Readers | $49,059 | | X | | |
| Cameras (includes server licensing and storage hardware) | $91,330 | | X | | |
| | **$158,915** | | | | |

| OUTDOOR SPACES RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **PLAYGROUNDS** | | | | | |
| Intall accessible ramp from covered play to engineered wood fiber surface. | $8,664 | X | | | |
| | **$8,664** | | | | |

*All rates current as of December, 2022.*
*** Total Project Cost = [Construction Budget + Consultant and Management Fees (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)] x Escalation (based on a Q2 2025 construction start and 7.5% estimated escalation per year)*

| TOTAL PROJECT COST ** | |
|---|---|
| Total Cost To Repair | $7,149,697 |
| Total Cost To Replace | $61,356,456 |
| =FCI | 0.116 |

| | | INFRASTRUCTURE | SAFE & WELCOMING | OUTDOOR SPACES | TOTAL |
|---|---|---|---|---|---|
| I | Priority Cost: | $162,958 | $107,626 | $8,664 | $279,247 |
| II | Priority Cost: | $3,138,878 | $787,601 | $0 | $3,926,480 |
| III | Priority Cost: | $1,705,121 | $2,370 | $0 | $1,707,491 |
| IV | Priority Cost: | $1,411,825 | $0 | $0 | $1,411,825 |
| | | | | | **$7,325,043** |

# ART RUTKIN ELEMENTARY SCHOOL

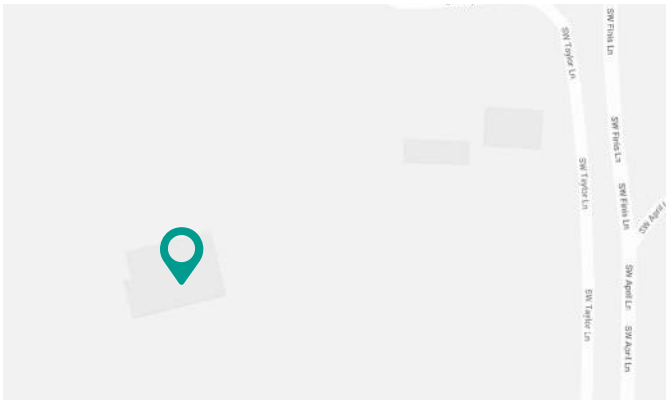
## FACT SHEET

FACILITY CONDITION INDEX

| GOOD | FAIR | POOR | CRITICAL |
|---|---|---|---|
| 0–0.10 | 0.10–0.25 | 0.25–0.5 | >0.5 |



Photo credit: Bora Architects




21800 SW 91st Ave, Tualatin, OR 97062

### SUMMARY DESCRIPTION

Art Rutkin Elementary School is currently under construction. It is designed for a capacity of 600 students with 24 classrooms for K–5 instruction, two dedicated to pre–K, one for SPED, and one makerspace. Art Rutkin will be a feeder school to Twality Middle School and Tualatin High School.

| 2. ART RUTKIN ELEMENTARY SCHOOL | |
|---|---|
| **Jurisdiction** | City of Tigard, Washington County |
| **Year Built** | 2023 |
| **Remodels** | none |
| **Building Area (SF)** | 78,747 |
| **Site Size (Acres)** | 8.91<br>8.99 |

# BUILDING AND SITE UTILIZATION




## DEPARTMENT LEGEND

- Administration & Counseling
- Building Support
- Circulation
- Core Academics-Gen Ed
- Dining & Nutrition
- Extended & Small Group Learning
- Performing Arts
- Physical Education/Athletics
- Preschool Classroom
- Special Programs & Support
- CTE/Making

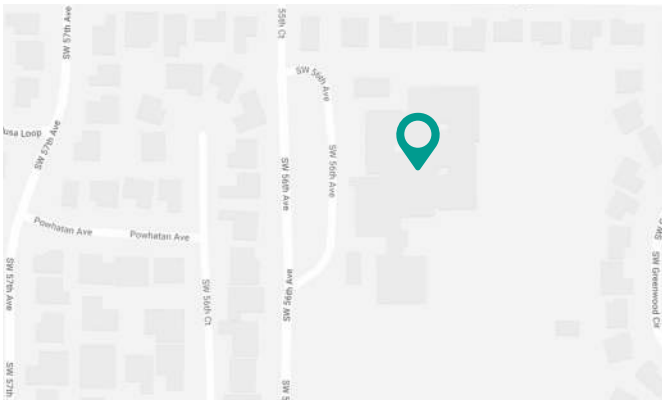
# BRIDGEPORT ELEMENTARY SCHOOL

## FACT SHEET

### FACILITY CONDITION INDEX





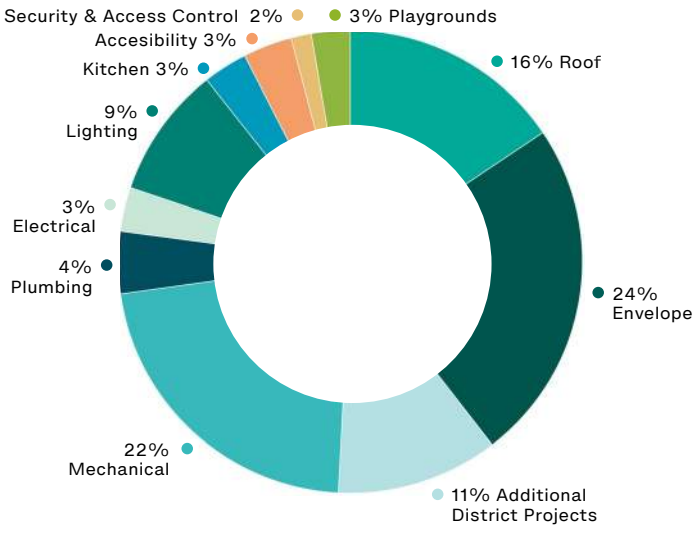

5505 SW Borland Rd, Tualatin, OR 97062

### SUMMARY DESCRIPTION

Bridgeport Elementary School currently serves 472 students from kindergarten to Grade 5 (K–5). Bridgeport is home to a Spanish immersion program. 308 of the 472 students attend the immersion school. It is a single-story building originally built in 1982 with renovations in 1992, 1999, and 2018. Bridgeport is a feeder school to Hazelbrook Middle School and Tualatin High School.

| 3. BRIDGEPORT ELEMENTARY SCHOOL | |
|---|---|
| **Jurisdiction** | City of Tigard, Washington County |
| **Year Built** | 1982 |
| **Remodels** | 1992, 1999, 2018 |
| **Building Area (SF)** | 66,200 |
| **Site Size (Acres)** | 11.15 |

### FACILITY REPAIR COST ALLOCATION



# BUILDING AND SITE UTILIZATION




## DEPARTMENT LEGEND

- Administration & Counseling
- Building Support
- Circulation
- Core Academics-Gen Ed
- Dining & Nutrition
- Library
- Performing Arts
- Physical Education/Athletics
- Special Programs & Support
- CTE/Maker

| BRIDGEPORT INFRASTRUCTURE RECOMMENDATIONS | COST | PRIORITY I | II | III | IV |
|---|---|---|---|---|---|
| **ROOF** | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $9,158 | X | | | |
| 2024-2026 Roof Repairs | $1,726,421 | | X | | |
| 2027-2029 Roof Repairs | $99,716 | | | X | |
| 2030-2032 Roof Repairs | $50,508 | | | | X |
| | **$1,885,802** | | | | |
| **ENVELOPE (WITHOUT ROOF)** | | | | | |
| Replace the attached brick masonry assembly | $1,583,759 | | X | | |
| Clean and maintain metal wall panel assemblies | $31,594 | | | X | |
| Aluminum storefront window evaluation | $40,883 | | X | | |
| Aluminum storefront window replacement | $758,256 | | | | X |
| Replace steel-framed entry and window assembly | $106,295 | | X | | |
| Cleaning & treatment for hollow metal doors and frames | $24,031 | | | X | |
| Portable skirt panels | $12,265 | | X | | |
| Portable envelope system replacement | $343,413 | | | | X |
| | **$2,900,494** | | | | |
| **ADDITIONAL DISTRICT PROJECTS** | | | | | |
| Parking lot clean, repair, and seal. | $163,530 | | X | | |
| Replace stage flooring. (includes abatement) | $73,589 | | | X | |
| Replace all carpeting. (cost includes demo of existing flooring and floor leveling) | $962,350 | | X | | |
| Replace gutters and downspouts. | $168,227 | | | X | |
| | **$1,367,695** | | | | |
| **MECHANICAL** | | | | | |
| Replace air handlers with new units. | $1,563,020 | | | X | |
| The boiler and pumps should be replaced within 5 years with high efficiency condensing boilers. We recommend (2) new boilers at 1200 MBH to replace the one large boiler. Update boiler controls. | $435,440 | | X | | |
| Heating water piping throughout the school should be replaced with the boiler replacement. | $659,026 | | X | | |
| The remaining equipment to be replaced as noted above at the end of expected life. | | | | | X |
| | **$2,657,485** | | | | |
| **PLUMBING** | | | | | |
| Replace (3) electric water heaters within 5 years. | $48,078 | | | X | |
| Replace hose bibs and utility sink faucets. | $122,648 | X | | | |
| Replace the portions of the domestic water piping system that are galvanized steel pipe in the next 20 years, or as problems arise. | $354,860 | | | X | |
| | **$525,585** | | | | |
| **ELECTRICAL** | | | | | |
| Switchboard: The main distribution switchboard has reached its 40-year rated life. There were no obvious signs of degradation or defect, but this equipment is now obsolete and is no longer manufactured (Gould ITE was purchased by Siemens in the early 1990s). This equipment should be targeted for replacement in the next 5-10 years. | $219,130 | | X | | |

| | | | | | |
|---|---|---|---|---|---|
| Panelboards: The original construction Gould ITE panelboards have likewise reached the end of their 40-year rated life, and as noted, are no longer manufactured. These should be targeted for replacement along with the switchboard within the next 5-10 years or replaced individually as areas of the school are remodeled on an as needed basis. | $127,226 | | X | | |
| Lighting Inverters: One of the original inverters has already been replaced, likely due to equipment failure. The remaining two inverters should be targeted for replacement in the next 5 years. The equipment is obsolete and no longer manufactured (Yorklite shut down in 2000). | $26,165 | | X | | |
| | **$372,521** | | | | |
| **LIGHTING** | | | | | |
| Interior lighting | $604,261 | | | X | |
| Site/exterior lighting | $0 | | | X | |
| Lighting controls | $190,988 | | | X | |
| Egress lighting upgrades | $93,694 | X | | | |
| ALT #1: Provide emergency generator in lieu of inverters | $224,642 | | | X | |
| | **1,113,586.05** | | | | |
| | | | | | |
| **KITCHEN** | | | | | |
| Add hand washing sink. | $24,530 | X | | | |
| Replace gas cook top. | $13,900 | | X | | |
| Replace one hot holding cabinet. | $32,706 | | X | | |
| Repair convection oven. | $5,724 | | X | | |
| Replace VCT flooring with quarry tile. | $81,765 | | X | | |
| Replace serving counter and hot wells with new modular units. | $65,412 | | X | | |
| Replace double stack convection ovens with double stack combination oven/ steamer. | $55,600 | | | X | |
| Add tilting skillet. | $55,600 | | | X | |
| Replace composite top at work table with stainless steel. | $4,906 | | | X | |
| Repair and repaint ceiling and walls. | $19,194 | | | | X |
| Clean existing quarry tile flooring/grout and reseal grout in warewashing area. | $14,574 | | | | X |
| | **$373,910** | | | | |

| **SAFE & WELCOMING RECOMMENDATIONS** | **COST** | **I** | **II** | **III** | **IV** |
|---|---|---|---|---|---|
| **FIRE ALARM** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **ACCESSIBILITY** | | | | | |
| Priority I Upgrades | $239,159 | X | | | |
| Priority II Upgrades | $116,891 | | X | | |
| Priority III Upgrades | $57,113 | | | X | |
| Priority IV Upgrades | $0 | | | | X |
| | **$413,163** | | | | |
| **SECURITY & ACCESS CONTROL** | | | | | |
| Speakers (includes server licensing and storage hardware) | $26,245 | X | | | |
| Card Readers | $32,706 | | X | | |
| Cameras (includes server licensing and storage hardware) | $112,190 | | X | | |
| | **$171,141** | | | | |

| OUTDOOR SPACES RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **PLAYGROUNDS** | | | | | |
| Several pieces of equipment are nearing the end of life and should be replaced with a focus on adding more variety to the types of play. | $163,530 | | X | | |
| Fencing should be considered for security. This site is large and does not lend itself to easily fencing the playground. | $163,530 | | | X | |
| | **$327,060** | | | | |

*All rates current as of December, 2022.*
*** Total Project Cost = [Construction Budget + Consultant and Management Fees (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)] x Escalation (based on a Q2 2025 construction start and 7.5% estimated escalation per year)*

| TOTAL PROJECT COST ** | |
|---|---|
| Total Cost To Repair | $12,533,620 |
| Total Cost To Replace | $60,623,842 |
| =FCI | 0.207 |

| | | INFRASTRUCTURE | SAFE & WELCOMING | OUTDOOR SPACES | TOTAL |
|---|---|---|---|---|---|
| I | Priority Cost: | $250,029 | $265,404 | $0 | $515,433 |
| II | Priority Cost: | $6,261,994 | $261,787 | $163,530 | $6,687,311 |
| III | Priority Cost: | $3,499,111 | $57,113 | $163,530 | $3,719,754 |
| IV | Priority Cost: | $1,185,944 | $0 | $0 | $1,185,944 |
| | | | | | **$12,108,442** |

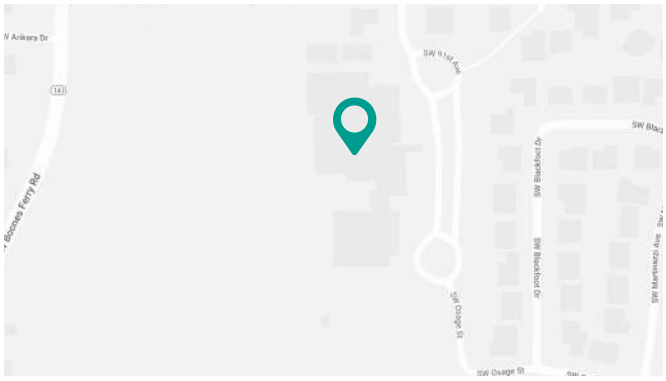
# BYROM ELEMENTARY SCHOOL

## FACT SHEET

### FACILITY CONDITION INDEX





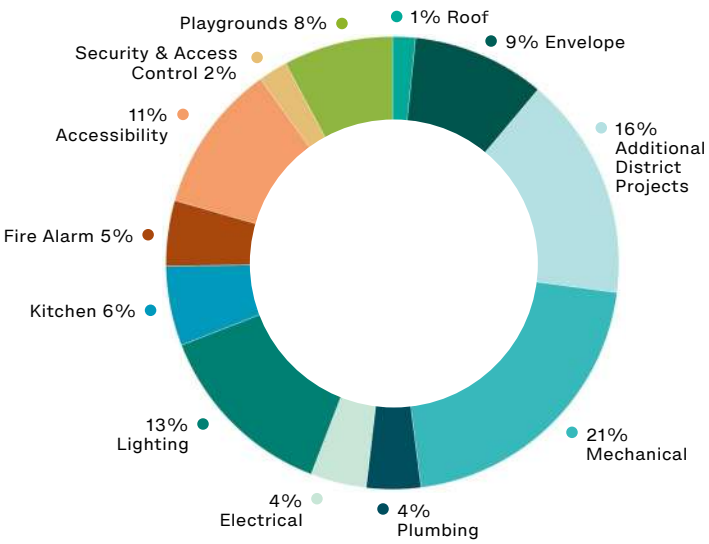



21800 SW 91st Ave, Tualatin, OR 97062

### SUMMARY DESCRIPTION

Byrom Elementary School currently serves 417 students from kindergarten to Grade 5 (K–5). It is a single-story building originally built in 1979 with renovations in 1995 and 2019. Byrom is a feeder school to Hazelbrook Middle School and Tualatin High School.

### FACILITY REPAIR COST ALLOCATION




| 4. BYROM ELEMENTARY SCHOOL | |
|---|---|
| **Jurisdiction** | City of Tualatin, Washington County |
| **Year Built** | 1979 |
| **Remodels** | 1995, 2019 |
| **Building Area (SF)** | 62,015 |
| **Site Size (Acres)** | 19.3 |

# BUILDING AND SITE UTILIZATION




## DEPARTMENT LEGEND

- Administration & Counseling
- Building Support
- Circulation
- Core Academics-Gen Ed
- Dining & Nutrition
- Library
- Performing Arts
- Physical Education/Athletics
- Special Programs & Support
- Fine Arts

| BYROM<br>INFRASTRUCTURE RECOMMENDATIONS | COST | PRIORITY<br>I | <br>II | <br>III | <br>IV |
|---|---|---|---|---|---|
| **ROOF** | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $9,158 | X | | | |
| 2024-2026 Roof Repairs | $36,011 | | X | | |
| 2027-2029 Roof Repairs | $44,115 | | | X | |
| 2030-2032 Roof Repairs | $50,508 | | | | X |
| | **$139,792** | | | | |
| **ENVELOPE (WITHOUT ROOF)** | | | | | |
| Stucco repairs | $70,401 | | X | | |
| Metal wall panel replacement | $31,398 | | | | X |
| Aluminum storefront windows | $34,538 | | | | X |
| Steel-framed entries and windows | $106,295 | | X | | |
| Hollow metal doors and frames | $161,077 | | | X | |
| Portable envelope system replacement | $408,825 | | X | | |
| | **$812,533** | | | | |
| **MISC DISTRICT PROJECTS** | | | | | |
| New carpet in the library and hallways - Entire building likely in 5yrs. | $961,556 | | X | | |
| Sidewalk replacement in the front of the building, replace damaged storm and sanitary lines | $327,060 | | X | | |
| Replace stage curtains. | $81,765 | | X | | |
| | **$1,370,381** | | | | |
| **MECHANICAL** | | | | | |
| Replace air handlers with new units. | $1,448,222 | | | X | |
| Boilers and primary pumps should be replaced in the next 5-10 years with high efficiency condensing boilers. We recommend (2) new boilers at 600 MBH to replace the three smaller boilers. Update boiler controls. | $342,327 | | X | | |
| Heating water piping throughout the school should be replaced with the boiler replacement. | | | X | | |
| The remaining equipment to be replaced as noted above at the end of expected life. | n/a | | | | X |
| | **$1,790,549** | | | | |
| **PLUMBING** | | | | | |
| Replace the portions of the domestic water piping system that are galvanized steel pipe in the next 20 years, or as problems arise. | $331,966 | | | X | |
| | **$331,966** | | | | |
| **ELECTRICAL** | | | | | |
| Switchboard: The main distribution switchboard has reached its 40-year rated life. There were no obvious signs of degradation or defect, but this equipment is now obsolete. This equipment should be planned for replacement in the next 5-10 years. | $219,130 | | X | | |
| Panelboards: As with the switchboards, the panelboards have reached the end of their 40-year rated life. This equipment should be planned for replacement in the next 5-10 years as areas of the school are remodeled or on an as needed basis. | $122,648 | | X | | |
| | **$341,778** | | | | |

| LIGHTING | | | | | | |
|---|---|---|---|---|---|---|
| Interior lighting | $632,821 | | | | X | |
| Site/exterior lighting | | | | | X | |
| Lighting controls | $185,774 | | | | X | |
| Egress lighting upgrades | $91,749 | X | | | | |
| ALT #1: Provide emergency generator in lieu of inverters | $224,642 | | | | | X |
| | **$1,134,986.23** | | | | | |

| KITCHEN | | | | | | |
|---|---|---|---|---|---|---|
| Add handwashing sink. | $24,530 | X | | | | |
| Assess cause of ice build-up inside freezer and correct. | $8,177 | X | | | | |
| Repair refrigeration alarm per commercial refrigeration quote. | $19,624 | X | | | | |
| Add floor sink at prep sink and provide indirect waste with air gap. | $24,530 | X | | | | |
| Install grease trap for 3-compartment sinks. | $122,648 | | X | | | |
| remove concrete curb at cook line and replace all VCT with quarry tile. | $81,765 | | X | | | |
| Add rear stainless steel legs to existing convection ovens. | $1,635 | | X | | | |
| Replace serving counter and hot wells with new modular units. | $65,412 | | X | | | |
| Replace double stack convection ovens and Type I canopy hood. | $89,942 | | | X | | |
| Add second mobile hot holding cabinet. | $22,894 | | | X | | |
| Repair and repaint ceiling and walls. | $12,270 | | | | | X |
| Clean existing quarry tile flooring/grout and reseal grout in warewashing. | $14,574 | | | | | X |
| | **$487,998** | | | | | |

| SAFE & WELCOMING RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|

| FIRE ALARM | | | | | |
|---|---|---|---|---|---|
| The entire system should be replaced with an addressable fire alarm system with EVACS. | $400,649 | X | | | |
| Control Equipment<br>The Silent Knight control panel is aged and obsolete and should be replaced. | | X | | | |
| Detection<br>The Silent Knight smoke detection is aged and should be replaced with new detectors compatible with the new control equipment. | | X | | | |
| Notification<br>The Cooper Wheelock temporal coded horn notification and vibrating bell notification is not compliant with the requirements for a new educational occupancy. Replacement of the notification with loudspeakers and an EVAC system is recommended. | | X | | | |
| Opinion of Probable Cost<br>Complete fire alarm replacement: $245,000 | | X | | | |
| | **$400,649** | | | | |

| ACCESSIBILITY | | | | | |
|---|---|---|---|---|---|
| Priority I Upgrades | $332,175 | X | | | |
| Priority II Upgrades | $431,283 | | X | | |
| Priority III Upgrades | $150,423 | | | X | |
| Priority IV Upgrades | $0 | | | | X |
| | **$913,881** | | | | |

| SECURITY & ACCESS CONTROL | | | | | |
|---|---|---|---|---|---|
| Speakers (includes server licensing and storage hardware) | $22,386 | X | | | |
| Card Readers | $32,706 | | X | | |
| Cameras (includes server licensing and storage hardware) | $122,281 | | X | | |
| | **$177,373** | | | | |

| OUTDOOR SPACES RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **PLAYGROUNDS** | | | | | |
| Replace ADA rubber surfaces. | $16,353 | X | | | |
| Wood climbing structures are aging and should be replaced. | $163,530 | | X | | |
| Move, replace or remove climbing structure and aging rubber surface that is sited close to asphalt covered play. | $81,765 | X | | | |
| Consider ADA pathways to playground equipment. | $245,295 | | X | | |
| Fencing should be considered for security. | $163,530 | | | X | |
| | **$670,473** | | | | |

*All rates current as of December, 2022.*
*** Total Project Cost = [Construction Budget + Consultant and Management Fees (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)] x Escalation (based on a Q2 2025 construction start and 7.5% estimated escalation per year)*

| TOTAL PROJECT COST ** | |
|---|---|
| Total Cost To Repair | $8,572,358 |
| Total Cost To Replace | $56,791,353 |
| =FCI | 0.151 |

| | | INFRASTRUCTURE | SAFE & WELCOMING | OUTDOOR SPACES | TOTAL |
|---|---|---|---|---|---|
| I | Priority Cost: | $177,766 | $755,209 | $98,118 | $1,031,093 |
| II | Priority Cost: | $2,947,478 | $586,270 | $408,825 | $3,942,573 |
| III | Priority Cost: | $2,916,810 | $150,423 | $163,530 | $3,230,764 |
| IV | Priority Cost: | $367,929 | $0 | $0 | $367,929 |
| | | | | | **$8,572,358** |

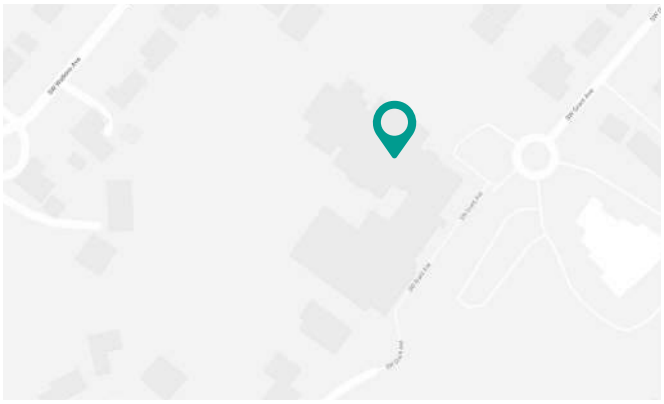
# CHARLES F. TIGARD ELEMENTARY SCHOOL

## FACT SHEET

### FACILITY CONDITION INDEX





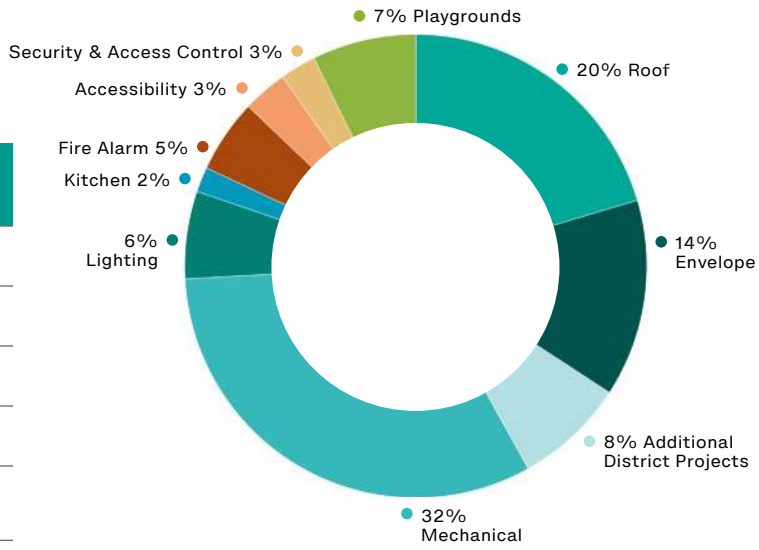
12855 SW Grant Ave, Tigard, OR 97223

### SUMMARY DESCRIPTION

Charles F. Tigard (CFT) Elementary School currently serves 476 students from kindergarten to Grade 5 (K–5). It is a two-story building originally built in 2004 with renovations in 2020. CFT is a feeder school to Fowler Middle School and Tigard High School.

| 5. CHARLES F. TIGARD ELEMENTARY SCHOOL | |
|---|---|
| **Jurisdiction** | City of Tigard, Washington County |
| **Year Built** | 2004 |
| **Remodels** | 2020 |
| **Building Area (SF)** | 67000 |
| **Site Size (Acres)** | 3.97<br>4.73 |

### FACILITY REPAIR COST ALLOCATION

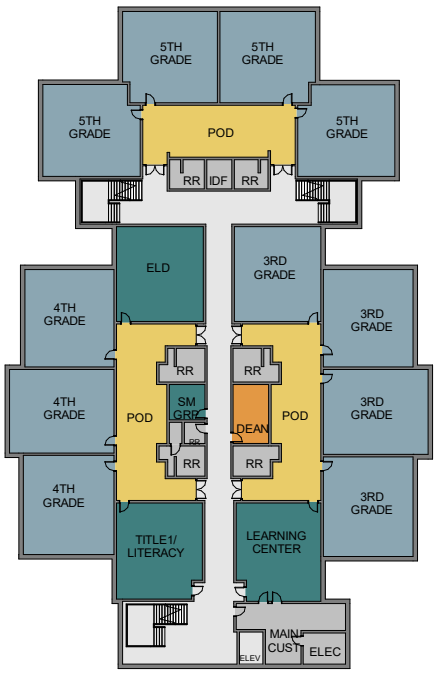


# BUILDING AND SITE UTILIZATION

## FIRST FLOOR




## SECOND FLOOR




## DEPARTMENT LEGEND

- Administration & Counseling
- Building Support
- Circulation
- Core Academics-Gen Ed
- Dining & Nutrition
- Extended & Small Group Learning
- Library
- Performing Arts
- Physical Education/Athletics
- Preschool Classroom
- Special Programs & Support
- CTE/Making

## CHARLES F. TIGARD

| INFRASTRUCTURE RECOMMENDATIONS | COST | PRIORITY I | II | III | IV |
|---|---|---|---|---|---|
| **ROOF** | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $4,579 | X | | | |
| 2024-2026 Roof Repairs | $18,006 | | X | | |
| 2027-2029 Roof Repairs | $1,676,819 | | | X | |
| 2030-2032 Roof Repairs | $25,254 | | | | X |
| | **$1,724,658** | | | | |
| **ENVELOPE (WITHOUT ROOF)** | | | | | |
| Brick Masonry cleaned and sealed | $103,653 | | X | | |
| CMU cleaned and sealed | $60,980 | | X | | |
| Metal wall panel cleaning and maintenance | $48,784 | | | | X |
| Concrete wall sealant and coating replacement | $40,654 | | X | | |
| Aluminum storefront evaluation | $40,883 | | X | | |
| Aluminum storefront IGU replacement | $304,902 | | | X | |
| Curtainwall evaluation and repair | $548,823 | | X | | |
| Hollow metal doors and frames treatment and paint | $13,774 | | | X | |
| | **$1,162,453** | | | | |
| **MISC DISTRICT PROJECTS** | | | | | |
| Replace carpet throughout. (includes floor leveling where (E) flooring is demo'd) | $439,641 | | X | | |
| Paint exterior walls (includes patch & repair) | $142,263 | | X | | |
| Paint interior walls (includes patch & repair) | $71,132 | | X | | |
| | **$653,036** | | | | |
| **PLUMBING** | | | | | |
| None at this time. | | | | | |
| | **$0** | | | | |
| **MECHANICAL** | | | | | |
| Rooftop units should be replaced in the next 5 years. | $1,762,777 | | X | | |
| Boilers and pumps should be replaced in the next 5-10 years. | $212,916 | | | X | |
| Heating water piping throughout the school should be replaced in 2054. | $744,062 | | | | X |
| | **$2,719,754** | | | | |
| **ELECTRICAL** | | | | | |
| None at this time. | | | | | |
| | **$0** | | | | |
| **LIGHTING** | | | | | |
| Interior lighting | $411,371 | | | X | |
| Site/exterior lighting | | | | X | |
| Lighting controls | $104,189 | | | X | |
| | **$515,560.12** | | | | |
| **KITCHEN** | | | | | |
| Repair ice build-up at evaporator coil. | $3,271 | X | | | |
| Shorten warewasher drain line to be 1" above rim of floor sink per code. | $4,906 | X | | | |
| Shift cooking equipment to provide minimum 6: hood overhang. | $16,353 | X | | | |
| Install grease trap for 3-compartment sinks. | $122,648 | | X | | |
| | **$147,177** | | | | |

| SAFE & WELCOMING RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **FIRE ALARM** | | | | | |
| The entire system should be replaced with an addressable fire alarm system with EVACS. | $433,355 | | X | | |
| Control Equipment<br>The Silent Knight control panel is aged and obsolete and should be replaced. | | | X | | |
| Detection<br>The Silent Knight smoke detection is aged and should be replaced with new detectors compatible with the new control equipment. Smoke detection should also be added for actuation of the door holder release in the stairs. | | | X | | |
| Notification<br>The Gentex temporal coded horn notification is not compliant with the requirements for a new educational occupancy. Replacement of the notification with loudspeakers and an EVAC system is recommended. | | | X | | |
| Opinion of Probable Cost<br>Complete fire alarm replacement: $265,000 | | | X | | |
| | **$433,355** | | | | |
| **ACCESSIBILITY** | | | | | |
| Priority I Upgrades | $143,919 | X | | | |
| Priority II Upgrades | $98,435 | | X | | |
| Priority III Upgrades | $20,973 | | | X | |
| Priority IV Upgrades | $0 | | | | X |
| | **$263,327** | | | | |
| **SECURITY & ACCESS CONTROL** | | | | | |
| Speakers (includes server licensing and storage hardware) | $26,245 | X | | | |
| Card Readers | $32,706 | | X | | |
| Cameras (includes server licensing and storage hardware) | $153,944 | | X | | |
| | **$212,895** | | | | |

| OUTDOOR SPACES RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **PLAYGROUNDS** | | | | | |
| All climbing structures are at the end of their life and will be ready for replacement in less than five years. | $490,590 | | X | | |
| Add more ADA play opportunities at ground level, either on existing equipment or with the replacement of older equipment. | $122,648 | X | | | |
| | **$613,238** | | | | |

*All rates current as of December, 2022.*
*** Total Project Cost = [Construction Budget + Consultant and Management Fees (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)] x Escalation (based on a Q2 2025 construction start and 7.5% estimated escalation per year)*

| TOTAL PROJECT COST ** | |
|---|---|
| Total Cost To Repair | $8,445,452 |
| Total Cost To Replace | $61,356,456 |
| =FCI | 0.138 |

| | | INFRASTRUCTURE | SAFE & WELCOMING | OUTDOOR SPACES | TOTAL |
|---|---|---|---|---|---|
| I | Priority Cost: | $29,108 | $170,164 | $122,648 | $321,920 |
| II | Priority Cost: | $3,351,459 | $718,440 | $490,590 | $4,560,489 |
| III | Priority Cost: | $2,723,971 | $98,435 | $0 | $2,822,406 |
| IV | Priority Cost: | $818,100 | $0 | $0 | $818,100 |
| | | | | | **$8,522,914** |

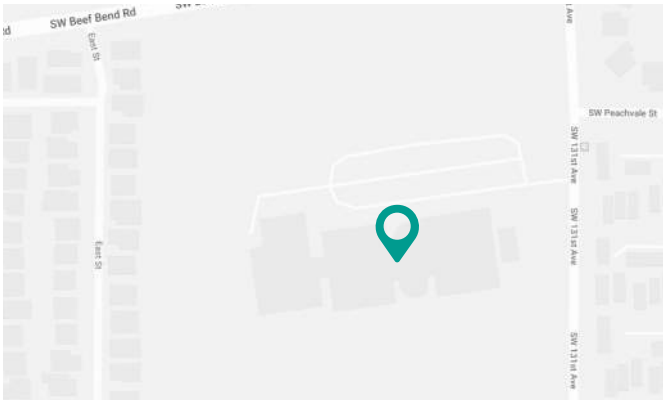
# DEER CREEK ELEMENTARY SCHOOL

## FACT SHEET

### FACILITY CONDITION INDEX





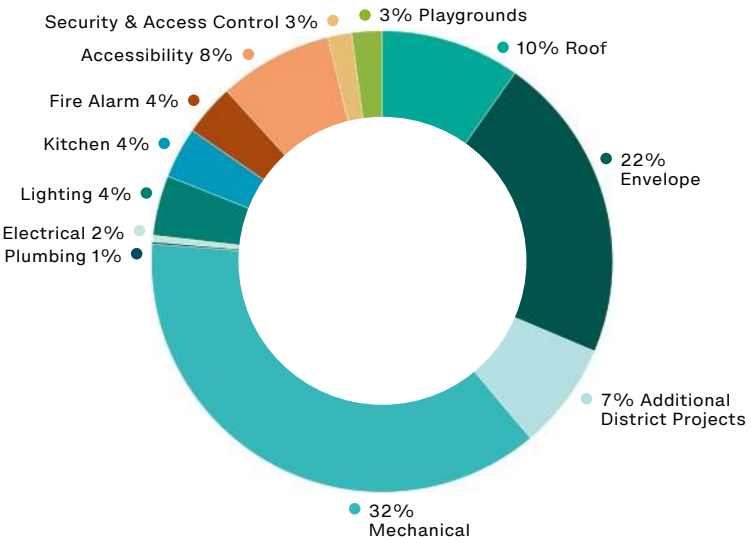




16155 SW 131st Ave, Tigard, OR 97224

### SUMMARY DESCRIPTION

Deer Creek Elementary School currently serves 566 students from kindergarten to Grade 5 (K–5). It is a single-story building originally built in 1997 with renovations in 2020. Deer Creek is a feeder school to Twality Middle School and Tualatin High School.

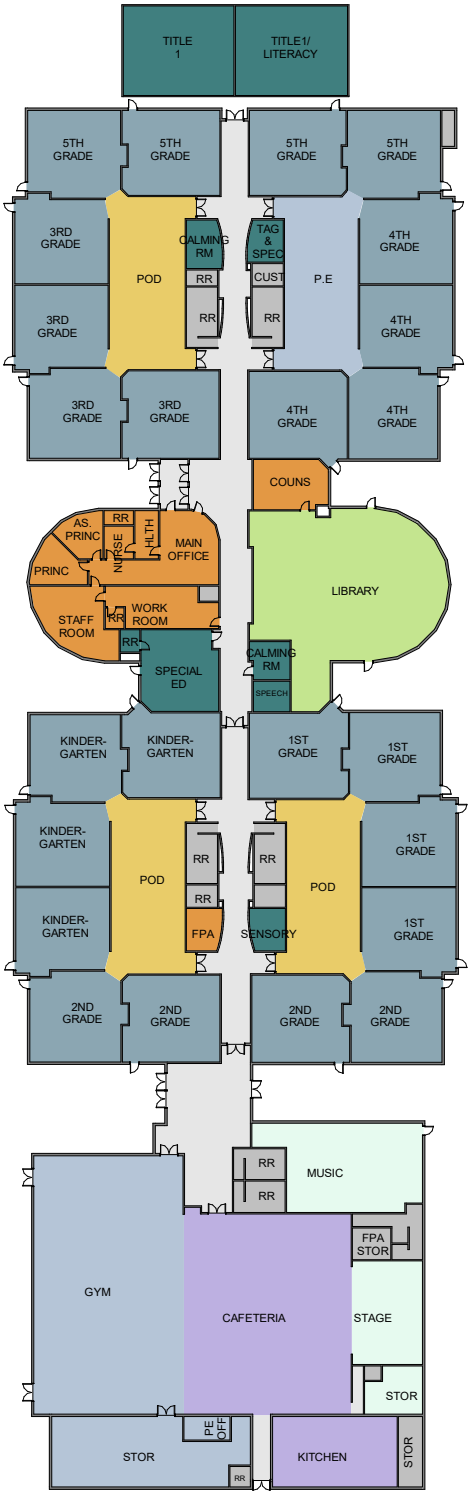
### FACILITY REPAIR COST ALLOCATION




Repair costs totaling less than 0.1% are not included.

| 6. DEER CREEK ELEMENTARY SCHOOL | |
|---|---|
| **Jurisdiction** | City of Tigard, Washington County |
| **Year Built** | 1997 |
| **Remodels** | 2020 |
| **Building Area (SF)** | 61,380 |
| **Site Size (Acres)** | 17.4 |

# BUILDING AND SITE UTILIZATION




## DEPARTMENT LEGEND

- Administration & Counseling
- Building Support
- Circulation
- Core Academics-Gen Ed
- Dining & Nutrition
- Extended & Small Group Learning
- Library
- Performing Arts
- Physical Education/Athletics
- Special Programs & Support

| DEER CREEK<br>INFRASTRUCTURE RECOMMENDATIONS | COST | PRIORITY<br>I | <br>II | <br>III | <br>IV |
|---|---|---|---|---|---|
| **ROOF** | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $21,095 | X | | | |
| 2024-2026 Roof Repairs | $9,002 | | X | | |
| 2027-2029 Roof Repairs | $1,106,189 | | | X | |
| 2030-2032 Roof Repairs | $12,628 | | | | X |
| | **$1,148,914** | | | | |
| **ENVELOPE (WITHOUT ROOF)** | | | | | |
| Brick Masonry Repairs | $204,413 | | X | | |
| Stucco System Replacement | $192,360 | | X | | |
| Concrete Mass Wall sealant and coating replacement | $42,747 | | X | | |
| Aluminum Storefront window evaluation | $40,883 | | X | | |
| Aluminum Storefront window replacement | $769,441 | | | | X |
| Steel-framed entry & window replacement | $81,765 | | | | X |
| Hollow Metal Doors & Frames sealant joints | $12,155 | | | X | |
| Aluminum Curtainwall evaluation | $49,059 | | X | | |
| Aluminum Curtainwall system replacement | $769,000 | | | | X |
| Portable building envelope system replacement | $372,848 | | | | X |
| | **$2,534,671** | | | | |
| **MISC DISTRICT PROJECTS** | | | | | |
| Sand and refinish gym floor. | $34,263 | | X | | |
| Reseal parking lot. | $237,249 | | X | | |
| Remodel classroom pods to add classroom doors with security hardware. | $613,238 | | X | | |
| | **$884,750** | | | | |
| **MECHANICAL** | | | | | |
| Replace air handlers with new units in 2037. | $1,413,831 | | | | X |
| Condensing units should be replaced as soon as possible. They are old and failing along with containing R22 refrigerant which is now out of production. Condensing unit curbs are also failing. | $2,041,906 | X | | | |
| Heating water pumps should be replaced in the next 5 years. | | | X | | |
| Boilers can last another 20 years, but could be replaced in the next 5-10 years with high efficiency condensing boilers for energy savings. | $271,787 | | | X | |
| Heating water piping should be examined in 10 years to determine remaining life. Plan for full replacement in 2047. | $659,026 | | | | X |
| | **$4,386,550** | | | | |
| **PLUMBING** | | | | | |
| Replace the two electric water heaters within 5 years. | $17,988 | | | X | |
| | **$17,988** | | | | |
| **ELECTRICAL** | | | | | |
| Generator: The generator is well within its rated lifespan, but some corrosion was visible on its exterior housing that should be monitored going forward, so that replacement or refurbishment of the housing is done if needed to prevent damage to the generator itself. | $53,147 | | | | X |
| | **$53,147** | | | | |

| LIGHTING | | | | | | |
|---|---|---|---|---|---|---|
| Interior lighting | $377,491 | | | X | |
| Site/exterior lighting | | | | X | |
| Lighting controls | $117,550 | | | X | |
| | **$495,040.81** | | | | |

| KITCHEN | | | | | | |
|---|---|---|---|---|---|---|
| Add handwashing sink. | $24,530 | X | | | |
| Shorten drain lines at prep sink. | $4,906 | X | | | |
| Repair hot well. | $3,271 | X | | | |
| Provide 3-compartment sink. | $24,530 | | X | | |
| Provide grease interceptor. | $122,648 | | X | | |
| Replace VCT with quarry tile. | $81,765 | | X | | |
| Replace serving counter and hot wells with new modular units. | $65,412 | | X | | |
| Replace double stack convection ovens. | $49,059 | | | X | |
| Add cook top with down nozzle. | $13,900 | | | X | |
| Repair and repaint ceiling and walls. | $30,588 | | | | X |
| | **$420,607** | | | | |

| SAFE & WELCOMING RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **FIRE ALARM** | | | | | |
| The entire system should be replaced with an addressable fire alarm system with EVACS. | $425,178 | X | | | |
| Control Equipment<br>The Simplex control panel is aged and obsolete and should be replaced. It also is a conventional zoned panel which does not meet the NFPA 72 requirements for an addressable fire alarm system in buildings of this size. | | X | | | |
| Detection<br>The Simplex smoke detection is aged and should be replaced with new detectors compatible with the new control equipment. Smoke detection should also be added for actuation of fire door and door holder release for the Library doors and the door holders throughout the corridor system. | | X | | | |
| Notification<br>The Simplex temporal coded horn notification is not compliant with the requirements for a new educational occupancy. Replacement of the notification with loudspeakers and an EVAC system is recommended. | | X | | | |
| Opinion of Probable Cost<br>Complete fire alarm replacement: $260,000 | | X | | | |
| | **$425,178** | | | | |
| | | | | | |
| **ACCESSIBILITY** | | | | | |
| Priority I Upgrades | $437,781 | X | | | |
| Priority II Upgrades | $424,987 | | X | | |
| Priority III Upgrades | $75,533 | | | X | |
| Priority IV Upgrades | $0 | | | | X |
| | **$938,301** | | | | |
| | | | | | |
| **SECURITY & ACCESS CONTROL** | | | | | |
| Speakers (includes server licensing and storage hardware) | $30,104 | X | | | |
| Card Readers | $32,706 | | X | | |
| Cameras (includes server licensing and storage hardware) | $132,835 | | X | | |
| | **$195,646** | | | | |

| OUTDOOR SPACES RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **PLAYGROUNDS** | | | | | |
| Consider rubber surface or complete drainage repair at lower playground to mitigate water issues. | $109,879 | | X | | |
| Fencing at covered play and lower playground | $139,001 | | | X | |
| Fencing to connect upper playground. Fencing should be considered for security. This site is large and does not lend itself to easily fencing the playground. | | | | X | |
| | **$248,880** | | | | |

*All rates current as of December, 2022.*
*** Total Project Cost = [Construction Budget + Consultant and Management Fees (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)] x Escalation (based on a Q2 2025 construction start and 7.5% estimated escalation per year)*

| TOTAL PROJECT COST ** | |
|---|---|
| Total Cost To Repair | $11,749,673 |
| Total Cost To Replace | $56,209,840 |
| =FCI | 0.209 |

| | | INFRASTRUCTURE | SAFE & WELCOMING | OUTDOOR SPACES | TOTAL |
|---|---|---|---|---|---|
| I | Priority Cost: | $2,095,707.27 | $893,063 | $0 | $2,988,771 |
| II | Priority Cost: | $1,717,567.04 | $590,528 | $109,879 | $2,417,974 |
| III | Priority Cost: | $1,966,119.08 | $75,533 | $139,001 | $2,180,652 |
| IV | Priority Cost: | $4,162,275.13 | $0 | $0 | $4,162,275 |
| | | | | | **$11,749,673** |

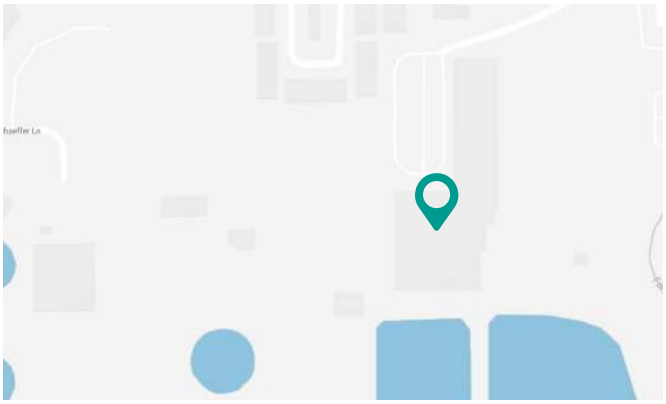
# DURHAM ELEMENTARY SCHOOL

## FACT SHEET

### FACILITY CONDITION INDEX





7980 SW Durham Rd, Tigard, OR 97224

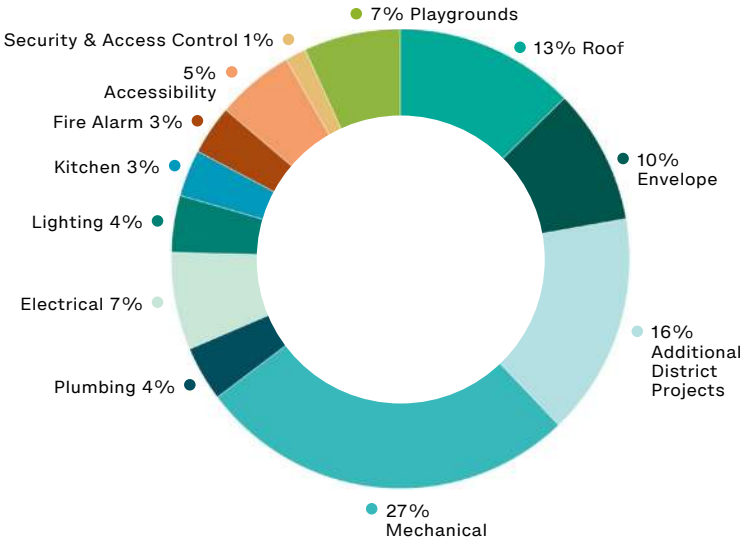
### SUMMARY DESCRIPTION

Durham Elementary School currently serves 564 students from kindergarten to Grade 5. It is a single-story building originally built in 1989 with renovations in 1996 and 2019. Durham is a feeder school to Twality Middle School and Tigard High School.

| 7. DURHAM ELEMENTARY SCHOOL | |
|---|---|
| **Jurisdiction** | City of Tigard, Washington County |
| **Year Built** | 1989 |
| **Remodels** | 1996, 2019 |
| **Building Area (SF)** | 63,175 |
| **Site Size (Acres)** | 10.75* |

*Site is shared with another facility

### FACILITY REPAIR COST ALLOCATION




Repair costs totaling less than 0.1% are not included.

# BUILDING AND SITE UTILIZATION




## DEPARTMENT LEGEND

- Administration & Counseling
- Building Support
- Circulation
- Core Academics-Gen Ed
- Dining & Nutrition
- Library
- Performing Arts
- Physical Education/Athletics
- Preschool Classroom
- Special Programs & Support

| DURHAM<br>INFRASTRUCTURE RECOMMENDATIONS | COST | PRIORITY<br>I | <br>II | <br>III | <br>IV |
|---|---|---|---|---|---|
| **ROOF** | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $54,946 | X | | | |
| 2024-2026 Roof Repairs | $1,142,455 | | X | | |
| 2027-2029 Roof Repairs | $273,057 | | | X | |
| 2030-2032 Roof Repairs | $50,508 | | | | X |
| | **$1,520,966** | | | | |
| **ENVELOPE (WITHOUT ROOF)** | | | | | |
| Stucco restoration or replacement | $150,513 | | X | | |
| Metal Wall Panel clean and seal | $50,171 | | | X | |
| Concrete mass wall clean, seal, and repair | $117,047 | | | X | |
| Aluminum storefront windows evaluation | $40,883 | | X | | |
| Aluminum storefront window system replacement | $602,052 | | | | X |
| Exterior Paint | $159,540 | | X | | |
| Hollow metal door and frame repaint and treat | $20,188 | | | X | |
| | **$1,140,393** | | | | |
| **MISC DISTRICT PROJECTS** | | | | | |
| New carpet throughout, except newer office area. (includes demo and leveling) | $601,400 | | X | | |
| Add carpet to music room for acoustic issues. | $10,623 | X | | | |
| Parking lot needs significant repair, clean and seal. Replace curbs, replace sidewalk at entry. | $1,062,945 | | X | | |
| Repair leak above mechanical room that goes down to the classroom. Replace switchgear at that location to repair the wall. | $163,530 | X | | | |
| Complete refinish of gym floor. | $38,011 | | X | | |
| | **$1,876,508** | | | | |
| **MECHANICAL** | | | | | |
| The 1988 air handlers should be refurbished in the next 5-10 years. | $1,597,165 | | | X | |
| The 1996 air handlers should be replaced in next 10-15 years. This would include cleaning the interior, fan wheels and housings. Replacing interior insulation, bearings, and heating water coil. Inspect and repair dampers. As an option, replace air handlers with new units. | $950,763 | | | X | |
| Heating water piping throughout the school should be replaced in the next 10-15 years. | $669,655 | | | X | |
| | **$3,217,584** | | | | |
| **PLUMBING** | | | | | |
| Replace (2) electric and (3) gas water heaters within 5 years. | $102,206 | | | X | |
| Replace Hose Bibs | | | | | |
| Replace the portions of the domestic water piping system that are galvanized steel pipe in the next 20 years, or as problems arise. | $360,584 | | | X | |
| | **$462,790** | | | | |
| **ELECTRICAL** | | | | | |
| Planned replacement of electrical equipment as the rated lifespans are met and exceeded. | $824,191 | | | X | |
| | **$824,191** | | | | |

| LIGHTING | | | | | |
|---|---|---|---|---|---|
| Interior lighting | $332,827 | | | X | |
| Exterior/site lighting | | | | X | |
| Lighting controls | $145,467 | | | X | |
| | **$478,294.20** | | | | |

| KITCHEN | | | | | |
|---|---|---|---|---|---|
| Shorten drain line at serving line. | $4,906 | X | | | |
| Correct the condensation build-up in the walk-in cooler. | $8,177 | X | | | |
| Provide a 3-compartment sink for pat and pan washing. | $24,530 | | X | | |
| Provide a grease interceptor. | $122,648 | | X | | |
| Add a hand washing sink. | $24,530 | | X | | |
| Replace serving counter and hot wells with new modular units. | $65,412 | | X | | |
| Replace VCT with quarry tile. | $81,765 | | X | | |
| Replace double stack convection ovens. | $49,059 | | | X | |
| Paint ceiling and walls. | $13,826 | | | | X |
| | **$394,851** | | | | |

| SAFE & WELCOMING RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **FIRE ALARM** | | | | | |
| General<br>Recommend mitigation of outlined deficiencies. | $417,002 | | X | | |
| Control Equipment<br>Silent Knight Fire Alarm Control Panel with EVACS is compliant with current codes. No action required. | | | X | | |
| Detection<br>Silent Knight smoke detection is compliant with current codes. No action required. | | | X | | |
| Notification<br>Silent Knight EVACS with System Sensor notification appliances is compliant with current codes. No action required. | | | X | | |
| Opinion of Probable Cost<br>Complete fire alarm replacement: $255,000 | | | X | | |
| | **$417,002** | | | | |
| **ACCESSIBILITY** | | | | | |
| Priority I Upgrades | $171,242 | X | | | |
| Priority II Upgrades | $394,227 | | X | | |
| Priority III Upgrades | $91,073 | | | X | |
| Priority IV Upgrades | $0 | | | | X |
| | **$656,542** | | | | |
| **SECURITY & ACCESS CONTROL** | | | | | |
| Speakers (includes server licensing and storage hardware) | $36,210 | X | | | |
| Card Readers | $32,706 | | X | | |
| Cameras (includes server licensing and storage hardware) | $108,249 | | X | | |
| | **$177,165** | | | | |

| OUTDOOR SPACES RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **PLAYGROUNDS** | | | | | |
| Review and reconfigure access path to playground to meet ADA requirements. | $81,765 | X | | | |
| Remove and replace older wood climbing structures. | $163,530 | | X | | |
| Remove and replace older non-wood climbing structures. | $327,060 | | | X | |
| Wood fiber chips were removed and replaced several years ago to mitigate drainage issues. However, the entire drainage system needs to be dug up and reworked to tie drain pipes into the storm system. | $122,648 | | X | | |
| Remove and replace barn with other types of equipment. | $122,648 | | | X | |
| | **$817,650** | | | | |

*All rates current as of December, 2022.*
*** Total Project Cost = [Construction Budget + Consultant and Management Fees (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)] x Escalation (based on a Q2 2025 construction start and 7.5% estimated escalation per year)*

| TOTAL PROJECT COST ** | |
|---|---|
| Total Cost To Repair | $12,008,466 |
| Total Cost To Replace | $57,853,643 |
| =FCI | 0.208 |

| | | INFRASTRUCTURE | SAFE & WELCOMING | OUTDOOR SPACES | TOTAL |
|---|---|---|---|---|---|
| I | Priority Cost: | $242,181 | $207,453 | $81,765 | $531,399 |
| II | Priority Cost: | $3,514,629 | $952,183 | $286,178 | $4,752,990 |
| III | Priority Cost: | $5,492,381 | $91,073 | $449,708 | $6,033,161 |
| IV | Priority Cost: | $666,386 | $0 | $0 | $666,386 |
| | | | | | **$11,983,936** |

# MARY WOODWARD ELEMENTARY SCHOOL

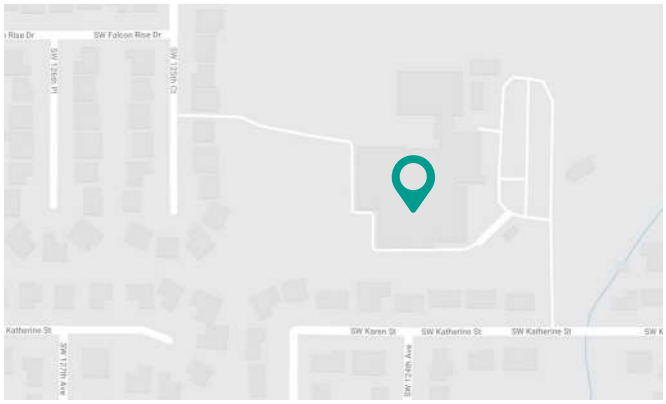
## FACT SHEET

### FACILITY CONDITION INDEX






Photo credit: We Know Portland Real Estate Team



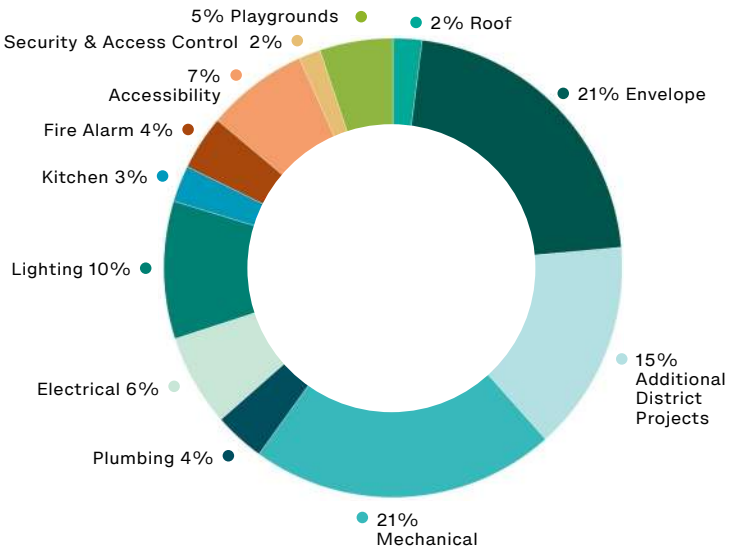

12325 SW Katherine St, Tigard, OR 97223

### SUMMARY DESCRIPTION

Mary Woodward Elementary School currently serves 481 students from kindergarten to Grade 5 (K–5). It is a single-story building originally built in 1979 with renovations in 1991 and 2019. Mary Woodward is a feeder school to Fowler Middle School and Tigard High School.

| 8. MARY WOODWARD ELEMENTARY SCHOOL | |
|---|---|
| **Jurisdiction** | City of Tigard, Washington County |
| **Year Built** | 1979 |
| **Remodels** | 1991, 2019 |
| **Building Area (SF)** | 68,330 |
| **Site Size (Acres)** | 10.67 |

### FACILITY REPAIR COST ALLOCATION




Repair costs totaling less than 0.1% are not included.

# BUILDING AND SITE UTILIZATION




## DEPARTMENT LEGEND

- Administration & Counseling
- Building Support
- Circulation
- Core Academics-Gen Ed
- Dining & Nutrition
- Extended & Small Group Learning
- Library
- Performing Arts
- Physical Education/Athletics
- Special Programs & Support
- CTE/Making

| MARY WOODWARD<br>INFRASTRUCTURE RECOMMENDATIONS | COST | PRIORITY<br>I | <br>II | <br>III | <br>IV |
|---|---|---|---|---|---|
| **ROOF** | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $9,158 | X | | | |
| 2024-2026 Roof Repairs | $74,768 | | X | | |
| 2027-2029 Roof Repairs | $94,973 | | | X | |
| 2030-2032 Roof Repairs | $50,508 | | | | X |
| | **$229,406** | | | | |
| **ENVELOPE (WITHOUT ROOF)** | | | | | |
| Stucco Repairs | $430,620 | | X | | |
| Stucco Replacement | $201,878 | | | | X |
| Metal wall panel maintenance | $67,293 | | | | X |
| Aluminum storefront window evaluation | $40,883 | | X | | |
| Aluminum storefront window replacement | $807,511 | | | | X |
| Steel framed entires and windows replacement | $269,236 | | X | | |
| Hollow Metal doors and frames cleaned and repainted | $24,286 | | | X | |
| Portable building envelope system replacement | $578,896 | | X | | |
| | **$2,420,602** | | | | |
| **MISC DISTRICT PROJECTS** | | | | | |
| Replace damaged sidewalks including parking lot island. | $135,658 | | X | | |
| Resurface parking lot and redo island landscaping and concrete. | $795,668 | | X | | |
| Carpets will need replacement with 5-7 years, in most areas. | $736,505 | | X | | |
| | **$1,667,831** | | | | |
| **MECHANICAL** | | | | | |
| Replace air handlers with new units. | $1,608,350 | | X | | |
| Secondary pumps should be replaced in the next 5 years. | $60,465 | | X | | |
| Boilers and primary pumps should be replaced in the next 10-15 years. Update boiler controls. | $82,342 | | | X | |
| Heating water piping throughout the school should be replaced with the boiler replacement. | $669,655 | | | X | |
| | **$2,420,813** | | | | |
| **PLUMBING** | | | | | |
| Replace (4) electric water heaters within 5 years | $40,555 | | | X | |
| Replace the portions of the domestic water piping system that are galvanized steel pipe in the next 20 years, or as problems arise. | $360,584 | | | X | |
| | **$401,139** | | | | |
| **ELECTRICAL** | | | | | |
| Switchboard: The main distribution switchboard has reached its 40-year rated life. There were no obvious signs of degradation or defect, but this equipment is now obsolete and is no longer manufactured (Circle AW was purchased by Eaton in 1993). This equipment should be targeted for replacement in the next 5 years. | $219,130 | | X | | |
| Original Panelboards: The original construction panelboards have likewise reached the end of their 40-year rated life, and as noted, and are no longer manufactured. These should be targeted for replacement along with the switchboard within the next 10 years or replaced individually as areas of the school are remodeled on an as needed basis. | $412,096 | | | X | |

| | | | | | |
|---|---|---|---|---|---|
| Addition Panelboards: These panels still have useful life and appeared to be in good condition. Challenger panels are no longer manufactured (Challenger was also purchased by Eaton), but parts should still be available. They should be scheduled for replacement at the end of their rated life or replaced individually as areas of the school are remodeled on an as needed basis. | | | | | X |
| Lighting Inverters: The two inverters should be targeted for replacement in the next 5 years. The equipment is obsolete and no longer manufactured (Yorklite shut down in 2000). | $98,118 | | | X | |
| | **$729,344** | | | | |

| **LIGHTING** | | | | | |
|---|---|---|---|---|---|
| Interior lighting | $579,982 | | | X | |
| Site/exterior lighting | | | | X | |
| Lighting controls | $190,988 | | | X | |
| Egress lighting upgrades | $121,518 | X | | | |
| ADD ALT #1: Provide emergency generator in lieu of inverters | $196,864 | | | X | |
| | **$1,089,352.00** | | | | |

| **KITCHEN** | | | | | |
|---|---|---|---|---|---|
| Add hand washing sink. | $24,530 | X | | | |
| Repair freezer ice build-up. | $4,906 | X | | | |
| Shorten drain lines at prep sink. | $4,906 | X | | | |
| Replace electric range with induction. | $2,780 | | X | | |
| Remove concrete curb at cook line and replace VCT with quarry tile. | $81,765 | | X | | |
| Replace serving counter and hot wells with new modular units. | $65,412 | | X | | |
| Replace double stack convection ovens. | $49,059 | | | X | |
| Add second mobile hot holding cabinet. | $22,894 | | | X | |
| Repair and repaint ceiling and walls. | $20,358 | | | | X |
| Clean existing quarry tile and reseal grout in warewashing. | $12,127 | | | | X |
| | **$288,737** | | | | |

| **SAFE & WELCOMING RECOMMENDATIONS** | **COST** | **I** | **II** | **III** | **IV** |
|---|---|---|---|---|---|
| **FIRE ALARM** | | | | | |
| The entire system should be replaced with an addressable fire alarm system with EVACS. | $433,355 | X | | | |
| Control Equipment<br>The Silent Knight control panel is aged and obsolete and should be replaced. | | X | | | |
| Detection<br>The Silent Knight smoke detection is aged and should be replaced with new detectors compatible with the new control equipment. | | X | | | |
| Notification<br>The Cooper Wheelock temporal coded horn notification and vibrating bell notification is not compliant with the requirements for a new educational occupancy. Replacement of the notification with loudspeakers and an EVAC system is recommended. | | X | | | |
| Opinion of Probable Cost<br>Complete fire alarm replacement: $265,000 | | X | | | |
| | **$433,355** | | | | |

| **ACCESSIBILITY** | | | | | |
|---|---|---|---|---|---|
| Priority I Upgrades | $332,167 | X | | | |
| Priority II Upgrades | $277,779 | | X | | |
| Priority III Upgrades | $197,139 | | | X | |
| Priority IV Upgrades | $0 | | | | X |
| | **$807,084** | | | | |

| SECURITY & ACCESS CONTROL | | | | | |
|---|---|---|---|---|---|
| Speakers (includes server licensing and storage hardware) | $30,104 | X | | | |
| Card Readers | $32,706 | | X | | |
| Cameras (includes server licensing and storage hardware) | $110,612 | | X | | |
| | **$173,422** | | | | |

| OUTDOOR SPACES RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **PLAYGROUNDS** | | | | | |
| Install accessible ramp at curb to playground wood fiber surface. | $8,177 | X | | | |
| Add more ground level play events to meet ADA requirements. | $81,765 | X | | | |
| Site Fencing | $163,530 | | X | | |
| Replace aging playground equipment. | $327,060 | | X | | |
| | **$580,532** | | | | |

*All rates current as of December, 2022.*
*** Total Project Cost = [Construction Budget + Consultant and Management Fees (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)] x Escalation (based on a Q2 2025 construction start and 7.5% estimated escalation per year)*

| TOTAL PROJECT COST ** | |
|---|---|
| Total Cost To Repair | $11,241,617 |
| Total Cost To Replace | $62,574,427 |
| =FCI | 0.180 |

| | | INFRASTRUCTURE | SAFE & WELCOMING | OUTDOOR SPACES | TOTAL |
|---|---|---|---|---|---|
| I | Priority Cost: | $165,017 | $795,626 | $89,942 | $1,050,584 |
| II | Priority Cost: | $5,100,136 | $421,096 | $490,590 | $6,011,822 |
| III | Priority Cost: | $2,822,397 | $197,139 | $0 | $3,019,536 |
| IV | Priority Cost: | $1,159,675 | $197,139 | $0 | $1,356,813 |
| | | | | | **$11,438,755** |

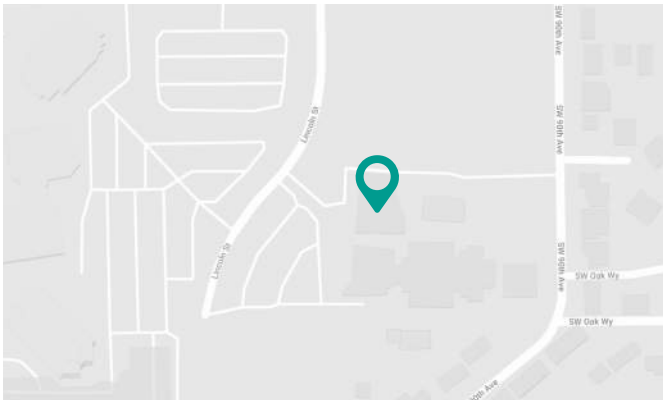
# METZGER ELEMENTARY SCHOOL

## FACT SHEET

### FACILITY CONDITION INDEX





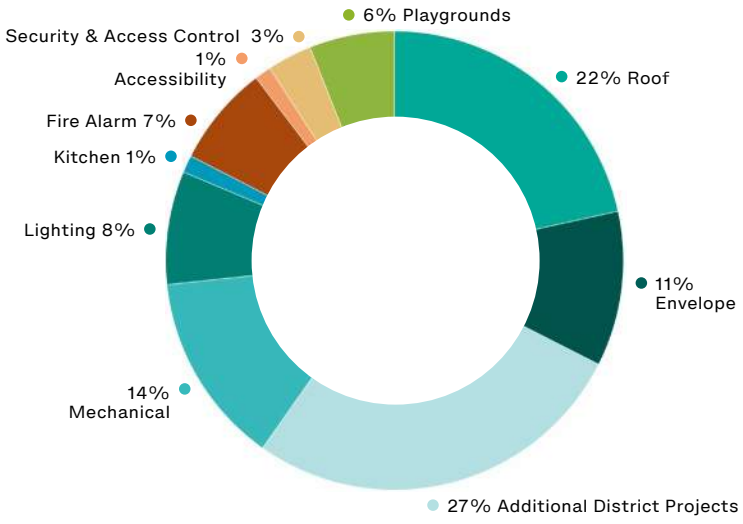
10350 Lincoln St, Tigard, OR 97223

### SUMMARY DESCRIPTION

Metzger Elementary School currently serves 520 students grades kindergarten through fifth (K–5). Metzger is home to a Spanish immersion program that accounts for approximately half of the students. It is a two-story building originally built in 2004 with renovations in 2020. Metzger is a feeder school to Fowler Middle School and Tigard High School.

| 9. METZGER ELEMENTARY SCHOOL | |
|---|---|
| **Jurisdiction** | City of Tigard, Washington County |
| **Year Built** | 2004 |
| **Remodels** | 2020 |
| **Building Area (SF)** | 67,000 |
| **Site Size (Acres)** | 7.33<br>.22<br>.24<br>.35 |

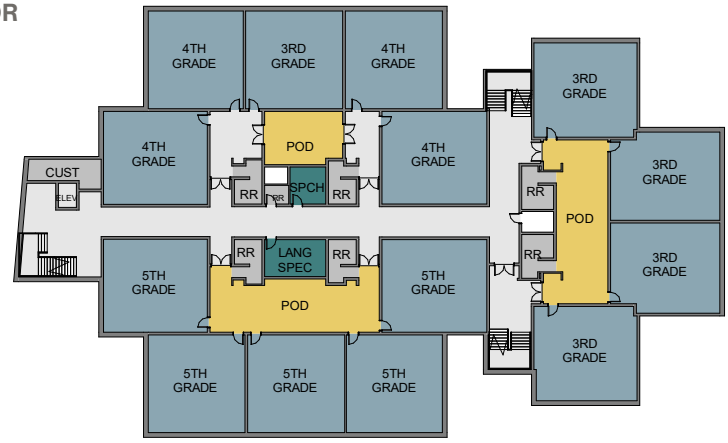
### FACILITY REPAIR COST ALLOCATION




Repair costs totaling less than 0.1% are not included.

# BUILDING AND SITE UTILIZATION

## SECOND FLOOR




## FIRST FLOOR




## DEPARTMENT LEGEND

- Administration & Counseling
- Building Support
- Circulation
- Core Academics-Gen Ed
- Dining & Nutrition
- Extended & Small Group Learning
- Library
- Performing Arts
- Physical Education/Athletics
- Special Programs & Support

## METZGER

| INFRASTRUCTURE RECOMMENDATIONS | COST | PRIORITY I | II | III | IV |
|---|---|---|---|---|---|
| **ROOF** | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $4,579 | X | | | |
| 2024-2026 Roof Repairs | $18,006 | | X | | |
| 2027-2029 Roof Repairs | $1,436,102 | | | X | |
| 2030-2032 Roof Repairs | $25,254 | | | | X |
| | **$1,483,942** | | | | |
| **ENVELOPE (WITHOUT ROOF)** | | | | | |
| Brick masonry | $147,262 | | X | | |
| CMU | $70,527 | | X | | |
| Metal wall panels replacement | $31,398 | | | | X |
| Aluminum storefront windows IGU replacement | $408,825 | | X | | |
| Hollow metal doors and frames | $94,030 | | | X | |
| | **$752,042** | | | | |
| **MISC DISTRICT PROJECTS** | | | | | |
| Replace VCT and carpet throughout except for the 10 classrooms with new carpet. | $1,062,945 | | X | | |
| Repair cracked and lifting sidewalks, especially in high traffic areas. | $163,530 | X | | | |
| Asphalt resurface and repair including curbs, ramps, landscaping, painting, etc. | $654,120 | | | X | |
| | **$1,880,595** | | | | |
| **MECHANICAL** | | | | | |
| Rooftop units should be replaced in the next 5 years. | $2,187,227 | | X | | |
| Heating water pump HWP-1 appears to be leaking and should be repaired. | | X | | | |
| Boilers and pumps should be replaced in the next 5-10 years. | $188,321 | | | X | |
| Heating water piping throughout the school should be replaced in 2054. | $744,062 | | | | X |
| | **$932,383** | | | | |
| **PLUMBING** | | | | | |
| None at this time. | | | | | |
| | **$0** | | | | |
| **ELECTRICAL** | | | | | |
| None at this time. | | | | | |
| | **$0** | | | | |
| **LIGHTING** | | | | | |
| Interior lighting | $453,301 | | | X | |
| Site/exterior lighting | | | | X | |
| Lighting controls | $96,271 | | | X | |
| | **$549,572** | | | | |
| **KITCHEN** | | | | | |
| Repair walk-in freezer ice build-up at evaporator coil. | $2,453 | X | | | |
| Remove double stack convection ovens from cooking line to provide required hood overhang at each end. | $81,765 | X | | | |
| | **$84,218** | | | | |

| SAFE & WELCOMING RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **FIRE ALARM** | | | | | |
| The entire system should be replaced with an addressable fire alarm system with EVACS. | $490,590 | | X | | |
| Control Equipment<br>The Silent Knight control panel is aged and obsolete and should be replaced. | | | X | | |
| Detection<br>The Silent Knight smoke detection is aged and should be replaced with new detectors compatible with the new control equipment. | | | X | | |
| Notification<br>The System Sensor temporal coded horn notification is not compliant with the requirements for a new educational occupancy. Replacement of the notification with loudspeakers and an EVAC system is recommended. | | | X | | |
| Opinion of Probable Cost<br>Complete fire alarm replacement: $300,000 | | | X | | |
| | **$490,590** | | | | |
| **ACCESSIBILITY** | | | | | |
| Priority I Upgrades | $7,032 | X | | | |
| Priority II Upgrades | $44,521 | | X | | |
| Priority III Upgrades | $28,956 | | | X | |
| Priority IV Upgrades | $0 | | | | X |
| | **$80,509** | | | | |
| **SECURITY & ACCESS CONTROL** | | | | | |
| Speakers (includes server licensing and storage hardware) | $35,092 | X | | | |
| Card Readers | $32,706 | | X | | |
| Cameras (includes server licensing and storage hardware) | $149,519 | | X | | |
| | **$217,317** | | | | |

| OUTDOOR SPACES RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **PLAYGROUNDS** | | | | | |
| Add more ground level play elements to meet ADA requirements. | $81,765 | X | | | |
| Replace aging play structure. | $327,060 | | X | | |
| Replace ball catcher. | $5,724 | | X | | |
| | **$414,549** | | | | |

All rates current as of December, 2022.

** Total Project Cost = [Construction Budget + Consultant and Management Fees (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)] x Escalation (based on a Q2 2025 construction start and 7.5% estimated escalation per year)

| TOTAL PROJECT COST ** | |
|---|---|
| Total Cost To Repair | $9,072,942 |
| Total Cost To Replace | $61,356,456 |
| =FCI | 0.148 |

| | | INFRASTRUCTURE | SAFE & WELCOMING | OUTDOOR SPACES | TOTAL |
|---|---|---|---|---|---|
| I | Priority Cost: | $252,327 | $42,124 | $81,765 | $376,215 |
| II | Priority Cost: | $3,894,792 | $717,336 | $332,784 | $4,944,912 |
| III | Priority Cost: | $2,922,146 | $44,521 | $0 | $2,966,667 |
| IV | Priority Cost: | $800,713 | $0 | $0 | $800,713 |
| | | | | | **$9,088,507** |

# TEMPLETON ELEMENTARY SCHOOL

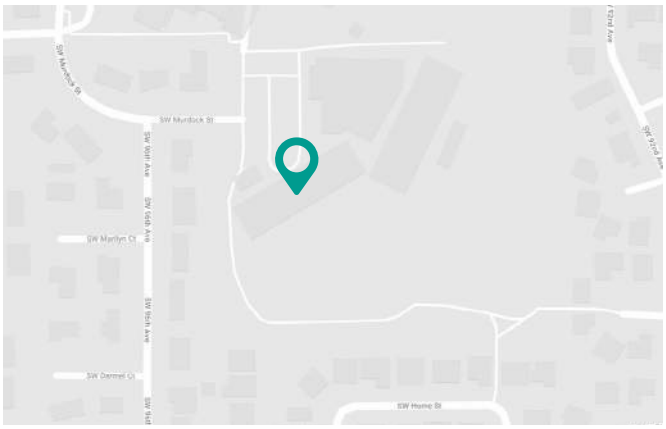
## FACT SHEET

### FACILITY CONDITION INDEX









9500 SW Murdock St, Tigard, OR 97224

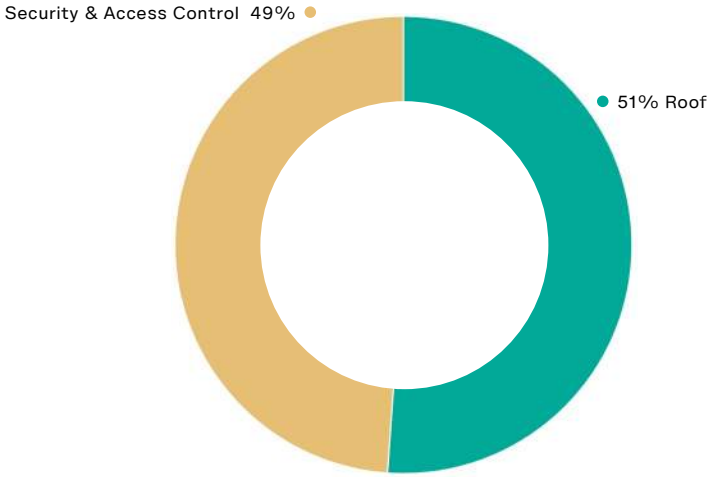
### SUMMARY DESCRIPTION

Templeton Elementary School currently serves 522 students grades kindergarten through fifth (K–5). It is a two-story building built in 2019 and is the district's newest elementary school. Templeton is a feeder school to Twality Middle School and Tigard High School.

| 10. TEMPLETON ELEMENTARY SCHOOL | |
|---|---|
| **Jurisdiction** | City of Tigard, Washington County |
| **Year Built** | 2019 |
| **Remodels** | |
| **Building Area (SF)** | 76,168 |
| **Site Size (Acres)** | 12.62* |

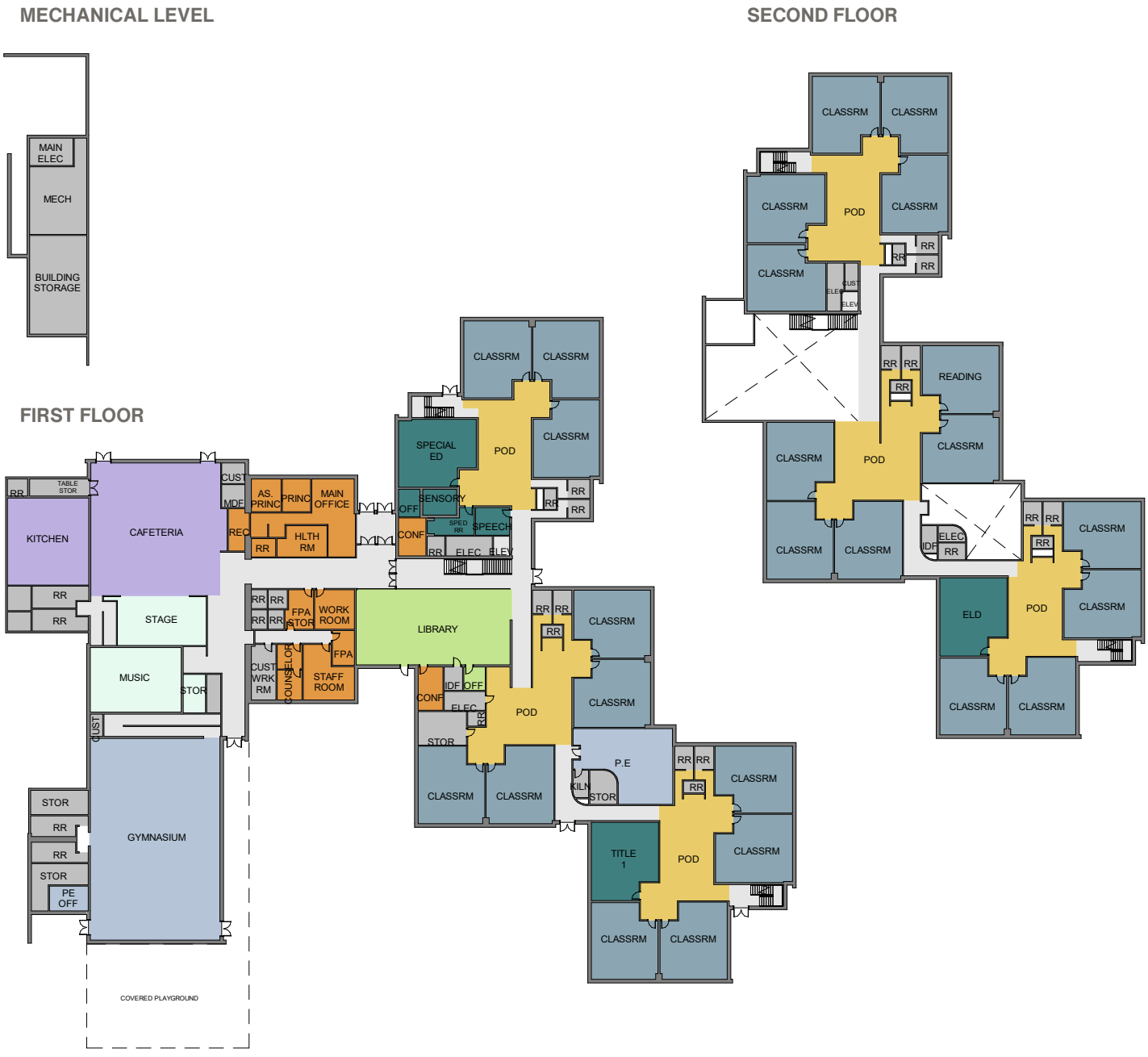
*Site is shared with another facility

### FACILITY REPAIR COST ALLOCATION




Repair costs totaling less than 0.1% are not included.

# BUILDING AND SITE UTILIZATION




## DEPARTMENT LEGEND

- Administration & Counseling
- Building Support
- Circulation
- Core Academics-Gen Ed
- Dining & Nutrition
- Extended & Small Group Learning
- Library
- Performing Arts
- Physical Education/Athletics
- Special Programs & Support

| TEMPLETON INFRASTRUCTURE RECOMMENDATIONS | COST | PRIORITY I | II | III | IV |
|---|---|---|---|---|---|
| **ROOF** | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $6,868 | X | | | |
| 2024-2026 Roof Repairs | $27,009 | | X | | |
| 2027-2029 Roof Repairs | $33,087 | | | X | |
| 2030-2032 Roof Repairs | $37,882 | | | | X |
| | **$104,846** | | | | |
| **ENVELOPE (WITHOUT ROOF)** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **ADDITIONAL DISTRICT PROJECTS** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **MECHANICAL** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| | | | | | |
| **PLUMBING** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **ELECTRICAL** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **LIGHTING** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **KITCHEN** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |

| SAFE & WELCOMING RECOMMENDATIONS | COST | PRIORITY I | II | III | IV |
|---|---|---|---|---|---|
| **FIRE ALARM** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **ACCESSIBILITY** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **SECURITY & ACCESS CONTROL** | | | | | |
| Speakers (includes server licensing and storage hardware) | $0 | | | | |
| Card Readers | $0 | | | | |
| Cameras (includes server licensing and storage hardware) | $100,259 | | X | | |
| | **$100,259** | | | | |

| OUTDOOR SPACES RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **PLAYGROUNDS** | | | | | |
| none at this time | | | | | |
| | $0 | | | | |

*All rates current as of December, 2022.*
*** Total Project Cost = [Construction Budget + Consultant and Management Fees (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)] x Escalation (based on a Q2 2025 construction start and 7.5% estimated escalation per year)*

| TOTAL PROJECT COST ** | |
|---|---|
| Total Cost To Repair | $205,104 |
| Total Cost To Replace | $69,752,217 |
| =FCI | 0.003 |

| | | INFRASTRUCTURE | SAFE & WELCOMING | OUTDOOR SPACES | TOTAL |
|---|---|---|---|---|---|
| I | Priority Cost: | $6,868 | $0 | $0 | $6,868 |
| II | Priority Cost: | $27,009 | $0 | $100,259 | $127,267 |
| III | Priority Cost: | $33,087 | $0 | $0 | $33,087 |
| IV | Priority Cost: | $37,882 | $0 | $0 | $37,882 |
| | | | | | **$205,104** |

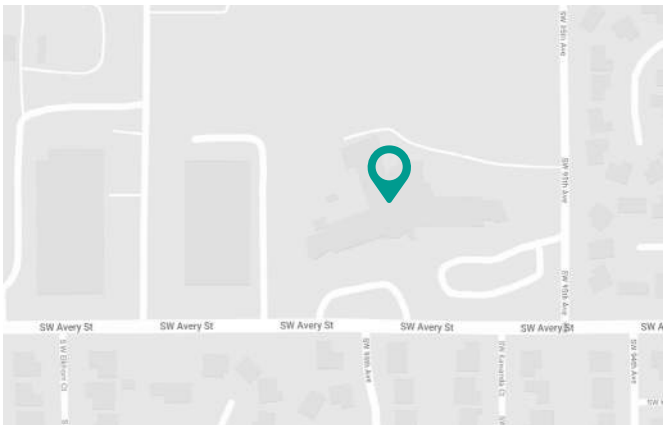
# TUALATIN ELEMENTARY SCHOOL

## FACT SHEET

### FACILITY CONDITION INDEX





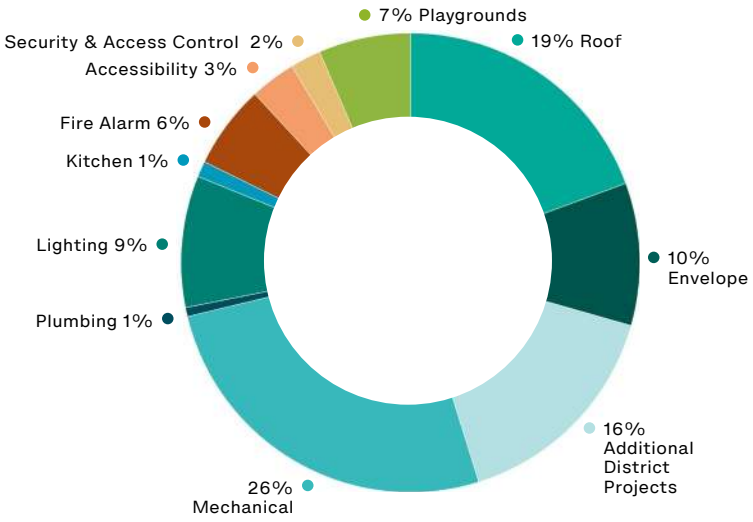




20405 SW 95th Ave, Tualatin, OR 97062

### SUMMARY DESCRIPTION

Tualatin Elementary School currently serves 395 students from kindergarten to Grade 5 (K–5). It is a two-story building originally built in 2004 with renovations in 2020. Tualatin is a feeder school to Hazelbrook Middle School and Tualatin High School.

### FACILITY REPAIR COST ALLOCATION




Repair costs totaling less than 0.1% are not included.

| 11. TUALATIN ELEMENTARY SCHOOL | |
|---|---|
| **Jurisdiction** | City of Tualatin, Washington County |
| **Year Built** | 2004 |
| **Remodels** | 2020 |
| **Building Area (SF)** | 67,000 |
| **Site Size (Acres)** | 19.39 |

# BUILDING AND SITE UTILIZATION

## Second Floor




## First Floor




## DEPARTMENT LEGEND

- Administration & Counseling
- Building Support
- Circulation
- Core Academics-Gen Ed
- Dining & Nutrition
- Extended & Small Group Learning
- Library
- Performing Arts
- Physical Education/Athletics
- Preschool Classroom
- Special Programs & Support
- CTE/Making
- Fine Arts

| TUALATIN ELEMENTARY<br>INFRASTRUCTURE RECOMMENDATIONS | COST | PRIORITY<br>I | <br>II | <br>III | <br>IV |
|---|---|---|---|---|---|
| **ROOF** | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $2,289 | X | | | |
| 2024-2026 Roof Repairs | $1,311,846 | | X | | |
| 2027-2029 Roof Repairs | $421,162 | | | X | |
| 2030-2032 Roof Repairs | $12,628 | | | | X |
| | **$1,747,925** | | | | |
| **ENVELOPE (WITHOUT ROOF)** | | | | | |
| Brick veneer @ original BUR | $44,578 | | X | | |
| Brick veneer @ new BUR | $59,489 | | | | X |
| Fiber cement plank siding | $52,166 | | X | | |
| Metal wall panel replacement | $25,380 | | | | X |
| Aluminum storefront entries and windows IGU replacement | $572,355 | | X | | |
| Steel-framed entries and windows | $56,908 | | | | X |
| Hollow metal doors and frames | $94,030 | | | X | |
| | **$904,906** | | | | |
| **MISC DISTRICT PROJECTS** | | | | | |
| Replace VCT at rotunda and hallways. | $245,295 | | X | | |
| Fix drainage issues in the west half of the field that is the wettest. | $981,180 | | | X | |
| Fix the moisture infiltration in the gym floor. | $196,236 | X | | | |
| | **$1,422,711** | | | | |
| **MECHANICAL** | | | | | |
| Rooftop units should be replaced in the next 5 years. | $1,433,182 | | X | | |
| Boilers should be replaced in the next 20 years. | $150,971 | | | | X |
| Pumps should be replaced in the next 5-10 years. (included in above) | n/a | | | X | |
| Heating water piping throughout the school should be replaced in 2054. | $765,320 | | | | X |
| | **$2,349,473** | | | | |
| **PLUMBING** | | | | | |
| Replace (1) gas water heaters within 5 years. | $57,236 | | | X | |
| | **$57,236** | | | | |
| **ELECTRICAL** | | | | | |
| None at this time. | | | | | |
| | **$0** | | | | |
| | | | | | |
| **LIGHTING** | | | | | |
| Interior lighting | $510,691 | | | X | |
| Site/exterior lighting | $0 | | | X | |
| Lighting controls | $89,204 | | | X | |
| ADD ALT #1: Provide emergency generator in lieu of inverters | $236,004 | | | X | |
| | **$835,899.78** | | | | |
| | | | | | |
| **KITCHEN** | | | | | |
| Assess and repair cause of ice build-up on exterior freezer door viewport. | $8,177 | X | | | |
| Repair hot holding cabinet temperature display. | $8,177 | X | | | |
| Replace existing warewasher. | $83,400 | | | X | |
| | **$99,753** | | | | |

| SAFE & WELCOMING RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **FIRE ALARM** | | | | | |
| Detection<br>The Silent Knight smoke detection is aged and should be replaced with new detectors compatible with the new control equipment. | $531,473 | | X | | |
| Control Equipment<br>The Silent Knight control panel is aged and obsolete and should be replaced. | | | X | | |
| Detection<br>The Silent Knight smoke detection is aged and should be replaced with new detectors compatible with the new control equipment. | | | X | | |
| Notification<br>The Gentex temporal coded horn notification is not compliant with the requirements for a new educational occupancy. Replacement of the notification with loudspeakers and an EVAC system is recommended. | | | X | | |
| Opinion of Probable Cost<br>Complete fire alarm replacement: $325,000 | | | X | | |
| | **$531,473** | | | | |
| **ACCESSIBILITY** | | | | | |
| Priority I Upgrades | $73,929 | X | | | |
| Priority II Upgrades | $47,111 | | X | | |
| Priority III Upgrades | $169,378 | | | X | |
| Priority IV Upgrades | $0 | | | | X |
| | **$290,418** | | | | |
| **SECURITY & ACCESS CONTROL** | | | | | |
| Speakers (includes server licensing and storage hardware) | $18,526 | X | | | |
| Card Readers | $32,706 | | X | | |
| Cameras (includes server licensing and storage hardware) | $143,980 | | X | | |
| | **$195,212** | | | | |

| OUTDOOR SPACES RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **PLAYGROUNDS** | | | | | |
| Provide ADA access to wood fiber play surface. | $12,265 | X | | | |
| Provide more ground level play opportunities to meet ADA requirements. | $81,765 | X | | | |
| Replace aging wood play structure. | $163,530 | | X | | |
| Replace main play structure. | $327,060 | | | X | |
| | **$584,620** | | | | |

*All rates current as of December, 2022.*
*** Total Project Cost = [Construction Budget + Consultant and Management Fees (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)] x Escalation (based on a Q2 2025 construction start and 7.5% estimated escalation per year)*

| TOTAL PROJECT COST ** | |
|---|---|
| Total Cost To Repair | $9,019,626 |
| Total Cost To Replace | $61,356,456 |
| =FCI | 0.147 |

| | | INFRASTRUCTURE | SAFE & WELCOMING | OUTDOOR SPACES | TOTAL |
|---|---|---|---|---|---|
| I | Priority Cost: | $214,878 | $92,455 | $94,030 | $401,363 |
| II | Priority Cost: | $3,659,422 | $755,270 | $163,530 | $4,578,222 |
| III | Priority Cost: | $2,472,907 | $169,378 | $327,060 | $2,969,345 |
| IV | Priority Cost: | $1,070,696 | $0 | $0 | $1,070,696 |
| | | | | | **$9,019,626** |

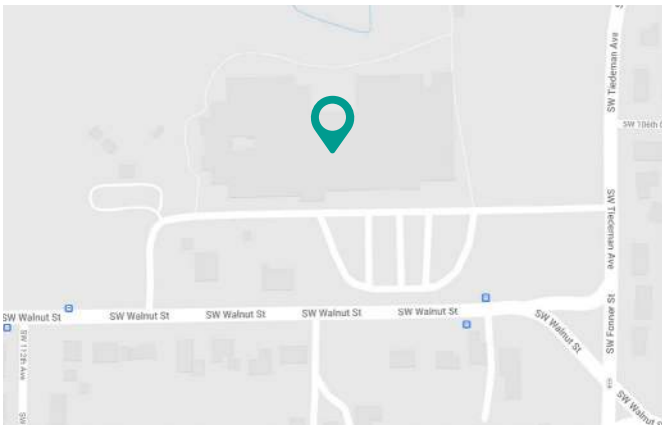
# FOWLER MIDDLE SCHOOL

## FACT SHEET

### FACILITY CONDITION INDEX





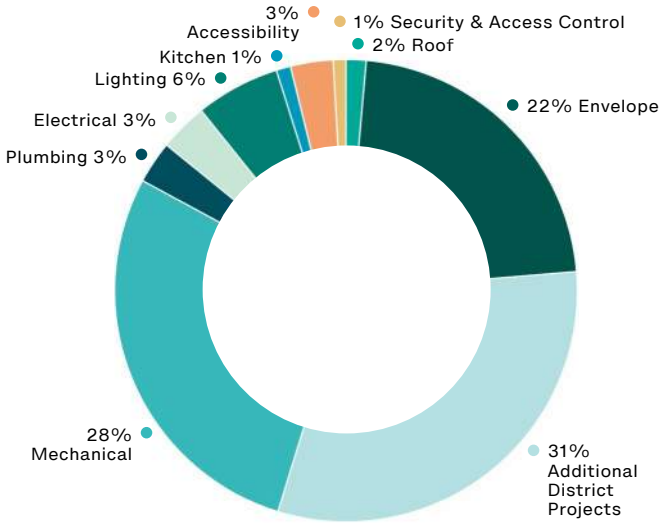

10865 SW Walnut St, Tigard, OR 97223

### SUMMARY DESCRIPTION

Fowler Middle School currently serves 775 students in grades 6-8. It is a single-story building originally built in 1974 with renovations in 1991, 1989, 1999, 2004, and 2017. Fowler is a feeder school to Tigard High School.

| 12. FOWLER MIDDLE SCHOOL | |
|---|---|
| **Jurisdiction** | City of Tigard, Washington County |
| **Year Built** | 1974 |
| **Remodels** | 1991, 1989, 1999, 2004, 2017 |
| **Building Area (SF)** | 155,940 |
| **Site Size (Acres)** | 8.07<br>10.19<br>3.04<br>2.48 |

### FACILITY REPAIR COST ALLOCATION




Repair costs totaling less than 0.1% are not included.

# BUILDING AND SITE UTILIZATION




## DEPARTMENT LEGEND

- Administration & Counseling
- Building Support
- Circulation
- Core Academics-Gen Ed
- Core Academics-Science
- Dining & Nutrition
- Extended & Small Group Learning
- Library
- Performing Arts
- Physical Education/Athletics
- Special Programs & Support
- CTE/Making
- Fine Arts

| FOWLER MIDDLE SCHOOL<br>INFRASTRUCTURE RECOMMENDATIONS | COST | PRIORITY I | II | III | IV |
|---|---|---|---|---|---|
| **ROOF** | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $13,737 | X | | | |
| 2024-2026 Roof Repairs | $54,017 | | X | | |
| 2027-2029 Roof Repairs | $236,572 | | | X | |
| 2030-2032 Roof Repairs | $75,762 | | | | X |
| | **$380,088** | | | | |
| **ENVELOPE (WITHOUT ROOF)** | | | | | |
| Attached brick veneer - full replacement | $3,025,305 | | X | | |
| Metal wall panels @ covered play | $92,754 | | | | X |
| Metal wall panels @ remaining locations | $27,866 | | | | X |
| Aluminum storefront windows - full replacement | $2,371,185 | | | | X |
| Steel-framed entries and windows | $327,060 | | X | | |
| Hollow metal doors and frames | $196,236 | | | X | |
| | **$6,040,406** | | | | |
| **MISC DISTRICT PROJECTS** | | | | | |
| Reinstall incorrectly installed electrical panel. | $24,530 | X | | | |
| Replace flooring in cafeteria. | $147,177 | | X | | |
| Replace stage curtain and cyclorama. | $106,295 | | | X | |
| Upgrade/remodel locker rooms. | $574,432 | | | X | |
| Replace lockers. | $106,295 | | | X | |
| Rerout and repair sewer drain (in design stage). | $4,088,250 | X | | | |
| Add toilets in locker rooms. | $106,295 | | X | | |
| Fix drainage issues at the fields. | $817,650 | | | X | |
| Provide new trash enclosure. | $49,059 | | | X | |
| Replace sidewalk and curb at building entry. | $163,530 | | X | | |
| Clean and seal parking lot, replace curbs. | $211,268 | | X | | |
| Storm drain repair at upper parking area | $204,413 | | | | |
| Remodel Restrooms: Replace partitions | $474,499 | | X | | |
| Remodel Restrooms: Update fixtures | $411,330 | | X | | |
| Remodel Restrooms: Replace Tile Floors | $122,648 | | X | | |
| Correct the tennis courts. Replace. | $817,650 | | X | | |
| | **$8,425,317** | | | | |
| **MECHANICAL** | | | | | |
| Replace the 1973 air handlers with new units. | $3,969,069 | | X | | |
| Replace the chilled water and condenser pumps in the next 5 years. | $161,831 | | X | | |
| Replace the chiller in 2044. | $531,473 | | | | X |
| Boilers and pumps replaced in the next 10-15 years. | $261,648 | | | X | |
| Heating water and chilled water piping throughout the school should be replaced in 5-10 years. | $2,704,377 | | | X | |
| | **$7,628,398** | | | | |
| **PLUMBING** | | | | | |
| Replace (3) gas water heaters within 5 years. | $29,435 | | | X | |
| Replace the domestic hot water piping distribution system that is galvanized steel in the next 10 years. | $772,679 | | X | | |
| | **$802,115** | | | | |

| ELECTRICAL | | | | | |
|---|---|---|---|---|---|
| Switchboard has reached its 40-year targeted useful life. It appears to have been maintained properly and is in good condition, but is now obsolete and should be targeted for replacement in the next 5-10 years. | $279,963 | | X | | |
| Most panelboards have likewise reached their targeted useful life. No deficiencies were observed, but these should also be targeted for replacement within the next 10 years or as needed. | $551,914 | | | X | |
| Most 480-208V dry-type transformers have also reached their targeted useful life and should be replaced along with their associated panels together or individually. | | | | X | |
| The emergency generator and transfer switch are in good condition but will be due for replacement in 20 years. | $84,512 | | | | X |
| | **$916,389** | | | | |

| LIGHTING | | | | | |
|---|---|---|---|---|---|
| Interior Lighting | $1,226,768 | | | X | |
| Site/Exterior Lighting | | | | X | |
| Lighting Controls | $369,804 | X | | | |
| Emergency Egress Lighting Testing | $1,962 | X | | | |
| | **$1,598,535** | | | | |

| KITCHEN | | | | | |
|---|---|---|---|---|---|
| Add two handwashing sinks. | $49,059 | X | | | |
| Repair warewasher vapor hood fan. | $2,944 | X | | | |
| Add floor sink below prep sink. | $16,353 | X | | | |
| Replace existing cooking hood with new Type I hood. | $16,353 | X | | | |
| Replace VCT with quarry tile. | $106,295 | | X | | |
| Replace serving counter and hot wells with new modular units. | $65,412 | | X | | |
| Repair and repaint hard ceiling and walls. | $17,370 | | | | X |
| | **$273,785** | | | | |

| SAFE & WELCOMING RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **FIRE ALARM** | | | | | |
| None at this time. | | | | | |
| | **$0** | | | | |
| **ACCESSIBILITY** | | | | | |
| Priority I Upgrades | $313,732 | X | | | |
| Priority II Upgrades | $427,031 | | X | | |
| Priority III Upgrades | $65,526 | | | X | |
| Priority IV Upgrades | $0 | | | | X |
| | **$806,290** | | | | |
| **SECURITY & ACCESS CONTROL** | | | | | |
| Speakers (includes server licensing and storage hardware) | $41,829 | X | | | |
| Card Readers | $65,412 | | X | | |
| Cameras (includes server licensing and storage hardware) | $132,858 | | X | | |
| | **$240,100** | | | | |

| OUTDOOR SPACES RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **PLAYGROUNDS** | | | | | |
| none at this time | | | | | |
| | $0 | | | | |

*All rates current as of December, 2022.*
*** Total Project Cost = [Construction Budget + Consultant and Management Fees (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)] x Escalation (based on a Q2 2025 construction start and 7.5% estimated escalation per year)*

| TOTAL PROJECT COST ** | |
|---|---|
| Total Cost To Repair | $27,111,422 |
| Total Cost To Replace | $153,005,209 |
| =FCI | 0.177 |

| | | INFRASTRUCTURE | SAFE & WELCOMING | OUTDOOR SPACES | TOTAL |
|---|---|---|---|---|---|
| I | Priority Cost: | $4,582,991 | $355,562 | $0 | $4,938,552 |
| II | Priority Cost: | $11,216,027 | $625,301 | $0 | $11,841,328 |
| III | Priority Cost: | $6,860,681 | $65,526 | $0 | $6,926,208 |
| IV | Priority Cost: | $3,200,922 | $0 | $0 | $3,200,922 |
| | | | | | **$26,907,010** |

# HAZELBROOK MIDDLE SCHOOL

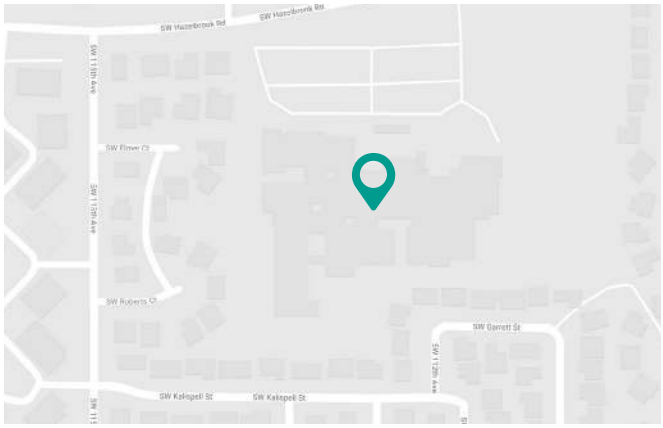
## FACT SHEET

### FACILITY CONDITION INDEX






Photo credit: Z Payne

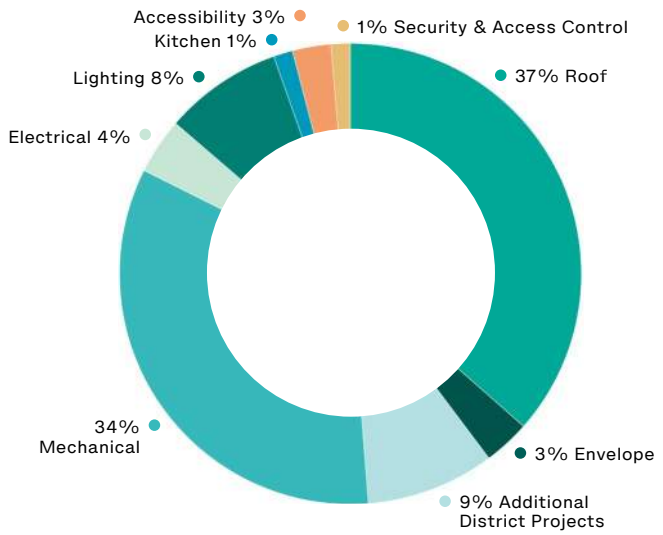


11300 SW Hazelbrook Rd, Tualatin, OR 97062

### SUMMARY DESCRIPTION

Hazelbrook Middle School currently serves 877 students in grades 6 through 8. It is a single-story building originally built in 1992 with renovations in 1999, 2004, and 2020. Hazelbrook is a feeder school to Tualatin High School.

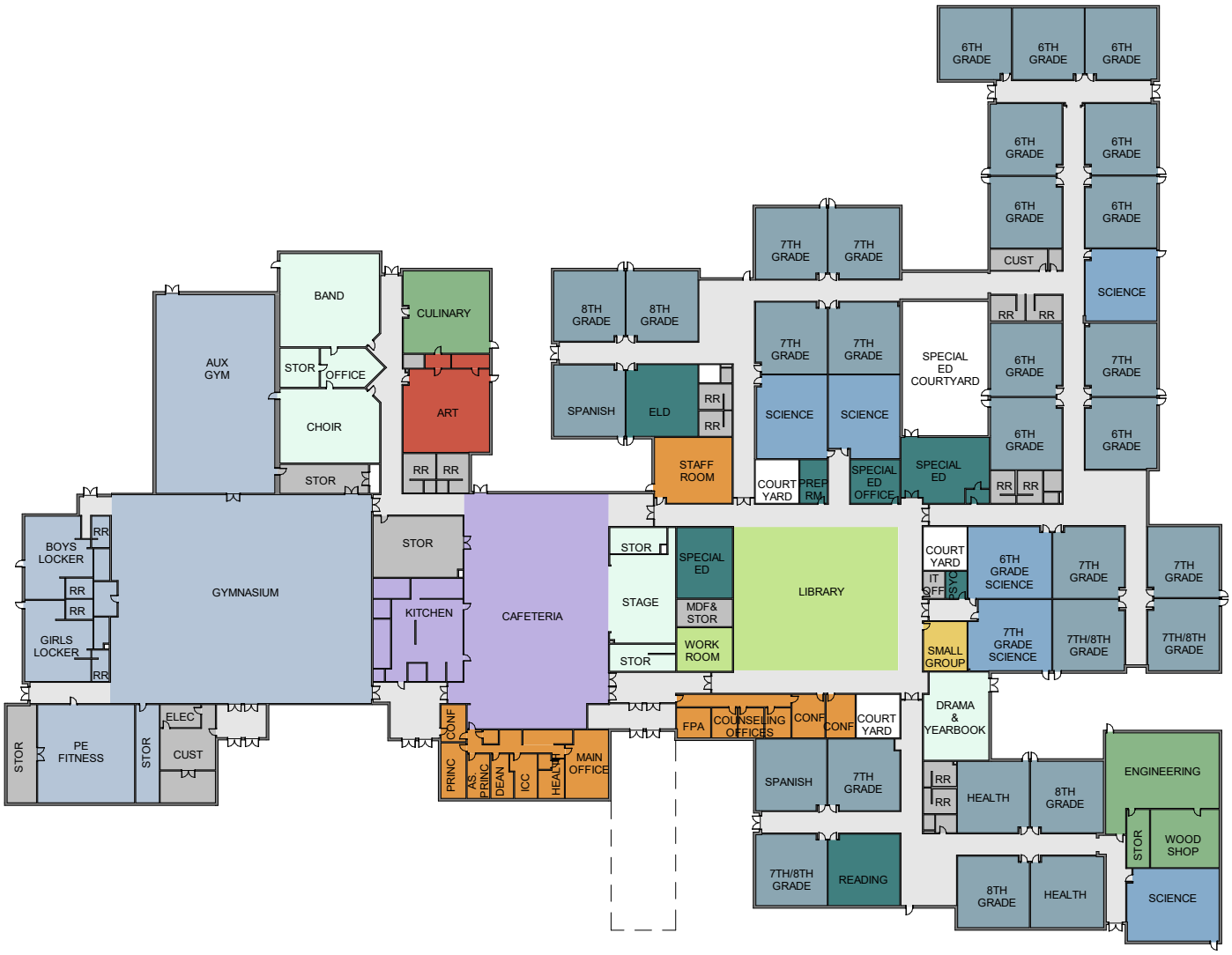
### FACILITY REPAIR COST ALLOCATION




Repair costs totaling less than 0.1% are not included.

| 13. HAZELBROOK MIDDLE SCHOOL | |
|---|---|
| **Jurisdiction** | City of Tualatin, Washington County |
| **Year Built** | 1992 |
| **Remodels** | 1999, 2004, 2020 |
| **Building Area (SF)** | 132,466 |
| **Site Size (Acres)** | 14.12 |

# BUILDING AND SITE UTILIZATION




## DEPARTMENT LEGEND

- Administration & Counseling
- Building Support
- Circulation
- Core Academics-Gen Ed
- Core Academics-Science
- Dining & Nutrition
- Extended & Small Group Learning
- Library
- Performing Arts
- Physical Education/Athletics
- Special Programs & Support
- CTE/Making
- Fine Arts

| HAZELBROOK MIDDLE SCHOOL<br>INFRASTRUCTURE RECOMMENDATIONS | COST | PRIORITY<br>I | <br>II | <br>III | <br>IV |
|---|---|---|---|---|---|
| **ROOF** | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $13,737 | X | | | |
| 2024-2026 Roof Repairs | $70,534 | | X | | |
| 2027-2029 Roof Repairs | $1,265,667 | | | X | |
| 2030-2032 Roof Repairs | $5,184,112 | | | | X |
| | **$6,534,049** | | | | |
| **ENVELOPE (WITHOUT ROOF)** | | | | | |
| Brick masonry repairs | $74,861 | | X | | |
| Metal wall panel replacement | $25,511 | | | | X |
| Stucco replacement | $14,374 | | X | | |
| Concrete mass wall | $33,483 | | | X | |
| Aluminum storefront windows | $38,266 | | | | X |
| Steel framed entries and windows | $122,648 | | X | | |
| Hollow metal doors and frames | $273,095 | | | X | |
| | **$582,237** | | | | |
| **MISC DISTRICT PROJECTS** | | | | | |
| Remove all VCT, replace with polished concrete. (cost includes demo and leveling) | $407,324 | | X | | |
| Remodel Restrooms: Replace partitions | $474,499 | | X | | |
| Remodel Restrooms: Update fixtures | $411,330 | | X | | |
| Remodel Restrooms: Replace Tile Floors | $122,648 | | X | | |
| Main gym strip floor all the way down to wood and restripe.<br>◯ Small gym floor is in good repair | $51,718 | | X | | |
| Generator on the roof - critical. Haul fuel up to roof up ship ladder. | $65,412 | X | | | |
| Add fall protection on roof. | $77,124 | | X | | |
| | **$1,610,054** | | | | |
| **MECHANICAL** | | | | | |
| Replace the 1992 air handlers. | $4,061,822 | | | X | |
| Main cast iron boilers and primary pumps should be replaced in the next 10 years with high efficiency condensing boilers. | | | | X | |
| Refurbish the 2003 air handlers in the next 15-20 years. | $575,462 | | | | X |
| Heating water piping throughout the school should be replaced in 25 years. | $1,381,829 | | | | X |
| | **$6,019,112** | | | | |
| **PLUMBING** | | | | | |
| None at this time. | | | | | |
| | **$0** | | | | |
| **ELECTRICAL** | | | | | |
| Switchboard appears to have been well maintained and is well within its rated life. Replace at end of life in 10-20 years. | $175,304 | | | | X |
| Original panelboards are due for replacement after the next 10 years. | $478,325 | | | | X |
| The muffler on top of the weather-rated generator enclosure had visible rusting. Review with the maintenance service. Replace generator at end of life in 10 years. | $49,059 | | | | X |
| | **$702,688** | | | | |

| LIGHTING | | | | | | |
|---|---|---|---|---|---|---|
| Interior Lighting | $1,203,805 | | | X | | |
| Site/Exterior Lighting | | | | X | | |
| Lighting Controls | $279,266 | | | X | | |
| | **$1,483,071** | | | | | |

| KITCHEN | | | | | | |
|---|---|---|---|---|---|---|
| Assess walk-in cooler condensation build-up. replace freezer door gasket/sweep | $24,530 | X | | | | |
| Add hand washing sink | $24,530 | X | | | | |
| Position oven/steamers under hood to meet min. overhang | $2,453 | X | | | | |
| Replace VCT with quarry tile | $106,295 | | X | | | |
| replace serving counter and hot wells with new modular units | $65,412 | | X | | | |
| Repair and repaint ceiling and walls | $17,293 | | | | | X |
| | **$240,512** | | | | | |

| SAFE & WELCOMING RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|

| FIRE ALARM | | | | | | |
|---|---|---|---|---|---|---|
| None at this time. | | | | | | |
| | **$0** | | | | | |

| ACCESSIBILITY | | | | | | |
|---|---|---|---|---|---|---|
| Priority I Upgrades | $226,792 | X | | | | |
| Priority II Upgrades | $186,331 | | X | | | |
| Priority III Upgrades | $68,217 | | | X | | |
| Priority IV Upgrades | $0 | | | | | X |
| | **$481,339** | | | | | |

| SECURITY & ACCESS CONTROL | | | | | | |
|---|---|---|---|---|---|---|
| Speakers (includes server licensing and storage hardware) | $34,659 | X | | | | |
| Card Readers | $65,412 | | X | | | |
| Cameras (includes server licensing and storage hardware) | $142,335 | | X | | | |
| | **$242,405** | | | | | |

| OUTDOOR SPACES RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|

| PLAYGROUNDS | | | | | | |
|---|---|---|---|---|---|---|
| none at this time | | | | | | |
| | **$0** | | | | | |

*All rates current as of December, 2022.*
*** Total Project Cost = [Construction Budget + Consultant and Management Fees (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)] x Escalation (based on a Q2 2025 construction start and 7.5% estimated escalation per year)*

| TOTAL PROJECT COST ** | |
|---|---|
| Total Cost To Repair | $17,895,468 |
| Total Cost To Replace | $129,972,990 |
| =FCI | 0.138 |

| | | INFRASTRUCTURE | SAFE & WELCOMING | OUTDOOR SPACES | TOTAL |
|---|---|---|---|---|---|
| I | Priority Cost: | $130,660 | $261,450 | $0 | $392,111 |
| II | Priority Cost: | $1,998,765 | $394,078 | $0 | $2,392,843 |
| III | Priority Cost: | $7,117,137 | $68,217 | $0 | $7,185,354 |
| IV | Priority Cost: | $7,925,161 | $0 | $0 | $7,925,161 |
| | | | | | **$17,895,468** |

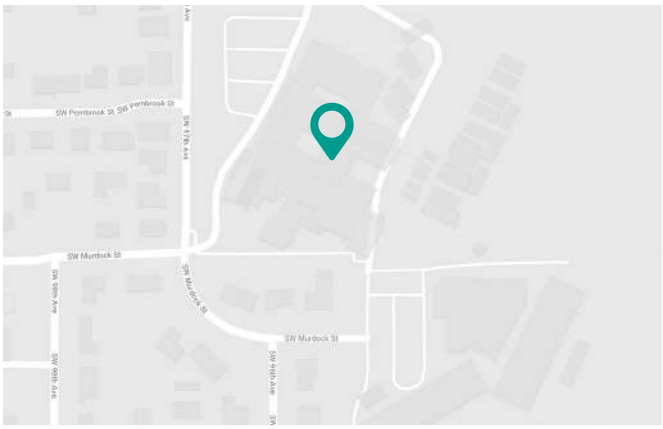
# TWALITY MIDDLE SCHOOL

## FACT SHEET

### FACILITY CONDITION INDEX





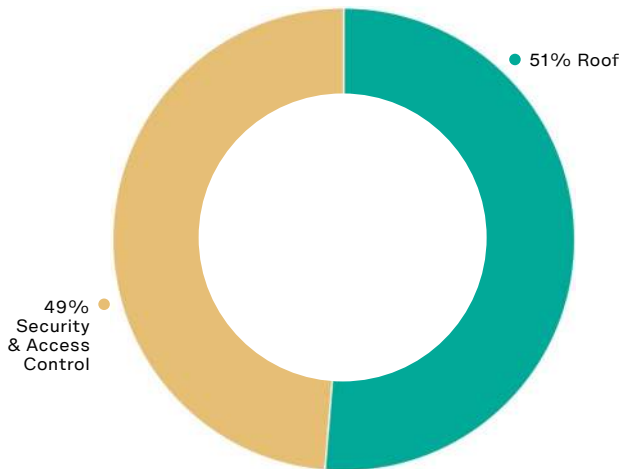




14650 SW 97th Ave, Tigard, OR 97224

### SUMMARY DESCRIPTION

Twality Middle School currently serves 920 students in grades 6-8. It is a two-story building originally built in 2021. Twality is a feeder school to Tigard High School.

### FACILITY REPAIR COST ALLOCATION




Repair costs totaling less than 0.1% are not included.

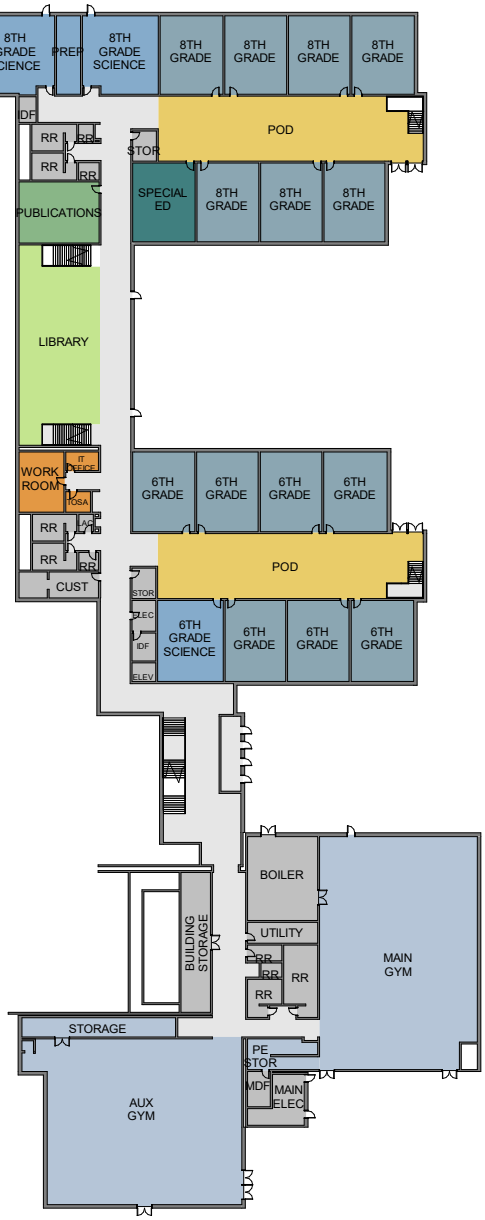
| 14. TWALITY MIDDLE SCHOOL | |
|---|---|
| **Jurisdiction** | City of Tigard, Washington County |
| **Year Built** | 2021 |
| **Remodels** | |
| **Building Area (SF)** | 144,228 |
| **Site Size (Acres)** | 15.55 |

# BUILDING AND SITE UTILIZATION

## SECOND FLOOR




## FIRST FLOOR




## DEPARTMENT LEGEND

- Administration & Counseling
- Building Support
- Circulation
- Core Academics-Gen Ed
- Core Academics-Science
- Dining & Nutrition
- Extended & Small Group Learning
- Library
- Performing Arts
- Physical Education/Athletics
- Special Programs & Support
- CTE/Making
- Fine Arts

## TWALITY MIDDLE SCHOOL

| INFRASTRUCTURE RECOMMENDATIONS | COST | PRIORITY I | II | III | IV |
|---|---|---|---|---|---|
| **ROOF** | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $11,447 | X | | | |
| 2024-2026 Roof Repairs | $45,015 | | X | | |
| 2027-2029 Roof Repairs | $55,144 | | | X | |
| 2030-2032 Roof Repairs | $59,865 | | | | X |
| | **$171,471** | | | | |
| **ENVELOPE (WITHOUT ROOF)** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **ADDITIONAL DISTRICT PROJECTS** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **MECHANICAL** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **PLUMBING** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **ELECTRICAL** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **LIGHTING** | | | | | |
| none at this time | | | | | |
| | **$0.00** | | | | |
| **KITCHEN** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |

| SAFE & WELCOMING RECOMMENDATIONS | COST | PRIORITY I | II | III | IV |
|---|---|---|---|---|---|
| **FIRE ALARM** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **ACCESSIBILITY** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **SECURITY & ACCESS CONTROL** | | | | | |
| Speakers (includes server licensing and storage hardware) | $13,825 | X | | | |
| Card Readers | $0 | | X | | |
| Cameras (includes server licensing and storage hardware) | $148,928 | | X | | |
| | **$162,753** | | | | |

| OUTDOOR SPACES RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **PLAYGROUNDS** | | | | | |
| none at this time | | | | | |
| | $0 | | | | |

*All rates current as of December, 2022.*
*** Total Project Cost = [Construction Budget + Consultant and Management Fees (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)] x Escalation (based on a Q2 2025 construction start and 7.5% estimated escalation per year)*

| TOTAL PROJECT COST ** | |
|---|---|
| Total Cost To Repair | $334,224 |
| Total Cost To Replace | $141,513,629 |
| =FCI | 0.002 |

| | | INFRASTRUCTURE | SAFE & WELCOMING | OUTDOOR SPACES | TOTAL |
|---|---|---|---|---|---|
| I | Priority Cost: | $11,447 | $13,825 | $0 | $25,272 |
| II | Priority Cost: | $45,015 | $148,928 | $0 | $193,943 |
| III | Priority Cost: | $55,144 | $0 | $0 | $55,144 |
| IV | Priority Cost: | $59,865 | $0 | $0 | $59,865 |
| | | | | | **$334,224** |

# TIGARD HIGH SCHOOL

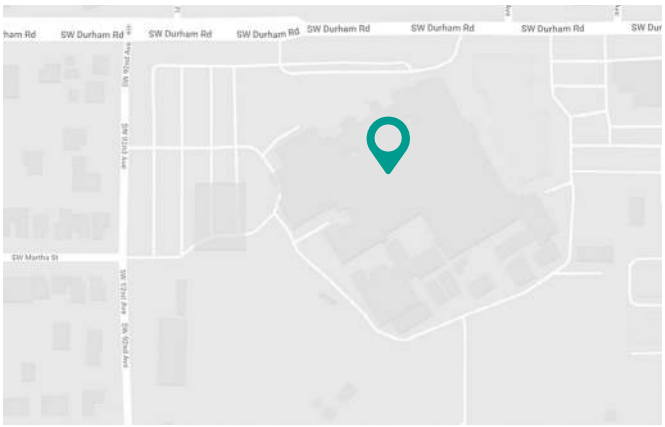
## FACT SHEET

### FACILITY CONDITION INDEX






Photo credit: Henry Kaus



9000 SW Durham Rd, Tigard, OR 97224

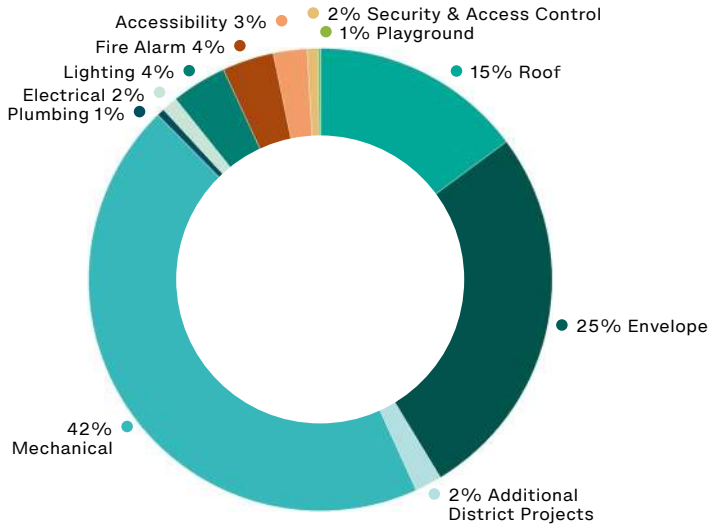
### SUMMARY DESCRIPTION

Tigard High School currently serves 1805 students in grades 9 through 12. Tigard High is a two-story school with areas of the original building dating back to 1953. Tigard has had renovations and additions in 1985, 1991, 1998, and 2020. The auditorium building, which also houses the original cafeteria, is disconnected from the main building. There are four portable classrooms on site. One is used to house the preschool and early childhood CTE class. All other portables are used for storage.

### 15. TIGARD HIGH SCHOOL

| | |
|---|---|
| **Jurisdiction** | City of Tigard, Washington County |
| **Year Built** | 1953 |
| **Remodels** | 1985, 1991, 1998, 2020 |
| **Building Area (SF)** | 310,119 |
| **Site Size (Acres)** | 43.2 |

### FACILITY REPAIR COST ALLOCATION




Repair costs totaling less than 0.1% are not included.

# BUILDING AND SITE UTILIZATION

## FIRST FLOOR




## DEPARTMENT LEGEND

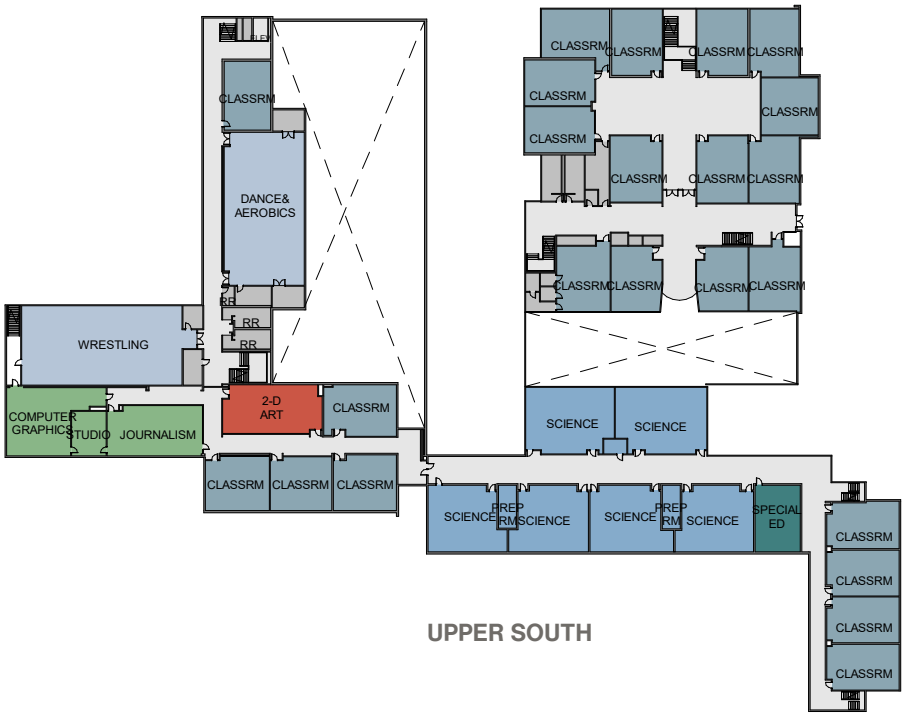
- Administration & Counseling
- Building Support
- Circulation
- Core Academics-Gen Ed
- Core Academics-Science
- Dining & Nutrition
- Library
- Performing Arts
- Physical Education/Athletics
- Preschool Classroom
- Special Programs & Support
- CTE/Making
- Fine Arts

## SECOND FLOOR




## UPPER NORTH

## UPPER ROTUNDA




## UPPER SOUTH

## DEPARTMENT LEGEND

- Administration & Counseling
- Building Support
- Circulation
- Core Academics-Gen Ed
- Core Academics-Science
- Dining & Nutrition
- Library
- Performing Arts
- Physical Education/Athletics
- Preschool Classroom
- Special Programs & Support
- CTE/Making
- Fine Arts

| TIGARD HIGH SCHOOL<br>INFRASTRUCTURE RECOMMENDATIONS | COST | PRIORITY<br>I | <br>II | <br>III | <br>IV |
|---|---|---|---|---|---|
| **ROOF** | | | | | |
| Main Building | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $154,863 | X | | | |
| 2024-2026 Roof Repairs | $1,521,045 | | X | | |
| 2027-2029 Roof Repairs | $833,130 | | | X | |
| 2030-2032 Roof Repairs | $75,762 | | | | X |
| Auditorium Building | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $95,665 | X | | | |
| 2024-2026 Roof Repairs | $713,499 | | X | | |
| 2027-2029 Roof Repairs | $680,249 | | | X | |
| 2030-2032 Roof Repairs | $25,254 | | | | X |
| Pool Building | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $354,697 | X | | | |
| 2024-2026 Roof Repairs | $18,006 | | X | | |
| 2027-2029 Roof Repairs | $22,059 | | | X | |
| 2030-2032 Roof Repairs | $25,254 | | | | X |
| | **$4,519,482** | | | | |
| **ENVELOPE (WITHOUT ROOF)** | | | | | |
| Stucco restoration | $504,915 | | | X | |
| EIFS repairs | $1,346,454 | | X | | |
| Concrete mass walls repairs | $490,909 | | X | | |
| Metal wall panels replacement | $1,122,077 | | | | X |
| Aluminum storefront entries and windows repairs | $4,207,692 | | X | | |
| Steel framed entries and windows repairs | $350,690 | | X | | |
| Hollow metal doors and frames restoration | $56,585 | | | X | |
| | **$8,079,322** | | | | |
| **MISC DISTRICT PROJECTS** | | | | | |
| Technology - extend wifi all the way out to the fields. Be able to connect anywhere. | $245,295 | | X | | |
| Upgrade theater lighting. | $327,060 | | X | | |
| | **$572,355** | | | | |
| **MECHANICAL** | | | | | |
| Main Building | | | | | |
| Replace ASU-2 and ASU-4 air handlers. | $188,387 | | | X | |
| Condensing units ACCU-2 and ACCU-4 replaced in the next 1-3 years. | $74,406 | X | | | |
| Replace rooftop units RACU-15, 16, and 17 overdue. | $72,280 | | X | | |
| Replace the remaining rooftop units in the next 10 years. | $9,513,521 | | | X | |
| Heating water piping throught the older school should be replaced in 20 years. | $2,660,818 | | | | X |
| Auditorium | | | | | |
| Replace the 1982 air handlers. | $868,344 | | | X | |
| Pool | | | | | |
| Replace (8) 3-ton wall mounted HVAC heat pumps | $156,989 | | X | | |
| | **$13,534,745** | | | | |
| **PLUMBING** | | | | | |
| Replace the original domestic water service and backflow device on the east side of the school. | $163,530 | | | X | |
| | **$163,530** | | | | |

| Electrical | | | | | | |
|---|---|---|---|---|---|---|
| There are no current deficiencies, but the Cutler-Hammer switchboard in the NE electrical room and same era distribution boards are nearing their 40-year expected life and should be scheduled for replacement in the next 5-10 years. | $338,180 | | | | X |
| | **$338,180** | | | | |

| LIGHTING | | | | | |
|---|---|---|---|---|---|
| Interior lighting | $856,239 | | | X | |
| Site/exterior lighting | | | | X | |
| Lighting controls | $285,572 | | | X | |
| Egress lighting upgrades | $37,414 | X | | | |
| | **$1,179,224** | | | | |

| KITCHEN | | | | | |
|---|---|---|---|---|---|
| none at this time | | | | | |
| | **$0** | | | | |

| SAFE & WELCOMING RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **FIRE ALARM** | | | | | |
| Main Building | $825,827 | | X | | |
| Fire alarm replacement in areas with horn occupant notification. | | | | | |
| Auditorium | $269,825 | X | | | |
| The entire system should be replaced with an addressable fire alarm system with EVACS. | | X | | | |
| Control Equipment<br>The Gamewell control panel is aged and obsolete and should be replaced. | | X | | | |
| Detection<br>Smoke detection should be provided for protection of the fire alarm control equipment and for activation of the fire safety functions. | | X | | | |
| Notification<br>The bell notification is not compliant with the requirements for a new educational occupancy. Replacement of the notification with loudspeakers and an EVAC system is recommended. | | X | | | |
| Opinion of Probable Cost<br>Complete fire alarm replacement: $165,000 | | X | | | |
| | **$1,095,651** | | | | |
| **ACCESSIBILITY** | | | | | |
| Priority I Upgrades | $363,352 | X | | | |
| Priority II Upgrades | $217,778 | | X | | |
| Priority III Upgrades | $134,768 | | | X | |
| Priority IV Upgrades | $0 | | | | X |
| | **$715,898** | | | | |
| **SECURITY & ACCESS CONTROL** | | | | | |
| Speakers (includes server licensing and storage hardware) | $36,032 | X | | | |
| Card Readers | | | | | |
| Cameras (includes server licensing and storage hardware) | $195,626 | | X | | |
| | **$231,658** | | | | |

| OUTDOOR SPACES RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| | | | | | |
| Playgrounds (Early Learning Center) | | | | | |
| Add more equipment variety to meet all play types. | $49,059 | | | X | |
| | **$49,059** | | | | |

*All rates current as of December, 2022.*
*** Total Project Cost = [Construction Budget + Consultant and Management Fees (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)] x Escalation (based on a Q2 2025 construction start and 7.5% estimated escalation per year)*

| TOTAL PROJECT COST ** | |
|---|---|
| Total Cost To Repair | $30,479,106 |
| Total Cost To Replace | $304,282,560 |
| =FCI | 0.100 |

| | | INFRASTRUCTURE | SAFE & WELCOMING | OUTDOOR SPACES | TOTAL |
|---|---|---|---|---|---|
| I | Priority Cost: | $717,044 | $669,209 | $0 | $1,386,253 |
| II | Priority Cost: | $9,449,920 | $1,239,230 | $0 | $10,689,150 |
| III | Priority Cost: | $13,972,530 | $134,768 | $49,059 | $14,156,357 |
| IV | Priority Cost: | $4,247,345 | $0 | $0 | $4,247,345 |
| | | | | | **$30,479,106** |

# TUALATIN HIGH SCHOOL

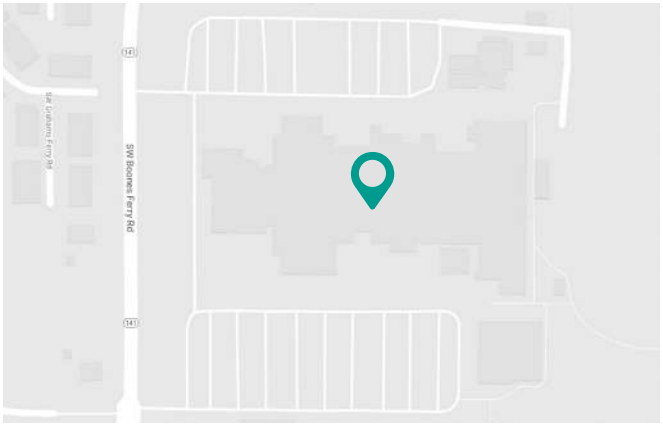
## FACT SHEET

### FACILITY CONDITION INDEX






Photo credit: Wikimedia Commons



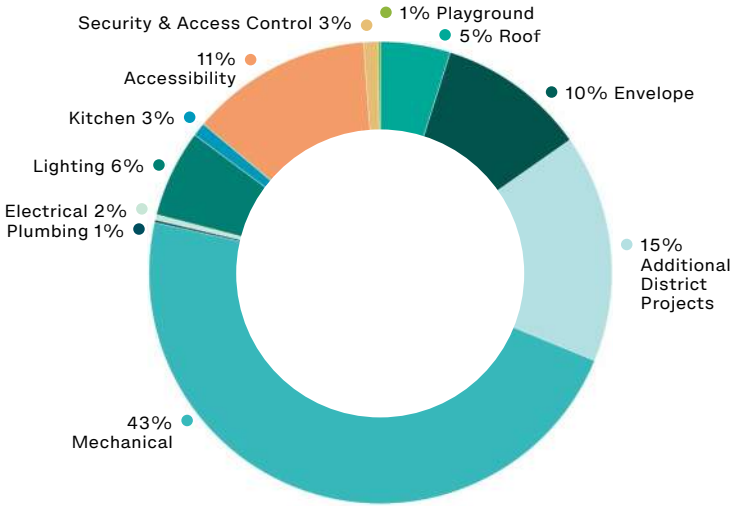

22300 SW Boones Ferry Rd, Tualatin, OR 97062

### SUMMARY DESCRIPTION

Tualatin High School currently serves 1741 students in grades 9 through 12. Tualatin High is a two-story school originally built in 1992 with renovations in 1997, 1998, and 2019. The CTE tech and auditorium buildings are connected to the main building via outdoor covered walkways. There are various storage facilities on site for athletics, maintenance, and CTE programs.

| 16. TUALATIN HIGH SCHOOL | |
|---|---|
| **Jurisdiction** | City of Tualatin, Washington County |
| **Year Built** | 1992 |
| **Remodels** | 1993, 1997, 1998, 2019 |
| **Building Area (SF)** | 272,168 |
| **Site Size (Acres)** | 65.21 |

### FACILITY REPAIR COST ALLOCATION



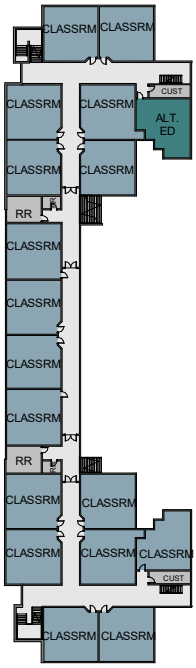
# BUILDING AND SITE UTILIZATION




## DEPARTMENT LEGEND

- Administration & Counseling
- Building Support
- Circulation
- Core Academics-Gen Ed
- Core Academics-Science
- Dining & Nutrition
- Extended & Small Group Learning
- Library
- Performing Arts
- Physical Education/Athletics
- Preschool Classroom
- Special Programs & Support
- CTE/Making
- Fine Arts

## SECOND FLOOR



| TUALATIN HIGH SCHOOL<br>INFRASTRUCTURE RECOMMENDATIONS | COST | PRIORITY<br>I | <br>II | <br>III | <br>IV |
|---|---|---|---|---|---|
| **ROOF** | | | | | |
| Main Building | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $11,447 | X | | | |
| 2024-2026 Roof Repairs | $45,015 | | X | | |
| 2027-2029 Roof Repairs | $55,144 | | | X | |
| 2030-2032 Roof Repairs | $63,136 | | | | X |
| Auditorium | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $2,289 | X | | | |
| 2024-2026 Roof Repairs | $605,723 | | X | | |
| 2027-2029 Roof Repairs | $11,028 | | | X | |
| 2030-2032 Roof Repairs | $12,628 | | | | X |
| Pool | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $449,053 | X | | | |
| 2024-2026 Roof Repairs | $9,002 | | X | | |
| 2027-2029 Roof Repairs | $11,028 | | | X | |
| 2030-2032 Roof Repairs | $12,628 | | | | X |
| Tech Building | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $2,289 | X | | | |
| 2024-2026 Roof Repairs | $9,002 | | X | | |
| 2027-2029 Roof Repairs | $519,770 | | | X | |
| 2030-2032 Roof Repairs | $12,628 | | | | X |
| | **$1,831,812** | | | | |
| **ENVELOPE (WITHOUT ROOF)** | | | | | |
| Clean and seal existing brick, replace sealant joints and damaged brick | $1,975,740 | | X | | |
| Repair and recoat stucco and EIFS | $315,286 | | | X | |
| Clean and repair cracks at all concrete mass walls, replace sealant | $490,901 | | | X | |
| Metal Wall Panel maintenance and inspection | $126,114 | | | | X |
| Aluminum storefront repair of isolated deficienceis | $210,218 | | X | | |
| Aluminum curtainwall testing and gasket replacement | $252,212 | X | | | |
| Steel-framed entry and window replacement | $504,523 | | | X | |
| Hollow Metal doors and frames cleand and treated | $30,940 | | | X | |
| | **$3,905,934** | | | | |
| **MISC DISTRICT PROJECTS** | | | | | |
| Provide new lighting at the upper field. | $735,885 | | X | | |
| Replace bleachers in gymnasiums for safety & ADA concerns. | $1,308,240 | | | X | |
| Upgrade irrigation system. Critical. | $2,452,950 | X | | | |
| Theater lighting needs an upgrade. | $327,060 | | X | | |
| Replace tennis courts. | $1,062,945 | X | | | |
| Install concrete floors in CTE & custodial barns. | $32,011 | | X | | |
| Total exterior signage design and replacement. | $81,765 | X | | | |
| | **$6,000,856** | | | | |
| **MECHANICAL** | | | | | |
| Main Building | | | | | |
| Replace the 1992 air handlers. | $6,461,365 | | | X | |
| Condensing units containing R-22 refrigerant are all at or past their useful life and should all be replaced in the next 1-3 years. | $4,869,966 | X | | | |
| Heating water pumps (4) are leaking and should be replaced in the next 2 years. | | | X | | |

| | | | | | |
|---|---|---|---|---|---|
| Main cast iron boilers (4) should be replaced in the next 10 years with high efficiency condensing boilers. | $538,014 | | | X | |
| Heating water piping throughout the school should be replaced in 20 years. | $2,657,551 | | | | X |
| Auditorium | | | | | |
| Replace the 1998 air handlers. | $808,002 | | | X | |
| Condensing units containing R-22 refrigerant are all at or past their useful life and should all be replaced in the next 1-3 years. | $1,986,245 | X | | | |
| Boiler and pump should be replaced in the next 2-3 years with a high efficiency condensing boiler. | | | X | | |
| Tech Wing | | | | | |
| Equipment to be replaced as noted above at the end of expected life. | $457,171 | | | | X |
| | **$17,778,313** | | | | |

| **PLUMBING** | | | | | |
|---|---|---|---|---|---|
| Replace the original 4" domestic water service and backflow device in 10-15 years. | $19,624 | | | X | |
| Replace 5 natural gas water heaters in the next 5-10 years. | $49,059 | | | X | |
| | **$68,683** | | | | |

| **ELECTRICAL** | | | | | |
|---|---|---|---|---|---|
| The current emergency power distribution does not meet current code. As equipment is replaced, this will need to be addressed. | $99,008 | | X | | |
| The school's main electrical room is packed with equipment and on the day of observation was very warm with a door into the space propped open with a box fan directed into the room. Excess heat can lead to degredation of equipment, explore providing additional cooling. | $40,883 | | X | | |
| | **$139,890** | | | | |

| **LIGHTING** | | | | | |
|---|---|---|---|---|---|
| Interior lighting | $1,847,721 | | | X | |
| Site/exterior lighting | | | | X | |
| Lighting controls | $455,364 | | | X | |
| | **$2,303,085** | | | | |

| **KITCHEN** | | | | | |
|---|---|---|---|---|---|
| Replace existing refrigeration systems and remove all ice build-up. Include a Modularm temp alarm system. | $24,530 | X | | | |
| Install slip resistant floor inside walk-in freezer. | $3,925 | X | | | |
| Add hand washing sink. | $24,530 | X | | | |
| Position convection ovens to have minimum hood coverage. Add stainless steel wall flashing. | $8,177 | X | | | |
| Upgrade grease trap. | $81,765 | | X | | |
| Confirm if existing gas range can have a piazo igniter added, if not replace with induction cooktop. | $3,925 | | X | | |
| Replace all VCT with quarry tile. | $122,648 | | X | | |
| Replace serving counter and hot wells with new modular units. | $65,412 | | X | | |
| Replace damaged ceiling tiles in dry storage. | $5,233 | | | X | |
| Repair and repaint ceiling and walls. | $20,441 | | | | X |
| | **$360,584** | | | | |

| SAFE & WELCOMING RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **FIRE ALARM** | | | | | |
| None at this time. | | | | | |
| | **$0** | | | | |
| **ACCESSIBILITY** | | | | | |
| Priority I Upgrades | $3,697,752 | X | | | |
| Priority II Upgrades | $680,429 | | X | | |
| Priority III Upgrades | $395,973 | | | X | |
| Priority IV Upgrades | $0 | | | | X |
| | **$4,774,154** | | | | |
| **SECURITY & ACCESS CONTROL** | | | | | |
| Speakers (includes server licensing and storage hardware) | $59,482 | X | | | |
| Card Readers | $65,412 | | X | | |
| Cameras (includes server licensing and storage hardware) | $254,569 | | X | | |
| | **$379,463** | | | | |

| OUTDOOR SPACES RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **PLAYGROUNDS (EARLY LEARNING CENTER)** | | | | | |
| Add more equipment to meet all play types (need larger area). | $49,059 | | | X | |
| Taller fence for security. (assume 8', approx 1,000 lf) | $13,082 | | | X | |
| | **$62,141** | | | | |

*All rates current as of December, 2022.*
*** Total Project Cost = [Construction Budget + Consultant and Management Fees (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)] x Escalation (based on a Q2 2025 construction start and 7.5% estimated escalation per year)*

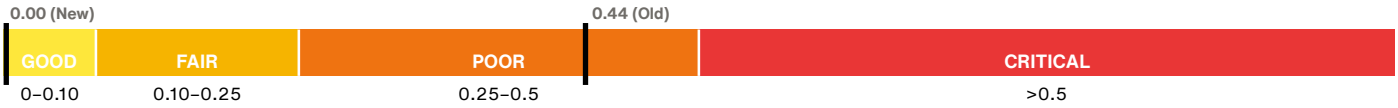
| TOTAL PROJECT COST ** | |
|---|---|
| Total Cost To Repair | $37,604,914 |
| Total Cost To Replace | $267,045,798 |
| =FCI | 0.141 |

| | | INFRASTRUCTURE | SAFE & WELCOMING | OUTDOOR SPACES | TOTAL |
|---|---|---|---|---|---|
| I | Priority Cost: | $11,232,323 | $3,757,234 | $0 | $14,989,557 |
| II | Priority Cost: | $4,363,296 | $1,000,409 | $0 | $5,363,706 |
| III | Priority Cost: | $13,431,241 | $395,973 | $62,141 | $13,889,355 |
| IV | Priority Cost: | $3,362,296 | $0 | $0 | $3,362,296 |
| | | | | | **$37,604,914** |

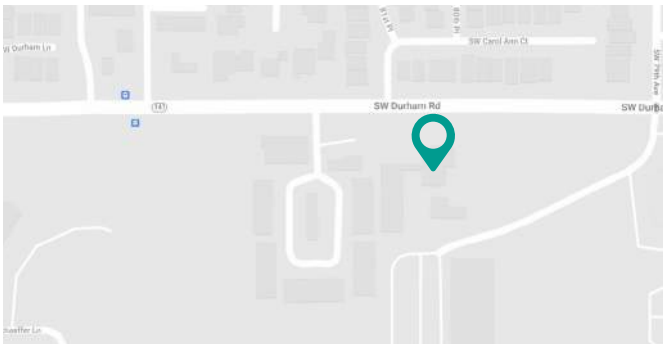
# CREEKSIDE COMMUNITY HIGH SCHOOL

## FACT SHEET

### FACILITY CONDITION INDEX






8040 SW Durham Rd, Tigard, OR 97224

### SUMMARY DESCRIPTION

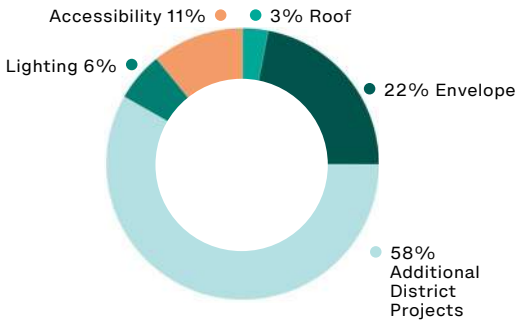
Creekside Community High School currently serves 167 students in grades 9 through 12. Creekside's campus is composed of three buildings, all of which have teaching stations. The primary facility, referred to as "The New Schoolhouse" is two stories, was built in 2019, and includes the main entry, main office, commons, and access to the covered play area and garden. The building referred to as "The Old Schoolhouse" has a main level and basement, was built in 1919, and houses the learning café/library. The third building known as "The Wing" was built in 1950, has a main level and basement, and is primarily composed of classroom spaces.

| 17. CREEKSIDE COMMUNITY HIGH SCHOOL | |
|---|---|
| **Jurisdiction** | City of Tigard, Washington County |
| **Year Built** | 2019 (new), 1919 (old), 1950 (wing) |
| **Remodels** | |
| **Building Area (SF)** | 17,828 (new), 2,400 (old), 4,200 (wing) |
| **Site Size (Acres)** | 10.75* |

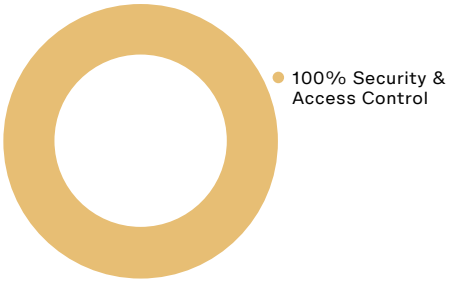
*Site is shared with another facility

### FACILITY REPAIR COST ALLOCATION

Old Building



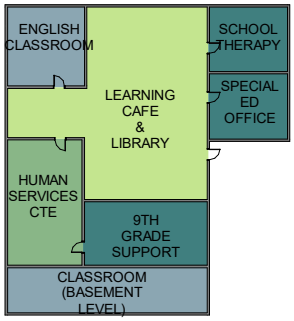

New Building



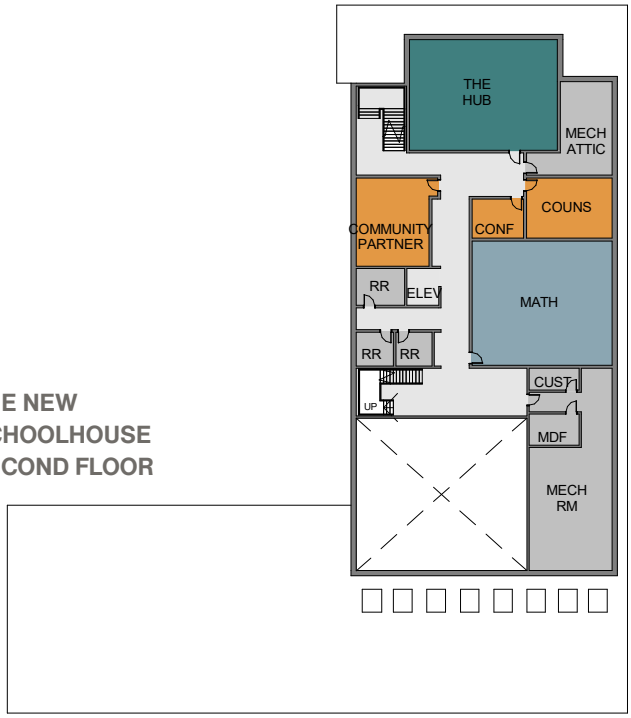
# BUILDING AND SITE UTILIZATION



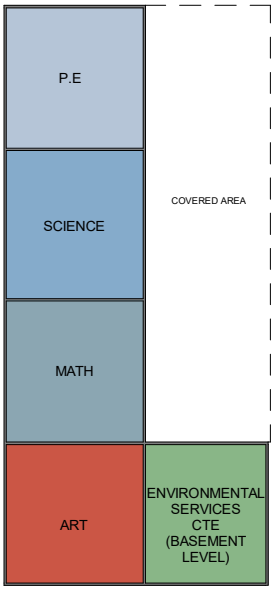
## THE OLD SCHOOLHOUSE




## THE NEW SCHOOLHOUSE SECOND FLOOR




## THE WING




## THE NEW SCHOOLHOUSE FIRST FLOOR




## DEPARTMENT LEGEND

- Administration & Counseling
- Building Support
- Circulation
- Core Academics-Gen Ed
- Core Academics-Science
- Dining & Nutrition
- Library
- Physical Education/Athletics
- Special Programs & Support
- CTE/Making
- Fine Arts

## CREEKSIDE OLD BUILDINGS

| INFRASTRUCTURE RECOMMENDATIONS | COST | PRIORITY I | II | III | IV |
|---|---|---|---|---|---|
| **ROOF** | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $1,603 | X | | | |
| 2024-2026 Roof Repairs | $136,309 | | X | | |
| 2027-2029 Roof Repairs | $7,720 | | | X | |
| 2030-2032 Roof Repairs | $8,839 | | | | X |
| | **$154,470** | | | | |
| **ENVELOPE (WITHOUT ROOF)** | | | | | |
| Replace 1920's cladding entirely | $506,240 | | X | | |
| Replace 1920's wood window assembly entirely | $27,718 | | X | | |
| Replace deck and stairs, make drainage provisions to north elevation | $73,589 | | X | | |
| Replace 1950's cladding entirely | $303,855 | | X | | |
| Replace 1950's aluminum window assemply entirely | $217,429 | | X | | |
| | **$1,128,831** | | | | |
| **MISC DISTRICT PROJECTS** | | | | | |
| **Both Buildings:** | | | | | |
| Provide door actuators for ADA access. | $52,330 | | X | | |
| Replace flooring throughout. (includes floor leveling where (E) finish is demo'd) | $575,722 | | X | | |
| **Old Schoolhouse:** | | | | | |
| Fix basement classroom flooding. | $232,029 | | X | | |
| Replace foundation under front steps. | $3,925 | | X | | |
| Replace original building ductwork and distribution system. | $102,043 | | X | | |
| Replace gutters and downspouts. | $9,825 | | X | | |
| Fix drainage around building perimeter. | $14,737 | | X | | |
| Replace wood porches at front and rear. | $209,318 | | X | | |
| Replace HVAC system to include AC and provide heat to all rooms. | $153,064 | | X | | |
| Replace all doors. | $35,977 | | X | | |
| Add ADA restrooms to upper level. | $29,435 | | X | | |
| Replace asphalt walkways in front. | $33,697 | | X | | |
| Remove basement kitchen equipment. | $40,883 | | X | | |
| Complete overhaul of existing electrical system. | $669,312 | | X | | |
| **Annex:** | | | | | |
| Replace furnaces. | $114,471 | | X | | |
| Complete overhaul of existing electrical system. | $676,753 | | X | | |
| New whiteboards for every classroom. | $6,541 | | X | | |
| Replace internal downspouts, add cleanouts. | $14,495 | | X | | |
| Replace door and egress path in basement classroom. | $6,868 | | X | | |
| | **$2,981,425** | | | | |
| **MECHANICAL** | | | | | |
| HVAC assessments not performed for Creekside Old Buildings. Items included in above list | | | | | |
| | **$0** | | | | |
| **PLUMBING** | | | | | |
| Plumbing assessments not performed for Creekside Old Buildings. Items included in above list | | | | | |
| | **$0** | | | | |

| ELECTRICAL | | | | | | |
|---|---|---|---|---|---|---|
| Electrical assessments not performed for Creekside Old Buildings. Items included in above list | | | | | | |
| | **$0** | | | | | |

| LIGHTING | | | | | |
|---|---|---|---|---|---|
| Interior lighting | $127,059 | | | X | |
| Site/exterior lighting | | | | X | |
| Lighting controls | $84,913 | | | X | |
| Egress lighting upgrades | $88,490 | X | | | |
| | **$300,462.37** | | | | |

| SAFE & WELCOMING RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **FIRE ALARM** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **ACCESSIBILITY** | | | | | |
| Priority I Upgrades | $448,317 | X | | | |
| Priority II Upgrades | $108,813 | | X | | |
| Priority III Upgrades | $0 | | | X | |
| Priority IV Upgrades | $0 | | | | X |
| | **$557,130** | | | | |
| **SECURITY & ACCESS CONTROL** | | | | | |
| included in “Creekside New Building” project list | | | | | |
| | **$0** | | | | |

| OUTDOOR SPACES RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **PLAYGROUNDS** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |

All rates current as of December, 2022.

** Total Project Cost = [Construction Budget + Consultant and Management Fees (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)] x Escalation (based on a Q2 2025 construction start and 7.5% estimated escalation per year)

| TOTAL PROJECT COST ** | |
|---|---|
| Total Cost To Repair | $5,122,319 |
| Total Cost To Replace | $11,600,491 |
| =FCI | 0.442 |

| | | INFRASTRUCTURE | SAFE & WELCOMING | OUTDOOR SPACES | TOTAL |
|---|---|---|---|---|---|
| I | Priority Cost: | $90,093 | $448,317 | $0 | $538,410 |
| II | Priority Cost: | $4,246,565 | $108,813 | $0 | $4,355,378 |
| III | Priority Cost: | $219,692 | $0 | $0 | $219,692 |
| IV | Priority Cost: | $8,839 | $0 | $0 | $8,839 |
| | | | | | **$5,122,319** |

## CREEKSIDE NEW BUILDING

| INFRASTRUCTURE RECOMMENDATIONS | COST | PRIORITY I | II | III | IV |
|---|---|---|---|---|---|
| **ROOF** | | | | | |
| none at this time | | | | | |
| | $0 | | | | |
| **ENVELOPE (WITHOUT ROOF)** | | | | | |
| none at this time | | | | | |
| | $0 | | | | |
| **ADDITIONAL DISTRICT PROJECTS** | | | | | |
| none at this time | | | | | |
| | $0 | | | | |
| **MECHANICAL** | | | | | |
| none at this time | | | | | |
| | $0 | | | | |
| **PLUMBING** | | | | | |
| none at this time | | | | | |
| | $0 | | | | |
| **ELECTRICAL** | | | | | |
| none at this time | | | | | |
| | $0 | | | | |
| **LIGHTING** | | | | | |
| none at this time | | | | | |
| | $0 | | | | |
| **KITCHEN** | | | | | |
| none at this time | | | | | |
| | $0 | | | | |

| SAFE & WELCOMING RECOMMENDATIONS | COST | PRIORITY I | II | III | IV |
|---|---|---|---|---|---|
| **FIRE ALARM** | | | | | |
| none at this time | | | | | |
| | $0 | | | | |
| **ACCESSIBILITY** | | | | | |
| none at this time | | | | | |
| | $0 | | | | |
| | | | | | |
| **SECURITY & ACCESS CONTROL** | | | | | |
| Speakers (none at this time) | | | | | |
| Card Readers (none at this time) | | | | | |
| Cameras (includes server licensing and storage hardware) | $46,160 | | X | | |
| | $46,160 | | | | |

| OUTDOOR SPACES RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| Playgrounds | | | | | |
| none at this time | | | | | |
| | $0 | | | | |

All rates current as of December, 2022.

** Total Project Cost = [Construction Budget + Consultant and Management Fees (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)] x Escalation (based on a Q2 2025 construction start and 7.5% estimated escalation per year)

| TOTAL PROJECT COST ** | |
|---|---|
| Total Cost To Repair | $46,160 |
| Total Cost To Replace | $17,492,477 |
| =FCI | 0.003 |

| | | INFRASTRUCTURE | SAFE & WELCOMING | OUTDOOR SPACES | TOTAL |
|---|---|---|---|---|---|
| I | Priority Cost: | $0 | $0 | $0 | $0 |
| II | Priority Cost: | $46,160 | $0 | $0 | $46,160 |
| III | Priority Cost: | $0 | $0 | $0 | $0 |
| IV | Priority Cost: | $0 | $0 | $0 | $0a |
| | | | | | **$46,160** |

# KALAPUYA BUILDINGS

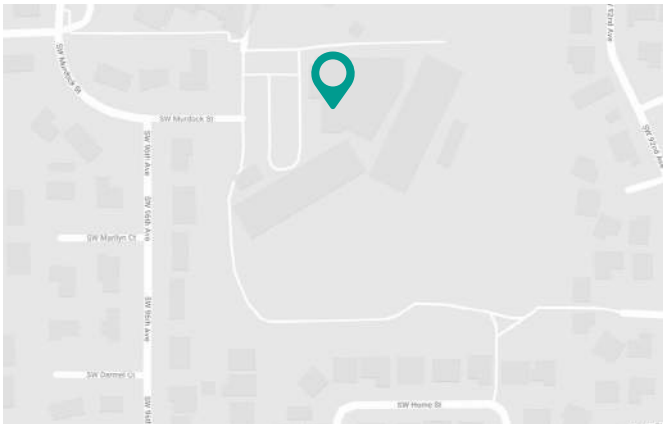
## FACT SHEET

### FACILITY CONDITION INDEX










9500 SW Murdock St, Tigard, OR 97224

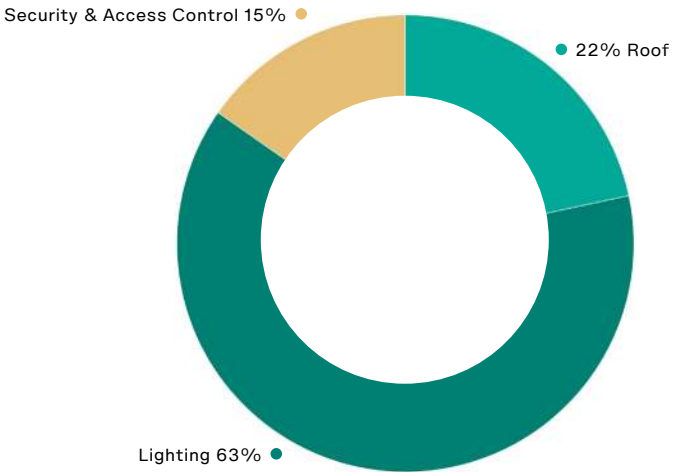
### SUMMARY DESCRIPTION

The buildings at this site serve three major uses:

1. The Kalpuya Early Learning Center (ELC) preschool building
2. Tigard-Tualatin Family Resource Center and Caring Closet.
3. District Training Center.

The buildings were formerly home to Templeton Elementary School but were remodeled in 2021 to their current use.

### FACILITY REPAIR COST ALLOCATION




| 18. KALAPUYA BUILDINGS | |
|---|---|
| **Jurisdiction** | City of Tigard, Washington County |
| **Year Built** | 1965 |
| **Remodels** | 2005, 2021 |
| **Building Area (SF)** | 34,227 |
| **Site Size (Acres)** | 12.62* |

*Site is shared with another facility

## KALAPUYA BUILDINGS

| INFRASTRUCTURE RECOMMENDATIONS | COST | PRIORITY I | II | III | IV |
|---|---|---|---|---|---|
| **ROOF** | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $2,289 | X | | | |
| 2024-2026 Roof Repairs | $9,002 | | X | | |
| 2027-2029 Roof Repairs | $11,028 | | | X | |
| 2030-2032 Roof Repairs | $35,522 | | | | X |
| | **$57,842** | | | | |
| **ENVELOPE (WITHOUT ROOF)** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **ADDITIONAL DISTRICT PROJECTS** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **MECHANICAL** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **PLUMBING** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| Electrical | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **LIGHTING** | | | | | |
| Interior lighting | $131,092 | | | X | |
| Site/exterior lighting | | | | X | |
| Lighting controls | $25,961 | | | X | |
| Emergency egress lighting | $11,481 | | | X | |
| | **$168,534** | | | | |
| **KITCHEN** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |

| SAFE & WELCOMING RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **FIRE ALARM** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **ACCESSIBILITY** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |

| SECURITY & ACCESS CONTROL | | | | | | |
|---|---|---|---|---|---|---|
| Speakers (none at this time) | $0 | | | | | |
| Card Readers (none at this time) | $0 | | | | | |
| Cameras (includes server licensing and storage hardware) | $40,858 | | X | | | |
| | **$40,858** | | | | | |

| OUTDOOR SPACES RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **PLAYGROUNDS** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |

*All rates current as of December, 2022.*
*** Total Project Cost = [Construction Budget + Consultant and Management Fees (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)] x Escalation (based on a Q2 2025 construction start and 7.5% estimated escalation per year)*

| TOTAL PROJECT COST ** | |
|---|---|
| Total Cost To Repair | $267,234 |
| Total Cost To Replace | $31,343,991 |
| =FCI | 0.009 |

| | | INFRASTRUCTURE | SAFE & WELCOMING | OUTDOOR SPACES | TOTAL |
|---|---|---|---|---|---|
| I | Priority Cost: | $2,289 | $0 | $0 | $2,289 |
| II | Priority Cost: | $9,002 | $40,858 | $0 | $49,860 |
| III | Priority Cost: | $179,562 | $0 | $0 | $179,562 |
| IV | Priority Cost: | $35,522 | $0 | $0 | $35,522 |
| | | | | | **$267,234** |

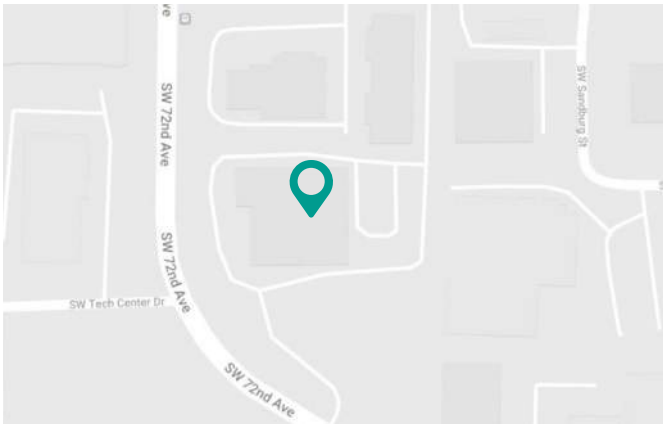
# HIBBARD

## FACT SHEET

### FACILITY CONDITION INDEX





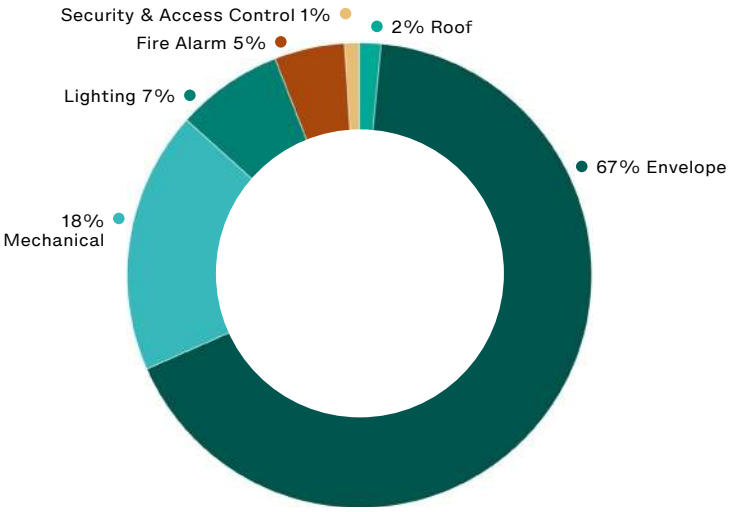

6960 SW Sandburg St., Tigard, OR

### SUMMARY DESCRIPTION

The Hibbard Building is the main office of the District and home to the leadership of each Department including Facilities & Operations, Information Technology, Community Relations, Nutrition Services, Human Relations, and Finance. It is also the location of the Superintendent's office, Student Services, and Assistant Superintendent of Instruction.

| 19. HIBBARD | |
|---|---|
| **Jurisdiction** | City of Tigard, Washington County |
| **Year Built** | 1975 |
| **Remodels** | 1993, 1997, 2000, 2002 |
| **Building Area (SF)** | 38,696 |
| **Site Size (Acres)** | 2.3 |

### FACILITY REPAIR COST ALLOCATION



## HIBBARD DISTRICT OFFICE

| INFRASTRUCTURE RECOMMENDATIONS | COST | PRIORITY I | II | III | IV |
|---|---|---|---|---|---|
| **ROOF** | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $4,579 | X | | | |
| 2024-2026 Roof Repairs | $18,006 | | X | | |
| 2027-2029 Roof Repairs | $22,059 | | | X | |
| 2030-2032 Roof Repairs | $37,682 | | | | X |
| | **$82,326** | | | | |
| **ENVELOPE (WITHOUT ROOF)** | | | | | |
| Replace wood lap and panel assemblies | $600,973 | | | X | |
| Clean and seal concrete mass wall | $225,393 | | | X | |
| Aluminum storefront window IGU replacement | $257,658 | | X | | |
| Aluminum storefront window system replacement | $386,389 | | | | X |
| Steel-framed entry and window repair | $536,542 | | X | | |
| Steel-framed entry and window replacement | $1,287,701 | | | | X |
| Aluminum window full replacement | $386,389 | | | X | |
| Hollow metal door and frame cleaned and treated | $16,068 | | | X | |
| | **$3,697,112** | | | | |
| **ADDITIONAL DISTRICT PROJECTS** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **MECHANICAL** | | | | | |
| Replace the AHU unit in 10 years. | $706,450 | | | | X |
| Replace the cooling tower in 15 years. | $91,577 | | | | X |
| Check and replace pumps in the next 10 years. | $1,799 | | | X | |
| Replace Liebert computer room units and condensers in the next 10 years. | $139,001 | | | X | |
| Replace (5) condensing units in the next 5-7 years. | $68,683 | | | X | |
| | **$1,007,508** | | | | |
| **PLUMBING** | | | | | |
| None at this time | | | | | |
| | **$0** | | | | |
| **ELECTRICAL** | | | | | |
| None at this time. | | | | | |
| | **$0** | | | | |
| **LIGHTING** | | | | | |
| Interior lighting | $287,491 | | | X | |
| Site/exterior lighting | | | | X | |
| Lighting controls | $118,180 | | | X | |
| Emergency egress lighting | $5,472 | X | | | |
| | **$411,143** | | | | |
| **KITCHEN** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |

| SAFE & WELCOMING RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **FIRE ALARM** | | | | | |
| The Edwards EST2 FACP is aged and obsoloete and should be replaced. | $269,825 | | X | | |
| The Edwards smoke detectors are aged and should be replaced. | | | X | | |
| The Edwards horn strobes are aged and not in compliance with current visual signaling requirements and should be replaced. The new notification system should provide audible signaling throught the building and visual alarms in public and common use spaces. | | | X | | |
| Complete fire alarm replacement. | | | X | | |
| | **$269,825** | | | | |
| **ACCESSIBILITY** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **SECURITY & ACCESS CONTROL** | | | | | |
| Speakers (none at this time) | $0 | | | | |
| Card Readers (none at this time) | $0 | | | | |
| Cameras (includes server licensing and storage hardware) | $56,930 | | X | | |
| | **$56,930** | | | | |

| OUTDOOR SPACES RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **PLAYGROUNDS** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |

*All rates current as of December, 2022.*
*** Total Project Cost = [Construction Budget + Consultant and Management Fees (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)] x Escalation (based on a Q2 2025 construction start and 7.5% estimated escalation per year)*

| TOTAL PROJECT COST ** | |
|---|---|
| Total Cost To Repair | $5,524,844 |
| Total Cost To Replace | $35,436,559 |
| =FCI | 0.156 |

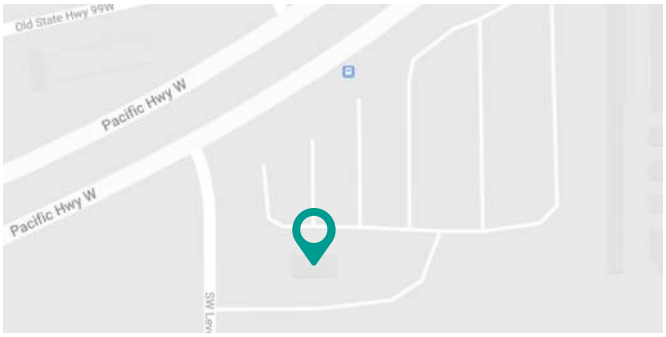
| | | INFRASTRUCTURE | SAFE & WELCOMING | OUTDOOR SPACES | TOTAL |
|---|---|---|---|---|---|
| I | Priority Cost: | $10,051 | $0 | $0 | $10,051 |
| II | Priority Cost: | $812,206 | $326,754 | $0 | $1,138,960 |
| III | Priority Cost: | $1,866,035 | $0 | $0 | $1,866,035 |
| IV | Priority Cost: | $2,509,798 | $0 | $0 | $2,509,798 |
| | | | | | **$5,524,844** |

# BUS YARD

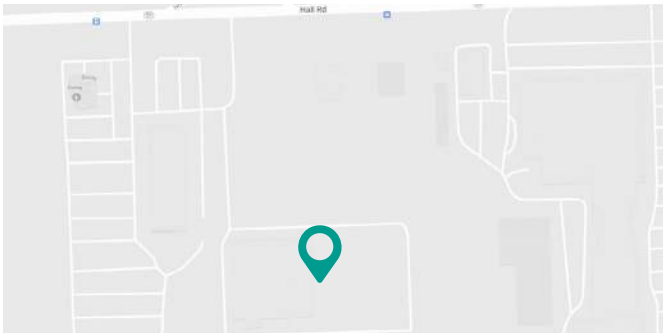
## FACT SHEET

### FACILITY CONDITION INDEX




18340 SW Pacific Hwy



13000 SW Hall Boulevard

### SUMMARY DESCRIPTION

#### Bus Yard @ Highway 99

The District Bus Yard on Highway 99 is one of two locations where District busses are stored, serviced, and fueled.

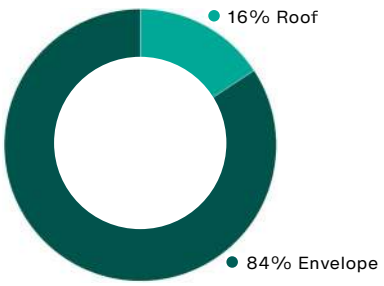
#### Bus Yard @ Hall Blvd

The District Bus Yard on Hall Boulevard is one of two locations where District busses are stored, serviced, and fueled

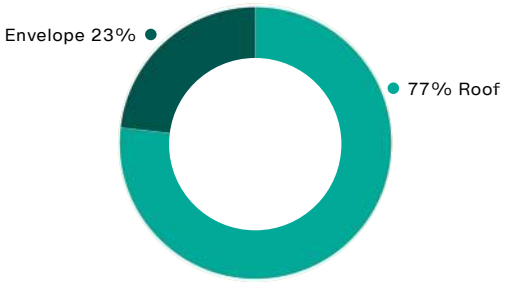
| 20. BUS YARD | |
|---|---|
| **Jurisdiction** | City of Tigard, Washington County |
| **Year Built** | 1999 |
| **Remodels** | |
| **Building Area (SF)** | 5,000 |
| **Site Size (Acres)** | 6.08 |

### FACILITY REPAIR COST ALLOCATION

Hall Boulevard




Hwy 99



## BUS BARN - HALL BLVD

| INFRASTRUCTURE RECOMMENDATIONS | COST | PRIORITY I | II | III | IV |
|---|---|---|---|---|---|
| **ROOF** | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $2,289 | X | | | |
| 2024-2026 Roof Repairs | $9,002 | X | | | |
| 2027-2029 Roof Repairs | $180,446 | | X | | |
| 2030-2032 Roof Repairs | $12,628 | | | X | |
| | **$204,365** | | | | |
| **ENVELOPE (WITHOUT ROOF)** | | | | | |
| Brick and CMU maintenance | $383,707 | | | | X |
| Metal Wall panel assembly replacement | $182,761 | | X | | |
| Concrete mass walls cleaned and surface cracks repaired | $239,817 | | | X | |
| Aluminum clad window maintenance | $77,121 | | | | X |
| Aluminum windows and swing door replacement | $205,655 | | X | | |
| Hollow metal door and frame cleaned and treated | $3,285 | | | X | |
| | **$1,092,346** | | | | |
| **ADDITIONAL DISTRICT PROJECTS** | | | | | |
| Oil Interceptor - Scope TBD | | | | | |
| | **$0** | | | | |
| **MECHANICAL** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **PLUMBING** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **ELECTRICAL** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **LIGHTING** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **KITCHEN** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |

| SAFE & WELCOMING RECOMMENDATIONS | COST | PRIORITY I | II | III | IV |
|---|---|---|---|---|---|
| **FIRE ALARM** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **ACCESSIBILITY** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |

| SECURITY & ACCESS CONTROL | | | | | | |
|---|---|---|---|---|---|---|
| none at this time | $0 | | | | | |
| | **$0** | | | | | |

| OUTDOOR SPACES RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **PLAYGROUNDS** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |

All rates current as of December, 2022.

** Total Project Cost = [Construction Budget + Consultant and Management Fees (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)] x Escalation (based on a Q2 2025 construction start and 7.5% estimated escalation per year)

| TOTAL PROJECT COST ** | |
|---|---|
| Total Cost To Repair | $1,296,711 |
| Total Cost To Replace | $4,062,821 |
| =FCI | 0.319 |

| | | INFRASTRUCTURE | SAFE & WELCOMING | OUTDOOR SPACES | TOTAL |
|---|---|---|---|---|---|
| I | Priority Cost: | $11,292 | $0 | $0 | $11,292 |
| II | Priority Cost: | $568,862 | $0 | $0 | $568,862 |
| III | Priority Cost: | $255,730 | $0 | $0 | $255,730 |
| IV | Priority Cost: | $460,828 | $0 | $0 | $460,828 |
| | | | | | **$1,296,711** |

## BUS BARN - HWY 99

| INFRASTRUCTURE RECOMMENDATIONS | COST | PRIORITY I | II | III | IV |
|---|---|---|---|---|---|
| **ROOF** | | | | | |
| Near-Term Roofing Repairs and/or Assessments | $2,289 | X | | | |
| 2024-2026 Roof Repairs | $9,002 | | X | | |
| 2027-2029 Roof Repairs | $180,446 | | | X | |
| 2030-2032 Roof Repairs | $12,628 | | | | X |
| | **$204,365** | | | | |
| **ENVELOPE (WITHOUT ROOF)** | | | | | |
| Regular maintenance at fiber cement wall assembly | $61,697 | | | X | |
| | **$61,697** | | | | |
| **ADDITIONAL DISTRICT PROJECTS** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **MECHANICAL** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **PLUMBING** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **ELECTRICAL** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **LIGHTING** | | | | | |
| none at this time | | | | | |
| | | | | | |
| **KITCHEN** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |

| SAFE & WELCOMING RECOMMENDATIONS | COST | PRIORITY I | II | III | IV |
|---|---|---|---|---|---|
| **FIRE ALARM** | | | | | |
| none at this time | | | | | |
| | **$0** | | | | |
| **ACCESSIBILITY** | | | | | |
| none at this time | | | | | |
| | | | | | |
| **SECURITY & ACCESS CONTROL** | | | | | |
| none at this time | $0 | | | | |
| | **$0** | | | | |

| OUTDOOR SPACES RECOMMENDATIONS | COST | I | II | III | IV |
|---|---|---|---|---|---|
| **PLAYGROUNDS** | | | | | |
| none at this time | | | | | |
| | $0 | | | | |

All rates current as of December, 2022.

** Total Project Cost = [Construction Budget + Consultant and Management Fees (16%) + Design & Construction Contingency (8%) + Permits, Fees, Furniture, & Equipment (14%)] x Escalation (based on a Q2 2025 construction start and 7.5% estimated escalation per year)

| TOTAL PROJECT COST ** | |
|---|---|
| Total Cost To Repair | $266,062 |
| Total Cost To Replace | $4,062,821 |
| =FCI | 0.065 |

| | | INFRASTRUCTURE | SAFE & WELCOMING | OUTDOOR SPACES | TOTAL |
|---|---|---|---|---|---|
| I | Priority Cost: | $2,289 | $0 | $0 | $2,289 |
| II | Priority Cost: | $9,002 | $0 | $0 | $9,002 |
| III | Priority Cost: | $242,142 | $0 | $0 | $242,142 |
| IV | Priority Cost: | $12,628 | $0 | $0 | $12,628 |
| | | | | | **$266,062** |

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## Contact Us


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Tigard, OR 97223

tel 503 431 4000
fax 503 431 4047
**ttsdschools.org**


IBI