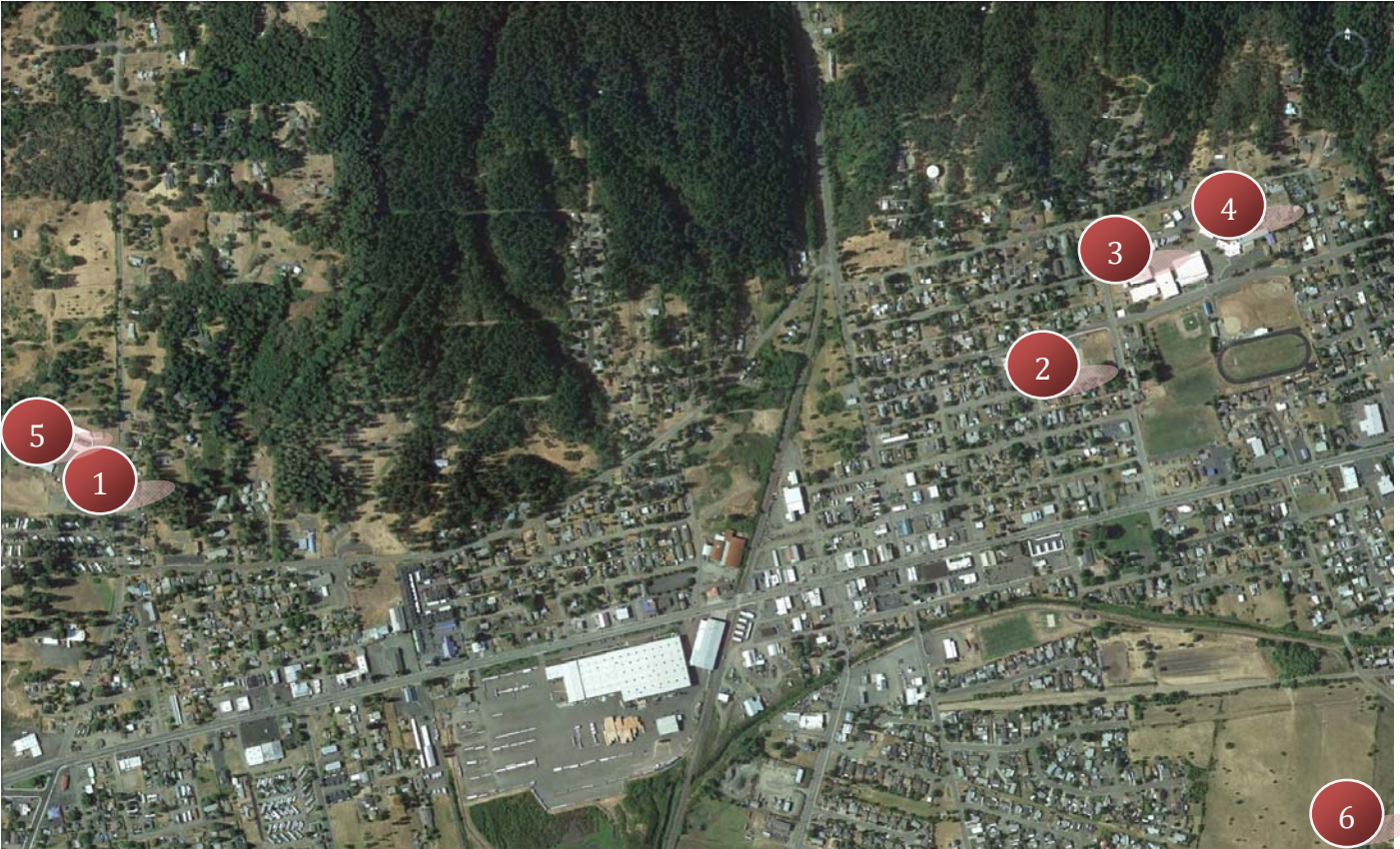


# Sutherlin SD #1

## Facilities Assessment Report.



1. West Intermediate School
2. East Primary School
3. Sutherlin High School
4. Sutherlin Middle School
5. Land for Replacement School
6. Land for Replacement School

Sutherlin School District #1  
531 E Central Ave, PO Box 390  
Sutherlin, OR 97479  
(541) 459-2228

# Sutherlin School District Facilities Assessment Report 2017

<b>INTRODUCTION</b> .....	<b>4</b>
PURPOSE .....	4
DEMOGRAPHICS.....	4
SOURCES OF FUNDS.....	4
<b>PROCESS</b> .....	<b>5</b>
<b>GENERAL NOTES:</b> .....	<b>6</b>
ACCESSIBILITY ADA .....	6
TOILET FACILITIES/FIXTURES.....	6
HAZARDOUS MATERIALS .....	6
<b>EXISTING BUILDINGS OVERVIEW</b> .....	<b>6</b>
<b>CRITICAL NEEDS</b> .....	<b>7</b>
WEST INTERMEDIATE SCHOOL .....	7
EAST PRIMARY SCHOOL.....	7
SUTHERLIN HIGH SCHOOL.....	7
SUTHERLIN MIDDLE SCHOOL .....	8
<b>WEST INTERMEDIATE SCHOOL</b> .....	<b>10</b>
<i>Summary</i> .....	10
<i>Architectural</i> .....	11
<i>MEP</i> .....	12
<i>Structural</i> .....	12
<i>ADA Assessment</i> .....	14
<i>HAZMAT Assessment</i> .....	15
<i>Indoor Air Quality</i> .....	16
<i>Information Technology</i> .....	17
<i>Safety and Security Audit</i> .....	18
<b>EAST ELEMENTARY SCHOOL</b> .....	<b>23</b>
<i>Summary</i> .....	24
<i>Architectural</i> .....	24
<i>MEP</i> .....	24
<i>Structural</i> .....	25
<i>ADA Assessment</i> .....	26
<i>HAZMAT Assessment</i> .....	27
<i>Indoor Air Quality</i> .....	28
<i>Information Technology</i> .....	29
<i>Safety and Security Audit</i> .....	30
<i>Safety and Security Audit</i> .....	31
<b>SUTHERLIN HIGH SCHOOL</b> .....	<b>36</b>
<i>Summary</i> .....	36
<i>Architectural</i> .....	37
<i>MEP</i> .....	38
<i>Structural</i> .....	40
<i>ADA Assessment</i> .....	42
<i>HAZMAT Assessment</i> .....	43
<i>Indoor Air Quality</i> .....	44
<i>Information Technology</i> .....	45
<i>Safety and Security Audit</i> .....	46

Sutherlin School District  
Facilities Assessment Report 2017

**SUTHERLIN MIDDLE SCHOOL ..... 52**

*Summary ..... 53*

*Architectural ..... 53*

*MEP ..... 54*

*Structural ..... 55*

*ADA Assessment ..... 56*

*HAZMAT Assessment ..... 57*

*Indoor Air Quality ..... 58*

*Information Technology ..... 59*

*Safety and Security Audit ..... 60*

**STRUCTURAL REPORT ..... 66**

**MEP REPORT ..... 66**

Sutherlin School District  
Facilities Assessment Report 2017

## **Introduction**

Sutherlin School District is located in Sutherlin, Oregon approximately 16 miles north of Roseburg. The district currently serves about 1283 students in kindergarten through grade 12. The city of Sutherlin is located in Douglas County. Sutherlin is a family-oriented community with a population of approximately 8,000 people.

In some senses Sutherlin is a bedroom community to Roseburg, and the demographics include families who work in Roseburg but live in Sutherlin. Because of the livability of Sutherlin, a large percentage of the population is retirees. The median age is 44.8 years while the State as a whole has a 39.1 median age. This bedroom community effect means that job growth in Roseburg will affect the number of students in Sutherlin.

Sutherlin School District faces aging facilities, educational changes resulting from increased access to technology, state mandates, and changes in educational standards. curricular focus, and changing student demographics. Each factor presents facility challenges and requires the District to be creative in their use of resources and space.

## ***Purpose***

This report is an evaluation of the existing Sutherlin School District educational buildings. Each of the buildings were built at different times using different construction methods. Using ASTM standards as implemented in the Oregon Department of Education's School Facilities Assessment Template, this report identifies the cost of deferred maintenance for each of the school buildings. The template also provides a current construction cost for a replacement building of similar size. The District can then use this information to make decisions about upgrades, additions and replacements.

## ***Demographics***

Sutherlin is growing slowly. The population in 2014 was 7,762 individuals. Data indicates that from 2000 until 2014 the population grew 16.4%. That is a year over year growth rate of 1.2%. Current High School enrolment is 388 while the Middle School is 206 students. East Sutherlin Primary School has an enrolment of 426 and West Sutherlin Intermediate School has 314 students. Total school population is 1,334. Based upon the 1.2% growth rate the School District will need to plan for 360 more student or 14 classrooms over the next 20 years. Total enrolment would be 1,649 students.

The District hired Cooperative Strategies to complete a professional demographics report to help predict the potential of growth in the District. They recommend a lower growth rate, projecting a growth up to 1,420 students in 10 years.

## ***Sources of Funds***

There are 3 sources for funds to upgrade and replace aging facilities. The first source of course is a bond election. The bond election is a tax on the owners of real estate located in the school district. The amount of the tax is a critical issue in getting the bond to pass. Most districts find that maintaining the existing tax rate is much more palatable to the voters than increasing the tax rate. The second source of funds is the ODE OSCIM grant which is a matching grant of up to \$4 million dollars. ODE also has a Seismic Rehabilitation Grant Program (SRGP) which provides up to \$2.5 million per building for seismic rehabilitation. With the SRGP the district needs to commit to complete repair of the seismic components of a building before they are eligible for the grant. In other words; if the repair of the building is \$10

**Sutherlin School District  
Facilities Assessment Report 2017**

million you will need to commit to spending \$10 million before the state will give you the \$2.5 million.

Assuming no tax increase, your sources may look like this:

Revenue Sources	
Bond Retirement 2018:	\$ 9.5 Million
ODE OSCIM Grant:	\$ 4.0 Million
Seismic Rehabilitation Grant (1):	\$ 2.5 Million
Seismic Rehabilitation Grant (2):	\$ 2.5 Million
	\$ 18.5 Million

One of the ways to ensure a successful bond campaign is to pole the District to find out what the voters are willing to support. The more the community knows about the districts needs and intensions the more they will be willing to support the bond election.

## Process

Beginning in early 2017 Soderstrom Architects visited all of the schools for Sutherlin School District We made 3 trips to each school evaluating the structures and overall building condition. These walkthroughs also included school district staff who know the systems and building conditions. We collected all the currently existing drawings and many of the ancillary documents. We scanned the drawings and assembled various additions and remodels to create AutoCAD “book plans” for all of the buildings. Unfortunately there are a number of building in the District which have no documentation and we have not been able to find records. Using the book plans we reverse engineered the building programs to document building capacity and building areas. During the site and building walkthroughs we evaluated each of the subsystems using ODE’s facilities assessment spreadsheet based on ASTM Unifomat Level 3. Items evaluated include:

A1010 Standard Foundations	C3030 Ceiling Finishes	F2020 Hazardous Abatement
A1030 Slab on Grade	D2010 Plumbing Fixtures	G1040 Hazardous Waste Remediation
A2020 Basement Walls	D2020 Domestic Water Distribution	G2010 Roadways
B1020 Roof Construction	D2030 Sanitary Waste	G2020 Parking Lots
B2010 Exterior Walls	D2040 Rain Water Drainage	G2050 Landscaping
B2020 Exterior Windows	D3020 Heat Generating Systems	G3020 Sanitary Sewer
B2030 Exterior Doors	D3030 Cooling Generating Systems	G3030 Storm Sewer
B3010 Roof Coverings	D4030 Fire Protection Specialties	G4020 Site Lighting
B3015 Gutters & Downspouts	D5010 Electrical Service & Distribution	G4030 Site Communications & Security
C1010 Partitions	D5020 Lighting and Branch Wiring	G4090 Other Site Electrical Utilities
C1020 Interior Doors	D5030 Security Systems	
C3010 Wall Finishes	D5032 Communications & Clocks	
C3020 Floor Finishes	D5034 Fire Alarm	

It is beyond the scope of ODE’s facility assessment spreadsheet to take into consideration ADA requirements or serious structural issues. Currently the way the code manages ADA is that they make

Sutherlin School District  
Facilities Assessment Report 2017

the Owner spend up to 25% of every project for the remediation of Architectural barriers. In other words, if you have a \$100,000 project you will need to spend \$25,000 of that on barrier removal until all the barriers are removed. All of your existing schools except East are in some way non-compliant.

Catena Structural Engineers performed a visual walkthrough of each of the buildings to determine the structural condition of the structures. In 2006 a FEMA 154 was completed for DOGAMI. The intent of the structural walkthrough report is to determine which buildings or portions of buildings will need further structural study. The Structural Rehabilitation Grant Program (SRGP) from the state of Oregon will require a ASCE 41-13 structural evaluation.

MKE Mechanical and Electrical engineers walked through all of the buildings and prepared a report on the conditions of the HVAC and Electrical systems.

## **General Notes:**

### ***Accessibility ADA***

The ADA is a Federal Law and is managed by the Department of Justice. All buildings are required to comply with the ADA. This means that you can be sued in a civil court if your buildings do not comply. The requirements for ADA compliance in new buildings are enforced by the code official. Currently the building code requires that up to 25% of your project budget must go to barrier removal. ADA changes may also include the approach to doors, door hardware, accessible parking, reconfigured locker rooms and signage.

### ***Toilet Facilities/Fixtures***

The 2014 OSSC Building Code has dramatically increased the required toilet fixtures. The fixture count at each building was not evaluated for the current code. Many of the restrooms in your facilities are not ADA compliant. Since ADA compliant stalls are larger than standard stalls you may lose fixtures in order to comply with ADA at the same time you will not be allowed to decrease to count due to code counts.

Transgender restrooms are becoming more prevalent. It is not written into the building code yet; however the State of Oregon has adopted rules to ensure equal treatment of transgenders. The approach to transgender restrooms vary widely and it may be a few years before we know the extent of the changes.

### ***Hazardous Materials***

Many of your older buildings still contain 9x9 asbestos tiles. They may also contain other Hazardous materials such as lead, mold, PCBs and radon gas. There may also be contaminants in the water. We have relied solely on information provided by the district to determine the extent of these materials.

## **Existing Buildings Overview**

There are four discreet education buildings at Sutherlin, plus multiple out buildings, covered play areas, a bus barn, greenhouses and other CTE related facilities. The education buildings were constructed between 1940 and 2001 making the oldest building nearly 77 years old and the youngest 16. All the buildings are one story wood framed and clad with brick. The buildings have been well maintained but

Sutherlin School District  
Facilities Assessment Report 2017

are suffering from age and heavy usage. Issues include mechanical systems which are beyond their life expectancy, single glazed windows, no insulation, non-compliance with ADA and earthquake related problems.

## Critical Needs

### *West Intermediate School*

West Intermediate School is in need of the most work. There are three serious problems. The building is not compliant with the Americans with Disabilities Act (ADA). This is a Federal law which mandates accessibility for all. The District could be sued for non-compliance at any time. Issues include a maximum cross slope of 2% and a running slope of 1 in 12 on the accessible route. The door approach and door hardware along with significant restroom modifications are all part of the new requirements. Currently the building code requires that 25% of the funds spent for remodeling or additions to the building must be spent on removal of ADA barriers. One of the problems with West is that there are no corridors. The students need to go outside to use the restroom, attend other classes or go to lunch. This can have a detrimental impact on health throughout the campus. It also poses a security issue. Replacement cost for West (including replacing the modular buildings) is approximately \$22 million. Repairs and upgrades are approximately \$6 million but this will not solve all of the problems such as the seismic deficiencies.

### *East Primary School*

East Primary is in the best condition of all your schools. It is possible to add a two story classroom wing to the east end of the building providing 12 additional classrooms. This new addition will cost about \$4.5 million dollars. However, the needed 12 classrooms should be spread out through all the sites.

### *Sutherlin High School*

There are four principal buildings at Sutherlin High School. In addition there are 3 modular buildings and 3 site built auxiliary buildings. The principal buildings have walls built of single wythe concrete masonry units (CMU) with wood framing above the window head. This split wall condition creates a hinge in the structural system and could lead to a structural collapse with a significant earthquake.

- **Classroom Buildings (2):** The buildings have very few windows. Recent studies have shown that day lighting can improve student test scores by as much as 26%. Any long term strategy for these buildings should include bringing day lighting into the building. At the classroom buildings the roof beams cantilever out from the building. Many of the beams are showing signs of rot and delaminating. There are ADA issues throughout the high school.
- **Administration / Commons:** The Admin/Commons received a poor DOGAMI rating
- **Gymnasium Building:** The High School Gym is one of the principal buildings. Since it has a very high occupancy the District should have an ASCE/SEI 41-13 assessment. This building could get an SRGP grant if the building is found deficient.
- The approximate cost to replace the 4 principal buildings is \$22.3 million. If you include the portable in the overall costs the budget for replacement will be approximately: \$24 million.

Sutherlin School District  
Facilities Assessment Report 2017

- The 3 modular buildings are in poor condition. The entry stairs are beginning to rot, siding is beginning to fail and the substructure is beginning to show deterioration. The roofing appears to be in good condition.
- The 3 site built auxiliary buildings are in fair condition. The one in the southwest corner is used primarily as a storage building. The building on the North West corner of the site is the CTE woodshop. East of the woodshop is a green house building used for CTE agriculture. East of the green house is the CTE metal shop. The CTE component of Sutherlin High School is very impressive. If the District is planning for a bond there are some things that could improve the operations of CTE. We recommend you consider a new lay down yard for the wood shop and a larger pasture for the Agriculture program. A reasonable budget for these limited upgrades is approximately \$150 thousand dollars.

### ***Sutherlin Middle School***

The Sutherlin Middle School consists of seven connected buildings. There are ramps that serve all areas of the school, however they often take a circuitous route. The canopies connecting the buildings appear to be weak from a seismic perspective.

- **Gymnasium:** The west end of the complex is a large gymnasium building which has a basement on the southern portion. The building was built in 1971 and is not ADA compliant. Any projects done to this building will require a 25% reserve for ADA remediation. The gym building has a poured in place concrete foundation with CMU wall up to the lower roof height and wood framed walls above. The three wall types create a “seismic” hinge in the building. It is likely that the building will need significant improvements to the lateral frame which resists earthquakes. Since the SRGP is awarded to a building, this gym complex could be counted as a single building and be eligible for the \$2.5 million grant. This is a high occupancy building and should be evaluated using the ASCE/SEI 41-13 procedure. Ultimately with the ADA/Locker Room upgrades the budget may be around \$5.5 million.
- **Kitchen:** Southeast of the gym building is the campus kitchen building. The building was built in 1961 and expanded in 2008. The kitchen building is built with both CMU and wood framed walls. The roof is wood frame. Because the walls have few openings the building is probably in good condition for resisting an earthquake.
- **Multipurpose:** East of the kitchen is the multipurpose room. The Multipurpose room is a relatively high occupancy building used as a cafeteria. Due to its age and importance the District may want to use the ASCE/SEI 41-13 to evaluate the building. There are stains on the ceiling from leaking roofs or condensate from HVAC units. This building has minor upgrade needs mostly interior finishes.
- **Library:** North of the multipurpose room is the library building. This building has minor upgrade needs mostly interior finishes. The floor tile needs to be replaced with a structural expansion joint where the tile is currently cracked.
- **Classroom Wing 2:** East of the library is classroom wing 2 built in 1961. The HVAC system is through the wall unit ventilators. They are currently having problems and they are noisy. The most serious problem with the building is a potential lack of seismic resistance along the south

Sutherlin School District  
Facilities Assessment Report 2017

wall. The replacement cost for classroom wing 1 is about \$2.5 million. Unfortunately the SRGP cannot be used for a replacement building.

- **Classroom Wing 1:** South of classroom wing 2 is classroom wing 1. See wing 2 for comments. 1974 Addition: On the east end of classroom wing 1 is a two classroom site built building. The building is in good shape.
- **Modular Buildings:** On the east end of the parking lot is a two classroom modular building. The building is in fair shape and users have minor complaints about the HVAC system.
- **School Office:** Between the Multipurpose room and the modular building is the relatively new school office. The building is in good shape.
- Complete replacement of the middle school would be about \$19 million.
- Misc. District Buildings
- **Bus Barn:** The bus barn is not long enough to hold the districts longest bus.
- **Maintenance Office:** This building is in fair condition and well suited for its purpose.
- **Maintenance Yard:** The maintenance yard is unsightly. They currently are using two conex boxes and tarps to store equipment and materials.

Sutherlin School District  
Facilities Assessment Report 2017

**West Intermediate School**



West Intermediate School	
<b>District Name:</b>	Sutherlin SD 130
<b>Site Name:</b>	West Intermediate School
<b>Building Name:</b>	Main BLDG A
<b>Building ID:</b>	P10004 State Agency ID
<b>Building Type:</b>	Elementary School
<b>Physical Address of Building:</b>	531 N Comstock Avenue, Sutherlin, OR 97479
<b>County:</b>	Douglas
<b>Gross Square Footage:</b>	43,331 SF
<b>Site Acreage:</b>	851,989 SF
<b>Assessor Company:</b>	SODERSTROM ARCHITECTS
<b>Assessor Name:</b>	Henry Fitzgibbon
<b>Contact (Phone):</b>	503-228-5617
<b>Contact (E-Mail):</b>	<a href="mailto:henry@sdra.com">henry@sdra.com</a>
<b>Date of Assessment:</b>	8/10/2017

**Summary**

West is not in good condition. The classrooms all exit directly to the outside increasing the potential for children and teachers to get more colds and the flue. The buildings appear to have seismic issues. The HVAC was recently replaced for the classrooms but not the whole building.

## Sutherlin School District Facilities Assessment Report 2017

### Architectural

Sutherlin West Intermediate School built in the 1950's is a slab on grade with CMU walls and a wood framed roof. The building scored a 1.3 on the DOGAMI study and has a high risk of earthquake collapse.

1. Exterior Finishes: The building is in moderate to good condition. It may need painting soon.
2. Roofing & Flashing: There were no observed active leaks. The building has a single ply roof approximately 20 years old. The roof may last another 10 years.
3. Interior Finishes: There are some cracked floor tiles. There are some stained and cracked ceiling tiles. Carpeting is worn and in need of replacement.
4. Code Issues: The building is not sprinklered. The total area is 22,751 SF. Allowable area Table 503 is  $18,500 \text{ SF} * 1.46(\text{yards}) = 27,061 \text{ SF}$
5. ADA Compliance: The building is not fully ADA compliant. Issues such as restroom grab bars, fire alarm enunciators, lever handle hardware and door approaches will need to be considered in any major renovation or addition.
6. Energy Performance: The building does not meet current standards for wall or roof insulation.

West Intermediate School has two relatively serious problems that should be addressed. From a structural point of view the classroom wings are very weak in the east-west direction. There is a potential that a serious seismic event would cause the buildings to collapse. This building may be a good candidate for the State of Oregon seismic grant program. The Seismic Rehabilitation Grant Program (SRGP) has recently been increased to 2.5 million in matching funds. We recommend the District have our structural engineer prepare an ASCE/SEI 41-13 evaluation with an associated cost estimate to determine the feasibility of the SRGP. The second problem with this school is the lack of ADA compliance. The central walk appears to exceed the slope required for ADA. The restrooms do not comply, door approaches don't work and all the hardware needs to be replaced.

### Site Safety

The existing parent pickup loop is very small and conflicts with the bike and pedestrian traffic. The bus loop to the south seems to work well.

West Intermediate School does not have adequate site fencing. There are many blind spot on campus and the kids need to go outdoors to change classrooms.

### Technology Infrastructure

The building is served with high speed fiber from Comcast. The building infrastructure is adequate. The wireless infrastructure needs expansion.

### Assessment of Indoor Air Quality

This report did not sample for indoor air quality. It is unlikely that there is an air quality problem due to the location of the building and the nature of its design (wood frame). It might make sense to monitor CO2 levels within the building and use the existing HVAC systems to night flush excessive CO2.

### HazMat, Lead, Asbestos

The District is maintaining a 3 year Asbestos monitoring program. Areas that may contain asbestos include: mastic for vinyl tile, some gypsum wallboard and joint compound, roofing felts and mastic. It is likely that some of the older walls have some lead paint contamination. No lead was found in the

Sutherlin School District  
Facilities Assessment Report 2017

drinking water. However non actionable trace amounts of copper were found.

## MEP

### *Fire Sprinklers*

The building is not fire sprinklered.

### *Mechanical*

The mechanical systems in the Classroom wings have been converted to mini-splits. These systems have a limited life span and the District should be prepared to replace these units in 10-15 years. The main building is still under the existing boiler system.

### *Electrical*

The main distribution panel and various older branch panels are original. Equipment needs to be replaced. In addition, the electrical grounding for all feeders needs to be confirmed and upgraded.

Lighting control throughout should be completed to meet current State of Oregon Energy Cost.

Current lighting is sufficient and not as in need of replacement as the High School and Middle School. Replacement to LED would reduce energy costs and improve lamp life.

The addition of security cameras, lockdown devices, etc. may be items that the school district should budget. In particular, added cameras would be effective to monitor/record activity at outer buildings.

### *Plumbing*

The building is plumbed with iron and copper pipe. It does not appear that the plumbing pipe is rusting out yet.

### *Structural*

At the Main Building, the west exterior wall of the cafetorium lands atop partial-height transverse walls, thereby creating a discontinuity in load path. This may compromise the ability of in-plane seismic loads to effectively transfer to the building foundation. The prevalent use of open-front construction with windows along the north sides of the Classroom Buildings may result in inadequate seismic resistance in the long direction of these buildings.

Wood roof decking provides very little in-plane shear resistance without supplemental plywood sheathing. Given the assumed vintage of these buildings, it is unlikely supplemental plywood exists unless it was added as part of a subsequent re-roof project.

Cement fiber panels, if indeed used at the roof of the cafetorium within the Main Building, provide only limited (and perhaps insufficient) in-plane shear resistance. The high length-to-width aspect ratio of the breezeway roofs connecting the various buildings on campus may result insufficient diaphragm shear capacity when resisting seismic forces in their transverse direction.

For buildings with this type of construction and vintage, the following seismic deficiencies may exist:

- A lateral system that does not continue all the way from the roof to the foundation (discontinuous load path).

Sutherlin School District  
Facilities Assessment Report 2017

- Inadequate anchorage of the tops of concrete walls to wood framing above to transfer out-of-plane forces.
- Inadequate connection of wood-framed walls to concrete walls below to transfer inplane forces.
- Inadequate concrete reinforcing and/or inadequate lap splices between reinforcing bars.
- Inadequate strength and stiffness of roof and floor diaphragms.
- Diaphragm discontinuities, e.g., steps in roof elevations, reentrant (inside) corners, etc.
- Overstressed wood stud shear walls, e.g. walls that are too short and/or don't have structural sheathing.
- Exterior canopies and/or breezeways with no apparent lateral system.

The seismic deficiencies noted above could put portions of the buildings at risk of partial collapse during a major seismic event and thereby endanger the safety of the buildings' occupants. A more comprehensive structural evaluation – like that of an ASCE/SEI 41-13 evaluation – is necessary to fully identify all potential seismic deficiencies, quantify the risks associated with them, and determine what retrofit measures may be employed to mitigate those risks.

Sutherlin School District  
Facilities Assessment Report 2017

ADA Assessment

<b>ADA ASSESSMENT</b>				
	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>COMMENTS</b>
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).		X		
There is at least 1 van accessible parking space among the accessible spaces.	X			
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.		X		
The access aisles adjoin an accessible route.		X		
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.	X			
There are signs reading "van accessible" at van accessible spaces.	X			
If the accessible route crosses a curb, there is a curb ramp.	X			
Ramps are sloped no greater than 1:12.		X		
The main entrance is accessible.		X		
If the main entrance is not accessible, there is an alternative accessible entrance.	X			
The alternative accessible entrance can be used independently and during the same hours as the main entrance.	X			
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.		X		
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.		X		
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.		X		
In locker rooms, there is at least one room with a bench.		X		
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.		X		
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door is equipped with hardware that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.		X		
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
The door can be opened easily (5 lbs. maximum force).		X		
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.		X		
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.		X		

Sutherlin School District  
Facilities Assessment Report 2017

**HAZMAT Assessment**

<b>HARMFUL SUBSTANCES ASSESSMENT</b>				
	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>COMMENTS</b>
<b>Lead</b>				
Has your facility been assessed for lead? If so when?	X			
Is there lead in your facility?		X		
Is lead abatement included in your future bond plans?		X		
<b>Asbestos</b>				
Has your facility been assessed for asbestos? If so when?	X			
Is there asbestos in your facility?	X			
Is asbestos abatement included in your future bond plans?		X		
<b>Mold</b>				
Has your facility been assessed for mold? If so when?				
Is there mold in your facility?				
Is mold abatement included in your future bond plans?				
<b>Water Quality</b>				
Has your facility been assessed for water quality (lead, etc)? If so when?	X			
Is there a water quality concern in your facility?		X		
Is water treatment included in your future bond plans?		X		
<b>PCBs</b>				
Has your facility been assessed for PCBs? If so when?		X		
Are there PCBs in your facility?		X		
Is PCB abatement included in your future bond plans?		X		
<b>Radon</b>				
Has your facility been assessed for Radon? If so when?		X		
Is there Radon in your facility?		X		
Is Radon management included in your future bond plans?		X		

Sutherlin School District  
Facilities Assessment Report 2017

Indoor Air Quality

<b>INDOOR AIR QUALITY ASSESSMENT</b>				
	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>COMMENTS</b>
Is someone designated to develop and implement an indoor air quality management plan for your school district?		X		
Does your district have an indoor air quality management plan that includes steps for preventing and resolving indoor air quality problems?		X		
Are school buildings inspected once or twice each year for conditions that may lead to indoor air quality problems?		X		
Is a preventive maintenance schedule established and in operation for the heating, ventilation, and air conditioning (HVAC) system? Is the schedule in accordance with the manufacturer's recommendations or accepted practice for the HVAC system?	X			
Does the HVAC preventive maintenance schedule include the following?: checking and/or changing air filters and belts, lubricating equipment parts, checking the motors, and confirming that all equipment is in operating order.	X			
Is the maintenance schedule updated to show all maintenance performed on the building systems?		X		
Does the maintenance schedule include the dates that the building systems maintenance was performed and the names of the persons or companies performing the work?		X		
Are maintenance schedules retained for at least three years?		X		
Are damaged or inoperable components of the HVAC system replaced or repaired as appropriate?	X			
Are reservoirs or parts of the HVAC system with standing water checked visually for microbial growth?		X		
Are water leaks that could promote growth of biologic agents promptly repaired?	X			
Are damp or wet materials that could promote growth of biologic agents promptly dried, replaced, removed, or cleaned?	X			

Sutherlin School District  
Facilities Assessment Report 2017

**Information Technology**

<b>Information Technology</b>				
	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>COMMENTS</b>
1. Connectivity “speed “ to the Facility:				
a. 10 Gbps or greater	X			
2. Local area network connectivity “speed “ at the individual building level:				
c. 100 Mbps or less	X			
3. Wireless Coverage:				
a. Facility Wide		X		
b. Secure?	X			
4. Building cabling:				
d. CAT 5	X			
5. Security:				
a. Access control		X		
b. Video Surveillance	X			PARTIAL
c. Central Communications Systems		X		PARTIAL

Sutherlin School District  
Facilities Assessment Report 2017

Safety and Security Audit

<b>SCHOOL SAFETY AUDIT ASSESSMENT</b>				
	YES	NO	N/A	COMMENTS
School grounds are fenced.	X			
There is one clearly marked and designated entrance for visitors	X			
Signs are posted for visitors to report to main office through a designated	X			
Restricted areas are clearly marked		X		
Shrubs and foliage are trimmed to allow for good line of sight. (3'-0"/8'- 0" rule)	X			
Shrubs near building have been trimmed "up" to allow view of bottom of building	X			
Bus loading and drop-off zones are clearly defined.	X			
There is a schedule for maintenance of:		X		
a. Outside lights		X		
b. Locks/Hardware		X		
c. Storage Sheds		X		
d. Windows		X		
e. Other exterior buildings		X		
Parent drop-off and pick-up area is clearly defined.	X			
There is adequate lighting around the building.	X			
Lighting is provided at entrances and other points of possible intrusion.	X			
The school ground is free from trash or debris.	X			
The school is free of graffiti.	X			
Play areas are fenced.	X			
Playground equipment has tamper-proof fasteners		X		
Visual surveillance of bicycle racks from main office is possible.	X			
Visual surveillance of parking lots from main office is possible	X			
Parking lot is lighted properly and all lights are functioning				
Accessible lenses are protected by some unbreakable material			X	
Staff and visitor parking has been designated	X			
Outside hardware has been removed from all doors except at points of entry.		X		
Ground floor windows:				
a. have no broken panes;	X			
b. locking hardware is in working order.	X			
Basement windows are protected with grill or well cover.			X	
Doors are locked when classrooms are vacant.	X			

Sutherlin School District  
Facilities Assessment Report 2017

Safety and Security Audit

<b>SCHOOL SAFETY AUDIT ASSESSMENT CONTIN.</b>				
	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>COMMENTS</b>
High-risk areas are protected by high security locks and an alarm system		X		
a. Main office		X		
b. Cafeteria		X		
c. Computer Labs		X		
d. Industrial Arts rooms			X	
e. Science labs			X	
f. Nurses Office		X		
g. Boiler Room		X		
h. Electrical Rooms		X		
i. Phone line access closet		X		
Unused areas of the school can be closed off during after school activities.	X			
There is two-way communication between the main office and:				
a. Classroom	X			
b. Duty stations		X		
c. Re-locatable classrooms			X	
d. Staff and faculty outside building		X		
e. Buses		X		
There is a central alarm system in the school. If yes, briefly describe:	X			Outdated w/ limited reach
The main entrance is visible from the main office.		X		

# Sutherlin School District Facilities Assessment Report 2017

District: Sutherlin SD 130  
 Site: West Intermediate  
 Building: Main BLDG A  
 ID: P10004 State Agency ID

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

Level 1	Level 2	Level 3	Type (as applicable)	of Building	LEVEL OF ACTION					% of System	Automated Budget Estimate	Notes	
					None	Minor	Moderate	Major	Replace				
<b>A SUBSTRUCTURE</b>													
<u>A10 Foundations</u>													
		A1010 Standard Foundations			100%	X			X		75%	\$693,513	Building has structural problems
		A1020 Special Foundations				X						\$0	
		A1030 Slab on Grade			100%	X						\$0	
<u>A20 Basement Construction</u>													
		A2010 Basement Excavation	NOT USED										
		A2020 Basement Walls				X						\$0	
<b>B SHELL</b>													
<u>B10 Superstructure</u>													
	B1010 Floor Construction	Wood				X						\$0	
		Steel				X						\$0	
		Concrete				X						\$0	
	B1020 Roof Construction	Wood			100%	X			X		75%	\$520,134	Building has structural problems
		Steel				X						\$0	
		Concrete				X						\$0	
<u>B20 Exterior Enclosure</u>													
	B2010 Exterior Walls	Concrete Formed / Tilt Masonry				X						\$0	
		Framed w/Panel Siding			100%			X			75%	\$208,054	Building has structural problems
		Framed w/Stucco				X						\$0	
		Framed w/Masonry Veneer				X						\$0	
	B2020 Exterior Windows	Wood			1.00	X			X		100%	\$554,810	Replace all windows
		Aluminum/Steel Clad				X						\$0	
		Curtain Wall				X						\$0	
	B2030 Exterior Doors	Wood				X						\$0	
		Hollow Metal Storefront			25.00					X	100%	\$34,678	Replace exterior doors
						X						\$0	
<u>B30 Roofing</u>													
	B3010 Roof Coverings	Asphalt Shingle			10%							\$0	
		Built-Up				X						\$0	
		Single Ply			90%							\$0	
		Metal				X						\$0	
		Concrete Tile				X						\$0	
	B3020 Roof Openings	Skylights				X						\$0	
		Access Hatch				X						\$0	
<b>C INTERIORS</b>													
<u>C10 Interior Construction</u>													
	C1010 Partitions	Framed Masonry			100%							\$0	
						X						\$0	
	C1020 Interior Doors	Wood			10							\$0	
		Hollow Metal				X						\$0	
	C1030 Fittings	NOT USED											
<u>C20 Stairs</u>													
	C2010 Stair Construction	Wood			2.00				X		100%	\$106,700	
		Metal				X						\$0	
		Concrete				X						\$0	
	C2020 Stair Finishes	Concrete Fill				X						\$0	
		Resilient				X						\$0	
<u>C30 Interior Finishes</u>													
	C3010 Wall Finishes	Paint on Masonry				X						\$0	
		Wallboard			100%				X		75%	\$208,054	
		Wainscot				X						\$0	
		Ceramic Tile				X						\$0	
	C3020 Floor Finishes	Carpet / Soft Surface			10%				X		100%	\$27,047	
		Resilient Tile			90%	X						\$0	
		Resilient Sheet				X						\$0	
		Polished Concrete				X						\$0	
		Ceramic Tile				X						\$0	
		Liquid Applied				X						\$0	
		Wood Sports Floor				X						\$0	
	C3030 Ceiling Finishes	Wallboard				X						\$0	
		Lay-In Ceiling Tile				X						\$0	

# Sutherlin School District Facilities Assessment Report 2017

Level 1	Level 2	Level 3	Type (as applicable)	of Buildi	None	Minor	Moderate	Major	Replace	% of System	Automated Budget Estimate	Notes
			Glued-Up Ceiling Tile	90%	X						\$0	
			Painted Structure		X						\$0	

## D SERVICES

### D10 Conveying

D1010 Elevators & Lifts					X						\$0	
D1020 Escalators & Moving Walks					X						\$0	
D1090 Other Conveying Systems					X						\$0	

### D20 Plumbing

D2010 Plumbing Fixtures				100%	X				X	50%	\$161,820	
D2020 Domestic Water Distribution				100%	X				X	100%	\$138,703	
D2030 Sanitary Waste				100%	X				X	40%	\$55,481	
D2040 Rain Water Drainage				100%	X				X	30%	\$20,805	
D2090 Other Plumbing Systems			NOT USED									

### D30 HVAC

D3010 Energy Supply					X						\$0	
D3020 Heat Generating Systems			Boiler		X						\$0	
			Air Handler		X						\$0	
			Furnace		X						\$0	
			Heat Exchanger		X						\$0	
D3030 Cooling Generating Systems			Component of air handler		X						\$0	
			Stand alone chiller		X						\$0	
D3040 Distribution Systems			Ductwork		X						\$0	
			Hot water return & supply		X						\$0	
D3050 Terminal & Package Units			Above ceiling VAV unit		X						\$0	
			In-room ventilator unit								\$0	
			In-room radiant unit								\$0	
D3060 Controls & Instrumentation				100%					X	100%	\$92,468	
D3070 Systems Testing & Balancing					X						\$0	
D3090 Other HVAC Systems & Equipment			NOT USED									

### D40 Fire Protection

D4010 Sprinklers					X						\$0	
D4020 Standpipes					X						\$0	
D4030 Fire Protection Specialties				100%	X				X	90%	\$83,222	
D4090 Other Fire Protection Systems			NOT USED									

### D50 Electrical

D5010 Electrical Service & Distribution				100%					X	100%	\$369,873	
D5020 Lighting and Branch Wiring				100%					X	100%	\$554,810	
D5030 Communications & Security			Voice / Data System	100%	X				X	100%	\$254,288	
			Clock / Intercom System	100%			X			50%	\$34,676	
			Closed Circuit Surveillance	100%	X		X			50%	\$5,779	
			Access Control System	100%	X				X	100%	\$46,234	
			Intrusion Alarm System	100%	X						\$0	
			Fire Alarm / Detection	100%	X				X	50%	\$52,013	
			Lighting Control System	100%	X				X	100%	\$46,234	
D5090 Other Electrical Systems			NOT USED									

## E EQUIPMENT & FURNISHINGS

### E10 Equipment

E1010 Commercial Equipment			Food Service	100%	X		X			100%	\$30,052	
			Vocational		X						\$0	
E1020 Institutional Equipment			Science		X						\$0	
			Art		X						\$0	
			Stage Performance						X	100%	\$0	NEEDS LIFT UP TO STAGE
			Restroom Accessories/Stall	100%			X			50%	\$173,378	

## Sutherlin School District Facilities Assessment Report 2017

Level 1	Level 2	Level 3	Type (as applicable)	of Buildi	None	Minor	Moderate	Major	Replace	% of System	Automated Budget Estimate	Notes
		E1030 Vehicular Equipment	NOT USED									
		E1090 Other Equipment	NOT USED									
	<u>E20 Furnishings</u>	E2010 Fixed Furnishings			X						\$0	
		E2020 Movable Furnishings			X						\$0	

### G BUILDING SITE WORK

	<u>G10 Site Preparation</u>		NOT USED									
	<u>G20 Site</u>											
		G2010 Roadways			X						\$0	
		G2020 Parking Lots			X						\$0	
		G2030 Pedestrian Paving			X						\$0	
		G2040 Site Development		2500.00	X				X	100%	\$173,388	
		G2050 Landscaping									\$0	
	<u>G30 Site Mechanical Utilities</u>											
		G3010 Water Supply	Domestic		X						\$0	
			Fire		X						\$0	
		G3020 Sanitary Sewer									\$0	
		G3030 Storm Sewer		100%					X	100%	\$115,585	
		G3040 Heating Distribution			X						\$0	
		G3050 Cooling Distribution			X						\$0	
		G3060 Fuel Distribution			X						\$0	
		G3090 Other Site Mechanical Utilities	NOT USED									
	<u>G40 Site Electrical Utilities</u>											
		G4010 Electrical Distribution	Service		X						\$0	
			Generator		X						\$0	
		G4020 Site Lighting		100%	X				X	70%	\$97,092	
		G4030 Site Communications & Security			X				X	100%	\$92,468	
		G4090 Other Site Electrical Utilities	NOT USED									

### OTHER

Description of System	Extended	Notes
	\$3,780,000	Enclose existing covered walkways
	\$0	
	\$0	
	\$0	
	\$0	
	\$0	
	\$0	

Physical Condition Budget Sub-Total	\$8,731,359
Budgeted Development Costs	\$3,317,917
<b>Physical Condition Budget TOTAL</b>	<b>\$12,049,276</b>
Replacement Budget	\$18,088,526
Replacement Cost Index (RCI)	66.6%

Sutherlin School District  
Facilities Assessment Report 2017

**East Primary School**



East Primary School	
<b>District Name:</b>	Sutherlin SD 130
<b>Site Name:</b>	East Primary School
<b>Building Name:</b>	Main BLDG A
<b>Building ID:</b>	P10004 State Agency ID
<b>Building Type:</b>	Elementary School
<b>Physical Address of Building:</b>	323 E 3rd Avenue, Sutherlin, OR 97479
<b>County:</b>	Douglas
<b>Gross Square Footage:</b>	38,450 SF
<b>Site Acreage:</b>	165,168 SF
<b>Assessor Company:</b>	SODERSTROM ARCHITECTS
<b>Assessor Name:</b>	Henry Fitzgibbon
<b>Contact (Phone):</b>	503-228-5617
<b>Contact (E-Mail):</b>	<a href="mailto:henry@sdra.com">henry@sdra.com</a>
<b>Date of Assessment:</b>	10/27/2017

# Sutherlin School District Facilities Assessment Report 2017

## Summary

East Primary School is in fine shape. It is possible to add eight classrooms to this building. Beyond that the student population will begin to stress the common function such as library and cafeteria. The building does not have a gym and shares the cafeteria with the Gym function. The cafeteria/gym portion of the building was part of a school building built in the late 1940's. Currently the State Oregon requires PE for the grade range pre-3rd. It is very unusual not to have a gym or multi-purpose space in addition to the cafeteria. To comply with PE requirements you should add a gym. The cafeteria/gym building "B" needs a new MDP and upgraded fire alarm. The Gym Cafeteria may need further seismic evaluation because there is no documentation of any seismic upgrades being done at the time of the new construction.

## Architectural

The building is a slab on grade with CMU and cementitious siding on wood framed walls and a wood framed roof. The building scored a 2.8 on the DOGAMI study and has a low risk of earthquake collapse.

1. Exterior Finishes: The building is in very good condition.
2. Roofing & Flashing: There were no observed active leaks. The building has an asphalt shingle roof approximately 18 years old. The roof may last another 5-10 years.
3. Interior Finishes: The building is in very good condition.
4. Code Issues: The building is fire sprinklered. The total 1<sup>st</sup> floor area is approximately 33,000 SF. Allowable area Table 503 is 18,500 SF \* 1.46(yards)\* 2 (sprinklers) = 54,122 SF
5. ADA Compliance: The building is fully ADA compliant.
6. Energy Performance: The building does not meet current energy but did meet code at the time of construction..

## Site Safety & Security

There are no obvious weaknesses in the security of the building. Adding security cameras in some of the hard to see areas should be included.

## Technology Infrastructure

The building is served with high speed fiber from Comcast. The building infrastructure is adequate. The wireless infrastructure needs expansion.

## Assessment of Indoor Air Quality

This report did not sample for indoor air quality. It is unlikely that there is an air quality problem due to the location of the building and the nature of its design (wood frame). It might make sense to monitor CO2 levels within the building and use the existing HVAC systems to night flush excessive CO2.

## HazMat, Lead, Asbestos

The building does not have asbestos, or other hazardous materials.

## MEP

### Fire Sprinklers

The building is fire sprinklered.

Sutherlin School District  
Facilities Assessment Report 2017

***Plumbing***

No plumbing upgrades are recommended.

***HVAC***

No mechanical upgrades are recommended.

***Electrical***

The main portion of the school is in good condition from an electrical standpoint. However, there are issues with the electrical in Building B/Cafeteria B.

The old main distribution panel is located in a mechanical room on the lower level. The MDP is old and needs replacement. In addition, the MDP does not have the sufficient code clearance as outlined by The National Electrical Code.

Recommendation is to upgrade Building B/Cafeteria B to ADA fire alarm compliance to match the newer remodel.

The addition of security cameras, lockdown devices, etc. may be items that the school district should budget. In particular, added cameras would be effective to monitor/record activity at outer buildings.

***Structural***

The Gym Cafeteria may need further seismic evaluation because there is no documentation of any seismic upgrades being done at the time of the new construction.

Sutherlin School District  
Facilities Assessment Report 2017

ADA Assessment

<b>ADA ASSESSMENT</b>				
	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>COMMENTS</b>
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).		X		
There is at least 1 van accessible parking space among the accessible spaces.	X			
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.		X		
The access aisles adjoin an accessible route.		X		
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.	X			
There are signs reading "van accessible" at van accessible spaces.	X			
If the accessible route crosses a curb, there is a curb ramp.	X			
Ramps are sloped no greater than 1:12.		X		
The main entrance is accessible.		X		
If the main entrance is not accessible, there is an alternative accessible entrance.	X			
The alternative accessible entrance can be used independently and during the same hours as the main entrance.	X			
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.		X		
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.		X		
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.		X		
In locker rooms, there is at least one room with a bench.		X		
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.		X		
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door is equipped with hardware that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.		X		
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
The door can be opened easily (5 lbs. maximum force).		X		
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.		X		
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.		X		

Sutherlin School District  
Facilities Assessment Report 2017

**HAZMAT Assessment**

<b>HARMFUL SUBSTANCES ASSESSMENT</b>				
	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>COMMENTS</b>
<b>Lead</b>				
Has your facility been assessed for lead? If so when?	X			
Is there lead in your facility?		X		
Is lead abatement included in your future bond plans?		X		
<b>Asbestos</b>				
Has your facility been assessed for asbestos? If so when?	X			
Is there asbestos in your facility?	X			
Is asbestos abatement included in your future bond plans?		X		
<b>Mold</b>				
Has your facility been assessed for mold? If so when?				
Is there mold in your facility?				
Is mold abatement included in your future bond plans?				
<b>Water Quality</b>				
Has your facility been assessed for water quality (lead, etc)? If so when?	X			
Is there a water quality concern in your facility?		X		
Is water treatment included in your future bond plans?		X		
<b>PCBs</b>				
Has your facility been assessed for PCBs? If so when?		X		
Are there PCBs in your facility?		X		
Is PCB abatement included in your future bond plans?		X		
<b>Radon</b>				
Has your facility been assessed for Radon? If so when?		X		
Is there Radon in your facility?		X		
Is Radon management included in your future bond plans?		X		

Sutherlin School District  
Facilities Assessment Report 2017

Indoor Air Quality

<b>INDOOR AIR QUALITY ASSESSMENT</b>				
	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>COMMENTS</b>
Is someone designated to develop and implement an indoor air quality management plan for your school district?		X		
Does your district have an indoor air quality management plan that includes steps for preventing and resolving indoor air quality problems?		X		
Are school buildings inspected once or twice each year for conditions that may lead to indoor air quality problems?		X		
Is a preventive maintenance schedule established and in operation for the heating, ventilation, and air conditioning (HVAC) system? Is the schedule in accordance with the manufacturer's recommendations or accepted practice for the HVAC system?	X			
Does the HVAC preventive maintenance schedule include the following?: checking and/or changing air filters and belts, lubricating equipment parts, checking the motors, and confirming that all equipment is in operating order.	X			
Is the maintenance schedule updated to show all maintenance performed on the building systems?		X		
Does the maintenance schedule include the dates that the building systems maintenance was performed and the names of the persons or companies performing the work?		X		
Are maintenance schedules retained for at least three years?		X		
Are damaged or inoperable components of the HVAC system replaced or repaired as appropriate?	X			
Are reservoirs or parts of the HVAC system with standing water checked visually for microbial growth?		X		
Are water leaks that could promote growth of biologic agents promptly repaired?	X			
Are damp or wet materials that could promote growth of biologic agents promptly dried, replaced, removed, or cleaned?	X			

Sutherlin School District  
Facilities Assessment Report 2017

**Information Technology**

<b>Information Technology</b>				
	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>COMMENTS</b>
1. Connectivity “speed “ to the Facility:				
a. 10 Gbps or greater	X			
2. Local area network connectivity “speed “ at the individual building level:				
c. 100 Mbps or less	X			
3. Wireless Coverage:				
a. Facility Wide		X		
b. Secure?	X			
4. Building cabling:				
d. CAT 5	X			
5. Security:				
a. Access control		X		
b. Video Surveillance	X			PARTIAL
c. Central Communications Systems		X		PARTIAL

Sutherlin School District  
Facilities Assessment Report 2017

**Safety and Security Audit**

<b>SCHOOL SAFETY AUDIT ASSESSMENT</b>				
	YES	NO	N/A	COMMENTS
School grounds are fenced.	X			
There is one clearly marked and designated entrance for visitors	X			
Signs are posted for visitors to report to main office through a designated	X			
Restricted areas are clearly marked		X		
Shrubs and foliage are trimmed to allow for good line of sight. (3'-0"/8'- 0" rule)	X			
Shrubs near building have been trimmed "up" to allow view of bottom of building	X			
Bus loading and drop-off zones are clearly defined.	X			
There is a schedule for maintenance of:		X		
a. Outside lights		X		
b. Locks/Hardware		X		
c. Storage Sheds		X		
d. Windows		X		
e. Other exterior buildings		X		
Parent drop-off and pick-up area is clearly defined.	X			
There is adequate lighting around the building.	X			
Lighting is provided at entrances and other points of possible intrusion.	X			
The school ground is free from trash or debris.	X			
The school is free of graffiti.	X			
Play areas are fenced.	X			
Playground equipment has tamper-proof fasteners		X		
Visual surveillance of bicycle racks from main office is possible.	X			
Visual surveillance of parking lots from main office is possible	X			
Parking lot is lighted properly and all lights are functioning				
Accessible lenses are protected by some unbreakable material			X	
Staff and visitor parking has been designated	X			
Outside hardware has been removed from all doors except at points of entry.		X		
Ground floor windows:				
a. have no broken panes;	X			
b. locking hardware is in working order.	X			
Basement windows are protected with grill or well cover.			X	
Doors are locked when classrooms are vacant.	X			

Sutherlin School District  
Facilities Assessment Report 2017

**Safety and Security Audit**

<b>SCHOOL SAFETY AUDIT ASSESSMENT CONTIN.</b>				
	YES	NO	N/A	COMMENTS
High-risk areas are protected by high security locks and an alarm system		X		
a. Main office		X		
b. Cafeteria		X		
c. Computer Labs		X		
d. Industrial Arts rooms			X	
e. Science labs			X	
f. Nurses Office		X		
g. Boiler Room		X		
h. Electrical Rooms		X		
i. Phone line access closet		X		
Unused areas of the school can be closed off during after school activities.	X			
There is two-way communication between the main office and:				
a. Classroom	X			
b. Duty stations		X		
c. Re-locatable classrooms			X	
d. Staff and faculty outside building		X		
e. Buses		X		
There is a central alarm system in the school. If yes, briefly describe:	X			Outdated w/ limited reach
The main entrance is visible from the main office.		X		

# Sutherlin School District Facilities Assessment Report 2017

District Name: Sutherlin SD 130  
 Site Name: East Primary  
 Building Name: Main BLDG A  
 Building ID: P10004 State Agency ID

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

Level 1	Level 2	Level 3	Type (as applicable)	% of Building	LEVEL OF ACTION					% of System	Automated Budget Estimate	Notes
					None	Minor	Moderate	Major	Replace			
<b>A SUBSTRUCTURE</b>												
<u>A10 Foundations</u>												
		A1010 Standard Foundations			X				X		\$0	
		A1020 Special Foundations			X						\$0	
		A1030 Slab on Grade			X						\$0	
<u>A20 Basement Construction</u>												
		A2010 Basement Excavation	NOT USED									
		A2020 Basement Walls			X						\$0	
<b>B SHELL</b>												
<u>B10 Superstructure</u>												
	B1010 Floor Construction	Wood			X						\$0	
		Steel			X						\$0	
		Concrete			X						\$0	
	B1020 Roof Construction	Wood			X			X			\$0	
		Steel			X						\$0	
		Concrete			X						\$0	
<u>B20 Exterior Enclosure</u>												
	B2010 Exterior Walls	Concrete Formed / Tilt			X						\$0	
		Masonry			X						\$0	
		Framed w/Panel Siding					X				\$0	
		Framed w/Stucco			X						\$0	
		Framed w/Masonry Veneer			X						\$0	
	B2020 Exterior Windows	Wood			X						\$0	
		Aluminum/Steel			X						\$0	
		Clad			X						\$0	
		Curtain Wall			X						\$0	
	B2030 Exterior Doors	Wood			X						\$0	
		Hollow Metal									\$0	
		Storefront			X						\$0	
<u>B30 Roofing</u>												
	B3010 Roof Coverings	Asphalt Shingle		70%	X						\$0	
		Built-Up			X						\$0	
		Single Ply		30%	X						\$0	
		Metal			X						\$0	
		Concrete Tile			X						\$0	
	B3020 Roof Openings	Skylights			X						\$0	
		Access Hatch			X						\$0	
<b>C INTERIORS</b>												
<u>C10 Interior Construction</u>												
	C1010 Partitions	Framed		100%							\$0	
		Masonry			X						\$0	
	C1020 Interior Doors	Wood			X						\$0	
		Hollow Metal			X						\$0	
	C1030 Fittings	NOT USED										
<u>C20 Stairs</u>												
	C2010 Stair Construction	Wood		6.00	X						\$0	
		Metal			X						\$0	
		Concrete			X						\$0	
	C2020 Stair Finishes	Concrete Fill			X						\$0	
		Resilient			X						\$0	
<u>C30 Interior Finishes</u>												
	C3010 Wall Finishes	Paint on Masonry			X						\$0	

## Sutherland School District Facilities Assessment Report 2017

Level 1	Level 2	Level 3	Type (as applicable)	% of Building					% of System	Automated Budget Estimate	Notes
				None	Minor	Moderate	Major	Replace			
			Wallboard						\$0		
			Wainscot	X					\$0		
			Ceramic Tile	X					\$0		
		C3020 Floor Finishes	Carpet / Soft Surface						\$0		
			Resilient Tile						\$0		
			Resilient Sheet						\$0		
			Polished Concrete	X					\$0		
			Ceramic Tile						\$0		
			Liquid Applied	X					\$0		
			Wood Sports Floor	X					\$0		
		C3030 Ceiling Finishes	Wallboard	X					\$0		
			Lay-In Ceiling Tile	X					\$0		
			Glued-Up Ceiling Tile						\$0		
			Painted Structure	X					\$0		

### D SERVICES

#### D10 Conveying

D1010 Elevators & Lifts				X					\$0	
D1020 Escalators & Moving Walks				X					\$0	
D1090 Other Conveying Systems				X					\$0	

#### D20 Plumbing

D2010 Plumbing Fixtures				X					\$0	
D2020 Domestic Water Distribution				X					\$0	
D2030 Sanitary Waste									\$0	
D2040 Rain Water Drainage									\$0	
D2090 Other Plumbing Systems			NOT USED							

#### D30 HVAC

D3010 Energy Supply				X					\$0	
D3020 Heat Generating Systems			Boiler	X					\$0	
			Air Handler	X					\$0	
			Furnace	X					\$0	
			Heat Exchanger	X					\$0	
D3030 Cooling Generating Systems			Component of air handler	X					\$0	
			Stand alone chiller	X					\$0	
D3040 Distribution Systems			Ductwork	X					\$0	
			Hot water return & supply	X					\$0	
D3050 Terminal & Package Units			Above ceiling VAV unit	X					\$0	
			In-room ventilator unit						\$0	
			In-room radiant unit						\$0	
D3060 Controls & Instrumentation									\$0	
D3070 Systems Testing & Balancing				X					\$0	
D3090 Other HVAC Systems & Equipment			NOT USED							

#### D40 Fire Protection

D4010 Sprinklers				X					\$0	
D4020 Standpipes				X					\$0	
D4030 Fire Protection Specialties				100%	X		X	10%	\$8,682	
D4090 Other Fire Protection Systems			NOT USED							

#### D50 Electrical

D5010 Electrical Service & Distribution				X			X		\$0	
D5020 Lighting and Branch Wiring									\$0	
D5030 Communications & Security			Voice / Data System	X			X		\$0	



## Sutherlin School District Facilities Assessment Report 2017

Level 1	Level 2	Level 3	Type (as applicable)	% of Building	None	Minor	Moderate	Major	Replace	% of System	Automated Budget Estimate	Notes
											\$0	

Physical Condition Budget Sub-Total	<b>\$116,668</b>
Budgeted Development Costs	<b>\$44,334</b>
Physical Condition Budget TOTAL	<b>\$161,002</b>

Replacement Budget	<b>\$16,984,097</b>
Replacement Cost Index (RCI)	<b>0.9%</b>

Sutherlin School District  
Facilities Assessment Report 2017

**Sutherlin High School**



Sutherlin High School	
<b>District Name:</b>	Sutherlin SD 130
<b>Site Name:</b>	Sutherlin High School
<b>Building Name:</b>	Main BLDG A
<b>Building ID:</b>	P10004 State Agency ID
<b>Building Type:</b>	High School
<b>Physical Address of Building:</b>	500 E 4th Avenue, Sutherlin, OR 97479
<b>County:</b>	Douglas
<b>Gross Square Footage:</b>	68,000 SF
<b>Site Acreage:</b>	910,909 SF
<b>Assessor Company:</b>	SODERSTROM ARCHITECTS
<b>Assessor Name:</b>	Henry Fitzgibbon
<b>Contact (Phone):</b>	503-228-5617
<b>Contact (E-Mail):</b>	<a href="mailto:henry@sdra.com">henry@sdra.com</a>
<b>Date of Assessment:</b>	8/10/2017

**Summary**

The gym building and the commons building may have relatively serious seismic issues. The plumbing systems will need replacement soon.

Sutherlin School District  
Facilities Assessment Report 2017

### **Architectural**

Sutherlin High School built in 1976. In 1951 the first class graduated from the newly constructed Sutherlin High School. In May of 1974 the entire high school complex was burned, with the exception of a new wing comprising three attached rooms and single restrooms (built in 1973), stand-alone cottages, and the shop on the hill. The three rooms were scorched and some damage was done to the room attached to the main high school, but was salvaged, these rooms are now the beginning of the SW portion of the current freshman hall.

The building is a slab on grade with partial CMU up to 10 feet. Above the CMU is a wood framed walls and a wood framed roof. The building has four components. Two of the components scored poorly on the DOGAMI study. They have a moderate risk of earthquake collapse. We recommend an ASCE 14-13 study of these buildings to determine the appropriate repairs and costs to fix this building.

1. Exterior Finishes: The building is in moderate to good condition. Some of the beams that are cantilevered out from the building are beginning to rot.
2. Roofing & Flashing: There were no observed active leaks. The building has a single ply roof approximately 15 years old. The roof may last another 15 years.
3. Interior Finishes: There are many cracked floor tiles. There are some stained and cracked ceiling tiles. Carpeting is worn and in need of replacement.
4. Code Issues: Only the Gym component is sprinklered. The total area is 73347 SF. Allowable area Table 503 is  $18,500 \text{ SF} * 1.46(\text{yards}) = 27,061 \text{ SF}$ . The buildings are isolated from each other by internal breezeways and probably meet code..
5. ADA Compliance: The building is not fully ADA compliant. Issues such as restroom grab bars, fire alarm enunciators, lever handle hardware and door approaches will need to be considered in any major renovation or addition.
6. Energy Performance: The building does not meet current standards for wall or roof insulation.

### **Site Safety & Security**

The parent and bus loops are not very clear. It seems like high school students need to cross the bus traffic lane to get to the middle school pickup area.

Sutherlin High School does not have adequate site fencing. There are many blind spot on campus and the kids need to go outdoors to change classrooms.

### **Technology Infrastructure**

The building is served with high speed fiber from Comcast. The building infrastructure is adequate. The wireless infrastructure needs expansion.

### **Assessment of Indoor Air Quality**

This report did not sample for indoor air quality. It is unlikely that there is an air quality problem due to the location of the building and the nature of its design (wood frame). It might make sense to monitor CO2 levels within the building and use the existing HVAC systems to night flush excessive CO2.

### **HazMat, Lead, Asbestos**

The District is maintaining a 3 year Asbestos monitoring program. Areas that may contain asbestos include: mastic for vinyl tile, some gypsum wallboard and joint compound, roofing felts and mastic. It is

Sutherlin School District  
Facilities Assessment Report 2017

likely that some of the older walls have some lead paint contamination. No lead was found in the drinking water. However non actionable trace amounts of copper were found.

## MEP

### *Fire Sprinklers*

The building is not fire sprinklered.

### *Mechanical*

- The entire campus is electric heat only. There is natural gas available to the site. The only area that has cooling is the office in Building B. Buildings B and C are served by forced air constant volume air handlers located in penthouses or attic spaces. The units are good quality and serviceable. In both of these buildings there would be notable energy savings by varying the speed of the fans and the outside air volumes by CO2 sensors.
- The Class Room building A has electric baseboard that is beyond useful life. The area of operable windows is not sufficient for natural ventilation. It does not appear that a code compliant ventilation system is in place.
- Classroom Building D has two air handlers in the attic with electric duct heaters for individual room temperature control. This is inefficient and violation of all recent energy codes.
- Portable buildings G, H, J, and K use either split system heat pumps or wall pack (Bard) HVAC units. It is not recommended to invest in HVAC upgrades for these buildings.
- Woodshop Building E is using residential gas condensing furnaces for heat. The units are drawing combustion air from inside the building and air borne wood dust is being ingested. It is strongly recommended that combustion air be ducted directly into the furnaces from outdoors.
- Metal shop Building F appears to be properly ventilated and exhausted. Newer gas-fired unit heaters have been installed.
- In general, the HVAC systems have reached the end of useful life and should be updated. The pneumatic controls are inefficient/leaking/non-functioning and it is reported that the building is being operated without time schedule, optimum start or reset. This is a huge waste of energy and a high priority for upgrade.

### *Electrical*

- The main high school has two 120/208V, 3 Phase, 4W services to accommodate the gymnasium (one service) and main administration and classroom wing. The services have an additional 20 years of life and recommendation is to maintain.
- The panel boards should also be maintained at this time as well.
- The wood shop and metal shop (Bldg. E & F) have a terminated live feeder from the pole mounted transformer. The feeder needs to be removed.
- The wood shop (Bldg. E) has the original Fouch and Federal Pacific main distribution. Recommendation is to replace. Building A, and portions of D, classrooms have old wrap-around luminaires that are yellowed and need replacement. Recommend replacement with LED luminaires. In addition, automatic controls need to be added to meet current State of Oregon code.
- Emergency lighting is deficient in many portions and will need to be upgraded.

Sutherlin School District  
Facilities Assessment Report 2017

- The building is not equipped with an American with Disabilities (ADA) compliant annunciation system. Recommendation is to replace/modify to comply with ADA requirement.
- The addition of security cameras, lockdown devices, etc. may be items that the school district should budget. In particular, added cameras would be effective to monitor/record activity at outer buildings.

*Plumbing*

- The piping system is galvanized below grade into the school. Most of the above grade distribution piping remains galvanized. There are 3 existing water meters serving the campus. One is for the Gym (Bldg. C); one for the Office/Library/Multi-Purpose (Bldg. B)/Class Rooms (Bldg. A). A third meter serves Buildings B, E, F, G, H, J and K. The below grade service is extensive and suspected to be undersized due to pressure problems experienced. Because of the age of the piping system, it is recommended that the water piping be upgraded to PEX and/or copper. Due to the building construction (and cost savings) exposed piping is recommended. The Shop areas lack functional eye-wash stations. Plumbing fixtures require upgrade.
- New gas-fired, natural draft water heaters have been installed throughout the campus at each building.
- In general, the plumbing fixtures are dated but in serviceable shape. Throughout the school fixture trim is dated and a mixture of various types and manufacture. ADA accessibility is lacking and needs to be addressed.
- The kitchen is dated although still performing satisfactorily.

Sutherlin School District  
Facilities Assessment Report 2017

## Structural

Some potential seismic-related structural deficiencies were identified through our cursory review of the original drawings and our field reconnaissance. These include, but are not necessarily limited to, the following:

- Dryrot was observed at many of the columns on the breezeway.
- The Pilasters in the Gym show signs of moisture intrusion which may negatively impact the reinforcing steel.
- At the South Classroom Building, the 2x wood roof decking provide very little in-plane shear resistance without supplemental wood structural panel sheathing overlay.
- At the South Classroom Building, where exterior windows extend up both sides of the cantilevered glue-laminated roof beams, these beams may be susceptible to rolling off their support posts during a major earthquake.
- The partial-height CMU walls at the Gymnasium, Activity Center Building, Science Building, and Vocational Shop Building appear to have insufficient out-of-plane seismic resistance given the minimal size of the footings that support them. These partial-height CMU walls support the wood-framed walls above, and an instability may result from outof- plane seismic forces.
- At the Gymnasium, none of the interior or exterior wood-framed walls appear to have plywood sheathing secured directly to the wood studs. The outside faces of exterior wood-framed walls are sheathed with aluminum-faced plywood siding, but installed over gypsum wallboard. Therefore, there appears to be very little in-plane seismic resistance to adequately support the roofs of the Gymnasium building during a major earthquake.
- At the Science Building, none of the interior or exterior wood-framed walls appear to have plywood sheathing secured directly to the wood studs. The outside faces of exterior wood-framed walls are sheathed with aluminum-faced plywood siding, but installed over gypsum wallboard. Therefore, there appears to be very little in-plane seismic resistance to adequately support the roof of the Science Building during a major earthquake.
- The prevalent use of open-front construction with windows along the north side of the Vocational Shop Building may result in inadequate seismic resistance in the transverse direction of the building.
- The cement fiber panels at the high roof of the Gymnasium provide only limited (and perhaps insufficient) in-plane shear resistance.
- There appears to be inadequate seismic bracing of the sunshade between the Activity Center Building and the South Classroom Building.

For buildings with this type of construction and vintage, the following seismic deficiencies may also be found to exist with a more thorough evaluation:

- A lateral system that does not continue all the way from the roof to the foundation (discontinuous load path).

Sutherlin School District  
Facilities Assessment Report 2017

- Mezzanines (partial floors) that have an incomplete lateral system, e.g., shear walls do not occur on all four sides of the mezzanine.
- Inadequate anchorage of the tops of CMU walls to the roof to transfer out-of-plane forces.  
Inadequate connection of the roofs and/or mezzanines to the CMU walls to transfer inplane forces.
- Inadequate CMU reinforcing and/or inadequate lap splices between reinforcing bars.
- Inadequate strength and stiffness of roof and floor diaphragms.
- Diaphragm discontinuities, e.g., steps in roof elevations, reentrant (inside) corners, etc.
- Overstressed wood stud shear walls, e.g. walls that are too short and/or don't have structural sheathing.
- Unsheathed and/or inadequately anchored wood stud cripple walls.
- Unbraced unreinforced masonry (brick) chimneys.
- Canopies with no apparent lateral system.

The seismic deficiencies noted above could put portions of the buildings at risk of partial collapse during a major seismic event and thereby endanger the safety of the buildings' occupants. A more comprehensive structural evaluation – like that of an ASCE/SEI 41-13 evaluation – is necessary to fully identify all potential seismic deficiencies, quantify the risks associated with them, and determine what retrofit measures may be employed to mitigate those risks.

Sutherlin School District  
Facilities Assessment Report 2017

ADA Assessment

<b>ADA ASSESSMENT</b>				
	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>COMMENTS</b>
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).		X		
There is at least 1 van accessible parking space among the accessible spaces.	X			
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.		X		
The access aisles adjoin an accessible route.		X		
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.	X			
There are signs reading "van accessible" at van accessible spaces.	X			
If the accessible route crosses a curb, there is a curb ramp.	X			
Ramps are sloped no greater than 1:12.		X		
The main entrance is accessible.		X		
If the main entrance is not accessible, there is an alternative accessible entrance.	X			
The alternative accessible entrance can be used independently and during the same hours as the main entrance.	X			
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.		X		
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.		X		
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.		X		
In locker rooms, there is at least one room with a bench.		X		
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.		X		
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door is equipped with hardware that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.		X		
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
The door can be opened easily (5 lbs. maximum force).		X		
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.		X		
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.		X		

Sutherlin School District  
Facilities Assessment Report 2017

**HAZMAT Assessment**

<b>HARMFUL SUBSTANCES ASSESSMENT</b>				
	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>COMMENTS</b>
<b>Lead</b>				
Has your facility been assessed for lead? If so when?	X			
Is there lead in your facility?		X		
Is lead abatement included in your future bond plans?		X		
<b>Asbestos</b>				
Has your facility been assessed for asbestos? If so when?	X			
Is there asbestos in your facility?	X			
Is asbestos abatement included in your future bond plans?		X		
<b>Mold</b>				
Has your facility been assessed for mold? If so when?				
Is there mold in your facility?				
Is mold abatement included in your future bond plans?				
<b>Water Quality</b>				
Has your facility been assessed for water quality (lead, etc)? If so when?	X			
Is there a water quality concern in your facility?		X		
Is water treatment included in your future bond plans?		X		
<b>PCBs</b>				
Has your facility been assessed for PCBs? If so when?		X		
Are there PCBs in your facility?		X		
Is PCB abatement included in your future bond plans?		X		
<b>Radon</b>				
Has your facility been assessed for Radon? If so when?		X		
Is there Radon in your facility?		X		
Is Radon management included in your future bond plans?		X		

Sutherlin School District  
Facilities Assessment Report 2017

Indoor Air Quality

<b>INDOOR AIR QUALITY ASSESSMENT</b>				
	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>COMMENTS</b>
Is someone designated to develop and implement an indoor air quality management plan for your school district?		X		
Does your district have an indoor air quality management plan that includes steps for preventing and resolving indoor air quality problems?		X		
Are school buildings inspected once or twice each year for conditions that may lead to indoor air quality problems?		X		
Is a preventive maintenance schedule established and in operation for the heating, ventilation, and air conditioning (HVAC) system? Is the schedule in accordance with the manufacturer's recommendations or accepted practice for the HVAC system?	X			
Does the HVAC preventive maintenance schedule include the following?: checking and/or changing air filters and belts, lubricating equipment parts, checking the motors, and confirming that all equipment is in operating order.	X			
Is the maintenance schedule updated to show all maintenance performed on the building systems?		X		
Does the maintenance schedule include the dates that the building systems maintenance was performed and the names of the persons or companies performing the work?		X		
Are maintenance schedules retained for at least three years?		X		
Are damaged or inoperable components of the HVAC system replaced or repaired as appropriate?	X			
Are reservoirs or parts of the HVAC system with standing water checked visually for microbial growth?		X		
Are water leaks that could promote growth of biologic agents promptly repaired?	X			
Are damp or wet materials that could promote growth of biologic agents promptly dried, replaced, removed, or cleaned?	X			

Sutherlin School District  
Facilities Assessment Report 2017

**Information Technology**

<b>Information Technology</b>				
	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>COMMENTS</b>
1. Connectivity “speed “ to the Facility:				
a. 10 Gbps or greater	X			
2. Local area network connectivity “speed “ at the individual building level:				
c. 100 Mbps or less	X			
3. Wireless Coverage:				
a. Facility Wide		X		
b. Secure?	X			
4. Building cabling:				
d. CAT 5	X			
5. Security:				
a. Access control		X		
b. Video Surveillance	X			PARTIAL
c. Central Communications Systems		X		PARTIAL

Sutherlin School District  
Facilities Assessment Report 2017

Safety and Security Audit

<b>SCHOOL SAFETY AUDIT ASSESSMENT</b>				
	YES	NO	N/A	COMMENTS
School grounds are fenced.	X			
There is one clearly marked and designated entrance for visitors	X			
Signs are posted for visitors to report to main office through a designated	X			
Restricted areas are clearly marked		X		
Shrubs and foliage are trimmed to allow for good line of sight. (3'-0"/8'- 0" rule)	X			
Shrubs near building have been trimmed "up" to allow view of bottom of building	X			
Bus loading and drop-off zones are clearly defined.	X			
There is a schedule for maintenance of:		X		
a. Outside lights		X		
b. Locks/Hardware		X		
c. Storage Sheds		X		
d. Windows		X		
e. Other exterior buildings		X		
Parent drop-off and pick-up area is clearly defined.	X			
There is adequate lighting around the building.	X			
Lighting is provided at entrances and other points of possible intrusion.	X			
The school ground is free from trash or debris.	X			
The school is free of graffiti.	X			
Play areas are fenced.	X			
Playground equipment has tamper-proof fasteners		X		
Visual surveillance of bicycle racks from main office is possible.	X			
Visual surveillance of parking lots from main office is possible	X			
Parking lot is lighted properly and all lights are functioning				
Accessible lenses are protected by some unbreakable material			X	
Staff and visitor parking has been designated	X			
Outside hardware has been removed from all doors except at points of entry.		X		
Ground floor windows:				
a. have no broken panes;	X			
b. locking hardware is in working order.	X			
Basement windows are protected with grill or well cover.			X	
Doors are locked when classrooms are vacant.	X			

Sutherlin School District  
Facilities Assessment Report 2017

Safety and Security Audit

<b>SCHOOL SAFETY AUDIT ASSESSMENT CONTIN.</b>				
	YES	NO	N/A	COMMENTS
High-risk areas are protected by high security locks and an alarm system		X		
a. Main office		X		
b. Cafeteria		X		
c. Computer Labs		X		
d. Industrial Arts rooms			X	
e. Science labs			X	
f. Nurses Office		X		
g. Boiler Room		X		
h. Electrical Rooms		X		
i. Phone line access closet		X		
Unused areas of the school can be closed off during after school activities.	X			
There is two-way communication between the main office and:				
a. Classroom	X			
b. Duty stations		X		
c. Re-locatable classrooms			X	
d. Staff and faculty outside building		X		
e. Buses		X		
There is a central alarm system in the school. If yes, briefly describe:	X			Outdated w/ limited reach
The main entrance is visible from the main office.		X		

# Sutherlin School District Facilities Assessment Report 2017

District Name: Sutherlin SD 130  
 Site: High School  
 Building: Main BLDG A  
 ID: P10004 State Agency ID

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

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

**A SUBSTRUCTURE**

A10 Foundations

A1010 Standard Foundations				100%							30%	\$434,918	STRUCTURAL ISSUES
A1020 Special Foundations					X							\$0	
A1030 Slab on Grade				100%				X			60%	\$521,902	STRUCTURAL ISSUES

A20 Basement Construction

A2010 Basement Excavation	NOT USED												
A2020 Basement Walls					X							\$0	

**B SHELL**

B10 Superstructure

B1010 Floor Construction	Wood											\$0	
	Steel				X							\$0	
	Concrete					X						\$0	
B1020 Roof Construction	Wood			100%	X						30%	\$326,189	STRUCTURAL ISSUES
	Steel				X							\$0	
	Concrete					X						\$0	

B20 Exterior Enclosure

B2010 Exterior Walls	Concrete Formed / Tilt											\$0	
	Masonry			60%				X		20%		\$278,348	STRUCTURAL ISSUES
	Framed w/Panel Siding			40%				X		20%		\$173,967	STRUCTURAL ISSUES
	Framed w/Stucco				X							\$0	
B2020 Exterior Windows	Wood											\$0	
	Aluminum/Steel			60%				X		100%		\$565,394	Replace all windows.
	Clad				X							\$0	
B2030 Exterior Doors	Curtain Wall											\$0	
	Wood				X							\$0	
	Hollow Metal Storefront			10.00				X		100%		\$13,871	

B30 Roofing

B3010 Roof Coverings	Asphalt Shingle											\$0	
	Built-Up				X							\$0	
	Single Ply			100%	X							\$0	GOOD CONDITION
	Metal				X							\$0	
B3020 Roof Openings	Concrete Tile											\$0	
	Skylights				X							\$0	
	Access Hatch				X							\$0	

**C INTERIORS**

C10 Interior Construction

C1010 Partitions	Framed			100%								\$0	
	Masonry				X							\$0	
C1020 Interior Doors	Wood											\$0	
	Hollow Metal				X							\$0	
C1030 Fittings	NOT USED												

C20 Stairs

C2010 Stair Construction	Wood			6.00	X							\$0	
	Metal				X							\$0	
	Concrete					X						\$0	
C2020 Stair Finishes	Concrete Fill											\$0	
	Resilient				X							\$0	

C30 Interior Finishes

C3010 Wall Finishes	Paint on Masonry											\$0	
	Wallboard				X							\$0	
	Wainscot					X						\$0	
	Ceramic Tile					X						\$0	

## Sutherlin School District Facilities Assessment Report 2017

Level 1	Level 2	Level 3	Type (as applicable)	% of Building					% of System	Automated Budget Estimate	Notes
				None	Minor	Moderate	Major	Replace			
		C3020 Floor Finishes	Carpet / Soft Surface							\$0	
			Resilient Tile							\$0	
			Resilient Sheet							\$0	
			Polished Concrete	X						\$0	
			Ceramic Tile							\$0	
			Liquid Applied	X						\$0	
			Wood Sports Floor	X						\$0	
		C3030 Ceiling Finishes	Wallboard	X						\$0	
			Lay-In Ceiling Tile	X						\$0	
			Glued-Up Ceiling Tile							\$0	
			Painted Structure	X						\$0	

### D SERVICES

#### D10 Conveying

D1010 Elevators & Lifts			X							\$0	
D1020 Escalators & Moving Walks			X							\$0	
D1090 Other Conveying Systems			X							\$0	

#### D20 Plumbing

D2010 Plumbing Fixtures			X							\$0	
D2020 Domestic Water Distribution			X							\$0	
D2030 Sanitary Waste										\$0	
D2040 Rain Water Drainage										\$0	
D2090 Other Plumbing Systems	NOT USED										

#### D30 HVAC

D3010 Energy Supply			X							\$0	
D3020 Heat Generating Systems	Boiler		X							\$0	
	Air Handler		X							\$0	
	Furnace		X							\$0	
	Heat Exchanger		X							\$0	
D3030 Cooling Generating Systems	Component of air handler		X							\$0	
	Stand alone chiller		X							\$0	
D3040 Distribution Systems	Ductwork		X							\$0	
	Hot water return & supply		X							\$0	
D3050 Terminal & Package Units	Above ceiling VAV unit		X							\$0	
	In-room ventilator unit									\$0	
	In-room radiant unit									\$0	
D3060 Controls & Instrumentation										\$0	
D3070 Systems Testing & Balancing			X							\$0	
D3090 Other HVAC Systems & Equipment	NOT USED										

#### D40 Fire Protection

D4010 Sprinklers			X							\$0	
D4020 Standpipes			X							\$0	
D4030 Fire Protection Specialties		100%	X				X	10%		\$14,497	
D4090 Other Fire Protection Systems	NOT USED										

#### D50 Electrical

D5010 Electrical Service & Distribution			X						X	\$0	
D5020 Lighting and Branch Wiring										\$0	
D5030 Communications & Security	Voice / Data System		X						X	\$0	
	Clock / Intercom System						X			\$0	
	Closed Circuit Surveillance		X				X			\$0	
	Access Control System		X						X	\$0	

# Sutherland School District Facilities Assessment Report 2017

Level 1	Level 2	Level 3	Type (as applicable)	% of Building					% of System	Automated Budget Estimate	Notes	
				None	Minor	Moderate	Major	Replace				
			Intrusion Alarm System	100%	X				X	75%	\$35,337	
			Fire Alarm / Detection		X				X		\$0	
			Lighting Control System		X				X		\$0	
		D5090 Other Electrical Systems	NOT USED									

## E EQUIPMENT & FURNISHINGS

### E10 Equipment

E1010 Commercial Equipment	Food Service										\$0	
	Vocational		X								\$0	
E1020 Institutional Equipment	Science										\$0	
	Art		X								\$0	
	Stage Performance										\$0	NEEDS LIFT UP TO STAGE
	Restroom Accessories/Stalls										\$0	
E1030 Vehicular Equipment	NOT USED											
E1090 Other Equipment	NOT USED											

### E20 Furnishings

E2010 Fixed Furnishings			X								\$0	
E2020 Movable Furnishings			X								\$0	

## G BUILDING SITE WORK

### G10 Site

NOT USED

### G20 Site

G2010 Roadways			X								\$0	
G2020 Parking Lots			X								\$0	
G2030 Pedestrian Paving			X								\$0	
G2040 Site Development											\$0	
G2050 Landscaping											\$0	

### G30 Site

#### Mechanical Utilities

G3010 Water Supply	Domestic		X								\$0	
	Fire		X								\$0	
G3020 Sanitary Sewer											\$0	
G3030 Storm Sewer											\$0	
G3040 Heating Distribution			X								\$0	
G3050 Cooling Distribution			X								\$0	
G3060 Fuel Distribution			X								\$0	
G3090 Other Site Mechanical Utilities	NOT USED											

### G40 Site Electrical Utilities

G4010 Electrical Distribution	Service		X								\$0	
	Generator		X								\$0	
G4020 Site Lighting											\$0	
G4030 Site Communications & Security											\$0	
G4090 Other Site Electrical Utilities	NOT USED		100%	X				X	100%		\$144,973	

## OTHER

Description of System										Extended	Notes
										\$0	
										\$0	
										\$0	
										\$0	
										\$0	
										\$0	
										\$0	

Physical Condition Budget Sub-Total **\$2,509,397**

# Sutherlin School District Facilities Assessment Report 2017

Level 1	Level 2	Level 3	Type (as applicable)	% of Building	None	Minor	Moderate	Major	Replace	% of System	Automated Budget Estimate	Notes
---------	---------	---------	----------------------	---------------	------	-------	----------	-------	---------	-------------	---------------------------	-------

**Budgeted Development Costs**      **\$953,571**  
**Physical Condition Budget TOTAL**      **\$3,462,968**

**Replacement Budget**      **\$28,359,373**  
**Replacement Cost Index (RCI)**      **12.2%**

Sutherlin School District  
Facilities Assessment Report 2017

**Sutherlin Middle School**



Sutherlin Middle School	
<b>District Name:</b>	Sutherlin SD 130
<b>Site Name:</b>	Sutherlin Middle School
<b>Building Name:</b>	Main BLDG A
<b>Building ID:</b>	P10004 State Agency ID
<b>Building Type:</b>	Middle School
<b>Physical Address of Building:</b>	649 E 4th Avenue, Sutherlin, OR 97479
<b>County:</b>	Douglas
<b>Gross Square Footage:</b>	41,500 SF
<b>Site Acreage:</b>	390,390 SF
<b>Assessor Company:</b>	SODERSTROM ARCHITECTS
<b>Assessor Name:</b>	Henry Fitzgibbon
<b>Contact (Phone):</b>	503-228-5617
<b>Contact (E-Mail):</b>	<a href="mailto:henry@sdra.com">henry@sdra.com</a>
<b>Date of Assessment:</b>	8/10/2017

# Sutherlin School District Facilities Assessment Report 2017

## Summary

The biggest risk at Sutherlin Middle School is the Gym building. The building scored poorly on the DOGAMI study and it is non-compliant with ADA. Also, two of the classroom wings appear to be seismically weak. Other issues include inadequate fresh outside air.

## Architectural

Sutherlin Middle School built in early 1960's. The building is a slab on grade with brick clad wood framed walls and a wood framed roof. The building scored a 1.3 on the DOGAMI study and has a moderate risk of earthquake collapse. We recommend an ASCE 14-13 study of this building to determine the appropriate repairs and costs to stabilize it.

1. Exterior Finishes: The building is in moderate to good condition. Roofing & Flashing: There were no observed active leaks. The building has an asphalt shingle roof approximately 20 years old. The roof may last another 5 years.
2. Interior Finishes: There are many cracked floor tiles. There are some stained and cracked ceiling tiles. Carpeting is worn and in need of replacement.
3. Code Issues: The building is not sprinklered. The total area is 22,751 SF. Allowable area Table 503 is  $18,500 \text{ SF} * 1.46(\text{yards}) = 27,061 \text{ SF}$
4. ADA Compliance: The building is not fully ADA compliant. Issues such as restroom grab bars, fire alarm enunciators, lever handle hardware and door approaches will need to be considered in any major renovation or addition.
5. Energy Performance: The building does not meet current standards for wall or roof insulation.

## Site Safety & Security

The parent and bus loops are not very clear. It seems like high school students need to cross the bus traffic lane to get to the middle school parent pickup area.

Sutherlin Middle School does not have adequate site fencing. There are many blind spot on campus. The classroom wings exit only to the outside.

## Technology Infrastructure

The building is served with high speed fiber from Comcast. The building infrastructure is adequate. The wireless infrastructure needs expansion.

## Assessment of Indoor Air Quality

This report did not sample for indoor air quality. The building It might make sense to monitor CO2 levels within the building and use the existing HVAC systems to night flush excessive CO2.

## HazMat, Lead, Asbestos

The District is maintaining a 3 year Asbestos monitoring program. Areas that may contain asbestos include: mastic for vinyl tile, some gypsum wallboard and joint compound, roofing felts and mastic. It is likely that some of the older walls have some lead paint contamination. No lead was found in the

Sutherlin School District  
Facilities Assessment Report 2017

drinking water. However non actionable trace amounts of copper were found.

## MEP

### *Fire Sprinklers*

The existing campus is not sprinkled and due to the large use of masonry units, exposed roof deck and multiple buildings/covered walks, the addition of sprinklers is not recommended. This will allow use of funds in other areas of need.

There is a Simplex fire alarm panel located in the main office. The panel appears dated and the number of detection heads in the school is limited. In lieu of wet sprinklers, alarm system upgrades are recommended to provide full coverage and ADA compliant coverage.

### *Plumbing*

The piping system is galvanized below grade into the school. Most of the above grade distribution piping remains galvanized. There is one existing water meters serving the campus. The below grade service is extensive between buildings. Because of the age of the piping system, it is recommended that the water piping be upgraded to PEX and/or copper. Due to the building construction (and cost savings) exposed piping is recommended.

New gas-fired, natural draft water heaters have been installed throughout the campus at each building. In general, the plumbing fixtures are dated but in serviceable shape. Throughout the school fixture trim is dated and a mixture of various types and manufacture. ADA accessibility is lacking and needs to be addressed. Due to the uneven terrain and number of stairs on this campus, ADA fixtures (and programs) may need to be located in a specific area.

The kitchen is dated although still performing satisfactorily.

### *Mechanical*

The campus is served by an American Standard boiler that has reached end of life and become a maintenance headache. The District has begun migrating away from this system and has installed packaged rooftop units at Building B and split system heat pumps or electric baseboard at the Modular Buildings. There is natural gas available to the site.

It is the intent of the District to replace two hot water unit heaters in the Gym (F) with gas-fired type. One of the unit heaters is ducted with outside air. Currently there appears to be limited ventilation capacity.

The Classroom wings (C and E) are served by hot water unit ventilators. The District is intending to use split system heat pumps to serve those building s and abandon the boiler entirely. Ventilation will need to be addressed as there is not sufficient operable window area for natural ventilation.

In general, the HVAC systems have reached the end of useful life and should be updated. The pneumatic controls are inefficient/leaking/non-functioning and it is reported that the building is being operated without time schedule, optimum start or reset. This is a huge waste of energy and a high priority for upgrade.

### *Electrical*

The main distribution panel and associated panelboards are Coast Electric panelboards that are 40+ years old and need replacement. In addition, recommendation is to provide feeders with 100% ground. Classrooms have old yellowed acrylic wrap-around luminaires that need to be replace. We recommend LED luminaires. In addition, the lighting will require automatic lighting control to meet State of Oregon requirements.

Sutherlin School District  
Facilities Assessment Report 2017

Recommendation is to revise exterior lighting to LED and provide emergency backup power to select luminaires to allow safe exit from sit.

The buildings are not equipped with an American with Disabilities (ADA) compliant fire alarm system. Recommendation is to add an ADA compliant system.

The addition of security cameras, lockdown devices, etc. may be items that the school district should budget. In particular, added cameras would be effective to monitor/record activity at outer buildings.

## Structural

Some potential seismic-related structural deficiencies were identified through our cursory review of the original drawings and our field reconnaissance. These include, but are not necessarily limited to, the following:

The prevalent use of open-front construction with windows along the south side of the North Classroom Wing, the north side of the South Classroom Wing, and the west side of the South Classroom Addition may result in inadequate seismic resistance in the long direction of these buildings.

The presence of full-length ridge vents along the North Classroom Wing, the South Classroom Wing, and the South Classroom Addition appear to compromise the ability of the roof diaphragms to effectively transfer seismic loads to the CMU walls below.

The partial-height CMU walls at the Gymnasium appear to have insufficient out-of-plane seismic resistance given the minimal development of their vertical reinforcing into the footings that support them, and the minimal size of the footings themselves. These partial-height CMU walls support the wood-framed walls above, and instability may result from out-of-plane seismic forces.

Given its high length-to-width aspect ratio, the breezeway roof connecting the North Classroom Wing to the South Classroom Wing may have insufficient diaphragm shear capacity when resisting seismic forces in the transverse (east-west) direction.

For buildings with this type of construction and vintage, the following seismic deficiencies may also be found to exist with a more thorough evaluation:

- Missing vertical lateral elements, e.g., an open front construction with all windows and limited or no shear walls.
- Inadequate anchorage of the tops of CMU walls to the roof to transfer out-of-plane forces.
- Inadequate connection of the roofs and/or mezzanines to the CMU walls to transfer in plane forces.
- Inadequate CMU reinforcing and/or inadequate lap splices between reinforcing bars.
- Inadequate strength and stiffness of roof and floor diaphragms.
- Diaphragm discontinuities, e.g., steps in roof elevations, reentrant (inside) corners, etc.
- Overstressed wood stud shear walls, e.g. walls that are too short and/or don't have structural sheathing.
- Unsheathed and/or inadequately anchored wood stud cripple walls.

The seismic deficiencies noted above could put portions of the buildings at risk of partial collapse during a major seismic event and thereby endanger the safety of the buildings' occupants. A more comprehensive structural evaluation – like that of an ASCE/SEI 41-13 evaluation – is necessary to fully identify all potential seismic deficiencies, quantify the risks associated with them, and determine what retrofit measures may be employed to mitigate those risks.

Sutherlin School District  
Facilities Assessment Report 2017

ADA Assessment

<b>ADA ASSESSMENT</b>				
	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>COMMENTS</b>
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).		X		
There is at least 1 van accessible parking space among the accessible spaces.	X			
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.		X		
The access aisles adjoin an accessible route.		X		
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.	X			
There are signs reading "van accessible" at van accessible spaces.	X			
If the accessible route crosses a curb, there is a curb ramp.	X			
Ramps are sloped no greater than 1:12.		X		
The main entrance is accessible.		X		
If the main entrance is not accessible, there is an alternative accessible entrance.	X			
The alternative accessible entrance can be used independently and during the same hours as the main entrance.	X			
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.		X		
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.		X		
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.		X		
In locker rooms, there is at least one room with a bench.		X		
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.		X		
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door is equipped with hardware that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.		X		
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
The door can be opened easily (5 lbs. maximum force).		X		
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.		X		
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.		X		

Sutherlin School District  
Facilities Assessment Report 2017

**HAZMAT Assessment**

<b>HARMFUL SUBSTANCES ASSESSMENT</b>				
	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>COMMENTS</b>
<b>Lead</b>				
Has your facility been assessed for lead? If so when?	X			
Is there lead in your facility?		X		
Is lead abatement included in your future bond plans?		X		
<b>Asbestos</b>				
Has your facility been assessed for asbestos? If so when?	X			
Is there asbestos in your facility?	X			
Is asbestos abatement included in your future bond plans?		X		
<b>Mold</b>				
Has your facility been assessed for mold? If so when?				
Is there mold in your facility?				
Is mold abatement included in your future bond plans?				
<b>Water Quality</b>				
Has your facility been assessed for water quality (lead, etc)? If so when?	X			
Is there a water quality concern in your facility?		X		
Is water treatment included in your future bond plans?		X		
<b>PCBs</b>				
Has your facility been assessed for PCBs? If so when?		X		
Are there PCBs in your facility?		X		
Is PCB abatement included in your future bond plans?		X		
<b>Radon</b>				
Has your facility been assessed for Radon? If so when?		X		
Is there Radon in your facility?		X		
Is Radon management included in your future bond plans?		X		

Sutherlin School District  
Facilities Assessment Report 2017

Indoor Air Quality

<b>INDOOR AIR QUALITY ASSESSMENT</b>				
	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>COMMENTS</b>
Is someone designated to develop and implement an indoor air quality management plan for your school district?		X		
Does your district have an indoor air quality management plan that includes steps for preventing and resolving indoor air quality problems?		X		
Are school buildings inspected once or twice each year for conditions that may lead to indoor air quality problems?		X		
Is a preventive maintenance schedule established and in operation for the heating, ventilation, and air conditioning (HVAC) system? Is the schedule in accordance with the manufacturer's recommendations or accepted practice for the HVAC system?	X			
Does the HVAC preventive maintenance schedule include the following?: checking and/or changing air filters and belts, lubricating equipment parts, checking the motors, and confirming that all equipment is in operating order.	X			
Is the maintenance schedule updated to show all maintenance performed on the building systems?		X		
Does the maintenance schedule include the dates that the building systems maintenance was performed and the names of the persons or companies performing the work?		X		
Are maintenance schedules retained for at least three years?		X		
Are damaged or inoperable components of the HVAC system replaced or repaired as appropriate?	X			
Are reservoirs or parts of the HVAC system with standing water checked visually for microbial growth?		X		
Are water leaks that could promote growth of biologic agents promptly repaired?	X			
Are damp or wet materials that could promote growth of biologic agents promptly dried, replaced, removed, or cleaned?	X			

Sutherlin School District  
Facilities Assessment Report 2017

**Information Technology**

<b>Information Technology</b>				
	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>COMMENTS</b>
1. Connectivity “speed “ to the Facility:				
a. 10 Gbps or greater	X			
2. Local area network connectivity “speed “ at the individual building level:				
c. 100 Mbps or less	X			
3. Wireless Coverage:				
a. Facility Wide		X		
b. Secure?	X			
4. Building cabling:				
d. CAT 5	X			
5. Security:				
a. Access control		X		
b. Video Surveillance	X			PARTIAL
c. Central Communications Systems		X		PARTIAL

Sutherlin School District  
Facilities Assessment Report 2017

**Safety and Security Audit**

<b>SCHOOL SAFETY AUDIT ASSESSMENT</b>				
	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>COMMENTS</b>
School grounds are fenced.	X			
There is one clearly marked and designated entrance for visitors	X			
Signs are posted for visitors to report to main office through a designated	X			
Restricted areas are clearly marked		X		
Shrubs and foliage are trimmed to allow for good line of sight. (3'-0"/8'- 0" rule)	X			
Shrubs near building have been trimmed "up" to allow view of bottom of building	X			
Bus loading and drop-off zones are clearly defined.	X			
There is a schedule for maintenance of:		X		
a. Outside lights		X		
b. Locks/Hardware		X		
c. Storage Sheds		X		
d. Windows		X		
e. Other exterior buildings		X		
Parent drop-off and pick-up area is clearly defined.	X			
There is adequate lighting around the building.	X			
Lighting is provided at entrances and other points of possible intrusion.	X			
The school ground is free from trash or debris.	X			
The school is free of graffiti.	X			
Play areas are fenced.	X			
Playground equipment has tamper-proof fasteners		X		
Visual surveillance of bicycle racks from main office is possible.	X			
Visual surveillance of parking lots from main office is possible	X			
Parking lot is lighted properly and all lights are functioning				
Accessible lenses are protected by some unbreakable material			X	
Staff and visitor parking has been designated	X			
Outside hardware has been removed from all doors except at points of entry.		X		
Ground floor windows:				
a. have no broken panes;	X			
b. locking hardware is in working order.	X			
Basement windows are protected with grill or well cover.			X	
Doors are locked when classrooms are vacant.	X			

Sutherlin School District  
Facilities Assessment Report 2017

Safety and Security Audit

<b>SCHOOL SAFETY AUDIT ASSESSMENT CONTIN.</b>				
	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>COMMENTS</b>
High-risk areas are protected by high security locks and an alarm system		X		
a. Main office		X		
b. Cafeteria		X		
c. Computer Labs		X		
d. Industrial Arts rooms			X	
e. Science labs			X	
f. Nurses Office		X		
g. Boiler Room		X		
h. Electrical Rooms		X		
i. Phone line access closet		X		
Unused areas of the school can be closed off during after school activities.	X			
There is two-way communication between the main office and:				
a. Classroom	X			
b. Duty stations		X		
c. Re-locatable classrooms			X	
d. Staff and faculty outside building		X		
e. Buses		X		
There is a central alarm system in the school. If yes, briefly describe:	X			Outdated w/ limited reach
The main entrance is visible from the main office.		X		



# Sutherlin School District Facilities Assessment Report 2017

Level 1	Level 2	Level 3	Type (as applicable)	% of Building	None	Minor	Moderate	Major	Replace	% of System	Automated Budget Estimate	Notes	
		C3030 Ceiling Finishes	Resilient Tile	100%					X	30%	\$70,022		
			Resilient Sheet									\$0	
			Polished Concrete			X						\$0	
			Ceramic Tile									\$0	
			Liquid Applied			X						\$0	
			Wood Sports Floor		15%			X			100%	\$39,785	
			Wallboard			X						\$0	
			Lay-In Ceiling Tile			X						\$0	
			Glued-Up Ceiling Tile		70%					X	20%	\$26,736	
		Painted Structure			X						\$0		

## D SERVICES

### D10 Conveying

D1010 Elevators & Lifts					X						\$0	
D1020 Escalators & Moving Walks					X						\$0	
D1090 Other Conveying Systems					X						\$0	

### D20 Plumbing

D2010 Plumbing Fixtures					X						\$0	
D2020 Domestic Water Distribution				50%	X				X	100%	\$63,657	Galvanized Pipe
D2030 Sanitary Waste											\$0	
D2040 Rain Water Drainage					X						\$0	no storm
D2090 Other Plumbing Systems			NOT USED									

### D30 HVAC

D3010 Energy Supply					X						\$0	
D3020 Heat Generating Systems			Boiler								\$0	Failed and partially abandoned
			Air Handler		X						\$0	
			Furnace		X						\$0	
			Heat Exchanger		X						\$0	
D3030 Cooling Generating Systems			Component of air handler		X						\$0	
			Stand alone chiller		X						\$0	
D3040 Distribution Systems			Ductwork	100%	X				X	100%	\$84,876	Add DOAS System
			Hot water return & supply		X						\$0	
D3050 Terminal & Package Units			Above ceiling VAV unit		X						\$0	
			In-room ventilator unit	100%					X	100%	\$84,876	UV are in poor condition
			In-room radiant unit								\$0	
D3060 Controls & Instrumentation				100%					X	100%	\$84,876	
D3070 Systems Testing & Balancing				100%					X	100%	\$42,438	Replace pneumatics
D3090 Other HVAC Systems & Equipment			NOT USED									

### D40 Fire Protection

D4010 Sprinklers					X						\$0	not sprinklered
D4020 Standpipes					X						\$0	
D4030 Fire Protection Specialties				100%	X				X	10%	\$8,488	
D4090 Other Fire Protection Systems			NOT USED									

### D50 Electrical

D5010 Electrical Service & Distribution				100%	X				X	30%	\$101,851	
D5020 Lighting and Branch Wiring				100%					X	75%	\$381,940	
D5030 Communications & Security			Voice / Data System	100%	X				X	30%	\$70,022	
			Clock / Intercom System				X				\$0	
			Closed Circuit Surveillance	100%	X		X			50%	\$5,305	
			Access Control System		X				X		\$0	
			Intrusion Alarm System	100%	X				X	75%	\$20,688	



## Sutherlin School District Facilities Assessment Report 2017

Level 1	Level 2	Level 3	Type (as applicable)	% of Building	None	Minor	Moderate	Major	Replace	% of System	Automated Budget Estimate	Notes
OTHER												
	<u>Description of System</u>										Extended	Notes
											\$0	
											\$0	
											\$0	
											\$0	
											\$0	
											\$0	
											\$0	

Physical Condition Budget Sub-Total	<b>\$3,323,120</b>
Budgeted Development Costs	<b>\$1,262,786</b>
Physical Condition Budget TOTAL	<b>\$4,585,906</b>

Replacement Budget	<b>\$17,508,870</b>
Replacement Cost Index (RCI)	<b>26.2%</b>

**Structural Report**

**MEP Report**