



PHOENIX-TALENT SCHOOLS

EXCELLENCE *for* EVERYONE

Regular Board Meeting - 6:00 PM

Wednesday, May 20, 2026

In-Person at Talent Elementary School

<https://us02web.zoom.us/j/84172588166?pwd=4XbJByz2MOeSvtJYnYAtS6SWvh5WVg.1>

Password: 605514

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If you require disability-related accommodations, auxiliary aids, or language interpretation services, please contact Board Secretary, Denise Skinner, at 541-535-1511 or denise.skinner@phoenix.k12.or.us at least 48 hours in advance of the meeting.

Agenda Español

Minutas Español

AGENDA

- A. **Executive Session – 5:30 p.m. – This session is closed to the public under ORS 192.660 (2)(b)(e)(f)**
- B. **Regular Session Call to Order - 6:10 p.m.**
- C. **Student Representative Report**
- D. **Accentuate the Positive**
- E. **Citizen Comments**
- F. **Superintendent Report**
- G. **Consent Agenda**
 - 1. Approval of Agenda
 - 2. Approval of Minutes from 5/07/26
 - 3. Personnel Report
- H. **Information and Discussion**
 - 1. **Legislative / OSBA Update**
 - 2. Discuss Dinner with Outgoing Student Representatives
- I. **Recess**
- J. **Action Items**
 - 1. **Interview & Select Student Representatives for 26-27**
 - 2. **Long-Range Facilities Master Plan**
- K. **Review of the Next Meeting Agenda**
- L. **Adjournment - 7:40 p.m.**

Phoenix-Talent School District #4 is an Equal Opportunity Employer and, in accordance with Federal and State Legislation, does not discriminate on the basis of race, sex, religion, age, national origin, or marital status, physical or mental disability in employment practices or education programs. **If you need special accommodations for language interpretation or because of a disability**, please contact the District Office Executive Assistant two days prior to meeting at 541-535-1511 Voice/TD.

Nutrition Services Newsletter

Message from the Executive Chef, Ryan Sweet



As we approach summer break, our program continues to build strong momentum! The Future Chef Competition in March was a standout event. Congratulations to Audrey Duewall from Orchard Hill Elementary for earning this year's 1st place prize! Our commitment to student voice continues to grow, with new suggestion boxes now in place at Talent Middle School and Phoenix High School. At the elementary level, students demonstrated impressive engagement during this month's Eco Heroes recycling activity, where they explored pineapple and learned how different cooking techniques influence flavor. On the menu side, the pineapple muffin tops were a clear favorite and will be added to our breakfast offerings. We also strengthened our local sourcing efforts through new partnerships with Cherry Street Meats, Wandering Roots Farm, and Rusted Gate Farm. **The 2025–2026 school year is closing on a strong note, and we are well-positioned for continued growth as we prepare for 2026–2027!**

HIGHLIGHTS FROM April & May

Some Special Menu Days!

- Apr 9th: Garden Veggie Burgers
- Apr 9th: RVF2S Tasting Table Follow up with **Local Spinach & Chickpea Pasta Salad**
- Apr 10th: Caprese Chicken Wraps
- Apr 15th: National Banana Day
- Apr 16th: Farm Fresh Menu Day with **Local Vegetable & Tofu Stir-fry**
- Apr 23rd: Hawaiian Huli-Huli Chicken
- Apr 26th: National Pretzel Day
- May 5th: **Local Carne Asada, Tortillas & Homemade Salsas**
- May 14th: National Hummus Day
- May 28th: National Hamburger Day
- May 28th: RVF2S Tasting Table Follow up with **Local Herb-Roasted Radishes**



A few of the new menu items featured so far!

- Caprese Chicken Wraps
- Asian Roasted Pineapple
- Local Beef Tacos & Nachos
- Local Carne Asada Tacos & Nachos
- Local Italian Sausage Pizza
- Breakfast Crunch Wraps
- Hawaiian Huli-Huli Chicken
- Sausage, Broccoli & Cheese Frittatas
- Ham & Cheese Frittatas

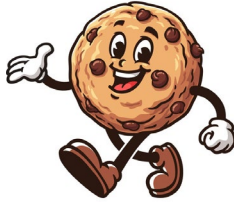


- Local Vegetable & Tofu Stir-Fry
- Buffalo Chicken Wraps
- Homemade Salsa Roja & Verde
- Garden Blooms Pizza
- Ham, Egg & Potato Breakfast Bowls
- Hummus Boxes
- Bacon Cheeseburgers
- Ranch Coleslaw
- Local Herb-Roasted Radishes
- Honeyglow Pineapples
- Pineapple Muffin Tops





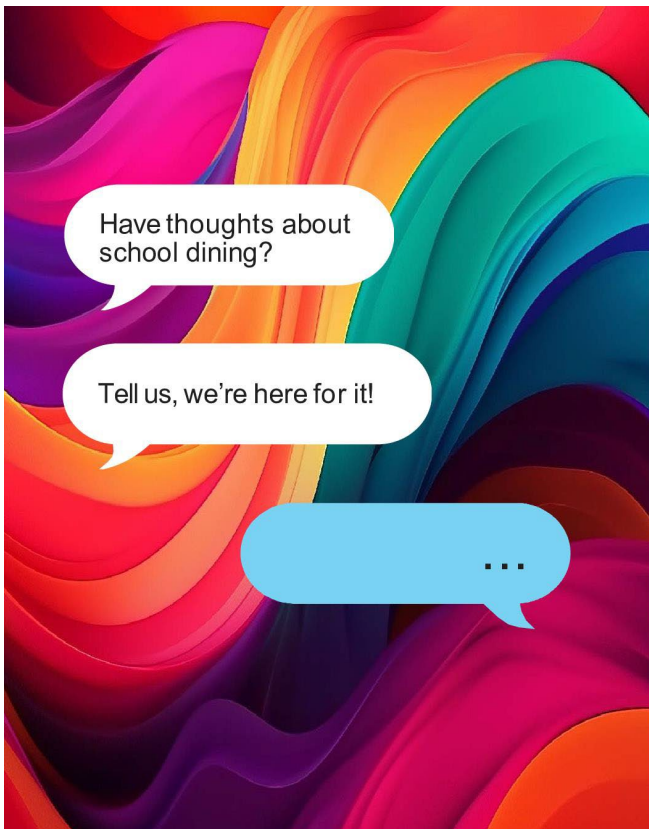
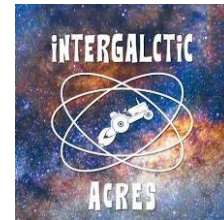
2026 Spring Survey Reminder!



"Just a quick reminder that our Spring Foodservice Survey ends Friday, May 22nd! The school with the most responses will win a cookie day! So far, we've gathered **581 responses**. 87 from all three elementary schools, 205 from Talent Middle School and 261 from Phoenix High School! Way to go!"

We're proud to source fresh, local ingredients from trusted farms in our community:

- Marvin's Garden and Cattle Co. - Ground Beef & Sausage
- Rusted Gate Farms - Carne Asada
- Wandering Roots Farm – Spinach & Radishes
- Cherry Street Meats – Ground Beef
- Tre-Fin - Albacore Tuna
- Miffy's - Muffin Mix
- Naumes - Pears
- JL Orchards - Apples
- Barking Moon Farms - Carrots
- Intergalactic Acres - Beets



Your Feedback Matters!
Please take a minute to provide your feedback about school meals. We want to hear from you.

<https://qrflash.me/a/tqNkiC>



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AT SCHOOL



Boletín de Servicios de Nutrición

Mensaje del Chef Ejecutivo, Ryan Sweet



A medida que nos acercamos a las vacaciones de verano, ¡nuestro programa continúa ganando un gran impulso! La Competencia Future Chef en marzo fue un evento destacado. ¡Felicidades a Audrey Duewall de Orchard Hill Elementary por obtener el primer lugar este año!

Nuestro compromiso con la voz estudiantil continúa creciendo, con nuevos buzones de sugerencias ahora instalados en Talent Middle School y Phoenix High School. A nivel de primaria, los estudiantes demostraron una participación impresionante durante la actividad de reciclaje Eco Heroes de este mes, donde exploraron la piña y aprendieron cómo diferentes técnicas de cocción influyen en el sabor.

En cuanto al menú, los "pineapple muffin tops" fueron claramente los favoritos y se agregarán a nuestras opciones de desayuno. También fortalecimos nuestros esfuerzos de abastecimiento local mediante nuevas asociaciones con Cherry Street Meats, Wandering Roots Farm y Rusted Gate Farm.

El año escolar 2025–2026 está cerrando con fuerza, y estamos bien posicionados para un crecimiento continuo mientras nos preparamos para 2026–2027!

ASPECTOS DESTACADOS DE ABRIL Y MAYO

Días especiales del menú:

9 de abril: Hamburguesas de vegetales del huerto

9 de abril: Seguimiento de la Mesa de Degustación RVF2S con ensalada de pasta de espinaca local y garbanzos

10 de abril: Wraps de pollo Caprese

15 de abril: Día Nacional del Plátano

16 de abril: Día de Menú Fresco de la Granja con salteado local de vegetales y tofu

23 de abril: Pollo hawaiano Huli-Huli

26 de abril: Día Nacional del Pretzel

5 de mayo: Carne asada local, tortillas y salsas caseras

14 de mayo: Día Nacional del Hummus

28 de mayo: Día Nacional de la Hamburguesa

28 de mayo: Seguimiento de la Mesa de Degustación RVF2S con rábanos locales asados con hierbas



Algunos de los nuevos elementos del menú:

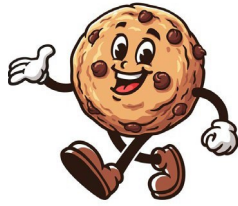
- Wraps de pollo Caprese
- Piña asada estilo asiático
- Tacos y nachos de res local
- Tacos y nachos de carne asada local
- Pizza de salchicha italiana local
- Wraps de desayuno crujientes
- Pollo hawaiano Huli-Huli
- Frittatas de salchicha, brócoli y queso
- Frittatas de jamón y queso

- Salteado de vegetales locales y tofu
- Wraps de pollo estilo búfalo
- Salsa roja y verde caseras
- Pizza Garden Blooms (de vegetales del huerto)
- Tazones de desayuno con jamón, huevo y papa
- Cajas de hummus
- Hamburguesas con queso y tocino
- Ensalada de col estilo ranch
- Rábanos locales asados con hierbas
- Piña Honeyglow
- Muffin tops de piña





2026 Recordatorio de la Encuesta de Primavera!



“Solo un recordatorio rápido de que nuestra Encuesta de Servicio de Alimentos de Primavera finaliza el viernes 22 de mayo. ¡La escuela con más respuestas ganará un día de galletas! Hasta ahora, hemos recibido **581 respuestas**: 87 de las tres escuelas primarias, 205 de Talent Middle School y 261 de Phoenix High School. ¡Buen trabajo!”

Estamos orgullosos de abastecernos con ingredientes frescos y locales de granjas confiables en nuestra comunidad:

- Marvin's Garden and Cattle Co. - Ground Beef & Sausage
- Rusted Gate Farms - Carne Asada
- Wandering Roots Farm – Spinach & Radishes
- Cherry Street Meats – Ground Beef
- Tre-Fin - Albacore Tuna
- Miffy's - Muffin Mix
- Naumes - Pears
- JL Orchards - Apples
- Barking Moon Farms - Carrots
- Intergalactic Acres - Beets



¡Tu opinión importa! Por favor, tómate un minuto para compartir tus comentarios sobre las comidas escolares. Queremos escucharte
<https://qrflash.me/a/toNkjC>



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¡La encuesta de primavera finaliza el 22 de mayo de 2026!
Esta institución es un proveedor que ofrece igualdad de oportunidades.



PHOENIX-TALENT SCHOOLS

EXCELLENCE *for* EVERYONE

Board Meeting – 6:00 PM

Wednesday, May 20, 2026

In-Person at Talent Elementary School

307 Wagner Creek Rd, Talent, OR

Join the Zoom Meeting:

<https://us02web.zoom.us/j/84172588166?pwd=4XbJByZ2MOeSvtJYnYAtS6SWvh5WVg.1>

Meeting ID: 841 7258 8166 Passcode: 605514

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- D. Accentuate the Positive
- E. Citizen Comments
- F. Superintendent Report
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 - c. Personnel Report
- H. Information and Discussion
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- I. Recess
- J. Action Items
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- L. Adjournment



PHOENIX-TALENT SCHOOLS

EXCELLENCE *for* EVERYONE

Talent Elementary School
307 Wagner Creek Rd
Talent, OR 97540

Regular Board Meeting
Thursday, May 7, 2026 6:00 PM Pacific

Michael Campbell:	Present	Diana Rasmussen:	Present
Nancy Castillo-McKinnis:	Present	Dawn Watson:	Present
Polly Farrimond:	Present	Rebecca Weathers:	Present
Rick Nagel:	Present	Present: 7, Absent: 0	Present

A. **Executive Session** – 5:15 p.m. – This session is closed to the public under ORS 192.660 (2)(b)(e)(f)(i)

B. **Regular Session Call to Order** - 6:10 p.m.

C. Student Representative Report

- **Lincoln Potochnik** said that senior prom was this past weekend. Lincoln helped decorate for the event, and they were the best decorations he'd ever seen. The theme was A Night at the Bayou and it was a big hit. Lincoln gave his senior presentation today and it went well. Graduation is on June 6th.
- **Elia Santos** said that last week was our spirit week. Next week we have a yard sale put on by Aaron, who is in the leadership class, and all proceeds will go to our Sparrow. It is on May 16th, in the PHS parking lot and there will be people selling things, local small businesses, and food. Leadership will be selling snow cones during lunch for \$2 on Friday's at school.
- **Emily Emry** said we just had our dance off. The sophomores got 1st place and the seniors got 2nd place. May 9th is our Battle of the Bands from 2 to 5 in downtown Phoenix by the Phoodery. Link Crew is coming back and that is older classes who will advise and help freshman get around the school and explain how things work. This will be an advisory class through Miss. Campbell and Miss Donnelly.

D. Accentuate the Positive

TES Principal Heather Lowe shared the following:

- Ms. Lowe said that this is teacher appreciation week and it is the best week. So much positive energy and sharing gratitude with our teachers.
- Teachers are navigating testing Palooza because it is spring, and they are trying to help students understand the importance of these state assessments.
- Our preliminary Smarter Balance testing data looking really nice at TES, showing a 10% increase in scores at this point.
- Last week we had our annual Día del Niño celebration. Our PTA helped sponsor the event and with food, and it was a huge success. Our PTA also hosted a used toy swap event.
- We also have a Sparrow that we are sponsoring, Emiliano, so we are working to help support him. Talent Police Department challenged the kids for service hours, and offered a Tie the Police contest, which was a big hit.

- Next Friday, May 15h, is our Jog-a-thon. This year we had students submit suggestions about what they wanted me to do and some of the things were crazy and hilarious. Now they are voting on what I should do at the different funding thresholds. Ms. Lowe thanked the PTA and Mr. Carson for their help in organizing the event.
- Ms. Lowe, Shawna Schleif, and Aaron Santi are heading up to Hillsboro next week to attend the Oregon Attendance Cohort conference. Shawna and I will be sharing about our engagement and how that interfaces with attendance.

PES Principal Shawna Schleif shared the following:

- Ms. Schleif said that teacher appreciation week just makes us feel good, and it's a soul filler for everybody when you acknowledge the hard work that all of us professionals do. Ms. Schleif thanked Tiffanie Lambert for providing the Literacy Luau because we now have an island theme for all of our teachers, and it feels like paradise. Ms. Schleif thanked all the teachers for their incredible work that they do.
- Yesterday we had our final leadership meetings for the year. Ms. Schleif recognized all the team leads; Erica Casarotti, Jennifer Hawkins, Amy Hartley, Carrie Baker, Jamar Boyd, Karen Calhoun, and Javier del Rio. We are doing some amazing school and district level work that is pushing us forward. Our preliminary data show a 10% increase in ELA results.
- Running is the theme at PES right now. Thanks to Brian McKinnis, we started a new tradition that other schools have been doing as the monthly mile. Last Friday our whole school got out and ran a mile together. We are doing our jogathon tomorrow and then we have the upcoming track meet and field day.

OHES Principal Kent Vallier shared the following:

- Mr. Vallier said that their teachers are currently at the Phoodery as our PTA is hosting an event to celebrate their accomplishments.
- We have staff and students who left yesterday for Pacifica Gardens and they return tomorrow. Staff will be with 40 students for over 24 hours. It takes a lot of personal sacrifice to ensure that overnight outdoor education happens. Thankfully, OHES has staff who are dedicated to making this happen for our students. Thank you to Neena Barreto, Magnolia Englehart, Ashley Sims, Whitney LaFrance, Marissa Sprague, Josie Teece, and Imelda Esparza who all had a hand in supporting our 5th graders this week.
- It's testing season and all of our 3-5th grade staff are helping support our students to do their best.
- Last Friday we had our Bingo night. Brad Nelson, who is our PTA president, Katie McCormick, and Sarah Engstrom coordinated that event, and it was a big success.

PHS Principal Kalin Cross shared the following:

- Ms. Cross acknowledged Teacher Appreciation Week and said that we have been celebrating teachers all week. They do amazing work in the classroom and beyond.
- Ms. Cross gave a shoutout to the Instructional Leadership Team for finishing up this year and preparing for next year.
- This year we had prom requirements around attendance, which had a positive impact on our April attendance.
- Ms. Cross gave a shoutout to Alyssum Barber, who is our state testing coordinator and our AP testing coordinator.

- We are adding two additional designations to our graduation ceremony this year. A white tassel for students who pass OSAS, and a pin for seniors with 92% attendance during their senior year and a chord for students who have maintained a 92% attendance for all 4 years.

TMS Principal Casey Olmstead shared the following:

- Mr. Olmstead gave a shoutout to all the teachers who continue to show up when it's hard and create spaces of hope and belonging for our kids, especially the emotional roller coaster of middle school.
- Mr. Olmstead gave a shoutout to Carrie McDonald, our school nurse. We were able to honor Carrie yesterday along with the Ashland Community Health Foundation, who brought several donations. They brought nurse-themed cookies that were delicious. It's great to have her expertise as well as her heart for the kids and staff.
- Tonight, we had an informational family night this evening to talk with our incoming 6th grade families who have students in a two-way immersion class in our elementary schools. Mr. Olmstead gave a shout-out to Daniela Goodman, Aleyda Mark, and support from Maria Lee and Tiffanie Lambert.
- Mr. Olmstead said that we have about 22 eighth graders that are participating in the Pirates to Raiders program. Felipe Reyes, who is coordinating this, took our students to SOU this week on a field trip and our students had a great time. I appreciate this opportunity to give more exposure to our students.
- Mr. Olmstead gave a shout-out to the Instructional Leadership Team —Bryan Tayler; Skoshi Wise; Celia Rowan; Julie Stinson; Andrew Kemp; and Jen Bakker; I just appreciate their work and conversations we are having to create consistent systems around curriculum and around grading for our students.

PTRA Principal Aaron Santi shared the following:

Over the past six years, PTRAs have been privileged to be a solution for many families in unique and sometimes difficult situations, keeping their students in school and in our district. In just the past few months, we've had—

- Students whose health challenges make it difficult to attend in-person.
- Students who have family members with significant medical issues that take them out of town for treatment for extended lengths of time.
- Students whose social or behavioral struggles make in-person class very difficult.
- Students whose families experienced sudden changes and had to move out of town.
- Students looking for a more personalized and challenging curriculum.

We are honored to be able to help serve so many students and their families in such a wide variety of situations.

Dr. Tiffanie Lambert, Asst. Supt. of Teaching and Learning said that the Literacy Luau was a big hit. Plory and Snargg wanted to thank Director Farrimond for volunteering. A big thank you to the team here and to the PHS book club led by Anne Zaky and to the media manager who ran the book fair. Yesterday was Nurse Appreciation Day and Dr. Lambert gave a big shout-out to our district nurse, Carrie McDonald, who does a great job for our entire district.

Ryan Sweet, Executive Chef for Sodexo for PTS Schools shared the following:

- Mr. Sweet recognized the Talent Elementary School lunch aides for their support in helping facilitate yesterday's Bite Science Tasting & Eco Heroes Recycling activity, and Chef Cody Villegas from the Eagle Point School District for lending her support in helping to facilitate yesterday's Bite Science tasting at TES.
- Mr. Sweet said that they had a successful Bite Science Tasting & Eco Heroes Recycling activity that were held at: PES on April 21st, TES on May 6th, and coming up at OHES on May 13th. These events continue to build excitement around nutrition education, sustainability and new menu offerings.
- Mr. Sweet shared that Sodexo has new partnerships with Wandering Roots Farm and Rusted Gate Farm.
- The Farm Fresh Features & LTO Highlights include: Huli-huli Chicken featured as an elementary and middle school LTO on April 23rd, receiving strong positive feedback from students and locally sourced Carne Asada Beef from Rusted Gate Farm with house-made salsas and local tortillas served district wide on May 5th in celebration of Cinco de Mayo.
- Some upcoming projects & initiatives include continued expansion of local farm relationships to strengthen our farm-to-school efforts, ongoing student engagement efforts, including: planning for a fall fine dining event to elevate culinary education experiences, installation of new suggestion boxes at secondary schools to encourage student voices in menu development.
- Mr. Sweet gave a reminder that the Spring Foodservice Survey is live until the 22nd and continues to gather valuable feedback.

Director Rick Nagel said that he has been in this district for a very long time and my hat goes off to the teachers who do a marvelous job, and they've been doing it throughout my career.

E. Citizen Comments

Rosie Ruiz shared a flyer for the PHS Grad Night, and she invited the board to attend. It is a fundraising auction, and there is also a GoFundMe page. The Booster Club is working really hard to put this together so that we can give our graduates a great evening. Since this is the week for teacher appreciation, I just wanted to say that from my own personal experience, I have had an opportunity to sub at different schools within the district and I know how hard the teachers and aides work and I have always felt welcomed when coming into classes.

F. PTEA/OSEA Association Updates

Julie Stinson, TMS English Language Arts teacher, and I am here to share a PTEA building report. We would like to thank the district and the board for this year's teacher appreciation gifts. We would also like to express our gratitude for the collaborative efforts between the district and the PTEA as we navigate the transfers, both voluntary and involuntary, that have resulted from the district's efforts to reduce through attrition. This collaboration helps to ensure contract adherence and fairness to everyone involved. Julie recognized PTEA Vice President. Rosario Medina. Rosario also serves as the chair of the Southern Oregon Political Action Committee (SOPAC). Rosario has led the SOPAC members in interviewing local candidates and making decisions about endorsements with the goal of supporting pro-public education candidates. Tonight, SOPAC is hosting a town hall for educators featuring so pack endorsed candidate Christian Mendoza,

G. Superintendent Report

- Supt. Barry thanked all the teachers, stating that we have amazing, dedicated, selfless people that work hard for kids and families every day. We are grateful for the dedication and hard work of our teachers.
- Supt. Barry recognized Ryan Sweet with Sodexo and all that he was able to share this evening. Supt. Barry appreciates the Board for working through the RFP process and selecting Sodexo and expanding the services that Sodexo provides. Having an executive chef this year, we have seen huge benefits with local control or locally sourced foods and education as well, and he thanked Ryan for becoming part of our district family.
- Supt. Barry said that he is delighted to share that we have received a three-year summer school grant in the amount of \$452,000 for each of the next three summers. Shout-out to Dr. Tiffanie Lambert for applying for the grant. That was a lot of hard work that went into the grant application, but planning for summer school is going to be harder. We do have amazing staff members, both licensed and classified, that are already planning to help serve our kids this summer.
- Supt. Barry mentioned the Grad Night auction again and said that it is May 17th. This has been a longstanding tradition and we hope to see everybody there.

H. Consent Agenda

I move to approve the consent agenda as presented. This motion, made by Rebecca Weathers and seconded by Dawn Watson, Carried.

H.1. Approval of Agenda

H.2. Approval of Minutes from 4/16/26

H.3. Personnel Report

I. Information and Discussion

I.1. Legislative / OSBA Update

- Director Watson was recently on a call that included a discussion about the accountability bill (SB 141). A third-party consulting group spoke to different groups (school board members, administrators, etc.) about the Division 22 and 24 standards, and discussed what we really need to know is do the schools that don't meet the Division 22 standards, are their student outcomes different from those who do meet the standards. Most who voiced an opinion felt that the standards were a challenge and that they were not necessary. They would like to see more local control.
- The OSBA summer conference is coming up and there is a flyer in your packet.
- Director Watson attended PACE Day and a workshop on the immigration bill. Some of her concerns were trauma-informed practices. A meeting was also held on insurance the day before, and they were pleased to only see a 9.5 to 12% increase.
- Director Watson is part of the Oregon Network for Education and Excellence, an organization which Pooja Bhatt founded. More information can be found on the website at: <https://www.oregonedexcellence.org/> Pooja writes most of the content on the website. She will provide a topic, we will give our feedback, and then she will respond with a narrative based on our discussions. This is a great group that is looking to change the structure of education by bringing ideas to the legislature.

- There is an OSBA policy update webinar on Tuesday, May 12th, from 10 to 11 for staff, and from 12 to 1 for board members.
- OSBA is moving right along with the governance structure process. They have started focus work groups, and although we are on a tight timeline, all looks good. Hopefully, we will be finished by the end of the year.

I.2. Committee Reports - None

I.3. Long-Range Facilities Master Plan

- Supt. Barry thanked consultants Susan Miller and Josh Chism of Capital AE for joining us via Zoom and for their detailed report. Supt. Barry said that the draft and a presentation were shared with the board in February.
- John Chism said that since the last meeting, they have prepared the written report which the board has a copy of. The state does require a written report as part of the process. Materially, the report is really just a written context of the presentation that was presented in February.
- Supt. Barry asked Mr. Chism if he would then send this report to the state to finalize the grant that we have received.
- Mr. Chism stated that there are two components of this process, including a facility and condition assessments. The state has a very specific method of assessing schools. We have already submitted all the workbooks back to the state for those and that part is complete. This report is the second half of the process. This report will be submitted to the state and then, in the future, if the district applies for grant funding, we would be eligible by having this long-range facilities plan.
- Supt. Barry said that we have already begun working on addressing some of the items that the report identified as needing repair and/or replaced. We will be replacing the chiller at Orchard Hill Elementary, likely this summer, with capital excise tax or capital funding.

I.4. Review Student Representative Applications for 26-27

- Chair Campbell said that we have twelve applications for student representative positions for next school year.
- Director Watson said that she, principal Cross and Sara Crawford worked together to update the application. Questions were changed so that we could have an opportunity to learn more about the student prior to the interview process.
- Director Watson met with the students and they were a great group. The students had some questions that Ms. Watson was unsure of how to answer, so she shared them with the board. Discussions ensued around those questions and student representatives were asked for their opinions of last year's process and suggestions for this year.
- After discussion, it was agreed that Ms. Cross would provide them with direction on how to prepare their presentation in the timeframe agreed upon (3–5 minutes). The students would be called in one at a time to introduce themselves and give a brief introduction and then talk about the policy they chose to research. They would then be contacted the next day by email with who was selected.

J. Recess - None

K. Action Items

K.1. Textbook Adoption

I move to approve the Social Sciences textbook adoptions as presented. This motion, made by Rebecca Weathers and seconded by Nancy Castillo-McKinnis, Carried.

Michael Campbell: Yea, Nancy Castillo-McKinnis: Yea, Polly Farrimond: Yea, Rick Nagel: Yea, Diana Rasmussen: Yea, Dawn Watson: Yea, Rebecca Weathers: Yea; (Yea: 7, Nay: 0)

K.2. PHS SRO Contract 26-27

Supt. Barry said that the contract is basically the same as last year with date changes.

Supt. Barry gave an update on the SRO contract for TMS stating that he had called the city of Talent and they are still working through their budget items and I think they will meet next Wednesday. There will be discussion on the TMS SRO or the budget in general and public safety. We hope to have the contract to the board in the next few meetings.

I move to approve the SRO contract for PHS as presented. This motion, made by Rebecca Weathers and seconded by Rick Nagel, Carried.

Michael Campbell: Yea, Nancy Castillo-McKinnis: Yea, Polly Farrimond: Yea, Rick Nagel: Yea, Diana Rasmussen: Yea, Dawn Watson: Yea, Rebecca Weathers: Yea; (Yea: 7, Nay: 0)

K.3. Superintendent Contract Addendum 27-28

I move to approve the addendum to Supt. Barry's contract for 2027-2028 as presented. This motion, made by Nancy Castillo-McKinnis and seconded by Diana Rasmussen, Carried.

Michael Campbell: Yea, Nancy Castillo-McKinnis: Yea, Polly Farrimond: Yea, Rick Nagel: Yea, Diana Rasmussen: Yea, Dawn Watson: Yea, Rebecca Weathers: Yea; (Yea: 7, Nay: 0)

Chair Campbell said that this is a one-year extension of his contract.

L. Review of the Next Meeting Agenda

M. Adjournment - The meeting adjourned at 7:12pm.

Michael Campbell, Chair

Brent Barry, Superintendent



PHOENIX-TALENT SCHOOLS

EXCELLENCE *for* EVERYONE

STUDENT REPRESENTATIVE TO THE BOARD- CANDIDATE APPLICATION FORM

The Board of Directors welcomes 10th, 11th and 12th grade high school students to serve as "Student Representatives" to the board for the 2026-27 school year.

Student Representatives:

- Serve as liaisons between the school and the Board
- Provide student input on numerous topics
- Serve as the voice of their peers and community
- Provide information about activities and events at Phoenix High School

It is the Board's goal to have an inclusive process that provides a diverse applicant pool to serve in the available positions. Applicants should:

- Be willing to listen to and represent a variety of student perspectives
- Be interested in sharing student voice and helping inform Board discussions and decisions including influencing policy
- Be committed to representing and advocating for all students

Availability:

Attendance at all scheduled Board meetings is a core expectation of this role. Students should review the attached Board calendar and **ensure** they are able to commit to these dates prior to applying.

While rare conflicts may occur due to school-sponsored activities, these should be the exception. In such cases, student representatives must communicate in advance with the Board Secretary, PHS Office Manager and the other student representatives.

It is the responsibility of the student representative to follow up promptly on any missed information.

Name		Grade	
Address			

School Email Address	
Personal Email Address	
Cell Phone Number	
Home Phone Number	



What activities, groups, responsibilities, or commitments are you currently involved in (in or out of school)? This may include athletics, clubs, jobs, family, responsibilities, community involvement, or other experiences that are important to you.

How many hours per week do you spend on these commitments?

What student groups, experiences, or perspectives do you feel you could help represent as a student Board member?

How do you typically stay informed of the ideas and opinions of your peers? How would you ensure you are getting the voice of ALL students in the Phoenix Talent Schools?

Please return this portion of the application no later than May 5th, 2026 to the PHS main office

Complete the steps on the next page of this application prior to attending the meeting on May 20th.

Please bring your completed notes to use during your interview. Thank you!

Please complete the following activity in preparation for your interview with the board:

School board policies help guide decisions and expectations across our schools. As a student representative, part of your role is to understand how policies impact students and to gather and share student perspectives with the Board.

Directions:

Below are three Board policies that directly impact your experience as a student:

- [JFCEB Personal Electronic Devices](#)
- [JBB District Equity Policy](#)
- [EFAA District Nutrition and Food Services](#)

Choose one policy to review. As part of your response, talk with at least 5-7 other students to gather additional perspectives.

1. Impact on Students

How does this policy impact students in your day-to-day experience?

Consider both positive impacts and any challenges or unintended consequences.

2. Student Perspectives

After speaking with other students, what perspectives or feedback did you hear?

Summarize key themes, agreements, or differences in opinion.

3. Implementation in Practice

How is this policy currently experienced or implemented by students at your school?

Based on your experience and the input you gathered, is there anything about how it is carried out that could be improved?

We appreciate your interest and request you to attend the School Board Meeting of May 20th, 2026, when the Board will interview candidates to fill Student Representative Positions.

Place: Talent Elementary School

Time: 6:00 p.m.

Date: May 20th, 2026

401 W. Fourth Street / P. O. Box 698 | Phoenix, OR 97535 | (541) 535-1511



LONG-RANGE FACILITIES PLAN

PHOENIX-TALENT SCHOOL DISTRICT 4, OREGON

MAY 7, 2026

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ACKNOWLEDGEMENTS

Capital AE extends our appreciation to the Phoenix-Talent Public School District No. 4 and the Oregon Department of Education for commissioning the development of the facility assessments and the long-range facilities master plan. We also thank the following groups:

BOARD OF EDUCATION

Michael Campbell, Chair
Rebecca Weathers, Vice-Chair
Nancy Castillo-McKinnis, Director
Polly Farrimond, Director
Rick Nagel, Director
Diana Rasmussen, Director
Dawn Watson, Director

DISTRICT ADMINISTRATION

Brent Barry, Superintendent
Yazmin Karabinas, Director of Accounting
Jon McCalip, Director of Facilities and Special Projects
Joe Zavala, Communications Specialist

CAPITAL AE

Josh Chism, President and ODE Certified Assessor
Susan Miller, Senior Planner
Jessica Quinn, Project Support

EXECUTIVE SUMMARY

Background Information

Phoenix-Talent School District No. 4 (the “District” or “Phoenix-Talent”) is focused on providing 21st Century education opportunities for all students attending its schools by providing and maintaining safe, clean, and attractive school facilities and grounds.

Phoenix-Talent completed a long-range facilities master plan (LRFP) in the school year 2016-17. That plan identified real property and building needs through 2026. The voters approved a \$68 million bond measure in 2018 to address the identified capital needs of the District. The LRFP was updated in May 2018 to align with the voter approved bond measure. The 2018 Bond investments provided for (1) increased safety and security district-wide; (2) upgrades to building systems to improve energy efficiency; (3) expand cafeterias at Orchard Hill Elementary and Talent Middle Schools; and (4) construction of a new wing and update facilities at Phoenix High School.

Phoenix-Talent engaged Capital AE in early 2025 to update its Long-range Facilities Master Plan. The update to the LRFP would align short-term and long-term facilities repairs and capital investment to support the educational needs of Phoenix-Talent’s students. The LRFP incorporates information from the facilities’ assessments that were completed in October of 2025. It also includes demographic information that informs enrollment projections, utilization and capacity factors of its school facilities, community survey results, and engagement with school and district leadership, and the Board of Education.

The October 2025 facilities’ assessment is aligned with the Oregon Department of Education’s (ODE) parameters for school district assessments and incorporated additional facility needs that were in addition to ODE’s requirements. The report is included in **Appendix A**.

The objective of this updated LRFP is to provide Phoenix-Talent and the community with a road map to improve facility conditions, learning environments, and functionality of the District’s schools. The LRFP will enable Phoenix-Talent and its community to prioritize investments in district facilities and school learning spaces to support its academic offerings for the **next five to ten years**.

Long-range Facility Planning Considerations

Facilities Condition. Phoenix-Talent maintains seven school sites. The age of the facilities ranges from 1949, Talent Elementary School, to the District's most recent update of Phoenix High School in 2021. The District has maintained its facilities as evident by the average Facility Condition Index (FCI) of 3.5%. Orchard Elementary School's FCI is the highest of the facilities at 11.1%, reflecting the estimated capital need of approximately \$3.7 million dollars to replace the school's aging roof.

The identified capital need across the District is approximately \$9 million dollars. As noted above, the most significant capital cost is the \$3.7 million dollar estimate for the elementary school roof replacement. The other costs are system related across the district, from roof top openings to ceiling finishes.

Educational Adequacy. Capital AE assessed the educational adequacy of Phoenix-Talent's school facilities as part of the October 2025 facility assessment. The educational adequacy assessment evaluates the learning environment across categories including acoustics, air quality, lighting, temperature, capacity, security, storage, auxiliary systems, and technology. Scores are assigned on a scale of 1 (Poor) to 5 (Excellent).

District-wide, Phoenix-Talent's facilities perform well in acoustics and air quality, reflecting the investments made through the 2018 bond program. Areas of consistent opportunity across the district include lighting controls, power outlet density, and technology infrastructure, particularly in older elementary school buildings. The absence of a District IAQ Management Plan is noted as a gap at all sites.

Enrollment. Like other school districts in Oregon and across the country, the District continues to face enrollment declines across all grade levels. Phoenix-Talent has experienced an enrollment loss of approximately 10% since the school year 2020-21 to the current school year. Closure of schools in response to the Covid pandemic and the Alameda fire in September 2020 contributed to this enrollment decline. This loss is exacerbated due to stagnant birth rates which directly impact kindergarten projected enrollment. These factors are incorporated in the development of enrollment projections. It is projected that enrollment will continue to decline through 2030, with an estimated reduction of approximately 340 students from 2025-26 enrollment level of 2,153 students.

Capacity and Utilization. Phoenix-Talent has five traditional school sites with an overall district capacity of 3,502 seats. District-wide enrollment of 2,153 in school year 2025-26 allows for an overall utilization of 62%. Elementary schools' capacity is 1,402 students, with

962 students enrolled, for an overall utilization level of 69%. The lowest utilization is in middle school. Talent Middle School has 990 seats available with a current enrollment of 504 for a utilization level of 51%. The 2018 LRFP also highlighted the excess capacity available at Talent Middle School. Phoenix High School’s capacity can serve 1,110 students. Current high school enrollment of 687 students provides a utilization level of 62%. With the projected loss of 340 students over the next five years, the utilization level across the district is projected to drop to 52%, while Talent Middle School’s projected utilization level drops to 41%.

Future Considerations. There are several housing developments that may impact the trajectory of the projected decline in enrollment. The District should track the student yields from these developments to determine the need to maintain its current school portfolio and grade configurations. It is recommended Phoenix-Talent continue to rigorously evaluate the enrollment and utilization levels over the next couple of years and calculate the costs of maintaining schools that are significantly underutilized. Consolidations and potential grade reconfiguration may be considered to improve utilization levels, increase financial sustainability, and deploy district resources more efficiently.

Planning Process

The following chart depicts the planning process that was deployed to develop investment recommendations and the update to the LRFP for the District. This work included the assessment of all educational facilities, two scheduled community dialogue sessions, and a community survey to help refine the recommendations presented to the Board of Education.



BUILDING ASSESSMENTS

Capital AE assessed Phoenix-Talent School District No. 4’s district facilities in accordance with OAR 581-027-0035, utilizing the Oregon Department of Education “TAP” assessment workbook. The facilities and their supporting facilities assessed included:

- Phoenix Talent Rising Early Learning Center
- Orchard Hill Elementary School
- Phoenix Elementary School
- Talent Elementary School
- Outdoor Discovery
- Talent Middle School
- Phoenix High School

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

In addition to the physical condition assessments, a school safety audit, information technology, and ADA assessment were performed at each school site. The safety audit focused on the presence of clearly defined drop-off / pick-up areas, adequacy of lighting on campuses, clear lines of site from administration to moderate entrances to buildings. The information technology audit focused on broadband speed to the buildings, within the buildings (LAN), and Wi-Fi access and security. The ADA assessments focused on ADA accessibility into the school, and ADA compliance throughout the facility. **Appendix A** depicts details related to these issues by site.

The table below provides a summary of building information, along with capacity, enrollment and utilization levels for the 2025-26 school year and projected school year 2030-31. Please note that we included a 22% increase in the cost of the construction for the deficiencies to include design and consultant fees, two-year escalation, and project contingency.

Facility Name	Grades	Educational Adequacy	FCI	Capital Needs	Enrollment 2025-26	Enrollment 2030-31	Capacity Program	% Utilized 2025-26	% Utilized 2030-31
Phoenix Talent Rising Early Learning Center	PK	-	1.3%	\$20,496	23	23	40	58%	58%
Orchard Hill Elementary School	K-5	57%	11.1%	\$4,741,322	286	196	456	63%	43%
Phoenix Elementary School	K-5	65%	3.1%	\$1,109,239	319	241	466	68%	52%
Talent Elementary School	K-5	63%	5.4%	\$1,520,605	357	319	480	74%	66%
Outdoor Discovery	K-5	-	1.3%	\$33,979	44	44	44	100%	100%
Talent Middle School	6-8	62%	2.1%	\$1,355,068	504	405	990	51%	41%
Phoenix High School	9-12	75%	0.2%	\$289,484	687	652	1,110	62%	59%
Totals				\$9,070,192	2,220	1,880	3,586	61.9%	52%

Overview Primary Schools

Phoenix-Talent operates an Early Learning Center, Outdoor Discovery, and three traditional Elementary Schools.

Phoenix-Talent has a capacity across its three traditional elementary schools to serve 1,402 students. Current enrollment across these three schools is 962 students for an overall utilization level of 69%.

Early Learning Center is a PreK program. The 2,400 sq ft facility was built in 2015, is a modular building, and has the capacity to serve 40 students. Enrollment in 2025-26 was 23 students. The total identified capital need is \$20,500.

Outdoor Discovery serves K-5 students. The program is served in a 3,945 sq ft facility built in 1997 and appears to have been originally built as a residential home. It is located at a facility close to Talent Elementary School. Current capacity and enrollment are 44 students. Enrollment is projected to stay steady at program capacity. It was well past useful life in 2018, was not constructed for an educational facility, and should space become available at an alternative location, a relocation should be considered. Total identified capital need is \$34,000.

Orchard Elementary School serves K-5 students with a Head Start Program housed on site and is a Title I school. Orchard Elementary School was built in 1983. It is the largest of the three elementary schools, with a footprint of 66,534 sq. ft. It has the capacity to serve 456 students. Its current enrollment is 286 students, with an excess capacity of 170 seats. Its utilization level is 63%. Projected enrollment in 2030-31 is 196, with a projected utilization of 43%. There is development taking place within the boundary area of Orchard

Elementary School. This may have an impact on future utilization levels. Its educational adequacy score is 57% and an FCI of 11.1%.

Orchard Hill Elementary School achieved an educational adequacy score of 57%. Strengths include acoustics and air quality ventilation, and filtration. Opportunities for improvement include limited natural daylight, absence of dimmer controls, limited power outlet density, and technology upgrades including interactive whiteboards.

Capital needs of the school are heavily weighted to the replacement of its concrete roof. Estimated cost for the roof is \$3.7 million. Total identified capital need is \$4.7 million.

Phoenix Elementary School serves K-5 students and has a Head Start Program housed on site. Its academic program offers a Two-Way Bilingual Immersion Program. Phoenix Elementary School was built in 1954 and has a footprint of 55,999 sq ft. It has the capacity to serve 466 students. Its current enrollment is 319 students, with an excess capacity of 147 seats. Its utilization level is 68%. Projected enrollment in 2030-31 is 241, with a projected utilization of 52%. Its educational adequacy score is 65% and an FCI of 3.1%.

Phoenix Elementary School achieved an educational adequacy score of 65%. The facility benefits from strong natural daylight and good air quality systems. Opportunities include lighting controls, increased power outlet density, and technology upgrades.

Total identified capital need is \$1.1 million. Details of capital needs by priority are found in the table at the end of this section, *“Capital Need by Campus/System – Priority.”*

Talent Elementary School. serves K-5 students and has a partnership with the YMCA to provide a pre-K program at this site. Its academic program offers a Two-Way Bilingual Immersion Program. It also has Outdoor Discovery in close proximity to the school building. Talent Elementary School was built in 1949 and has a footprint of 44,350 sq ft. It has the capacity to serve 480 students. Its current enrollment is 357 students, with an excess capacity of 123 seats. Utilization level is 74%. Projected enrollment in 2030-31 is 319, with a projected utilization of 66%. Its educational adequacy score is 63% and an FCI of 5.4%.

Talent Elementary School achieved an educational adequacy score of 63%. The facility performs well in acoustics and air quality filtration. Temperature consistency and security door configurations were identified as areas for improvement.

Outdoor Discovery achieved an educational adequacy score of 51%, the lowest across the district’s facilities. The facility has limited air quality ventilation, no SPED support spaces or

equipment, and security door deficiencies. As noted in the Building Assessments section, this facility is well past its useful life and relocation should be considered when an alternative space becomes available.

Total identified capital need is \$1.5 million. Details of capital needs by priority are found in the table at the end of this section, *“Capital Need by Campus/System – Priority.”*

Overview Secondary Schools

Phoenix-Talent has Talent Middle School and Phoenix High School to serve Phoenix-Talent’s secondary level students.

Talent Middle School serves 6th – 8th grade students. Talent Middle School was built in 1955 and has a footprint of 97,006 sq. feet. In 2018, at the time of the previous LRFP, it was noted that the site had geographic and excess capacity issues. Other concerns included congestion and safety issues for the bus pick-up and drop-off location. The middle school’s cafeteria was expanded the 2018 bond program to align size with student need. However, the excess capacity challenge has only grown over time as the middle school continues to experience enrollment loss. The capacity of the facility is 990 students. Current enrollment of 504 students, with an excess capacity of 486 seats. Utilization level is 51%. Projected enrollment in 2030-31 is 405 students, with a projected utilization of 41%. Its educational adequacy score is 62% and a FCI of 2.1%.

Talent Middle School achieved an educational adequacy score of 64%. The facility performs well in acoustics and air quality, and benefits from adequate power outlet density. Lighting controls and classroom technology present opportunities for modernization.

Total identified capital need is \$1.4 million. Details of capital needs by priority are found in the table at the end of this section, *“Capital Need by Campus/System – Priority.”*

Should enrollment continue to decline at Talent Middle School and drop into the 40% utilization range, Phoenix-Talent may want to evaluate the benefit of a grade reconfiguration where the sixth-grade students could remain at their respective elementary schools and the 7th and 8th grade students could be consolidated with the high school, with a designated wing if needed. The middle school site could be repurposed for alternative district use.

Phoenix High School serves 9th – 12th grade students. Phoenix High School benefited from a significant investment through the 2018 bond program. A new academic wing was

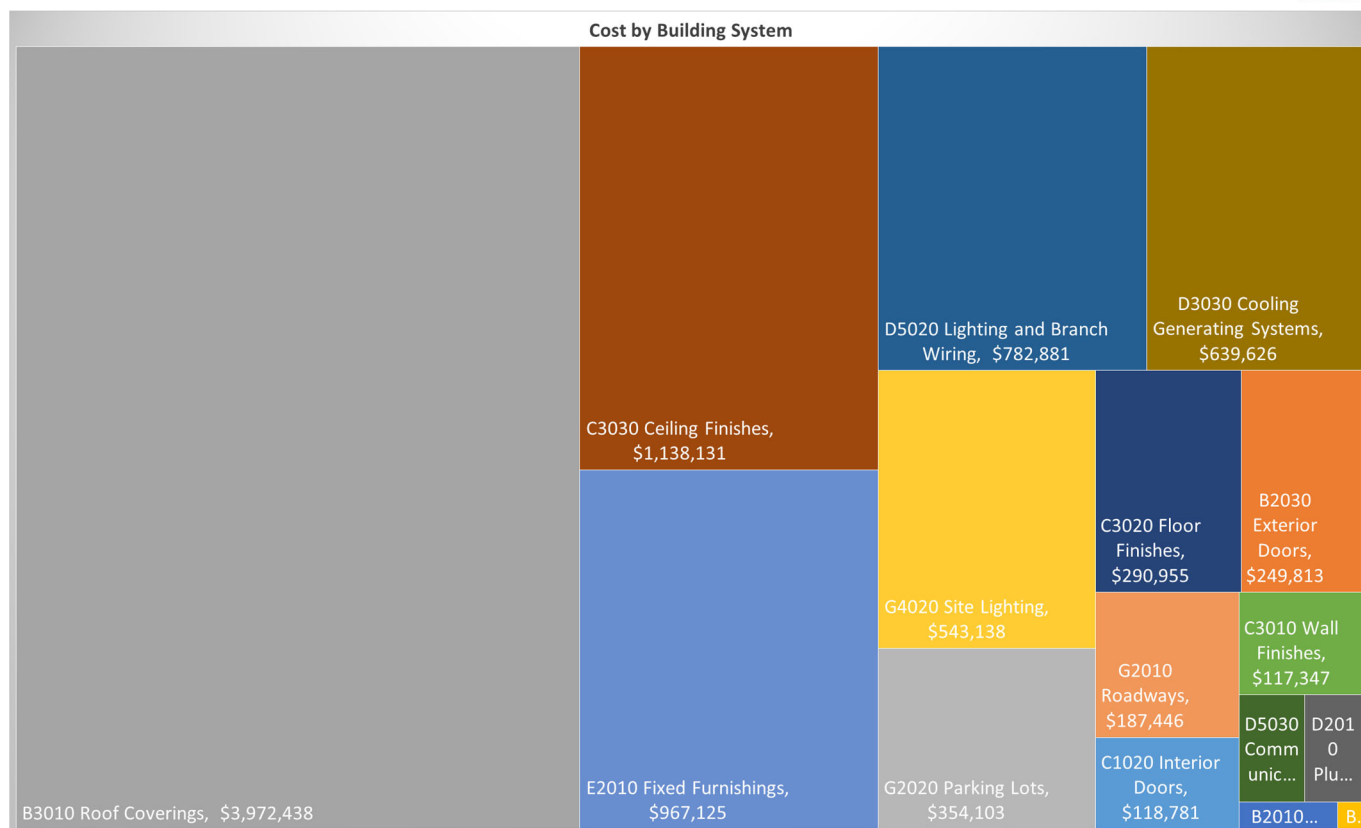
built that included dining accommodations and a commons area. Upgrades were also made to the athletic facilities including track, bleachers, and playing fields. The high school offers Dual Credit Courses in partnership with Southern OR University, Rogue Community College, and Oregon Institute of Technology. It also provides Early Entry Programs with Southern Oregon and Rogue Community College. With the update to the facility, the capacity of the high school is now 1,110 students. Current enrollment is 687 students, with an excess capacity of 423 seats. Utilization level is 62%. Projected enrollment in 2030-31 is 652 students, with a projected utilization of 59%. Its educational adequacy score is 75% and an FCI of .2%.

Phoenix High School achieved the highest educational adequacy score at 77%, reflecting the significant investment made through the 2018 bond program. The facility scores well across lighting, technology, furniture, and auxiliary systems. Consistent temperature control is noted as an ongoing opportunity.

Total identified capital need is \$300,000. Details of capital needs by priority are found in the table at the end of this section, *“Capital Need by Campus/System – Priority.”*

Should enrollment continue to decline at Talent Middle School and Phoenix High School, the District may want to evaluate the benefit of a grade reconfiguration where the sixth-grade students could remain at their respective elementary schools and the 7th and 8th grade students could be consolidated with the high school, with a designated wing if needed. This would improve utilization levels across the primary schools and the secondary school as a junior/senior high school configuration.

The tree chart and table below illustrate the distribution of capital need by building system across the district.



Source: Capital AE October 2025 Assessments

Systems	Est. Cost
B2010 Exterior Walls	\$ 24,207
B2030 Exterior Doors	\$ 249,813
B3010 Roof Coverings	\$ 3,972,438
B3020 Roof Openings	\$ 6,927
C1020 Interior Doors	\$ 118,781
C3010 Wall Finishes	\$ 117,347
C3020 Floor Finishes	\$ 290,955
C3030 Ceiling Finishes	\$ 1,138,131
D2010 Plumbing Fixtures	\$ 59,457
D3030 Cooling Generating Systems	\$ 639,626
D5020 Lighting and Branch Wiring	\$ 782,881
D5030 Communications & Security	\$ 63,356
E2010 Fixed Furnishings	\$ 967,125
G2010 Roadways	\$ 187,446
G2020 Parking Lots	\$ 354,103
G4020 Site Lighting	\$ 97,600

Source: Capital AE October 2025 Assessments

The table below breaks down the distribution of capital need by building system within each school.

Capital Need by School / System - Priority				
	Priority 1	Priority 2	Priority 3	Grand Total
Orchard Hill Elementary School	\$ 4,334,214		\$ 407,107	\$ 4,741,322
Ceilings			\$ 80,819	\$ 80,819
Lighting			\$ 22,609	\$ 22,609
Parking Lots			\$ 296,752	\$ 296,752
Roof	\$ 3,694,589		\$ 6,927	\$ 3,701,516
Terminal and Package Units	\$ 639,626			\$ 639,626
Outdoor Discovery			\$ 33,979	\$ 33,979
Ext Doors			\$ 3,837	\$ 3,837
Parking Lots			\$ 30,141	\$ 30,141
Phoenix Elementary School	\$ 20,445	\$ 204,686	\$ 884,109	\$ 1,109,239
Ceilings		\$ 13,690	\$ 33,957	\$ 47,647
Ext Doors		\$ 19,381	\$ 85,277	\$ 104,658
Ext Walls	\$ 20,445			\$ 20,445
Institutional Equipment			\$ 486,885	\$ 486,885
Int Doors		\$ 54,267	\$ 3,876	\$ 58,144
Parking Lots			\$ 214,656	\$ 214,656
Plumbing Fixtures			\$ 59,457	\$ 59,457
Wall Finishes		\$ 117,347		\$ 117,347
Phoenix High School	\$ 281,611	\$ 7,872		\$ 289,484
Ext Walls	\$ 3,763			\$ 3,763
Flooring		\$ 7,872		\$ 7,872
Roof	\$ 277,849			\$ 277,849
Phoenix Talent Rising Early Learning Center			\$ 20,496	\$ 20,496
Flooring			\$ 20,496	\$ 20,496
Talent Elementary School	\$ 63,356	\$ 991,686	\$ 465,562	\$ 1,520,605
Ceilings			\$ 14,783	\$ 14,783
Communication / Security Alarm	\$ 63,356			\$ 63,356
Ext Doors		\$ 99,203	\$ 42,114	\$ 141,317
Institutional Equipment		\$ 86,588	\$ 393,652	\$ 480,239
Int Doors		\$ 45,624	\$ 15,013	\$ 60,637
Lighting		\$ 760,272		\$ 760,272
Talent Middle School	\$ 97,600	\$ 994,882	\$ 262,586	\$ 1,355,068
Ceilings		\$ 994,882		\$ 994,882
Flooring			\$ 262,586	\$ 262,586
Site Lighting	\$ 97,600			\$ 97,600
Grand Total	\$ 4,797,226	\$ 2,199,126	\$ 2,073,839	\$ 9,070,192

Source: Capital AE October 2025 Assessments

Investment Considerations

A long-range facilities master plan not only provides a district a road map that identifies short-term and long-term capital needs, it also provides a framework on how best to prioritize and deploy financial resources.

The following table provides a framework to help districts make informed decisions about how best to manage their portfolio of fixed assets. Phoenix-Talent's portfolio consists of facilities that are well maintained and utilization levels below 85%. The circle in the box below shows the District's current position in the Decision Matrix table. As noted in the 2018 long-range plan, the excess capacity, particularly at the middle school, continues to be a challenge for Phoenix-Talent. As housing developments in the area unfold, and enrollment patterns stabilize over the next couple of years, Phoenix-Talent's capital investment strategy should include options that allow for alternative uses of district facilities to improve overall utilization and cost effectiveness.

► DECISION MATRIX				
PHYSICAL CONDITION	POOR (\$\$\$)	Discontinue Use & Surplus Consolidate with Another School Replacement (Right Sized)	Major Renovation Replacement	Major Renovation Replacement (Right Sized) + Boundary Changes Permanent Addition Relief School
	FAIR (\$\$)	Renovation Life-Cycle Renewal	Renovation Life-Cycle Renewal	Renovation Life-Cycle Renewal + Boundary Changes Permanent Addition Relief School
	GOOD (\$)	General Maintenance + Boundary Changes Install Attractive Program Repurpose Facility for Non-Ed. Use	General Maintenance	General Maintenance + Boundary Changes Remove Attractive Program Permanent Addition Relief School
		LESS THAN 85%	85% - 105%	GREATER THAN 105%
UTILIZATION (ENROLLMENT VS. PERMANENT CAPACITY)				

ENROLLMENT

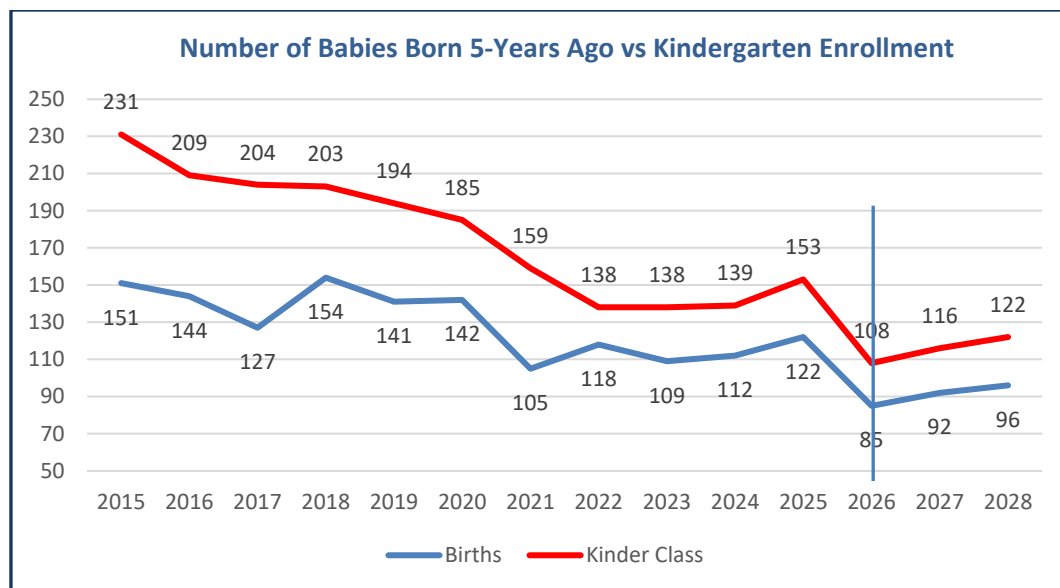
Capital AE developed 10-year enrollment projections for the Phoenix-Talent School District using the cohort survival methodology. The cohort survival method is a popular methodology used to project K-12 enrollment. This methodology uses historical live birth data and historical student enrollment to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

Capital AE incorporated information from the Oregon Department of Education, Phoenix-Talent School District, and the Population Research Center at Portland State University in its enrollment projection analysis. The Population Research Center's most recent report, December 2025, forecasts slowed population growth across Jackson County due to slowing migration and the continued impact of the 2020 Almeda Fire.

The population is also aging with fertility rates projected to continue to decline over the next decade before a nominal rebound is envisioned.

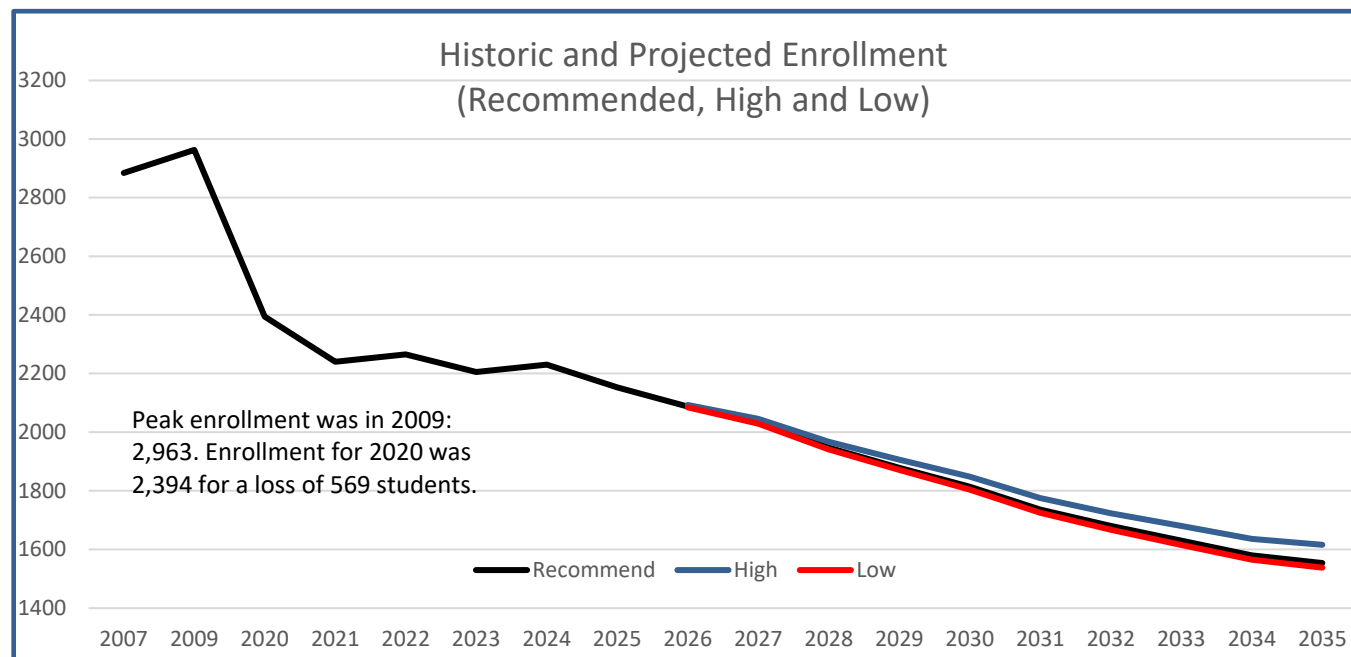
Phoenix-Talent Schools serves 2,153 students in its three elementary schools, one middle school, and one high school for school year 2025-26. From 2015-16 to the 2020-21 school year, K-12 enrollment decreased by 281 students. Since the 2020-21 school year, K-12 enrollment has decreased by an additional 241 students for an overall ten-year loss of 522 students, or an enrollment decline of 20%. Based on the cohort survival methodology, enrollment is projected to continue to decrease by an additional 27.8% over the next ten years to 1,554 students in school year 2035-36.

The following table depicts the number of births since 2015 and the anticipated kindergarten enrollment that follows in five years. As birth rates decline, the respective kindergarten class five years later is impacted. This is an indicator of the district's future enrollment level as a kindergarten cohort moves through the system.



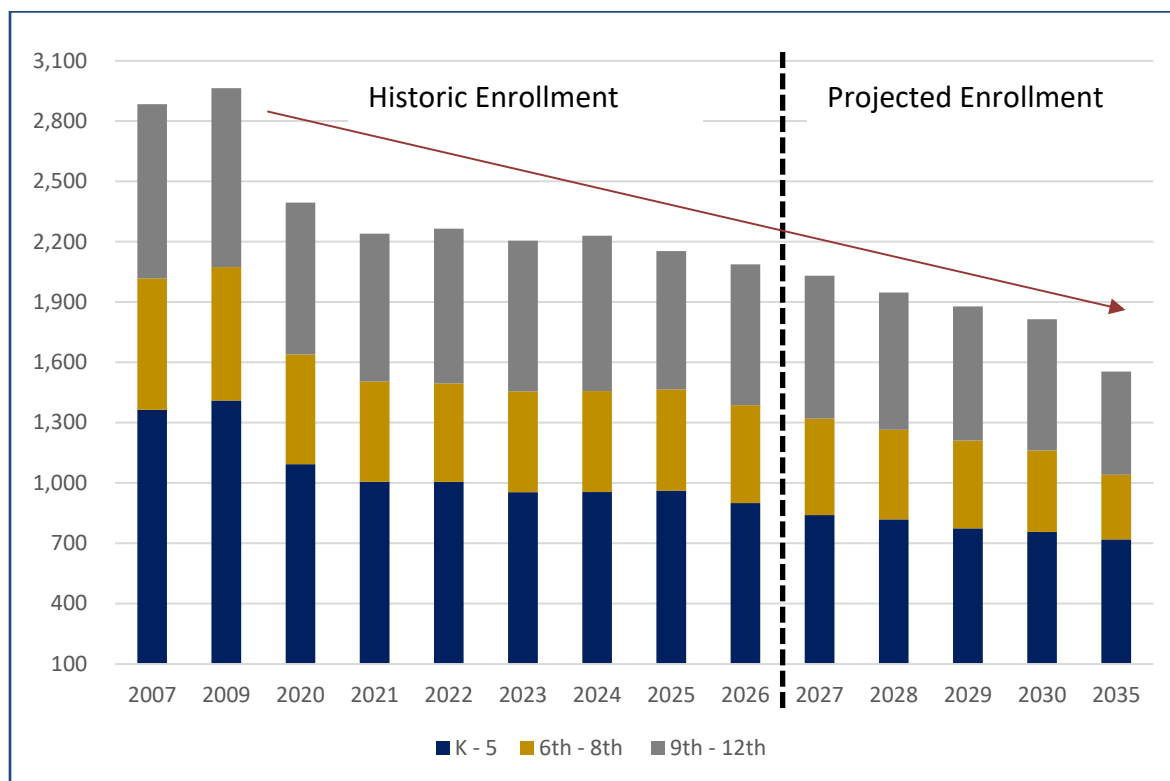
Source: Jackson County, Births by Year and Zip Code

Below is a table that depicts the recommended enrollment projections, complimented by high and low projections.



Source: Capital AE Enrollment Analysis

Historic enrollment and recommended projections by elementary school, middle school and high school grade level configurations are depicted in the following table.



Sources: Oregon Department of Education, Phoenix-Talent School District, and Capital AE

The following table depicts the recommended projections by grade levels through 2035-36.

Projected Enrollment - Recommended - District-wide											
Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
K	153	108	116	122	118	119	119	119	119	119	119
1	142	159	111	121	126	122	121	121	121	121	121
2	170	145	162	114	123	128	121	122	122	122	122
3	151	171	146	163	114	124	126	122	123	123	123
4	176	143	162	138	155	109	114	120	116	117	117
5	170	174	143	161	138	155	108	115	120	116	117
6	171	162	166	136	153	132	146	103	110	116	112
7	167	165	156	160	131	148	127	139	98	105	110
8	166	160	158	149	153	125	142	121	132	93	100
9	178	180	173	172	162	166	136	155	131	144	101
10	205	181	184	177	175	165	169	138	156	133	146
11	153	191	169	171	164	162	152	158	129	146	124
12	151	148	185	163	166	159	155	147	153	125	142
Total	2,153	2,087	2,031	1,947	1,878	1,814	1,736	1,680	1,630	1,580	1,554

Sources: Oregon Department of Education, Phoenix-Talent School District, and Capital AE

The following tables depicts the recommended projections' detail for elementary school, middle school, and high school grade level configurations.

By Grade Configuration

Grade Level	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2035
K - 5	1,093	1,006	1,006	954	955	962	900	840	819	774	757	719
6th - 8th	546	499	489	501	502	504	487	480	445	437	405	322
9th - 12th	755	735	770	750	773	687	700	711	683	667	652	513
Total	2,394	2,240	2,265	2,205	2,230	2,153	2,087	2,031	1,947	1,878	1,814	1,554

Sources: Oregon Department of Education, Phoenix-Talent School District, and Capital AE

Orchard Hill Elementary School

Projected Enrollment - Recommended - Orchard Hill Elementary School											
Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
K	42	29	31	32	31	32	32	32	32	32	32
1	37	42	29	31	32	31	32	32	32	32	32
2	55	39	44	31	33	34	33	34	34	34	34
3	42	54	38	43	30	32	33	32	33	33	33
4	63	40	51	36	41	28	30	31	30	31	31
5	47	62	39	50	35	40	28	29	30	29	30
Total	286	266	232	223	202	197	188	190	191	191	192

Note: 2025-26 is actual enrollment.

Phoenix Elementary School

Projected Enrollment - Recommended - Phoenix Elementary School											
Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
K	47	37	40	42	41	41	41	41	41	41	41
1	48	46	36	39	41	40	40	40	40	40	40
2	51	48	46	36	39	41	40	40	40	40	40
3	54	52	49	47	37	40	42	41	41	41	41
4	56	51	49	46	45	35	38	40	39	39	39
5	63	57	52	50	47	45	36	39	40	39	39
Total	319	291	272	260	250	242	237	241	241	240	240

Note: 2025-26 is actual enrollment.

Talent Elementary School

Projected Enrollment - Recommended - Talent Elementary School											
Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
K	64	42	45	48	46	46	46	46	46	46	46
1	57	68	44	48	51	49	49	49	49	49	49
2	64	56	67	44	47	50	48	48	48	48	48
3	55	65	58	68	45	48	51	49	49	49	49
4	57	52	62	55	65	43	46	49	47	47	47
5	60	59	54	64	56	67	44	47	50	48	48
Total	357	342	330	327	310	303	284	288	289	287	287

Note: 2025-26 is actual enrollment.

Talent Middle School

Projected Enrollment - Recommended - Talent Middle School											
Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
6	171	163	170	138	157	133	146	103	110	116	112
7	167	163	155	161	131	149	127	139	98	105	110
8	166	160	155	148	154	125	142	121	132	93	100
Total	504	486	480	447	442	407	415	363	340	314	322

Note: 2025-26 is actual enrollment.

Phoenix High School

Projected Enrollment - Recommended - Phoenix-Talent High School											
Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
9	178	181	173	169	161	167	136	155	131	144	101
10	205	180	183	175	171	163	169	138	156	133	146
11	153	191	168	170	163	159	152	158	129	146	124
12	151	149	186	163	165	159	155	147	153	125	142
Total	687	701	710	677	660	648	612	598	569	548	513

Note: 2025-26 is actual enrollment.

Capacity and Utilization

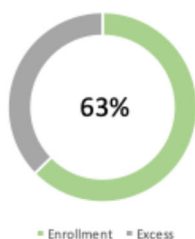
As noted in the 2018 Long-range Facilities Master Plan, Phoenix-Talent continues to face utilization challenges at its school sites. Total capacity across the primary and secondary levels is 3,502 seats. Enrollment in 2025-26 was 2,153. Utilization across the district's traditional schools is 61%, with an excess capacity of 1,349 seats. It is projected that excess

capacity will increase to 1,706 seats in 2030-31 school year, for an overall utilization level of 52%.

Elementary School capacity is 1,402 students. Total enrollment for the elementary level is 962 students, with an excess capacity of 440 seats. Overall utilization level is 69%. It is projected that utilization will decrease to 54%. Below are details related to enrollment and utilization by elementary school for the school year 2025-26.

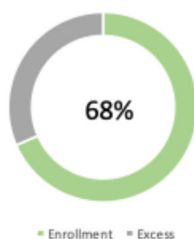
Orchard Hill ES	Capacity
Capacity	456
Enrollment	286
Excess	170
Utilization	63%

Orchard Hill Elementary School
Program Utilization



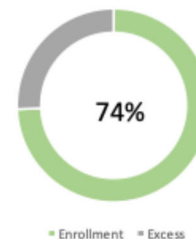
Phoenix ES	Capacity
Capacity	466
Enrollment	319
Excess	147
Utilization	68%

Phoenix Elementary School
Program Utilization



Talent ES	Capacity
Capacity	480
Enrollment	357
Excess	123
Utilization	74%

Talent Elementary School
Program Utilization



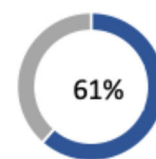
Secondary school enrollment is 1,191 students at middle school and high school. Utilization level at the middle school is 51% with an excess capacity of 486 seats. Utilization level at the high school is 62%, with an excess capacity of 423 seats. It is projected that utilization will decrease to 41% and 59% respectively at the middle and high school level.

Below are details related to enrollment and utilization across the primary and secondary levels for school year 2025-26.

Program Capacity				
Facility Type	Capacity	Enrollment	Utilization	Excess
Elementary	1,402	962	69%	440
Middle	990	504	51%	486
High	1,110	687	62%	423
Total	3,502	2,153	61%	1,349

Source: Phoenix-Talent School District

District-wide Schools' Program Utilization



■ Enrollment ■ Excess

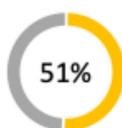
1,349 Open Seats Across District

Elementary Schools Program Utilization



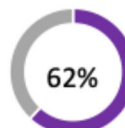
■ Enrollment ■ Excess

Talent Middle School Program Utilization



■ Enrollment ■ Excess

Phoenix High School Program Utilization



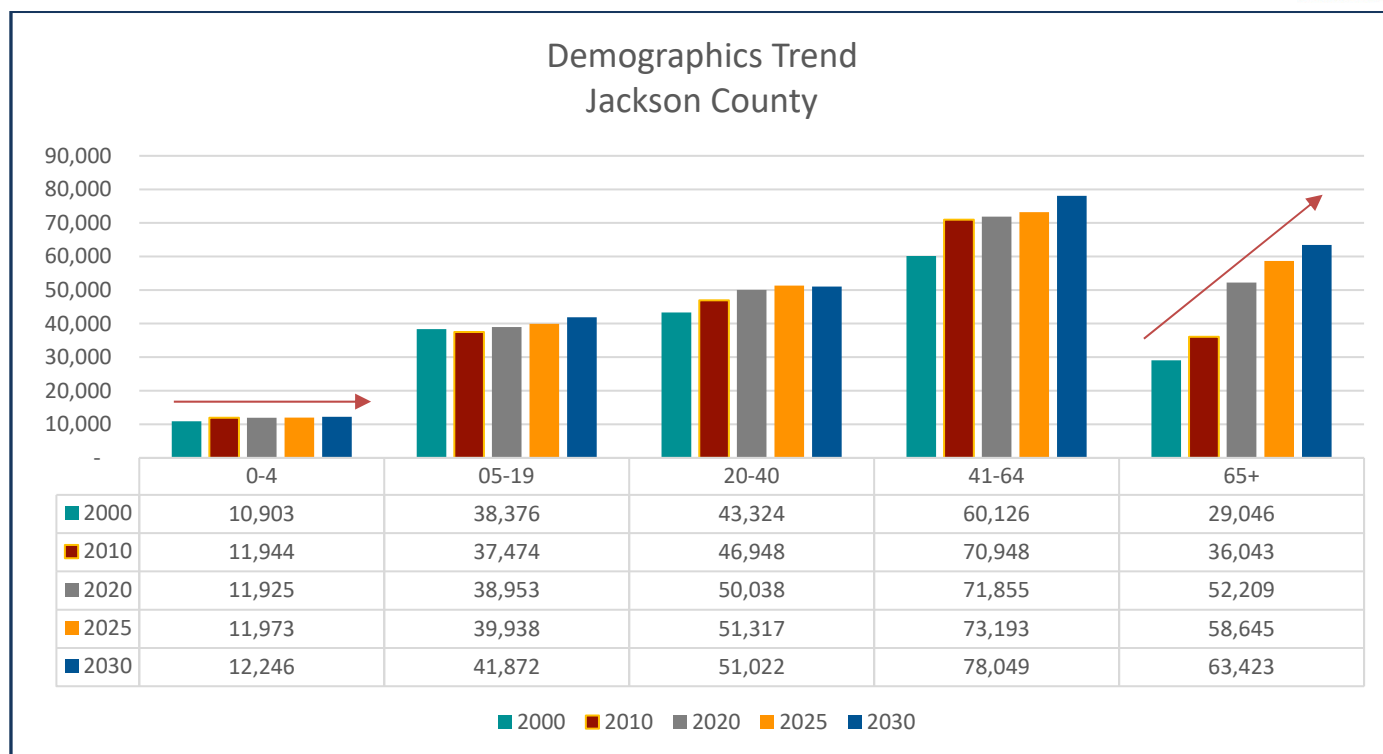
■ Enrollment ■ Excess

General Demographics

According to Portland State University's Population Research Center, *"December 2025 Preliminary Forecasts for Counties and UGBs (Jackson County)"*, population growth continued to slow post 2020 time period. Slowed migration and the 2020 Almeda fire have impacted the Jackson County population growth, and more directly to the Cities of Talent and Phoenix.

Birth rates have continued to decline since their peak in 2007. It is anticipated that birth rates will continue to decline in the near future. It will be critical for Phoenix-Talent to track the changes in birth rates because these have a direct impact on the projected number of students who will enter kindergarten five years after birth and how that cohort will travel through the district's schools.

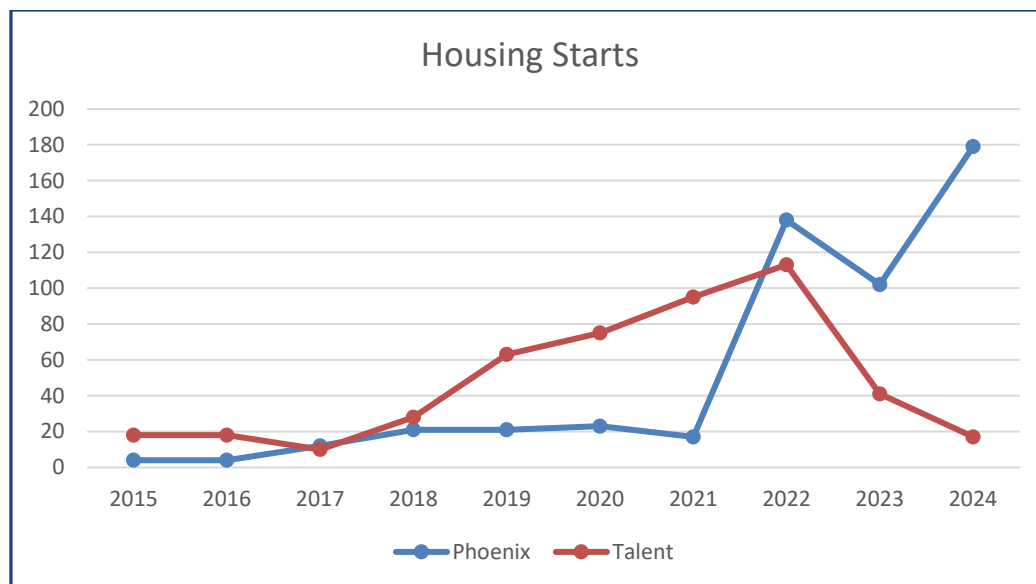
The community of Jackson County is also transitioning to an increased percentage of older people, while the school age population remains relatively flat. The following table illustrates historic and projected population by age categories.



Source: Population Research Center, Portland State University, 2022.

Housing Data

The graph below depicts the growth of single-family and multi-family units that were brought online between 2015 and 2024. The City of Talent had a number of multi-family units brought on-line between 2019 and 2022. The number of new single-family units remained relatively constant during that same time period. The City of Phoenix in contrast had a spike in the number of new single-family and multi-family units in 2022 -2024 time period. This may be a direct result of the rebuild after the Almeda fire in 2020.



Source: U.S. Census Bureau Building Permits Survey (BPS), annual data files.

The following table provides the detail of single-family (SF) and multi-family (MF) units for Jackson County, City of Phoenix and City of Talent by year from 2015 through 2024.

Year	Jackson County SF	Jackson County MF	Phoenix SF	Phoenix MF	Talent SF	Talent MF
2015	604	113	1	3	18	0
2016	727	185	4	0	18	0
2017	724	81	4	8	10	0
2018	681	252	21	0	22	6
2019	656	265	21	0	23	40
2020	677	209	23	0	27	48
2021	777	365	17	0	30	65
2022	761	319	63	75	34	79
2023	653	731	45	57	33	8
2024	631	265	9	170	9	8

Source: U.S. Census Bureau Building Permits Survey (BPS), annual data files.

Of note, there is a proposed development, Haya Park Development, that includes 490 apartment dwelling units in Phase I and 760 potential multi-family dwelling units in future phases. This could result in approximately 150-200 students in Phase I and 200-300 students in Phase II; assuming a 0.4 students per dwelling unit rate. This development is located within the Orchard Hill Elementary School boundary.

The Urban Growth Boundary within the City of Phoenix also has plans for the development of property for multi/single family units. The impact to district enrollment is not known at this time.

There are many factors that can influence student enrollment including, but not limited to, changes or additions in program offerings, student transfer policy changes, grade reconfigurations, housing and development activity, etc. It is important to keep a close eye on these trends as they are difficult to predict, and they can have an impact on projected enrollment.

LONG-RANGE FACILITIES PLAN

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

Phoenix-Talent manages over 436,000 square feet across five traditional school campuses, an Early Learning Center, and a specialized Outdoor Program. The average age of its facilities that serve its current student population is 48 years. The oldest building, Talent Elementary School, was built in 1949. Its most recent significant investment was Phoenix High School. The assessment identified approximately \$9 million in deficiencies that need to be addressed at the district schools.

Renovations and investments have been made in these facilities to maintain and operate in good standing, but it is important to understand the life cycle of these facilities and the need to address deficiencies and invest in education spaces to support student learning in the 21st century. The following table quantifies the capital need by system across the district.

Identified Need by Campus and Building

Capital Need by School / Building - Priority	Priority 1	Priority 2	Priority 3	Grand Total
Orchard Hill Elementary School	\$ 4,334,214		\$ 407,107	\$ 4,741,322
Cafeteria			\$ 186,330	\$ 186,330
Main Building	\$ 4,334,214		\$ 220,777	\$ 4,554,992
Outdoor Discovery			\$ 33,979	\$ 33,979
Main Building			\$ 33,979	\$ 33,979
Phoenix Elementary School	\$ 20,445	\$ 204,686	\$ 884,109	\$ 1,109,239
Gym/Cafeteria	\$ 20,445		\$ 105,972	\$ 126,417
Modular 1			\$ 3,876	\$ 3,876
Primary Wings		\$ 185,304	\$ 38,762	\$ 224,067
Round Building		\$ 19,381	\$ 735,498	\$ 754,879
Phoenix High School	\$ 281,611	\$ 7,872		\$ 289,484
Weight Room	\$ 281,611	\$ 7,872		\$ 289,484
Phoenix Talent Rising Early Learning Center			\$ 20,496	\$ 20,496
Main Building			\$ 20,496	\$ 20,496
Talent Elementary School	\$ 63,356	\$ 991,686	\$ 465,562	\$ 1,520,605
Boys and Girls Club		\$ 7,799		\$ 7,799
Gym			\$ 44,649	\$ 44,649
Kinder Wing		\$ 86,588	\$ 12,478	\$ 99,066
Primary Wing / Intermediate Wing		\$ 61,222		\$ 61,222
Round Building	\$ 63,356	\$ 836,078	\$ 408,435	\$ 1,307,868
Talent Middle School	\$ 97,600	\$ 994,882	\$ 262,586	\$ 1,355,068
Main Building	\$ 97,600	\$ 994,882	\$ 262,586	\$ 1,355,068
Grand Total	\$ 4,797,226	\$ 2,199,126	\$ 2,073,839	\$ 9,070,192

2018 Bond and OSCIM Grant

Upon implementation of the 2018 Long-Range Facilities Master Plan, Phoenix-Talent identified capital projects across the district and commenced with the work through the issuance of \$67.996 million of General Obligation Bond, Series 2018. The District was also awarded a \$4 million matching grant from the Oregon School Capital Improvement Matching (the “OSCIM”) Program. The grant and the bond proceeds provided the funds to address the following:

- *Improved safety, security and learning environments at all schools;*
- *Increase accessibility for people with disabilities at all schools;*
- *Construct new classrooms and educational facilities and major renovations to Career Technical Education buildings, academic buildings, and athletic facilities at Phoenix High School;*

- *New cafeteria at Orchard Hill Elementary School and expand cafeteria at Talent Middle School; and*
- *Modernize all schools, including improvements to heating, ventilation, energy efficiency, and lighting.*

Capital Review – Available Funding

Capital AE identified approximately \$9 million of capital need across school district sites. Over the past several years, Phoenix-Talent has sought grant funds to support its capital needs. It also allocates general fund dollars and leverages construction excise taxes to support on-going facility needs.

The following table depicts the funds that are projected to be available to Phoenix-Talent through 2030 for capital projects. Note: \$1,947,446 in remaining 2018 Bond funds were reflected in the district's financial projections; however, these funds are fully allocated toward outstanding 2018 Bond projects and are not available for new capital investments. The OSCIM grant requires a 1:1 General Obligation Bond match to secure funding.

Funding Source	Annual Revenue	Total Amount 2026-2030
Existing 2017 Bond Funds Unallocated for Projects		\$ -
General Funds Allocated to Construction	\$ 200,000	\$ 1,000,000
Construction Excise Tax	\$ 170,000	\$ 850,000
Const. & Maint. Public School Facilities Grants (327.300)	\$ -	\$ -
State School Fund Grants (327.008)	\$ -	\$ -
SB 1149 Energy Efficient Schools	\$ -	\$ -
Total		\$ 1,850,000

Source: Phoenix-Talent School District

Phoenix-Talent will continue to use the funding sources outlined above to support its long-term facility needs. However, deferred maintenance costs will outpace funding sources. In addition, as other capital investments are vetted with the community, Phoenix-Talent may consider the development of a long-term capital program that incorporates additional general obligation bonds, coupled with matching funds from the OSCIM Grant Program. The Oregon Department of Education currently offers up to \$6 million in matching funds. A 1:1 match of General Obligation Bonds is required to secure these grant dollars.

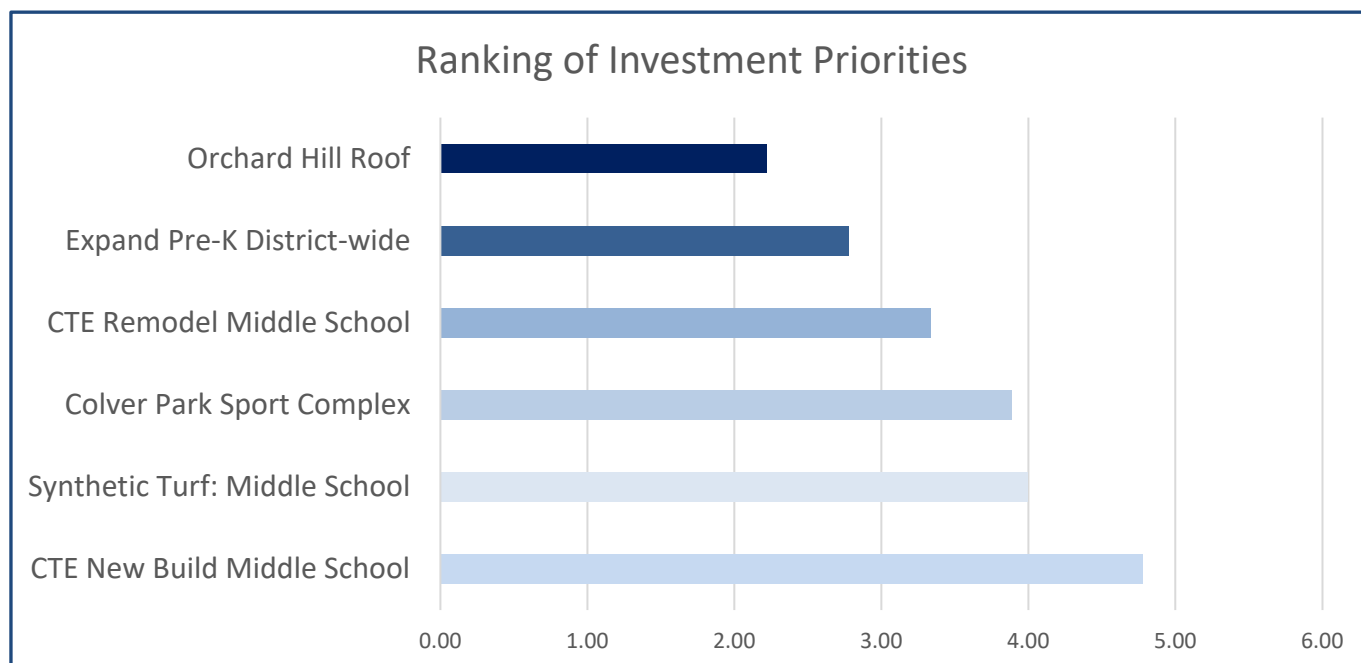
COMMUNITY ENGAGEMENT

Phoenix-Talent embarked on a community engagement process to invite the community to provide input into how best to prioritize future capital investments in district sites. Two community meetings were held in the afternoon and evening of January 21, 2026. The survey was open to the community from January 19 through February 6, 2026.

The survey incorporated questions about the participants, their engagement with the school district, and level of involvement. Questions related to the capital needs of the district were also included in the survey and the level of support the community might have for investments that ranged from upgrades to facilities, expansion of programs, and partnership opportunities with other governmental or non-profit organizations that would benefit students' academic and athletic experiences.

The survey generated 73 respondents from across the district, providing a balanced geographic representation. Respondents prioritized investments that impacted student learning environments, especially classroom spaces. Middle school programming and academic career opportunities were also supported by survey participants.

The priorities for this initial round of outreach are depicted in the following chart.



Mean priority rank (Lower=Higher Priority)

Orchard Hill Elementary School's roof replacement garnered the greatest level of support, followed by the expansion of pre-K across the district with community partners. Of note, less than 20% of the survey participants were able to rank their investment priorities. As

the District moves forward with its investment in its facilities, greater outreach is needed to ensure community voice is incorporated in the decision process.

While facility needs were recognized by respondents, bond support was not universal. Clarity on prioritization of capital investment, educational alignment, and future community engagement will be necessary to secure community support for future bond measures.

The results of the survey are included in Appendix B, Board of Education Presentation, February 2026.

RECOMMENDATIONS

Identified Priorities

\$4.3 Million – Roof and Chiller Replacement

The roof at Orchard Hill Elementary School is brought forward as the most significant need at this time for Phoenix-Talent to address. In conjunction with the roof replacement, the chiller at the school is also in need of replacement.

\$463,012 – Security, lighting and interior systems

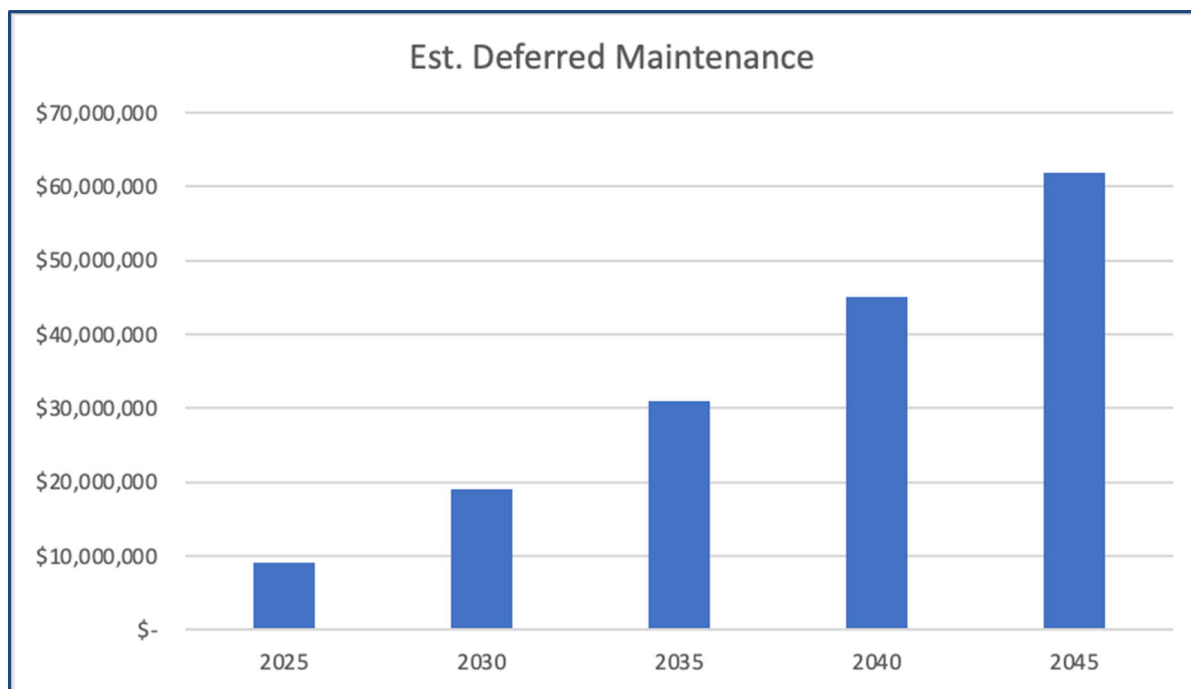
Priority repairs across the other four traditional school sites include site lighting, updates to communications and security systems and exterior facades.

The balance of the approximate \$9 million of capital need is across upgrades to the interior systems including site improvements, door replacements, wall and ceiling finishes, lighting, and equipment. The following table quantifies the capital need by campus and building by priority. Additional details can be found in the Appendices.

Identified Need by School

Capital Need by School / Building - Priority	Priority 1	Priority 2	Priority 3	Grand Total
Orchard Hill Elementary School	\$ 4,334,214		\$ 407,107	\$ 4,741,322
Cafeteria			\$ 186,330	\$ 186,330
Main Building	\$ 4,334,214		\$ 220,777	\$ 4,554,992
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Main Building	\$ 97,600	\$ 994,882	\$ 262,586	\$ 1,355,068
Grand Total	\$ 4,797,226	\$ 2,199,126	\$ 2,073,839	\$ 9,070,192

The district's projected capital budget through 2030 is estimated at \$1.85 million, funded primarily through an annual general fund transfer of \$200,000 and construction excise taxes of approximately \$170,000 per year. Against a total identified capital need of \$9.1 million, the gap between projected available funding and capital need is significant. If capital investments are not addressed, deferred maintenance costs are projected to grow as shown in the following graph from \$9.1 million in 2025 to \$19.1 million by 2030, \$31.0 million by 2035, \$45.1 million by 2040, and \$61.8 million by 2045 as building systems continue to age beyond their useful lives.



Phoenix-Talent will need to evaluate the development of a longer-term capital program to address this gap. The Oregon School Capital Improvement Matching (OSCIM) Program offers up to \$6 million in matching funds, requiring a 1:1 match through a General Obligation Bond. A bond measure, paired with OSCIM grant funding, would provide a meaningful path to addressing Phoenix-Talent’s Priority 1 and Priority 2 capital needs. Phoenix-Talent should continue to pursue available grant opportunities to supplement its capital funding sources.

Other Capital Investment Opportunities for Community Engagement

The community was asked to prioritize other potential investments the district identified as investment options that may enhance students’ learning experiences. Further discussion and vetting of these opportunities with the community will be necessary to garner support.

Expansion of Career and Technology Program. Options included the expansion of the District’s career and technology education program at Talent Middle through either the renovation of spaces in the current facility or building a new space to accommodate the program. The renovation of the current space was favored over a new building. Estimated renovation cost (2026) \$2 million versus the cost of a new build estimated at \$3.5 million.

Track and Field Upgrade. Upgrades to Talent Middle School’s to provide for a synthetic track and field were identified as another capital investment for community consideration.

Estimated cost (2026) \$2.5 million.

Colver Park Sports Complex. The development of the Colver Park Sports Complex is envisioned as an inter-governmental partnership between Phoenix-Talent and the City of Talent. The proposed development includes baseball/softball fields, soccer fields, and facilities for the Boys and Girls Club. It is envisioned that the \$30-\$35 million development would take place over four phases (P1 - \$10M, P2 - \$10M, P3 - \$10M, and P4 - \$5M).

APPENDICES

Appendix A: ODE TAP Assessments

	C1010 Partitions	Framed	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Masonry			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1020 Interior Doors	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hollow Metal	4	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1030 Fittings	NOT USED			None	Minor	Moderate	Major	Replace							
C20 Stairs																
	C2010 Stair Construction	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Metal			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Concrete			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
	C2020 Stair Finishes	Concrete Fill			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Resilient			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
C30 Interior Finishes																
	C3010 Wall Finishes	Paint on Masonry			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wallboard	85%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wainscot	10%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile	5%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3020 Floor Finishes	Carpet / Soft Surface			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Sheet			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Polished Concrete	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Liquid Applied			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wood Sports Floor			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3030 Ceiling Finishes	Wallboard	25%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Lay-In Ceiling Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Glued-Up Ceiling Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Painted Structure	75%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D SERVICES																
D10 Conveying																
	D1010 Elevators & Lifts				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1020 Escalators & Moving Walks				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1090 Other Conveying Systems				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D20 Plumbing																
	D2010 Plumbing Fixtures		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	All (N) fixtures must meet ADA requirements by code.
	D2020 Domestic Water Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2030 Sanitary Waste		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2040 Rain Water Drainage		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D30 HVAC																
	D3010 Energy Supply		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3020 Heat Generating Systems	Boiler			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Air Handler	65%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Packaged Unit
		Furnace	35%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Heat Exchanger			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3030 Cooling Generating Systems	Component of air handler	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Stand alone chiller			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3040 Distribution Systems	Ductwork	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hot water return & supply			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3050 Terminal & Package Units	Above ceiling VAV unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room ventilator unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room radiant unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3060 Controls & Instrumentation		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3070 Systems Testing & Balancing		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major	Replace							
D40 Fire Protection																
	D4010 Sprinklers		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4020 Standpipes				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4030 Fire Protection Specialties		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4090 Other Fire Protection Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D50 Electrical																
	D5010 Electrical Service & Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	

D5020 Lighting and Branch Wiring		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	LED
D5030 Communications & Security	Voice / Data System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Clock / Intercom System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Closed Circuit Surveillance	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Access Control System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Intrusion Alarm System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Fire Alarm / Detection	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Lighting Control System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D5090 Other Electrical Systems	NOT USED			None	Minor	Moderate	Major	Replace							

E EQUIPMENT & FURNISHINGS

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

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation															
NOT USED															
G20 Site Improvements															
G2010 Roadways		17,010		None	X Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area-Crack and Seal Coat
G2020 Parking Lots		38,102		None	X Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area-Crack and Seal Coat
G2030 Pedestrian Paving		13,679	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2040 Site Development				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/LF of fencing
G2050 Landscaping				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of irrigated area
G30 Site Mechanical Utilities															
G3010 Water Supply	Domestic			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E154
	Fire			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E155
G3020 Sanitary Sewer				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of sewer lines in cell E156
G3030 Storm Sewer				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter SF of area to be drained
G3040 Heating Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of heating ducts in cell E158
G3050 Cooling Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of duct work in cell E159
G3060 Fuel Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of natural gas lines in cell E160
G3090 Other Site Mechanical Utilities	NOT USED			None	Minor	Moderate	Major	Replace							
G40 Site Electrical Utilities															
G4010 Electrical Distribution	Service	100	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
	Generator			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
G4020 Site Lighting		100	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
G4030 Site Communications & Security		100	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
G4090 Other Site Electrical Utilities	NOT USED			None	Minor	Moderate	Major	Replace							
G90 Other Site Construction															
NOT USED															

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Total Budget	Add to Extend	Extended	Extended	Extended	Notes
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	

	Physical Condition Budget Sub-Total	\$0
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Renovation Costs	Budgeted Development Costs		\$0	
	Physical Condition Budget TOTAL		\$0	
	Cost with Escalation to (construction mid point):	11/2/2028	\$0	*Escalation to projected construction mid point, pe
	Cost with Escalation to:	11/2/2029	\$0	*Escalation to projected construction mid point + 1
	Cost with Escalation to:	11/2/2030	\$0	*Escalation to projected construction mid point + 2

Replacement Costs	Replacement Budget	\$11,855,323
	Facility Condition Index (FCI)	0.0%

District Name:	Phoenix-Talent SD 4
Site Name:	Orchard Hill Elementary School
Building Name:	Main Building
Building ID:	20390100
Date of Estimate:	10/13/2025

REMINDER: FILL OUT ALL INFORMATION ON 'BASE INFORMATION SHEET' BEFORE ENTERING DATA ON THIS SHEET	
	An unused cell or system that should not receive direct user input
	An automatically populated cell from user input elsewhere in the file - do not overwrite
	Enter Voter Approved Bond Date and adjust the number of months for design and construction as needed

Renovation Schedule	Voter Approved Bond Date:	11/3/2026	
	Design Finish Date:	11/3/2027	Default is 12 months after bond
	Construction Start Date:	11/3/2027	Default is at design finish
	Construction End Date:	11/3/2029	Default is 24 month construction period

Replacement Schedule	Voter Approved Bond Date:	11/3/2026	Default is 12 months after estimate
	Design Finish Date:	11/3/2027	Default is 12 months after bond
	Construction Start Date:	11/3/2027	Default is at design finish
	Construction End Date:	11/3/2029	Default is 24 month construction period

			LEVEL OF ACTION (Select 'X' in drop down if applicable)																
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Count		None	Minor	Moderate	Major	Replace as Part of Renovation	% of System or Finish Affected	Automated Budget Estimate	Add to Escalate to 11/2/2028 (Renovation Construction Midpoint)	11/2/2028 (Renovation Construction Midpoint)	11/2/2029 (Renovation Construction Midpoint)	11/2/2030 (Renovation Construction Midpoint)	Notes		
A SUBSTRUCTURE																			
A10 Foundations																			
		A1010 Standard Foundations		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
		A1020 Special Foundations		0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
		A1030 Slab on Grade		0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
A20 Basement Construction																			
		A2010 Basement Excavation	NOT USED			None	Minor	Moderate	Major	Replace									
		A2020 Basement Walls		0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
B SHELL																			
B10 Superstructure																			
		B1010 Floor Construction	Wood	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Steel	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Concrete	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
		B1020 Roof Construction	Wood	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Steel	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Concrete	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
B20 Exterior Enclosure																			
		B2010 Exterior Walls	Concrete Formed / Tilt	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Masonry	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Framed w/ Wood Siding	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Framed w/Metal Panel	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Framed w/Stucco	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Framed w/Masonry Veneer	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
		B2020 Exterior Windows	Wood	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Aluminum/Steel	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Clad	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Curtain Wall	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
		B2030 Exterior Doors	Wood	0		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Hollow Metal	100	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Storefront	0		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
B30 Roofing																			
		B3010 Roof Coverings	Asphalt Shingle	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Built-Up	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Single Ply	20%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Media Center		
			Metal	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
																	Roof is leaking. Per District Staff, the concrete tile roof is too heavy for the structure.		
			Concrete Tile	80%		None	Minor	Moderate	Major	X Replace	100%	\$3,028,351	\$486,821	###	###	###			
		B3020 Roof Openings	Skylights	3%		None	Minor	Moderate	Major	X Replace	100%	\$5,678	\$913	\$6,591	\$6,920	\$7,267	Skylight over Media Center is worn, faded, and needs replaced.		

	Access Hatch	1	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
C INTERIORS															
C10 Interior Construction															
C1010 Partitions	Framed	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Masonry	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
C1020 Interior Doors	Wood	0		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Hollow Metal	126	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
C1030 Fittings	NOT USED			None	Minor	Moderate	Major	Replace							
C20 Stairs															
C2010 Stair Construction	Wood	0		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Metal	0		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Concrete	0		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
C2020 Stair Finishes	Concrete Fill	0		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Resilient	0		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
C30 Interior Finishes															
C3010 Wall Finishes	Paint on Masonry	40%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Wallboard	50%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Wainscot	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
C3020 Floor Finishes	Ceramic Tile	10%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Carpet / Soft Surface	55%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Resilient Tile	10%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Resilient Sheet	5%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Polished Concrete	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Ceramic Tile	10%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
C3030 Ceiling Finishes	Liquid Applied	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Wood Sports Floor	20%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Wallboard	10%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Lay-In Ceiling Tile	70%		None	Minor	Moderate	Major	Replace	100%	\$66,245	\$10,649	\$76,894	\$80,739	\$84,776	Ceiling tiles are miscolored, worn, damaged, and stained. Replace.
	Glued-Up Ceiling Tile	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Painted Structure	20%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Wood Gym
D SERVICES															
D10 Conveying															
D1010 Elevators & Lifts		0		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D1020 Escalators & Moving Walks		0		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D1090 Other Conveying Systems		0		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D20 Plumbing															
D2010 Plumbing Fixtures		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D2020 Domestic Water Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D2030 Sanitary Waste		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D2040 Rain Water Drainage		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D30 HVAC															
D3010 Energy Supply		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D3020 Heat Generating Systems	Boiler	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Air Handler	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Furnace	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D3030 Cooling Generating Systems	Heat Exchanger	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Component of air handler	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Stand alone chiller	100%		None	Minor	Moderate	Major	X Replace	100%	\$524,283	\$84,281	\$608,564	\$638,992	\$670,942	Chiller is failing constantly, replace.
D3040 Distribution Systems	Ductwork	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Hot water return & supply	200%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	HHW & CHW
D3050 Terminal & Package Units	Above ceiling VAV unit	10%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	SE Classrooms
	In-room ventilator unit	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	In-room radiant unit	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D3060 Controls & Instrumentation		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D3070 Systems Testing & Balancing		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major	Replace							
D40 Fire Protection															
D4010 Sprinklers		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D4020 Standpipes		0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D4030 Fire Protection Specialties		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	

	D4090 Other Fire Protection Systems	NOT USED			None		Minor		Moderate		Major		Replace									
<u>D50 Electrical</u>																						
	D5010 Electrical Service & Distribution		100%		X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0		
	D5020 Lighting and Branch Wiring		100%			None		Minor		Moderate		X	Major		Replace	100%	\$519,552	\$83,520	\$603,072	\$633,225	\$664,887	Lighting diffusers are discolored and worn. Bulbs are upgraded to LED. Replace diffusers.
	D5030 Communications & Security	Voice / Data System	100%		X	None		Minor		Moderate			Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Clock / Intercom System	100%		X	None		Minor		Moderate			Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Closed Circuit Surveillance	100%		X	None		Minor		Moderate			Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Access Control System	100%		X	None		Minor		Moderate			Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Intrusion Alarm System	75%		X	None		Minor		Moderate			Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Fire Alarm / Detection	100%		X	None		Minor		Moderate			Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Lighting Control System	0%			None		Minor		Moderate			Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D5090 Other Electrical Systems	NOT USED				None		Minor		Moderate			Major		Replace							

E EQUIPMENT & FURNISHINGS

E10 Equipment																	
E1010 Commercial Equipment	Food Service	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
	Vocational	0%		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
	E1020 Institutional Equipment	Science	0		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
	Art	0		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
	Stage Performance	0		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
	Restroom Accessories/Stalls	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	No ADA stall observed		
E1030 Vehicular Equipment	NOT USED			None	Minor	Moderate	Major	Replace									
E1090 Other Equipment	NOT USED			None	Minor	Moderate	Major	Replace									
E20 Furnishings																	
E2010 Fixed Furnishings		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cabinetry is in good shape.		
E2020 Movable Furnishings		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

<u>G10 Site Preparation</u>		NOT USED																		
<u>G20 Site Improvements</u>																				
	G2010 Roadways		5,136		None	X	Minor		Moderate		Major		Replace	100%	\$14,233	\$2,288	\$16,521	\$17,347	\$18,215	Roadway requires crack seal.
	G2020 Parking Lots		27,524		None	X	Minor		Moderate		Major		Replace	100%	\$76,276	\$12,262	\$88,538	\$92,965	\$97,613	Parking lot requires crack seal.
	G2030 Pedestrian Paving		7,750		None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	G2040 Site Development		1,427		X	None	Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	G2050 Landscaping		30,996		X	None	Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
<u>G30 Site Mechanical Utilities</u>																				
	G3010 Water Supply	Domestic	675		X	None	Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Fire	675		X	None	Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	G3020 Sanitary Sewer		675		X	None	Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	G3030 Storm Sewer		167,751		X	None	Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	G3040 Heating Distribution		0			None	Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	G3050 Cooling Distribution		0			None	Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	G3060 Fuel Distribution		675		X	None	Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	G3090 Other Site Mechanical Utilities	NOT USED				None	Minor		Moderate		Major		Replace							
<u>G40 Site Electrical Utilities</u>																				
	G4010 Electrical Distribution	Service	100		X	None	Minor		Moderate		Major		Replace		0	\$0	\$0	\$0	\$0	\$0
		Generator	0			None	Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	G4020 Site Lighting		100		X	None	Minor		Moderate		Major		Replace		0	\$0	\$0	\$0	\$0	
	G4030 Site Communications & Security		100		X	None	Minor		Moderate		Major		Replace		0	\$0	\$0	\$0	\$0	
	G4090 Other Site Electrical Utilities	NOT USED				None	Minor		Moderate		Major		Replace							
<u>G90 Other Site Construction</u>		NOT USED																		

OTHER

Description of System										Unit of Measure	Quantity	Unit Budget		Total Budget	Add to Extend	Extended	Extended	Extended	Notes
Playground														\$0	\$0	\$0	\$0	\$0	Good condition
														\$0	\$0	\$0	\$0	\$0	
														\$0	\$0	\$0	\$0	\$0	
														\$0	\$0	\$0	\$0	\$0	
														\$0	\$0	\$0	\$0	\$0	
														\$0	\$0	\$0	\$0	\$0	

					\$0	\$0	\$0	\$0	\$0	
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Renovation Costs	Physical Condition Budget Sub-Total		\$4,234,619	
	Budgeted Development Costs		\$1,609,155	
	Physical Condition Budget TOTAL		\$5,843,774	
	Cost with Escalation to (construction mid point):	11/2/2028	\$6,783,188	*Escalation to projected construction mid point, pe
	Cost with Escalation to:	11/2/2029	\$7,122,347	*Escalation to projected construction mid point + 1
	Cost with Escalation to:	11/2/2030	\$7,478,464	*Escalation to projected construction mid point + 2

Replacement Costs	Replacement Budget	\$49,195,919
	Facility Condition Index (FCI)	13.8%

District Name:	Phoenix-Talent SD 4
Site Name:	Phoenix Elementary School
Building Name:	Gym/Cafeteria
Building ID:	20390202
Date of Estimate:	10/14/2025

REMINDER: FILL OUT ALL INFORMATION ON 'BASE INFORMATION SHEET' BEFORE ENTERING DATA ON THIS SHEET	
	An unused cell or system that should not receive direct user input
	An automatically populated cell from user input elsewhere in the file - do not overwrite
	Enter Voter Approved Bond Date and adjust the number of months for design and construction as needed

Renovation Schedule	Voter Approved Bond Date:	11/3/2026	
	Design Finish Date:	11/3/2027	Default is 12 months after bond
	Construction Start Date:	11/3/2027	Default is at design finish
	Construction End Date:	11/3/2029	Default is 24 month construction period

Replacement Schedule	Voter Approved Bond Date:	11/3/2026	Default is 12 months after estimate
	Design Finish Date:	11/3/2027	Default is 12 months after bond
	Construction Start Date:	11/3/2027	Default is at design finish
	Construction End Date:	11/3/2029	Default is 24 month construction period

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Count		LEVEL OF ACTION (Select 'X' in drop down if applicable)						% of System or Finish Affected	Automated Budget Estimate	Add to Escalate to 11/2/2028 (Renovation Construction Midpoint)	11/2/2028 (Renovation Construction Midpoint)	11/2/2029 (Renovation Construction Midpoint)	11/2/2030 (Renovation Construction Midpoint)	Notes
						None	Minor	Moderate	Major	Replace as Part of Renovation								
A SUBSTRUCTURE																		
A10 Foundations																		
		A1010 Standard Foundations		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
		A1020 Special Foundations				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
		A1030 Slab on Grade				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
A20 Basement Construction																		
		A2010 Basement Excavation	NOT USED			None	Minor	Moderate	Major	Replace								
		A2020 Basement Walls				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
B SHELL																		
B10 Superstructure																		
		B1010 Floor Construction	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
			Steel			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
			Concrete	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
		B1020 Roof Construction	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
			Steel	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
			Concrete			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
B20 Exterior Enclosure																		
		B2010 Exterior Walls	Concrete Formed / Tilt			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
			Masonry	100%		None	Minor	X Moderate	Major	Replace	100%	\$57,596	\$9,259	\$66,855	\$70,198	\$73,708	Hairline cracks were observed on all 4 walls in the gym. Consult a structural engineer.	
			Framed w/ Wood Siding			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
			Framed w/Metal Panel			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
			Framed w/Stucco			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
			Framed w/Masonry Veneer			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
		B2020 Exterior Windows	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
			Aluminum/Steel	10%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Single pane and functional	
			Clad			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
			Curtain Wall			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
		B2030 Exterior Doors	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
			Hollow Metal	12		None	Minor	Moderate	Major	X Replace	100%	\$38,127	\$6,129	\$44,256	\$46,469	\$48,792	Outdated and worn, hardware varies.	
			Storefront			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
B30 Roofing																		
		B3010 Roof Coverings	Asphalt Shingle			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
			Built-Up			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
			Single Ply	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
			Metal			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
			Concrete Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0		
		B3020 Roof Openings	Skylights			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	By Building GSF	
			Access Hatch			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Per hatch	

C INTERIORS																	
C10 Interior Construction																	
C1010 Partitions	Framed			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
	Masonry	100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
	C1020 Interior Doors	Wood			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Hollow Metal	14	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
C1030 Fittings	NOT USED			None	Minor	Moderate	Major		Replace								
C20 Stairs																	
C2010 Stair Construction	Wood			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight	
	Metal			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight	
C2020 Stair Finishes	Concrete			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight	
	Concrete Fill			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight	
	Resilient			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight	
C30 Interior Finishes																	
C3010 Wall Finishes	Paint on Masonry	75%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
	Wallboard	25%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
	Wainscot			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
C3020 Floor Finishes	Ceramic Tile			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
	Carpet / Soft Surface			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
	Resilient Tile			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
	Resilient Sheet	5%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
	Polished Concrete	65%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
	Ceramic Tile			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
C3030 Ceiling Finishes	Liquid Applied			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
	Wood Sports Floor	40%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
	Wallboard	10%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
	Lay-In Ceiling Tile	10%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
	Glued-Up Ceiling Tile			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
	Painted Structure	80%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
D SERVICES																	
D10 Conveying																	
D1010 Elevators & Lifts				None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
D1020 Escalators & Moving Walks				None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
D1090 Other Conveying Systems				None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
D20 Plumbing																	
D2010 Plumbing Fixtures		100%		None	Minor	Moderate	Major	X	Replace	25%	\$48,735	\$7,834	\$56,570	\$59,398	\$62,368	Replace outdoor restroom fixtures, old and worn	
D2020 Domestic Water Distribution		100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
D2030 Sanitary Waste		100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
D2040 Rain Water Drainage		100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major		Replace								
D30 HVAC																	
D3010 Energy Supply		100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
D3020 Heat Generating Systems	Boiler			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
	Air Handler	100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	Trane RTU in Good Condition	
D3030 Cooling Generating Systems	Furnace			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
	Heat Exchanger			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
	Component of air handler	100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
D3040 Distribution Systems	Stand alone chiller			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
	Ductwork	100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
D3050 Terminal & Package Units	Hot water return & supply			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
	Above ceiling VAV unit			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
	In-room ventilator unit			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
D3060 Controls & Instrumentation	In-room radiant unit			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
		100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
		100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
D3070 Systems Testing & Balancing																	
D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major		Replace								
D40 Fire Protection																	
D4010 Sprinklers				None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
D4020 Standpipes				None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
D4030 Fire Protection Specialties		100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0		
D4090 Other Fire Protection Systems	NOT USED			None	Minor	Moderate	Major		Replace								

D50 Electrical																				
	D5010 Electrical Service & Distribution		100%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D5020 Lighting and Branch Wiring		100%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	LED
	D5030 Communications & Security	Voice / Data System	100%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Clock / Intercom System	100%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Closed Circuit Surveillance	100%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Access Control System			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Intrusion Alarm System			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Fire Alarm / Detection	100%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Lighting Control System			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
D5090 Other Electrical Systems		NOT USED			None		Minor		Moderate		Major		Replace							
E EQUIPMENT & FURNISHINGS																				
E10 Equipment																				
	E1010 Commercial Equipment	Food Service	100%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Vocational			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	E1020 Institutional Equipment	Science			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Art			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Stage Performance			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of Stage Performance Area
		Restroom Accessories/Stalls	100%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
E1030 Vehicular Equipment	NOT USED			None		Minor		Moderate		Major		Replace								
E1090 Other Equipment	NOT USED			None		Minor		Moderate		Major		Replace								
E20 Furnishings																				
E2010 Fixed Furnishings				None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0		
E2020 Movable Furnishings		100%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	Café Tables	
F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED																				
G BUILDING SITE WORK																				
G10 Site Preparation		NOT USED																		
G20 Site Improvements																				
	G2010 Roadways				None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
	G2020 Parking Lots				None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
	G2030 Pedestrian Paving				None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
	G2040 Site Development				None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	Cost/LF of fencing
	G2050 Landscaping				None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of irrigated area
G30 Site Mechanical Utilities																				
	G3010 Water Supply	Domestic	256	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E154
		Fire			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E155
	G3020 Sanitary Sewer		256	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of sewer lines in cell E156
	G3030 Storm Sewer				None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	Enter SF of area to be drained
	G3040 Heating Distribution				None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of heating ducts in cell E158
	G3050 Cooling Distribution				None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of duct work in cell E159
	G3060 Fuel Distribution		256	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of natural gas lines in cell E160
	G3090 Other Site Mechanical Utilities	NOT USED			None		Minor		Moderate		Major		Replace							
	G40 Site Electrical Utilities																			
	G4010 Electrical Distribution	Service	20,080	X	None		Minor		Moderate		Major		Replace		0	\$0	\$0	\$0	\$0	
		Generator			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	G4020 Site Lighting		20,080	X	None		Minor		Moderate		Major		Replace		0	\$0	\$0	\$0	\$0	
	G4030 Site Communications & Security				None		Minor		Moderate		Major		Replace		0	\$0	\$0	\$0	\$0	
	G4090 Other Site Electrical Utilities	NOT USED			None		Minor		Moderate		Major		Replace							
G90 Other Site Construction		NOT USED																		
OTHER																				
Description of System									Unit of Measure		Quantity		Unit Budget		Total Budget	Add to Extend	Extended	Extended	Extended	Notes
															\$0	\$0	\$0	\$0	\$0	
															\$0	\$0	\$0	\$0	\$0	
															\$0	\$0	\$0	\$0	\$0	
															\$0	\$0	\$0	\$0	\$0	
															\$0	\$0	\$0	\$0	\$0	
															\$0	\$0	\$0	\$0	\$0	
															\$0	\$0	\$0	\$0	\$0	

Renovation Costs	Physical Condition Budget Sub-Total		\$144,459	
	Budgeted Development Costs		\$54,894	
	Physical Condition Budget TOTAL		\$199,353	
	Cost with Escalation to (construction mid point):	11/2/2028	\$231,400	*Escalation to projected construction mid point, pe
	Cost with Escalation to:	11/2/2029	\$242,970	*Escalation to projected construction mid point + 1
	Cost with Escalation to:	11/2/2030	\$255,118	*Escalation to projected construction mid point + 2

Replacement Costs	Replacement Budget	\$9,212,650
	Facility Condition Index (FCI)	2.5%

	C1010 Partitions	Framed	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Masonry			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1020 Interior Doors	Wood	27	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hollow Metal			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1030 Fittings	NOT USED			None	Minor	Moderate	Major	Replace							
C20 Stairs																
	C2010 Stair Construction	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Metal			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Concrete	2	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
	C2020 Stair Finishes	Concrete Fill			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Resilient			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
C30 Interior Finishes																
	C3010 Wall Finishes	Paint on Masonry			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wallboard	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wainscot			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3020 Floor Finishes	Carpet / Soft Surface	75%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Tile	20%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Sheet			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Polished Concrete			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Liquid Applied			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wood Sports Floor			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3030 Ceiling Finishes	Wallboard			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Lay-In Ceiling Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Glued-Up Ceiling Tile	100%		None	Minor	Moderate	Major	Replace	100%	\$27,833	\$4,474	\$32,308	\$33,923	\$35,619	Replace various stained tiles
		Painted Structure			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D SERVICES																
D10 Conveying																
	D1010 Elevators & Lifts				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1020 Escalators & Moving Walks				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1090 Other Conveying Systems				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D20 Plumbing																
	D2010 Plumbing Fixtures		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	All (N) fixtures must meet ADA requirements by code.
	D2020 Domestic Water Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2030 Sanitary Waste		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2040 Rain Water Drainage		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D30 HVAC																
	D3010 Energy Supply		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3020 Heat Generating Systems	Boiler			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Air Handler	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Furnace			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Heat Exchanger			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3030 Cooling Generating Systems	Component of air handler	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Stand alone chiller			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3040 Distribution Systems	Ductwork	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hot water return & supply			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3050 Terminal & Package Units	Above ceiling VAV unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room ventilator unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room radiant unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3060 Controls & Instrumentation		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3070 Systems Testing & Balancing		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major	Replace							
D40 Fire Protection																
	D4010 Sprinklers		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4020 Standpipes				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4030 Fire Protection Specialties		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4090 Other Fire Protection Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D50 Electrical																
	D5010 Electrical Service & Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	

D5020 Lighting and Branch Wiring		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D5030 Communications & Security	Voice / Data System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Clock / Intercom System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Closed Circuit Surveillance	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Access Control System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Intrusion Alarm System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Fire Alarm / Detection	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Lighting Control System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D5090 Other Electrical Systems	NOT USED			None	Minor	Moderate	Major	Replace							

E EQUIPMENT & FURNISHINGS

E10 Equipment															
E1010 Commercial Equipment	Food Service			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Vocational			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
E1020 Institutional Equipment	Science			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Art			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Stage Performance			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of Stage Performance Area
	Restroom Accessories/Stalls	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
E1030 Vehicular Equipment	NOT USED			None	Minor	Moderate	Major	Replace							
E1090 Other Equipment	NOT USED			None	Minor	Moderate	Major	Replace							
E20 Furnishings															
E2010 Fixed Furnishings		100%		None	Minor	Moderate	Major	X Replace	100%	\$399,086	\$64,155	\$463,241	\$486,403	\$510,724	Wood cabinetry are worn and outdates
E2020 Movable Furnishings		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation															
NOT USED															
G20 Site Improvements															
G2010 Roadways		33,296		None	Minor	Moderate	X Major	Replace	100%	\$587,720	\$94,479	\$682,198	\$716,308	\$752,123	Cost/SF of surface area Crack Seal
G2020 Parking Lots		30,194		None	Minor	Moderate	X Major	Replace	100%	\$532,965	\$85,677	\$618,642	\$649,574	\$682,052	Cost/SF of surface area Crack Seal
G2030 Pedestrian Paving		4,759	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2040 Site Development		102,754	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/LF of fencing
G2050 Landscaping		31,369	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of irrigated area
G30 Site Mechanical Utilities															
G3010 Water Supply	Domestic	224	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E154
	Fire	224	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E155
G3020 Sanitary Sewer		224	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of sewer lines in cell E156
G3030 Storm Sewer		224	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter SF of area to be drained
G3040 Heating Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of heating ducts in cell E158
G3050 Cooling Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of duct work in cell E159
G3060 Fuel Distribution		224	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of natural gas lines in cell E160
G3090 Other Site Mechanical Utilities	NOT USED			None	Minor	Moderate	Major	Replace							
G40 Site Electrical Utilities															
G4010 Electrical Distribution	Service	48,518	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
	Generator			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
G4020 Site Lighting		48,518	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
G4030 Site Communications & Security		48,518	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
G4090 Other Site Electrical Utilities	NOT USED			None	Minor	Moderate	Major	Replace							
G90 Other Site Construction															
NOT USED															

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Total Budget	Add to Extend	Extended	Extended	Extended	Notes
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	

	Physical Condition Budget Sub-Total	\$1,563,490
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Renovation Costs	Budgeted Development Costs		\$594,126	
	Physical Condition Budget TOTAL		\$2,157,617	
	Cost with Escalation to (construction mid point):	11/2/2028	\$2,504,464	*Escalation to projected construction mid point, pe
	Cost with Escalation to:	11/2/2029	\$2,629,687	*Escalation to projected construction mid point + 1
	Cost with Escalation to:	11/2/2030	\$2,761,171	*Escalation to projected construction mid point + 2

Replacement Costs	Replacement Budget	\$22,259,929
	Facility Condition Index (FCI)	11.3%

	C1010 Partitions	Framed	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Masonry			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1020 Interior Doors	Wood	1		None	Minor	Moderate	Major	X Replace	100%	\$3,177	\$511	\$3,688	\$3,872	\$4,066	Damaged but operational
		Hollow Metal			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1030 Fittings	NOT USED			None	Minor	Moderate	Major	Replace							
C20 Stairs																
	C2010 Stair Construction	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Metal			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Concrete			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
	C2020 Stair Finishes	Concrete Fill			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Resilient			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
C30 Interior Finishes																
	C3010 Wall Finishes	Paint on Masonry			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wallboard	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wainscot			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3020 Floor Finishes	Carpet / Soft Surface	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Sheet			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Polished Concrete			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Liquid Applied			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wood Sports Floor			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3030 Ceiling Finishes	Wallboard			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Lay-In Ceiling Tile	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Glued-Up Ceiling Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Painted Structure			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D SERVICES																
D10 Conveying																
	D1010 Elevators & Lifts				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1020 Escalators & Moving Walks				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1090 Other Conveying Systems				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D20 Plumbing																
	D2010 Plumbing Fixtures		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	All (N) fixtures must meet ADA requirements by code.
	D2020 Domestic Water Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2030 Sanitary Waste		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2040 Rain Water Drainage		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D30 HVAC																
	D3010 Energy Supply		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3020 Heat Generating Systems	Boiler			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Air Handler			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Furnace	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Heat Exchanger			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3030 Cooling Generating Systems	Component of air handler	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Stand alone chiller			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3040 Distribution Systems	Ductwork	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hot water return & supply			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3050 Terminal & Package Units	Above ceiling VAV unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room ventilator unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room radiant unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3060 Controls & Instrumentation		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3070 Systems Testing & Balancing		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major	Replace							
D40 Fire Protection																
	D4010 Sprinklers				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4020 Standpipes				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4030 Fire Protection Specialties		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4090 Other Fire Protection Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D50 Electrical																
	D5010 Electrical Service & Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	

D5020 Lighting and Branch Wiring		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D5030 Communications & Security	Voice / Data System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Clock / Intercom System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Closed Circuit Surveillance			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Access Control System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Intrusion Alarm System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Fire Alarm / Detection	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Lighting Control System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D5090 Other Electrical Systems	NOT USED			None	Minor	Moderate	Major	Replace							

E EQUIPMENT & FURNISHINGS

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

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation															
NOT USED															
G20 Site Improvements															
G2010 Roadways				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2020 Parking Lots				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2030 Pedestrian Paving				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2040 Site Development				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/LF of fencing
G2050 Landscaping				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of irrigated area
G30 Site Mechanical Utilities															
G3010 Water Supply	Domestic	50	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E154
	Fire			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E155
G3020 Sanitary Sewer		50	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of sewer lines in cell E156
G3030 Storm Sewer				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter SF of area to be drained
G3040 Heating Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of heating ducts in cell E158
G3050 Cooling Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of duct work in cell E159
G3060 Fuel Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of natural gas lines in cell E160
G3090 Other Site Mechanical Utilities	NOT USED			None	Minor	Moderate	Major	Replace							
G40 Site Electrical Utilities															
G4010 Electrical Distribution	Service	100	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
	Generator			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
G4020 Site Lighting		100	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
G4030 Site Communications & Security				None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
G4090 Other Site Electrical Utilities	NOT USED			None	Minor	Moderate	Major	Replace							
G90 Other Site Construction															
NOT USED															

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Total Budget	Add to Extend	Extended	Extended	Extended	Notes
Outside lighting needs improvement				\$0	\$0	\$0	\$0	\$0	
Restrooms need remodeled as they are grungy				\$0	\$0	\$0	\$0	\$0	
Fencing to the canal has twisted bars that need to be replaced with slats				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	

	Physical Condition Budget Sub-Total	\$3,177
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Renovation Costs	Budgeted Development Costs		\$1,207	
	Physical Condition Budget TOTAL		\$4,385	
	Cost with Escalation to (construction mid point):	11/2/2028	\$5,089	*Escalation to projected construction mid point, pe
	Cost with Escalation to:	11/2/2029	\$5,344	*Escalation to projected construction mid point + 1
	Cost with Escalation to:	11/2/2030	\$5,611	*Escalation to projected construction mid point + 2

Replacement Costs	Replacement Budget		\$1,651,670
	Facility Condition Index (FCI)		0.3%

	C1010 Partitions	Framed	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Masonry			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1020 Interior Doors	Wood	1	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hollow Metal			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1030 Fittings	NOT USED			None	Minor	Moderate	Major	Replace							
C20 Stairs																
	C2010 Stair Construction	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Metal			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Concrete			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
	C2020 Stair Finishes	Concrete Fill			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Resilient			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
C30 Interior Finishes																
	C3010 Wall Finishes	Paint on Masonry			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wallboard	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wainscot			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3020 Floor Finishes	Carpet / Soft Surface	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Sheet			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Polished Concrete			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Liquid Applied			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wood Sports Floor			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3030 Ceiling Finishes	Wallboard			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Lay-In Ceiling Tile	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Glued-Up Ceiling Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Painted Structure			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D SERVICES																
D10 Conveying																
	D1010 Elevators & Lifts				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1020 Escalators & Moving Walks				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1090 Other Conveying Systems				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D20 Plumbing																
	D2010 Plumbing Fixtures		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	All (N) fixtures must meet ADA requirements by code.
	D2020 Domestic Water Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2030 Sanitary Waste		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2040 Rain Water Drainage		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D30 HVAC																
	D3010 Energy Supply		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3020 Heat Generating Systems	Boiler			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Air Handler			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Furnace	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Heat Exchanger			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3030 Cooling Generating Systems	Component of air handler	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Stand alone chiller			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3040 Distribution Systems	Ductwork	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hot water return & supply			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3050 Terminal & Package Units	Above ceiling VAV unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room ventilator unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room radiant unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3060 Controls & Instrumentation		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3070 Systems Testing & Balancing		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major	Replace							
D40 Fire Protection																
	D4010 Sprinklers				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4020 Standpipes				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4030 Fire Protection Specialties		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4090 Other Fire Protection Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D50 Electrical																
	D5010 Electrical Service & Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	

D5020 Lighting and Branch Wiring		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D5030 Communications & Security	Voice / Data System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Clock / Intercom System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Closed Circuit Surveillance			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Access Control System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Intrusion Alarm System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Fire Alarm / Detection	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Lighting Control System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D5090 Other Electrical Systems	NOT USED			None	Minor	Moderate	Major	Replace							

E EQUIPMENT & FURNISHINGS

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

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation															
G20 Site Improvements															
G2010 Roadways				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2020 Parking Lots				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2030 Pedestrian Paving				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2040 Site Development				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/LF of fencing
G2050 Landscaping				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of irrigated area
G30 Site Mechanical Utilities															
G3010 Water Supply	Domestic	50	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E154
	Fire			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E155
G3020 Sanitary Sewer		50	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of sewer lines in cell E156
G3030 Storm Sewer				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter SF of area to be drained
G3040 Heating Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of heating ducts in cell E158
G3050 Cooling Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of duct work in cell E159
G3060 Fuel Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of natural gas lines in cell E160
G3090 Other Site Mechanical Utilities	NOT USED			None	Minor	Moderate	Major	Replace							
G40 Site Electrical Utilities															
G4010 Electrical Distribution	Service	100	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
	Generator			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
G4020 Site Lighting		100	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
G4030 Site Communications & Security				None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
G4090 Other Site Electrical Utilities	NOT USED			None	Minor	Moderate	Major	Replace							
G90 Other Site Construction															

OTHER

Description of System						Unit of Measure	Quantity	Unit Budget		Total Budget	Add to Extend	Extended	Extended	Extended	Notes
										\$0	\$0	\$0	\$0	\$0	
										\$0	\$0	\$0	\$0	\$0	
										\$0	\$0	\$0	\$0	\$0	
										\$0	\$0	\$0	\$0	\$0	
										\$0	\$0	\$0	\$0	\$0	
										\$0	\$0	\$0	\$0	\$0	
										\$0	\$0	\$0	\$0	\$0	

	Physical Condition Budget Sub-Total	\$0
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Renovation Costs	Budgeted Development Costs		\$0	
	Physical Condition Budget TOTAL		\$0	
	Cost with Escalation to (construction mid point):	11/2/2028	\$0	*Escalation to projected construction mid point, pe
	Cost with Escalation to:	11/2/2029	\$0	*Escalation to projected construction mid point + 1
	Cost with Escalation to:	11/2/2030	\$0	*Escalation to projected construction mid point + 2

Replacement Costs	Replacement Budget	\$1,592,944
	Facility Condition Index (FCI)	0.0%

	D5010 Electrical Service & Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0				
	D5020 Lighting and Branch Wiring		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0				
	D5030 Communications & Security	Voice / Data System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0				
		Clock / Intercom System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0				
		Closed Circuit Surveillance	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0				
		Access Control System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0				
		Intrusion Alarm System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0				
		Fire Alarm / Detection	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0				
		Lighting Control System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0				
	D5090 Other Electrical Systems	NOT USED			None	Minor	Moderate	Major	Replace										
E EQUIPMENT & FURNISHINGS																			
E10 Equipment																			
	E1010 Commercial Equipment	Food Service			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0				
		Vocational			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0				
	E1020 Institutional Equipment	Science			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0				
		Art			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0				
		Stage Performance			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of Stage Performance Area			
		Restroom Accessories/Stalls	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0				
	E1030 Vehicular Equipment	NOT USED			None	Minor	Moderate	Major	Replace										
	E1090 Other Equipment	NOT USED			None	Minor	Moderate	Major	Replace										
E20 Furnishings																			
	E2010 Fixed Furnishings		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0				
	E2020 Movable Furnishings		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0				
F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED																			
G BUILDING SITE WORK																			
G10 Site Preparation		NOT USED																	
G20 Site Improvements																			
	G2010 Roadways				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area			
	G2020 Parking Lots				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area			
	G2030 Pedestrian Paving				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area			
	G2040 Site Development				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/LF of fencing			
	G2050 Landscaping				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of irrigated area			
G30 Site Mechanical Utilities																			
	G3010 Water Supply	Domestic	403	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E154			
		Fire	403	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E155			
	G3020 Sanitary Sewer		403	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of sewer lines in cell E156			
	G3030 Storm Sewer				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter SF of area to be drained			
	G3040 Heating Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of heating ducts in cell E158			
	G3050 Cooling Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of duct work in cell E159			
	G3060 Fuel Distribution		100	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of natural gas lines in cell E160			
	G3090 Other Site Mechanical Utilities	NOT USED			None	Minor	Moderate	Major	Replace										
G40 Site Electrical Utilities																			
	G4010 Electrical Distribution	Service	36,328	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0				
		Generator			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0				
	G4020 Site Lighting				None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0				
	G4030 Site Communications & Security				None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0				
	G4090 Other Site Electrical Utilities	NOT USED			None	Minor	Moderate	Major	Replace										
	G90 Other Site Construction	NOT USED																	
OTHER																			
Description of System								Unit of Measure		Quantity		Unit Budget		Total Budget	Add to Extend	Extended	Extended	Extended	Notes
													\$0	\$0	\$0	\$0	\$0		
													\$0	\$0	\$0	\$0	\$0		
													\$0	\$0	\$0	\$0	\$0		
													\$0	\$0	\$0	\$0	\$0		
													\$0	\$0	\$0	\$0	\$0		
													\$0	\$0	\$0	\$0	\$0		
													\$0	\$0	\$0	\$0	\$0		

Renovation Costs	Physical Condition Budget Sub-Total		\$183,661	
	Budgeted Development Costs		\$69,791	
	Physical Condition Budget TOTAL		\$253,453	
	Cost with Escalation to (construction mid point):	11/2/2028	\$294,196	*Escalation to projected construction mid point, pe
	Cost with Escalation to:	11/2/2029	\$308,906	*Escalation to projected construction mid point + 1
	Cost with Escalation to:	11/2/2030	\$324,351	*Escalation to projected construction mid point + 2

Replacement Costs	Replacement Budget		\$16,667,189
	Facility Condition Index (FCI)		1.8%

	C1010 Partitions	Framed			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Masonry	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1020 Interior Doors	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hollow Metal			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1030 Fittings	NOT USED			None	Minor	Moderate	Major	Replace							
C20 Stairs																
	C2010 Stair Construction	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Metal			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Concrete			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
	C2020 Stair Finishes	Concrete Fill			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Resilient			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
C30 Interior Finishes																
	C3010 Wall Finishes	Paint on Masonry	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wallboard			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wainscot			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3020 Floor Finishes	Carpet / Soft Surface	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Sheet			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Polished Concrete			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Liquid Applied			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wood Sports Floor			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3030 Ceiling Finishes	Wallboard			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Lay-In Ceiling Tile	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Glued-Up Ceiling Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Painted Structure			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D SERVICES																
D10 Conveying																
	D1010 Elevators & Lifts				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1020 Escalators & Moving Walks				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1090 Other Conveying Systems				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D20 Plumbing																
	D2010 Plumbing Fixtures		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	All (N) fixtures must meet ADA requirements by code.
	D2020 Domestic Water Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2030 Sanitary Waste		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2040 Rain Water Drainage		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D30 HVAC																
	D3010 Energy Supply		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3020 Heat Generating Systems	Boiler			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Air Handler	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Furnace			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Heat Exchanger			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3030 Cooling Generating Systems	Component of air handler	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	VRF
		Stand alone chiller			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3040 Distribution Systems	Ductwork			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hot water return & supply			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3050 Terminal & Package Units	Above ceiling VAV unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room ventilator unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room radiant unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3060 Controls & Instrumentation		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3070 Systems Testing & Balancing		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major	Replace							
D40 Fire Protection																
	D4010 Sprinklers				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4020 Standpipes				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4030 Fire Protection Specialties		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4090 Other Fire Protection Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D50 Electrical																
	D5010 Electrical Service & Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	

D5020 Lighting and Branch Wiring		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D5030 Communications & Security	Voice / Data System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Clock / Intercom System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Closed Circuit Surveillance			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Access Control System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Intrusion Alarm System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Fire Alarm / Detection	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Lighting Control System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D5090 Other Electrical Systems	NOT USED			None	Minor	Moderate	Major	Replace							

E EQUIPMENT & FURNISHINGS

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

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation															
NOT USED															
G20 Site Improvements															
G2010 Roadways				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2020 Parking Lots				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2030 Pedestrian Paving				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2040 Site Development				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/LF of fencing
G2050 Landscaping				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of irrigated area
G30 Site Mechanical Utilities															
G3010 Water Supply	Domestic	150	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E154
	Fire			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E155
G3020 Sanitary Sewer		150	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of sewer lines in cell E156
G3030 Storm Sewer				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter SF of area to be drained
G3040 Heating Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of heating ducts in cell E158
G3050 Cooling Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of duct work in cell E159
G3060 Fuel Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of natural gas lines in cell E160
G3090 Other Site Mechanical Utilities	NOT USED			None	Minor	Moderate	Major	Replace							
G40 Site Electrical Utilities															
G4010 Electrical Distribution	Service	4,000	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
	Generator			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
G4020 Site Lighting				None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
G4030 Site Communications & Security		4,000	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
G4090 Other Site Electrical Utilities	NOT USED			None	Minor	Moderate	Major	Replace							
G90 Other Site Construction															
NOT USED															

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Total Budget	Add to Extend	Extended	Extended	Extended	Notes
Upgrade exterior drinking fountains to freeze-proof per staff	ea	3	\$1,000	\$3,000	\$153	\$3,153	\$3,310	\$3,476	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	

	Physical Condition Budget Sub-Total	\$9,393
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Renovation Costs	Budgeted Development Costs		\$3,569	
	Physical Condition Budget TOTAL		\$12,962	
	Cost with Escalation to (construction mid point):	11/5/2026	\$13,622	*Escalation to projected construction mid point, pe
	Cost with Escalation to:	11/5/2027	\$14,303	*Escalation to projected construction mid point + 1
	Cost with Escalation to:	11/5/2028	\$15,018	*Escalation to projected construction mid point + 2

Replacement Costs	Replacement Budget		\$1,661,578	
	Facility Condition Index (FCI)		0.8%	

	C1010 Partitions	Framed		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Masonry	100%	X None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1020 Interior Doors	Wood	1	None	Minor	Moderate	X Major	Replace	100%	\$2,078	\$106	\$2,183	\$2,293	\$2,407	Damaged and chipping
		Hollow Metal	7	X None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1030 Fittings	NOT USED		None	Minor	Moderate	Major	Replace							
C20 Stairs															
	C2010 Stair Construction	Wood		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Metal		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Concrete		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
	C2020 Stair Finishes	Concrete Fill		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Resilient		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
C30 Interior Finishes															
	C3010 Wall Finishes	Paint on Masonry	100%	X None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wallboard		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wainscot		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3020 Floor Finishes	Carpet / Soft Surface		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Tile		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Sheet	60%	X None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Polished Concrete	40%	X None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Liquid Applied		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wood Sports Floor		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3030 Ceiling Finishes	Wallboard		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Lay-In Ceiling Tile	20%	X None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Glued-Up Ceiling Tile		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Painted Structure	80%	X None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D SERVICES															
D10 Conveying															
	D1010 Elevators & Lifts			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1020 Escalators & Moving Walks			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1090 Other Conveying Systems			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D20 Plumbing															
	D2010 Plumbing Fixtures		100%	X None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	All (N) fixtures must meet ADA requirements by code.
	D2020 Domestic Water Distribution		100%	X None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2030 Sanitary Waste		100%	X None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2040 Rain Water Drainage		100%	X None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2090 Other Plumbing Systems	NOT USED		None	Minor	Moderate	Major	Replace							
D30 HVAC															
	D3010 Energy Supply		100%	X None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3020 Heat Generating Systems	Boiler		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Air Handler	100%	X None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Furnace		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Heat Exchanger		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3030 Cooling Generating Systems	Component of air handler	100%	X None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Stand alone chiller		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3040 Distribution Systems	Ductwork	100%	X None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hot water return & supply		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3050 Terminal & Package Units	Above ceiling VAV unit		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room ventilator unit		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room radiant unit		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3060 Controls & Instrumentation		100%	X None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3070 Systems Testing & Balancing		100%	X None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3090 Other HVAC Systems & Equipment	NOT USED		None	Minor	Moderate	Major	Replace							
D40 Fire Protection															
	D4010 Sprinklers			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4020 Standpipes			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4030 Fire Protection Specialties		100%	X None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4090 Other Fire Protection Systems	NOT USED		None	Minor	Moderate	Major	Replace							
D50 Electrical															
	D5010 Electrical Service & Distribution		100%	X None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	

D5020 Lighting and Branch Wiring		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D5030 Communications & Security	Voice / Data System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Clock / Intercom System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Closed Circuit Surveillance	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Access Control System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Intrusion Alarm System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Fire Alarm / Detection	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Lighting Control System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D5090 Other Electrical Systems	NOT USED			None	Minor	Moderate	Major	Replace							

E EQUIPMENT & FURNISHINGS

E10 Equipment															
E1010 Commercial Equipment	Food Service	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Vocational			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
E1020 Institutional Equipment	Science			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Art			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Stage Performance			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of Stage Performance Area
	Restroom Accessories/Stalls			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	No Restrooms
E1030 Vehicular Equipment	NOT USED			None	Minor	Moderate	Major	Replace							
E1090 Other Equipment	NOT USED			None	Minor	Moderate	Major	Replace							
E20 Furnishings															
E2010 Fixed Furnishings				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
E2020 Movable Furnishings		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Café tables

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation															
NOT USED															
G20 Site Improvements															
G2010 Roadways				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2020 Parking Lots				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2030 Pedestrian Paving				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2040 Site Development				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/LF of fencing
G2050 Landscaping				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of irrigated area
G30 Site Mechanical Utilities															
G3010 Water Supply	Domestic	261	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E154
	Fire			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E155
G3020 Sanitary Sewer		261	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of sewer lines in cell E156
G3030 Storm Sewer				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter SF of area to be drained
G3040 Heating Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of heating ducts in cell E158
G3050 Cooling Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of duct work in cell E159
G3060 Fuel Distribution		261	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of natural gas lines in cell E160
G3090 Other Site Mechanical Utilities	NOT USED			None	Minor	Moderate	Major	Replace							
G40 Site Electrical Utilities															
G4010 Electrical Distribution	Service	10,880	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
	Generator			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
G4020 Site Lighting				None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
G4030 Site Communications & Security		10,880	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
G4090 Other Site Electrical Utilities	NOT USED			None	Minor	Moderate	Major	Replace							
G90 Other Site Construction															
NOT USED															

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Total Budget	Add to Extend	Extended	Extended	Extended	Notes
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	

	Physical Condition Budget Sub-Total	\$36,598
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Renovation Costs	Budgeted Development Costs		\$13,907	
	Physical Condition Budget TOTAL		\$50,505	
	Cost with Escalation to (construction mid point):	11/5/2026	\$53,078	*Escalation to projected construction mid point, pe
	Cost with Escalation to:	11/5/2027	\$55,732	*Escalation to projected construction mid point + 1
	Cost with Escalation to:	11/5/2028	\$58,518	*Escalation to projected construction mid point + 2

Replacement Costs	Replacement Budget		\$4,561,381
	Facility Condition Index (FCI)		1.2%

	C1010 Partitions	Framed	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Masonry			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1020 Interior Doors	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hollow Metal	4		None	Minor	Moderate	Major	X Replace	100%	\$10,228	\$521	\$10,749	\$11,287	\$11,851	Damaged and chipped
	C1030 Fittings	NOT USED			None	Minor	Moderate	Major	Replace							
C20 Stairs																
	C2010 Stair Construction	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Metal			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Concrete			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
	C2020 Stair Finishes	Concrete Fill			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Resilient			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
C30 Interior Finishes																
	C3010 Wall Finishes	Paint on Masonry			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wallboard	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wainscot			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3020 Floor Finishes	Carpet / Soft Surface	90%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Sheet	10%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Polished Concrete			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Liquid Applied			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3030 Ceiling Finishes	Wood Sports Floor			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wallboard	5%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Lay-In Ceiling Tile	95%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Glued-Up Ceiling Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Painted Structure			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D SERVICES																
D10 Conveying																
	D1010 Elevators & Lifts				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1020 Escalators & Moving Walks				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1090 Other Conveying Systems				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D20 Plumbing																
	D2010 Plumbing Fixtures		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	All (N) fixtures must meet ADA requirements by code.
	D2020 Domestic Water Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2030 Sanitary Waste		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2040 Rain Water Drainage		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D30 HVAC																
	D3010 Energy Supply		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3020 Heat Generating Systems	Boiler			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Air Handler			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Furnace	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Heat Exchanger			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3030 Cooling Generating Systems	Component of air handler	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Stand alone chiller			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3040 Distribution Systems	Ductwork	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hot water return & supply			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3050 Terminal & Package Units	Above ceiling VAV unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room ventilator unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room radiant unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3060 Controls & Instrumentation		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3070 Systems Testing & Balancing		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major	Replace							
D40 Fire Protection																
	D4010 Sprinklers				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4020 Standpipes				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4030 Fire Protection Specialties		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4090 Other Fire Protection Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D50 Electrical																
	D5010 Electrical Service & Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	

Renovation Costs	Physical Condition Budget Sub-Total		\$81,202	
	Budgeted Development Costs		\$30,857	
	Physical Condition Budget TOTAL		\$112,058	
	Cost with Escalation to (construction mid point):	11/5/2026	\$117,767	*Escalation to projected construction mid point, pe
	Cost with Escalation to:	11/5/2027	\$123,656	*Escalation to projected construction mid point + 1
	Cost with Escalation to:	11/5/2028	\$129,838	*Escalation to projected construction mid point + 2

Replacement Costs	Replacement Budget		\$3,958,708
	Facility Condition Index (FCI)		3.0%

	C1010 Partitions	Framed	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Masonry			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1020 Interior Doors	Wood	40	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hollow Metal			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1030 Fittings	NOT USED			None	Minor	Moderate	Major	Replace							
C20 Stairs																
	C2010 Stair Construction	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Metal			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Concrete	2	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
	C2020 Stair Finishes	Concrete Fill			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Resilient			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
C30 Interior Finishes																
	C3010 Wall Finishes	Paint on Masonry			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wallboard	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wainscot			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3020 Floor Finishes	Carpet / Soft Surface	80%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Tile	20%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Sheet			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Polished Concrete			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Liquid Applied			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wood Sports Floor			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3030 Ceiling Finishes	Wallboard			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Lay-In Ceiling Tile	95%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Glued-Up Ceiling Tile	5%		None	Minor	Moderate	Major	X Replace	100%	\$12,117	\$617	\$12,735	\$13,371	\$14,040	Beyond life and worn in staff restroom
		Painted Structure			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D SERVICES																
D10 Conveying																
	D1010 Elevators & Lifts				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1020 Escalators & Moving Walks				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1090 Other Conveying Systems				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D20 Plumbing																
	D2010 Plumbing Fixtures		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	All (N) fixtures must meet ADA requirements by code.
	D2020 Domestic Water Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2030 Sanitary Waste		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2040 Rain Water Drainage		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D30 HVAC																
	D3010 Energy Supply		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3020 Heat Generating Systems	Boiler			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Air Handler	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Furnace			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Heat Exchanger			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3030 Cooling Generating Systems	Component of air handler	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Stand alone chiller			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3040 Distribution Systems	Ductwork	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hot water return & supply			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3050 Terminal & Package Units	Above ceiling VAV unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room ventilator unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room radiant unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3060 Controls & Instrumentation		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3070 Systems Testing & Balancing		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major	Replace							
D40 Fire Protection																
	D4010 Sprinklers		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4020 Standpipes				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4030 Fire Protection Specialties		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4090 Other Fire Protection Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D50 Electrical																
	D5010 Electrical Service & Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	

Renovation Costs	Physical Condition Budget Sub-Total		\$1,072,023	
	Budgeted Development Costs		\$407,369	
	Physical Condition Budget TOTAL		\$1,479,392	
	Cost with Escalation to (construction mid point):	11/5/2026	\$1,554,760	*Escalation to projected construction mid point, pe
	Cost with Escalation to:	11/5/2027	\$1,632,498	*Escalation to projected construction mid point + 1
	Cost with Escalation to:	11/5/2028	\$1,714,123	*Escalation to projected construction mid point + 2

Replacement Costs	Replacement Budget		\$17,997,377
	Facility Condition Index (FCI)		8.6%

	C1010 Partitions	Framed			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Masonry	100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
	C1020 Interior Doors	Wood	13		None	Minor	Moderate	Major	X	Replace	100%	\$37,397	\$1,905	\$39,302	\$41,267	\$43,330	Damaged, worn and failing
		Hollow Metal			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
	C1030 Fittings	NOT USED			None	Minor	Moderate	Major		Replace							
C20 Stairs																	
	C2010 Stair Construction	Wood			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Metal			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Concrete			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
	C2020 Stair Finishes	Concrete Fill			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Resilient			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
C30 Interior Finishes																	
	C3010 Wall Finishes	Paint on Masonry	100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Wallboard			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Wainscot			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
	C3020 Floor Finishes	Carpet / Soft Surface	100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Tile			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Sheet			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Polished Concrete			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Liquid Applied			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Wood Sports Floor			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
	C3030 Ceiling Finishes	Wallboard			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Lay-In Ceiling Tile	100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Glued-Up Ceiling Tile			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Painted Structure			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
D SERVICES																	
D10 Conveying																	
	D1010 Elevators & Lifts				None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D1020 Escalators & Moving Walks				None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D1090 Other Conveying Systems				None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
D20 Plumbing																	
	D2010 Plumbing Fixtures		100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	All (N) fixtures must meet ADA requirements by code.
	D2020 Domestic Water Distribution		100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D2030 Sanitary Waste		100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D2040 Rain Water Drainage		100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major		Replace							
D30 HVAC																	
	D3010 Energy Supply		100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D3020 Heat Generating Systems	Boiler			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Air Handler	100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Furnace			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Heat Exchanger			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D3030 Cooling Generating Systems	Component of air handler	100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Stand alone chiller			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D3040 Distribution Systems	Ductwork	100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Hot water return & supply			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D3050 Terminal & Package Units	Above ceiling VAV unit			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
		In-room ventilator unit			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
		In-room radiant unit			None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D3060 Controls & Instrumentation		100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D3070 Systems Testing & Balancing		100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major		Replace							
D40 Fire Protection																	
	D4010 Sprinklers				None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D4020 Standpipes				None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D4030 Fire Protection Specialties		100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D4090 Other Fire Protection Systems	NOT USED			None	Minor	Moderate	Major		Replace							
D50 Electrical																	
	D5010 Electrical Service & Distribution		100%	X	None	Minor	Moderate	Major		Replace		\$0	\$0	\$0	\$0	\$0	

D5020 Lighting and Branch Wiring		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D5030 Communications & Security	Voice / Data System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Clock / Intercom System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Closed Circuit Surveillance			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Access Control System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Intrusion Alarm System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Fire Alarm / Detection	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Lighting Control System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D5090 Other Electrical Systems	NOT USED			None	Minor	Moderate	Major	Replace							

E EQUIPMENT & FURNISHINGS

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

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation															
NOT USED															
G20 Site Improvements															
G2010 Roadways				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2020 Parking Lots				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2030 Pedestrian Paving				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2040 Site Development				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/LF of fencing
G2050 Landscaping				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of irrigated area
G30 Site Mechanical Utilities															
G3010 Water Supply	Domestic	150	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E154
	Fire			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E155
G3020 Sanitary Sewer		150	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of sewer lines in cell E156
G3030 Storm Sewer				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter SF of area to be drained
G3040 Heating Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of heating ducts in cell E158
G3050 Cooling Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of duct work in cell E159
G3060 Fuel Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of natural gas lines in cell E160
G3090 Other Site Mechanical Utilities	NOT USED			None	Minor	Moderate	Major	Replace							
G40 Site Electrical Utilities															
G4010 Electrical Distribution	Service	20,964	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
	Generator			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
G4020 Site Lighting				None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
G4030 Site Communications & Security		20,964	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
G4090 Other Site Electrical Utilities	NOT USED			None	Minor	Moderate	Major	Replace							
G90 Other Site Construction															
NOT USED															

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Total Budget	Add to Extend	Extended	Extended	Extended	Notes
Upgrade exterior drinking fountains to freeze-proof per staff	ea	3	\$1,000	\$3,000	\$153	\$3,153	\$3,310	\$3,476	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	

	Physical Condition Budget Sub-Total	\$53,182
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Renovation Costs	Budgeted Development Costs		\$20,209	
	Physical Condition Budget TOTAL		\$73,391	
	Cost with Escalation to (construction mid point):	11/5/2026	\$77,130	*Escalation to projected construction mid point, pe
	Cost with Escalation to:	11/5/2027	\$80,987	*Escalation to projected construction mid point + 1
	Cost with Escalation to:	11/5/2028	\$85,036	*Escalation to projected construction mid point + 2

Replacement Costs	Replacement Budget		\$8,708,328
	Facility Condition Index (FCI)		0.9%

	C1010 Partitions	Framed	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Masonry			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1020 Interior Doors	Wood	10	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hollow Metal			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1030 Fittings	NOT USED			None	Minor	Moderate	Major	Replace							
C20 Stairs																
	C2010 Stair Construction	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Metal			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Concrete			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
	C2020 Stair Finishes	Concrete Fill			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Resilient			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
C30 Interior Finishes																
	C3010 Wall Finishes	Paint on Masonry	20%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wallboard	80%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wainscot			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3020 Floor Finishes	Carpet / Soft Surface	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Sheet			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Polished Concrete			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Liquid Applied			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wood Sports Floor			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3030 Ceiling Finishes	Wallboard	70%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Lay-In Ceiling Tile	40%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Glued-Up Ceiling Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Painted Structure			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D SERVICES																
D10 Conveying																
	D1010 Elevators & Lifts				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1020 Escalators & Moving Walks				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1090 Other Conveying Systems				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D20 Plumbing																
	D2010 Plumbing Fixtures		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	All (N) fixtures must meet ADA requirements by code.
	D2020 Domestic Water Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2030 Sanitary Waste		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2040 Rain Water Drainage		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D30 HVAC																
	D3010 Energy Supply		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3020 Heat Generating Systems	Boiler			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Air Handler			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Furnace	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Heat Exchanger			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3030 Cooling Generating Systems	Component of air handler	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Stand alone chiller			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3040 Distribution Systems	Ductwork	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hot water return & supply			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3050 Terminal & Package Units	Above ceiling VAV unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room ventilator unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room radiant unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3060 Controls & Instrumentation		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3070 Systems Testing & Balancing		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major	Replace							
D40 Fire Protection																
	D4010 Sprinklers				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4020 Standpipes				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4030 Fire Protection Specialties		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4090 Other Fire Protection Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D50 Electrical																
	D5010 Electrical Service & Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	

D5020 Lighting and Branch Wiring		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D5030 Communications & Security	Voice / Data System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Clock / Intercom System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Closed Circuit Surveillance	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Access Control System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Intrusion Alarm System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Fire Alarm / Detection			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Lighting Control System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D5090 Other Electrical Systems	NOT USED			None	Minor	Moderate	Major	Replace							

E EQUIPMENT & FURNISHINGS

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

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation															
NOT USED															
G20 Site Improvements															
G2010 Roadways				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2020 Parking Lots		8,915		None	X Minor	Moderate	Major	Replace	100%	\$24,706	\$3,972	\$28,677	\$30,111	\$31,617	Cost/SF of surface area Crack Seal
G2030 Pedestrian Paving		771	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2040 Site Development		3,813	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/LF of fencing
G2050 Landscaping		2,819	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of irrigated area
G30 Site Mechanical Utilities															
G3010 Water Supply	Domestic	112	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E154
	Fire			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E155
G3020 Sanitary Sewer		112	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of sewer lines in cell E156
G3030 Storm Sewer				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter SF of area to be drained
G3040 Heating Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of heating ducts in cell E158
G3050 Cooling Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of duct work in cell E159
G3060 Fuel Distribution		112	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of natural gas lines in cell E160
G3090 Other Site Mechanical Utilities	NOT USED			None	Minor	Moderate	Major	Replace							
G40 Site Electrical Utilities															
G4010 Electrical Distribution	Service	7,890	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
	Generator			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
G4020 Site Lighting				None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
G4030 Site Communications & Security		7,890	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
G4090 Other Site Electrical Utilities	NOT USED			None	Minor	Moderate	Major	Replace							
G90 Other Site Construction															
NOT USED															

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Total Budget	Add to Extend	Extended	Extended	Extended	Notes
Playground EWF fall surface add a slide	ls	1	\$5,000	\$5,000	\$804	\$5,804	\$6,094	\$6,399	Bottom of slide hazard
Add video doorbell to front gate	ea	1	\$5,000	\$5,000	\$804	\$5,804	\$6,094	\$6,399	No way to get in or notify building
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	

	Physical Condition Budget Sub-Total	\$37,851
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Renovation Costs	Budgeted Development Costs		\$14,383	
	Physical Condition Budget TOTAL		\$52,235	
	Cost with Escalation to (construction mid point):	11/2/2028	\$60,632	*Escalation to projected construction mid point, pe
	Cost with Escalation to:	11/2/2029	\$63,663	*Escalation to projected construction mid point + 1
	Cost with Escalation to:	11/2/2030	\$66,846	*Escalation to projected construction mid point + 2

Replacement Costs	Replacement Budget		\$3,619,911
	Facility Condition Index (FCI)		1.7%

	C1010 Partitions	Framed	40%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Masonry	60%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1020 Interior Doors	Wood	65	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hollow Metal			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1030 Fittings	NOT USED			None	Minor	Moderate	Major	Replace							
C20 Stairs																
	C2010 Stair Construction	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Metal			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Concrete			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
	C2020 Stair Finishes	Concrete Fill			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Resilient			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
C30 Interior Finishes																
	C3010 Wall Finishes	Paint on Masonry	40%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wallboard	60%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wainscot			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3020 Floor Finishes	Carpet / Soft Surface	35%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Tile	10%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Sheet	5%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Polished Concrete	20%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile	5%		None	Minor	Moderate	Major	X Replace	100%	\$215,235	\$34,600	\$249,834	\$262,326	\$275,442	Grungy and outdated
		Liquid Applied			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wood Sports Floor	25%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3030 Ceiling Finishes	Wallboard	10%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Lay-In Ceiling Tile	45%		None	Minor	Moderate	Major	X Replace	75%	\$635,687	\$102,190	\$737,876	\$774,770	\$813,509	Dirty and mismatched
		Glued-Up Ceiling Tile	15%		None	Minor	Moderate	Major	X Replace	100%	\$179,790	\$28,902	\$208,692	\$219,127	\$230,083	Stained in hallways
		Painted Structure	30%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D SERVICES																
D10 Conveying																
	D1010 Elevators & Lifts				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1020 Escalators & Moving Walks				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1090 Other Conveying Systems				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D20 Plumbing																
	D2010 Plumbing Fixtures		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	All (N) fixtures must meet ADA requirements by code.
	D2020 Domestic Water Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2030 Sanitary Waste		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2040 Rain Water Drainage		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D30 HVAC																
	D3010 Energy Supply		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3020 Heat Generating Systems	Boiler	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Air Handler	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Furnace			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Heat Exchanger			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3030 Cooling Generating Systems	Component of air handler	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Stand alone chiller			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3040 Distribution Systems	Ductwork	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hot water return & supply	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3050 Terminal & Package Units	Above ceiling VAV unit	75%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room ventilator unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room radiant unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3060 Controls & Instrumentation		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3070 Systems Testing & Balancing		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major	Replace							
D40 Fire Protection																
	D4010 Sprinklers		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4020 Standpipes				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4030 Fire Protection Specialties		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4090 Other Fire Protection Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D50 Electrical																
	D5010 Electrical Service & Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	

D5020 Lighting and Branch Wiring		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D5030 Communications & Security	Voice / Data System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Clock / Intercom System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Closed Circuit Surveillance	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Access Control System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Intrusion Alarm System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Fire Alarm / Detection	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Lighting Control System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D5090 Other Electrical Systems	NOT USED			None	Minor	Moderate	Major	Replace							

E EQUIPMENT & FURNISHINGS

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

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation															
NOT USED															
G20 Site Improvements															
G2010 Roadways		58,431	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2020 Parking Lots		38,771	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2030 Pedestrian Paving		8,413	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2040 Site Development		77,753	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/LF of fencing
G2050 Landscaping		2,822	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of irrigated area
G30 Site Mechanical Utilities															
G3010 Water Supply	Domestic	469	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E154
	Fire	469	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E155
G3020 Sanitary Sewer		469	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of sewer lines in cell E156
G3030 Storm Sewer		469	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter SF of area to be drained
G3040 Heating Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of heating ducts in cell E158
G3050 Cooling Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of duct work in cell E159
G3060 Fuel Distribution		469	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of natural gas lines in cell E160
G3090 Other Site Mechanical Utilities	NOT USED			None	Minor	Moderate	Major	Replace							
G40 Site Electrical Utilities															
G4010 Electrical Distribution	Service	194,012	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
	Generator			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
G4020 Site Lighting		194,012		None	Minor	Moderate	Major	X Replace	100%	\$445,195	\$71,567	\$516,762	\$542,600	\$569,730	Add more parking lot lights
G4030 Site Communications & Security		194,012	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
G4090 Other Site Electrical Utilities	NOT USED			None	Minor	Moderate	Major	Replace							
G90 Other Site Construction															
NOT USED															

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Total Budget	Add to Extend	Extended	Extended	Extended	Notes
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	

	Physical Condition Budget Sub-Total	\$1,475,906
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Renovation Costs	Budgeted Development Costs		\$560,844	
	Physical Condition Budget TOTAL		\$2,036,751	
	Cost with Escalation to (construction mid point):	11/2/2028	\$2,364,167	*Escalation to projected construction mid point, pe
	Cost with Escalation to:	11/2/2029	\$2,482,376	*Escalation to projected construction mid point + 1
	Cost with Escalation to:	11/2/2030	\$2,606,495	*Escalation to projected construction mid point + 2

Replacement Costs	Replacement Budget	\$93,462,795
	Facility Condition Index (FCI)	2.5%

	C1010 Partitions	Framed			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Masonry	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1020 Interior Doors	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hollow Metal			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1030 Fittings	NOT USED			None	Minor	Moderate	Major	Replace							
C20 Stairs																
	C2010 Stair Construction	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Metal			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Concrete			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
	C2020 Stair Finishes	Concrete Fill			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Resilient			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
C30 Interior Finishes																
	C3010 Wall Finishes	Paint on Masonry	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wallboard			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wainscot			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3020 Floor Finishes	Carpet / Soft Surface			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Sheet			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Polished Concrete	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Liquid Applied			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wood Sports Floor			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3030 Ceiling Finishes	Wallboard	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Lay-In Ceiling Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Glued-Up Ceiling Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Painted Structure			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D SERVICES																
D10 Conveying																
	D1010 Elevators & Lifts				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1020 Escalators & Moving Walks				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1090 Other Conveying Systems				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D20 Plumbing																
	D2010 Plumbing Fixtures		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	All (N) fixtures must meet ADA requirements by code.
	D2020 Domestic Water Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2030 Sanitary Waste		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2040 Rain Water Drainage		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D30 HVAC																
	D3010 Energy Supply		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3020 Heat Generating Systems	Boiler			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Air Handler			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Furnace	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Heat Exchanger			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3030 Cooling Generating Systems	Component of air handler	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Stand alone chiller			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3040 Distribution Systems	Ductwork	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hot water return & supply			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3050 Terminal & Package Units	Above ceiling VAV unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room ventilator unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room radiant unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3060 Controls & Instrumentation		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3070 Systems Testing & Balancing		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major	Replace							
D40 Fire Protection																
	D4010 Sprinklers				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4020 Standpipes				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4030 Fire Protection Specialties		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4090 Other Fire Protection Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D50 Electrical																
	D5010 Electrical Service & Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	

D5020 Lighting and Branch Wiring		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D5030 Communications & Security	Voice / Data System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Clock / Intercom System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Closed Circuit Surveillance			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Access Control System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Intrusion Alarm System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Fire Alarm / Detection			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Lighting Control System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D5090 Other Electrical Systems	NOT USED			None	Minor	Moderate	Major	Replace							

E EQUIPMENT & FURNISHINGS

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

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation															
NOT USED															
G20 Site Improvements															
G2010 Roadways				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2020 Parking Lots				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2030 Pedestrian Paving				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2040 Site Development				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/LF of fencing
G2050 Landscaping				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of irrigated area
G30 Site Mechanical Utilities															
G3010 Water Supply	Domestic	392	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E154
	Fire			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E155
G3020 Sanitary Sewer		392	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of sewer lines in cell E156
G3030 Storm Sewer				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter SF of area to be drained
G3040 Heating Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of heating ducts in cell E158
G3050 Cooling Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of duct work in cell E159
G3060 Fuel Distribution		392	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of natural gas lines in cell E160
G3090 Other Site Mechanical Utilities	NOT USED			None	Minor	Moderate	Major	Replace							
G40 Site Electrical Utilities															
G4010 Electrical Distribution	Service	2,784	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
	Generator			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
G4020 Site Lighting				None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
G4030 Site Communications & Security				None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
G4090 Other Site Electrical Utilities	NOT USED			None	Minor	Moderate	Major	Replace							
G90 Other Site Construction															
NOT USED															

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Total Budget	Add to Extend	Extended	Extended	Extended	Notes
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	

	Physical Condition Budget Sub-Total	\$0
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Renovation Costs	Budgeted Development Costs		\$0	
	Physical Condition Budget TOTAL		\$0	
	Cost with Escalation to (construction mid point):	11/2/2028	\$0	*Escalation to projected construction mid point, pe
	Cost with Escalation to:	11/2/2029	\$0	*Escalation to projected construction mid point + 1
	Cost with Escalation to:	11/2/2030	\$0	*Escalation to projected construction mid point + 2

Replacement Costs	Replacement Budget	\$1,532,750
	Facility Condition Index (FCI)	0.0%

	C1010 Partitions	Framed	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Masonry			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1020 Interior Doors	Wood	2	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hollow Metal			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1030 Fittings	NOT USED			None	Minor	Moderate	Major	Replace							
C20 Stairs																
	C2010 Stair Construction	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Metal	4	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Concrete			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
	C2020 Stair Finishes	Concrete Fill			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Resilient			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
C30 Interior Finishes																
	C3010 Wall Finishes	Paint on Masonry			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wallboard	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wainscot			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3020 Floor Finishes	Carpet / Soft Surface	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Sheet			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Polished Concrete			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Liquid Applied			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wood Sports Floor			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3030 Ceiling Finishes	Wallboard	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Lay-In Ceiling Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Glued-Up Ceiling Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Painted Structure			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D SERVICES																
D10 Conveying																
	D1010 Elevators & Lifts				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1020 Escalators & Moving Walks				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1090 Other Conveying Systems				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D20 Plumbing																
	D2010 Plumbing Fixtures				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	All (N) fixtures must meet ADA requirements by code.
	D2020 Domestic Water Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2030 Sanitary Waste				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2040 Rain Water Drainage		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D30 HVAC																
	D3010 Energy Supply				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3020 Heat Generating Systems	Boiler			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Air Handler			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Furnace			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Heat Exchanger			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3030 Cooling Generating Systems	Component of air handler			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Stand alone chiller			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3040 Distribution Systems	Ductwork			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hot water return & supply			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3050 Terminal & Package Units	Above ceiling VAV unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room ventilator unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room radiant unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3060 Controls & Instrumentation				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3070 Systems Testing & Balancing				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major	Replace							
D40 Fire Protection																
	D4010 Sprinklers				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4020 Standpipes				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4030 Fire Protection Specialties		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4090 Other Fire Protection Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D50 Electrical																
	D5010 Electrical Service & Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	

D5020 Lighting and Branch Wiring		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D5030 Communications & Security	Voice / Data System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Clock / Intercom System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Closed Circuit Surveillance			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Access Control System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Intrusion Alarm System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Fire Alarm / Detection			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Lighting Control System			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D5090 Other Electrical Systems	NOT USED			None	Minor	Moderate	Major	Replace							

E EQUIPMENT & FURNISHINGS

E10 Equipment

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

E20 Furnishings

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

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation

NOT USED

G20 Site Improvements

G2010 Roadways				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2020 Parking Lots				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2030 Pedestrian Paving				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2040 Site Development				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/LF of fencing
G2050 Landscaping				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of irrigated area

G30 Site Mechanical Utilities

G3010 Water Supply	Domestic			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E154
	Fire			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E155
G3020 Sanitary Sewer				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of sewer lines in cell E156
G3030 Storm Sewer				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter SF of area to be drained
G3040 Heating Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of heating ducts in cell E158
G3050 Cooling Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of duct work in cell E159
G3060 Fuel Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of natural gas lines in cell E160
G3090 Other Site Mechanical Utilities	NOT USED			None	Minor	Moderate	Major	Replace							

G40 Site Electrical Utilities

G4010 Electrical Distribution	Service	153,981	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
	Generator			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
G4020 Site Lighting				None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
G4030 Site Communications & Security		153,981	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
G4090 Other Site Electrical Utilities	NOT USED			None	Minor	Moderate	Major	Replace							

G90 Other Site Construction

NOT USED

OTHER

Description of System						Unit of Measure	Quantity	Unit Budget		Total Budget	Add to Extend	Extended	Extended	Extended	Notes
										\$0	\$0	\$0	\$0	\$0	
										\$0	\$0	\$0	\$0	\$0	
										\$0	\$0	\$0	\$0	\$0	
										\$0	\$0	\$0	\$0	\$0	
										\$0	\$0	\$0	\$0	\$0	
										\$0	\$0	\$0	\$0	\$0	
										\$0	\$0	\$0	\$0	\$0	

	Physical Condition Budget Sub-Total	\$0
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Renovation Costs	Budgeted Development Costs		\$0	
	Physical Condition Budget TOTAL		\$0	
	Cost with Escalation to (construction mid point):	11/2/2028	\$0	*Escalation to projected construction mid point, pe
	Cost with Escalation to:	11/2/2029	\$0	*Escalation to projected construction mid point + 1
	Cost with Escalation to:	11/2/2030	\$0	*Escalation to projected construction mid point + 2

Replacement Costs	Replacement Budget	\$89,540,616
	Facility Condition Index (FCI)	0.0%

District Name:	Phoenix-Talent SD 4
Site Name:	Phoenix High School
Building Name:	Main Building
Building ID:	20390500
Date of Estimate:	10/16/2025

REMEMINDER: FILL OUT ALL INFORMATION ON 'BASE INFORMATION SHEET' BEFORE ENTERING DATA ON THIS SHEET	
	An unused cell or system that should not receive direct user input
	An automatically populated cell from user input elsewhere in the file - do not overwrite
	Enter Voter Approved Bond Date and adjust the number of months for design and construction as needed

Renovation Schedule	Voter Approved Bond Date:	11/3/2026	
	Design Finish Date:	11/3/2027	Default is 12 months after bond
	Construction Start Date:	11/3/2027	Default is at design finish
	Construction End Date:	11/3/2029	Default is 24 month construction period

Replacement Schedule	Voter Approved Bond Date:	11/3/2026	Default is 12 months after estimate
	Design Finish Date:	11/3/2027	Default is 12 months after bond
	Construction Start Date:	11/3/2027	Default is at design finish
	Construction End Date:	11/3/2029	Default is 24 month construction period

			LEVEL OF ACTION (Select 'X' in drop down if applicable)																
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Count		None	Minor	Moderate	Major	Replace as Part of Renovation	% of System or Finish Affected	Automated Budget Estimate	Add to Escalate to 11/2/2028 (Renovation Construction Midpoint)	11/2/2028 (Renovation Construction Midpoint)	11/2/2029 (Renovation Construction Midpoint)	11/2/2030 (Renovation Construction Midpoint)	Notes		
A SUBSTRUCTURE																			
A10 Foundations																			
		A1010 Standard Foundations		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
		A1020 Special Foundations				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
		A1030 Slab on Grade				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
A20 Basement Construction																			
		A2010 Basement Excavation	NOT USED			None	Minor	Moderate	Major	Replace									
		A2020 Basement Walls				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
B SHELL																			
B10 Superstructure																			
		B1010 Floor Construction	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Steel	30%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Concrete	70%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
		B1020 Roof Construction	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Steel	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Concrete			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
B20 Exterior Enclosure																			
		B2010 Exterior Walls	Concrete Formed / Tilt			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Masonry	40%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Framed w/ Wood Siding			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Framed w/Metal Panel	60%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Framed w/Stucco			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Framed w/Masonry Veneer			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
		B2020 Exterior Windows	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Aluminum/Steel	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Clad			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Curtain Wall			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
		B2030 Exterior Doors	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Hollow Metal	55	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Storefront			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
B30 Roofing																			
		B3010 Roof Coverings	Asphalt Shingle			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Built-Up			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Single Ply	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Metal			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
			Concrete Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0			
		B3020 Roof Openings	Skylights			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	By Building GSF		
			Access Hatch	3		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Per hatch		
C INTERIORS																			
C10 Interior Construction																			

	C1010 Partitions	Framed	60%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Masonry	40%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1020 Interior Doors	Wood	273	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hollow Metal			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1030 Fittings	NOT USED			None	Minor	Moderate	Major	Replace							
C20 Stairs																
	C2010 Stair Construction	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Metal	4	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Concrete			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
	C2020 Stair Finishes	Concrete Fill			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Resilient			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
C30 Interior Finishes																
	C3010 Wall Finishes	Paint on Masonry	30%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wallboard	65%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wainscot			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile	5%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3020 Floor Finishes	Carpet / Soft Surface	40%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Tile	10%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Sheet			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Polished Concrete	20%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Liquid Applied	5%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wood Sports Floor	25%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3030 Ceiling Finishes	Wallboard	5%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Lay-In Ceiling Tile	50%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Glued-Up Ceiling Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Painted Structure	35%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D SERVICES																
D10 Conveying																
	D1010 Elevators & Lifts		1	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1020 Escalators & Moving Walks				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1090 Other Conveying Systems				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D20 Plumbing																
	D2010 Plumbing Fixtures		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	All (N) fixtures must meet ADA requirements by code.
	D2020 Domestic Water Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2030 Sanitary Waste		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2040 Rain Water Drainage		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D30 HVAC																
	D3010 Energy Supply		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3020 Heat Generating Systems	Boiler	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Air Handler	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Furnace			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Heat Exchanger			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3030 Cooling Generating Systems	Component of air handler			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Stand alone chiller	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3040 Distribution Systems	Ductwork	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hot water return & supply	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3050 Terminal & Package Units	Above ceiling VAV unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room ventilator unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room radiant unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3060 Controls & Instrumentation		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3070 Systems Testing & Balancing		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major	Replace							
D40 Fire Protection																
	D4010 Sprinklers		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4020 Standpipes				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4030 Fire Protection Specialties		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4090 Other Fire Protection Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D50 Electrical																
	D5010 Electrical Service & Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	

D5020 Lighting and Branch Wiring		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D5030 Communications & Security	Voice / Data System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Clock / Intercom System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Closed Circuit Surveillance	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Access Control System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Intrusion Alarm System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Fire Alarm / Detection	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	Lighting Control System	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D5090 Other Electrical Systems	NOT USED			None	Minor	Moderate	Major	Replace							

E EQUIPMENT & FURNISHINGS

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

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation															
NOT USED															
G20 Site Improvements															
G2010 Roadways		45,822	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2020 Parking Lots		59,110	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2030 Pedestrian Paving		45,266	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area
G2040 Site Development		300,640	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/LF of fencing
G2050 Landscaping		64,518	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of irrigated area
G30 Site Mechanical Utilities															
G3010 Water Supply	Domestic	284	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E154
	Fire	248	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E155
G3020 Sanitary Sewer		248	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of sewer lines in cell E156
G3030 Storm Sewer		248	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter SF of area to be drained
G3040 Heating Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of heating ducts in cell E158
G3050 Cooling Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of duct work in cell E159
G3060 Fuel Distribution		248	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of natural gas lines in cell E160
G3090 Other Site Mechanical Utilities	NOT USED			None	Minor	Moderate	Major	Replace							
G40 Site Electrical Utilities															
G4010 Electrical Distribution	Service	322,600	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
	Generator			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
G4020 Site Lighting		322,600	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
G4030 Site Communications & Security		322,600	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0	
G4090 Other Site Electrical Utilities	NOT USED			None	Minor	Moderate	Major	Replace							
G90 Other Site Construction															
NOT USED															

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Total Budget	Add to Extend	Extended	Extended	Extended	Notes
Playground for special ed program	ea	1	\$75,000	\$75,000	\$12,057	\$87,057	\$91,409	\$95,980	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	\$0	

	Physical Condition Budget Sub-Total	\$75,000
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Renovation Costs	Budgeted Development Costs		\$28,500	
	Physical Condition Budget TOTAL		\$103,500	
	Cost with Escalation to (construction mid point):	11/2/2028	\$120,138	*Escalation to projected construction mid point, pe
	Cost with Escalation to:	11/2/2029	\$126,145	*Escalation to projected construction mid point + 1
	Cost with Escalation to:	11/2/2030	\$132,452	*Escalation to projected construction mid point + 2

Replacement Costs	Replacement Budget		\$177,609,620
	Facility Condition Index (FCI)		0.1%

	C1010 Partitions	Framed			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Masonry	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1020 Interior Doors	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hollow Metal			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1030 Fittings	NOT USED			None	Minor	Moderate	Major	Replace							
C20 Stairs																
	C2010 Stair Construction	Wood			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Metal			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Concrete			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
	C2020 Stair Finishes	Concrete Fill			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Resilient			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
C30 Interior Finishes																
	C3010 Wall Finishes	Paint on Masonry	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wallboard			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wainscot			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3020 Floor Finishes	Carpet / Soft Surface			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Sheet			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Polished Concrete	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Liquid Applied			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wood Sports Floor			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3030 Ceiling Finishes	Wallboard	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Lay-In Ceiling Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Glued-Up Ceiling Tile			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Painted Structure			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D SERVICES																
D10 Conveying																
	D1010 Elevators & Lifts				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1020 Escalators & Moving Walks				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1090 Other Conveying Systems				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D20 Plumbing																
	D2010 Plumbing Fixtures				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	All (N) fixtures must meet ADA requirements by code.
	D2020 Domestic Water Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2030 Sanitary Waste				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2040 Rain Water Drainage		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2090 Other Plumbing Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D30 HVAC																
	D3010 Energy Supply		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3020 Heat Generating Systems	Boiler			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Air Handler			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Furnace	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Heat Exchanger			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3030 Cooling Generating Systems	Component of air handler	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Stand alone chiller			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3040 Distribution Systems	Ductwork	100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hot water return & supply			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3050 Terminal & Package Units	Above ceiling VAV unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room ventilator unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room radiant unit			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3060 Controls & Instrumentation				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3070 Systems Testing & Balancing				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3090 Other HVAC Systems & Equipment	NOT USED			None	Minor	Moderate	Major	Replace							
D40 Fire Protection																
	D4010 Sprinklers				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4020 Standpipes				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4030 Fire Protection Specialties				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4090 Other Fire Protection Systems	NOT USED			None	Minor	Moderate	Major	Replace							
D50 Electrical																
	D5010 Electrical Service & Distribution		100%	X	None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	

D5020 Lighting and Branch Wiring		100%	☒	None	☐	Minor	☐	Moderate	☐	Major	☐	Replace		\$0	\$0	\$0	\$0	\$0	
D5030 Communications & Security	Voice / Data System	100%	☒	None	☐	Minor	☐	Moderate	☐	Major	☐	Replace		\$0	\$0	\$0	\$0	\$0	
	Clock / Intercom System		☐	None	☐	Minor	☐	Moderate	☐	Major	☐	Replace		\$0	\$0	\$0	\$0	\$0	
	Closed Circuit Surveillance		☐	None	☐	Minor	☐	Moderate	☐	Major	☐	Replace		\$0	\$0	\$0	\$0	\$0	
	Access Control System		☐	None	☐	Minor	☐	Moderate	☐	Major	☐	Replace		\$0	\$0	\$0	\$0	\$0	
	Intrusion Alarm System		☐	None	☐	Minor	☐	Moderate	☐	Major	☐	Replace		\$0	\$0	\$0	\$0	\$0	
	Fire Alarm / Detection		☐	None	☐	Minor	☐	Moderate	☐	Major	☐	Replace		\$0	\$0	\$0	\$0	\$0	
	Lighting Control System		☐	None	☐	Minor	☐	Moderate	☐	Major	☐	Replace		\$0	\$0	\$0	\$0	\$0	
D5090 Other Electrical Systems	NOT USED		☐	None	☐	Minor	☐	Moderate	☐	Major	☐	Replace							

E EQUIPMENT & FURNISHINGS

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

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation		NOT USED																	
G20 Site Improvements																			
G2010 Roadways				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area				
G2020 Parking Lots				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area				
G2030 Pedestrian Paving				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area				
G2040 Site Development				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/LF of fencing				
G2050 Landscaping				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of irrigated area				
G30 Site Mechanical Utilities																			
G3010 Water Supply	Domestic			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E154				
	Fire			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E155				
G3020 Sanitary Sewer				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of sewer lines in cell E156				
G3030 Storm Sewer				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter SF of area to be drained				
G3040 Heating Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of heating ducts in cell E158				
G3050 Cooling Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of duct work in cell E159				
G3060 Fuel Distribution				None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of natural gas lines in cell E160				
G3090 Other Site Mechanical Utilities	NOT USED			None	Minor	Moderate	Major	Replace											
G40 Site Electrical Utilities																			
G4010 Electrical Distribution	Service	3,732	X	None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0					
	Generator			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0					
G4020 Site Lighting				None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0					
G4030 Site Communications & Security				None	Minor	Moderate	Major	Replace		0	\$0	\$0	\$0	\$0					
G4090 Other Site Electrical Utilities	NOT USED			None	Minor	Moderate	Major	Replace											
G90 Other Site Construction	NOT USED																		

OTHER

Description of System							Unit of Measure		Quantity		Unit Budget		Total Budget	Add to Extend	Extended	Extended	Extended	Notes
													\$0	\$0	\$0	\$0	\$0	
													\$0	\$0	\$0	\$0	\$0	
													\$0	\$0	\$0	\$0	\$0	
													\$0	\$0	\$0	\$0	\$0	
													\$0	\$0	\$0	\$0	\$0	
													\$0	\$0	\$0	\$0	\$0	
													\$0	\$0	\$0	\$0	\$0	

	Physical Condition Budget Sub-Total	\$0
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Renovation Costs	Budgeted Development Costs		\$0	
	Physical Condition Budget TOTAL		\$0	
	Cost with Escalation to (construction mid point):	11/2/2028	\$0	*Escalation to projected construction mid point, pe
	Cost with Escalation to:	11/2/2029	\$0	*Escalation to projected construction mid point + 1
	Cost with Escalation to:	11/2/2030	\$0	*Escalation to projected construction mid point + 2

Replacement Costs	Replacement Budget	\$2,054,678
	Facility Condition Index (FCI)	0.0%

C10 Interior Construction																				
	C1010 Partitions	Framed			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Masonry	100%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	C1020 Interior Doors	Wood			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Hollow Metal	1	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	C1030 Fittings	NOT USED			None		Minor		Moderate		Major		Replace							
C20 Stairs																				
	C2010 Stair Construction	Wood			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Metal			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Concrete			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
	C2020 Stair Finishes	Concrete Fill			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Resilient			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
C30 Interior Finishes																				
	C3010 Wall Finishes	Paint on Masonry	100%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Wallboard			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Wainscot			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	C3020 Floor Finishes	Ceramic Tile			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Carpet / Soft Surface			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Tile	10%		None		Minor		Moderate		Major	X	Replace	100%	\$6,453	\$1,037	\$7,490	\$7,865	\$8,258	VCT is Grungy and stained
		Resilient Sheet			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Polished Concrete	90%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Liquid Applied			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	C3030 Ceiling Finishes	Wood Sports Floor			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Wallboard	10%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Lay-In Ceiling Tile			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Glued-Up Ceiling Tile			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	Painted Structure	90%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0		
D SERVICES																				
D10 Conveying																				
	D1010 Elevators & Lifts				None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D1020 Escalators & Moving Walks				None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D1090 Other Conveying Systems				None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
D20 Plumbing																				
	D2010 Plumbing Fixtures		100%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	All (N) fixtures must meet ADA requirements by code.
	D2020 Domestic Water Distribution		100%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D2030 Sanitary Waste		100%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D2040 Rain Water Drainage		100%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D2090 Other Plumbing Systems	NOT USED				None		Minor		Moderate		Major		Replace						
D30 HVAC																				
	D3010 Energy Supply		100%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D3020 Heat Generating Systems	Boiler			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Air Handler	100%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Furnace			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Heat Exchanger			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D3030 Cooling Generating Systems	Component of air handler	100%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Stand alone chiller			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D3040 Distribution Systems	Ductwork	100%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		Hot water return & supply			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D3050 Terminal & Package Units	Above ceiling VAV unit			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		In-room ventilator unit			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
		In-room radiant unit			None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D3060 Controls & Instrumentation		100%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D3070 Systems Testing & Balancing		100%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
	D3090 Other HVAC Systems & Equipment	NOT USED				None		Minor		Moderate		Major		Replace						
	D40 Fire Protection																			
		D4010 Sprinklers		100%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0
D4020 Standpipes					None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
D4030 Fire Protection Specialties			100%	X	None		Minor		Moderate		Major		Replace		\$0	\$0	\$0	\$0	\$0	
D4090 Other Fire Protection Systems		NOT USED				None		Minor		Moderate		Major		Replace						
D50 Electrical																				

Renovation Costs	Physical Condition Budget Sub-Total		\$237,282	
	Budgeted Development Costs		\$90,167	
	Physical Condition Budget TOTAL		\$327,449	
	Cost with Escalation to (construction mid point):	11/2/2028	\$380,088	*Escalation to projected construction mid point, pe
	Cost with Escalation to:	11/2/2029	\$399,092	*Escalation to projected construction mid point + 1
	Cost with Escalation to:	11/2/2030	\$419,047	*Escalation to projected construction mid point + 2

Replacement Costs	Replacement Budget		\$4,978,712
	Facility Condition Index (FCI)		7.6%

	C1010 Partitions	Framed		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Masonry		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1020 Interior Doors	Wood		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hollow Metal		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C1030 Fittings	NOT USED		None	Minor	Moderate	Major	Replace							
C20 Stairs															
	C2010 Stair Construction	Wood		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Metal		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Concrete		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
	C2020 Stair Finishes	Concrete Fill		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
		Resilient		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	Cost/Flight
C30 Interior Finishes															
	C3010 Wall Finishes	Paint on Masonry		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wallboard		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wainscot		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3020 Floor Finishes	Carpet / Soft Surface		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Tile		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Resilient Sheet		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Polished Concrete		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Ceramic Tile		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Liquid Applied		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Wood Sports Floor		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	C3030 Ceiling Finishes	Wallboard		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Lay-In Ceiling Tile		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Glued-Up Ceiling Tile		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Painted Structure		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D SERVICES															
D10 Conveying															
	D1010 Elevators & Lifts			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1020 Escalators & Moving Walks			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D1090 Other Conveying Systems			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
D20 Plumbing															
	D2010 Plumbing Fixtures			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	All (N) fixtures must meet ADA requirements by code.
	D2020 Domestic Water Distribution			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2030 Sanitary Waste			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2040 Rain Water Drainage			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D2090 Other Plumbing Systems	NOT USED		None	Minor	Moderate	Major	Replace							
D30 HVAC															
	D3010 Energy Supply			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3020 Heat Generating Systems	Boiler		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Air Handler		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Furnace		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Heat Exchanger		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3030 Cooling Generating Systems	Component of air handler		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Stand alone chiller		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3040 Distribution Systems	Ductwork		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		Hot water return & supply		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3050 Terminal & Package Units	Above ceiling VAV unit		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room ventilator unit		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
		In-room radiant unit		None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3060 Controls & Instrumentation			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3070 Systems Testing & Balancing			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D3090 Other HVAC Systems & Equipment	NOT USED		None	Minor	Moderate	Major	Replace							
D40 Fire Protection															
	D4010 Sprinklers			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4020 Standpipes			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4030 Fire Protection Specialties			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	
	D4090 Other Fire Protection Systems	NOT USED		None	Minor	Moderate	Major	Replace							
D50 Electrical															
	D5010 Electrical Service & Distribution			None	Minor	Moderate	Major	Replace		\$0	\$0	\$0	\$0	\$0	

D5020 Lighting and Branch Wiring			☐	None	☒	Minor	☒	Moderate	☐	Major	☐	Replace		\$0	\$0	\$0	\$0	\$0	
D5030 Communications & Security	Voice / Data System		☐	None	☒	Minor	☒	Moderate	☐	Major	☐	Replace		\$0	\$0	\$0	\$0	\$0	
	Clock / Intercom System		☐	None	☒	Minor	☒	Moderate	☐	Major	☐	Replace		\$0	\$0	\$0	\$0	\$0	
	Closed Circuit Surveillance		☐	None	☒	Minor	☒	Moderate	☐	Major	☐	Replace		\$0	\$0	\$0	\$0	\$0	
	Access Control System		☐	None	☒	Minor	☒	Moderate	☐	Major	☐	Replace		\$0	\$0	\$0	\$0	\$0	
	Intrusion Alarm System		☐	None	☒	Minor	☒	Moderate	☐	Major	☐	Replace		\$0	\$0	\$0	\$0	\$0	
	Fire Alarm / Detection		☐	None	☒	Minor	☒	Moderate	☐	Major	☐	Replace		\$0	\$0	\$0	\$0	\$0	
	Lighting Control System		☐	None	☐	Minor	☒	Moderate	☐	Major	☐	Replace		\$0	\$0	\$0	\$0	\$0	
D5090 Other Electrical Systems	NOT USED		☒	None	☒	Minor	☒	Moderate	☒	Major	☒	Replace							

E EQUIPMENT & FURNISHINGS

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

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

<u>G10 Site Preparation</u>		NOT USED																	
<u>G20 Site Improvements</u>																			
	G2010 Roadways			☐ None	☐ Minor	☒ Moderate	☐ Major	☐ Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area				
	G2020 Parking Lots			☐ None	☐ Minor	☒ Moderate	☐ Major	☐ Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area				
	G2030 Pedestrian Paving			☐ None	☒ Minor	☒ Moderate	☐ Major	☐ Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of surface area				
	G2040 Site Development			☐ None	☐ Minor	☒ Moderate	☐ Major	☐ Replace		\$0	\$0	\$0	\$0	\$0	Cost/LF of fencing				
	G2050 Landscaping			☐ None	☒ Minor	☒ Moderate	☒ Major	☐ Replace		\$0	\$0	\$0	\$0	\$0	Cost/SF of irrigated area				
<u>G30 Site Mechanical Utilities</u>																			
	G3010 Water Supply	Domestic		☐ None	☒ Minor	☒ Moderate	☒ Major	☐ Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E154				
		Fire		☐ None	☒ Minor	☒ Moderate	☒ Major	☐ Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of pipe in cell E155				
	G3020 Sanitary Sewer			☐ None	☒ Minor	☒ Moderate	☐ Major	☐ Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of sewer lines in cell E156				
	G3030 Storm Sewer			☐ None	☐ Minor	☒ Moderate	☐ Major	☐ Replace		\$0	\$0	\$0	\$0	\$0	Enter SF of area to be drained				
	G3040 Heating Distribution			☐ None	☒ Minor	☒ Moderate	☒ Major	☐ Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of heating ducts in cell E158				
	G3050 Cooling Distribution			☐ None	☐ Minor	☒ Moderate	☐ Major	☐ Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of duct work in cell E159				
	G3060 Fuel Distribution			☐ None	☐ Minor	☒ Moderate	☐ Major	☐ Replace		\$0	\$0	\$0	\$0	\$0	Enter LF of natural gas lines in cell E160				
	G3090 Other Site Mechanical Utilities	NOT USED	☒	☒ None	☒ Minor	☒ Moderate	☒ Major	☒ Replace											
<u>G40 Site Electrical Utilities</u>																			
	G4010 Electrical Distribution	Service		☐ None	☒ Minor	☒ Moderate	☐ Major	☐ Replace		0	\$0	\$0	\$0	\$0					
		Generator		☐ None	☐ Minor	☒ Moderate	☐ Major	☐ Replace		\$0	\$0	\$0	\$0	\$0					
	G4020 Site Lighting			☐ None	☒ Minor	☒ Moderate	☒ Major	☐ Replace		0	\$0	\$0	\$0	\$0					
	G4030 Site Communications & Security			☐ None	☐ Minor	☒ Moderate	☐ Major	☐ Replace		0	\$0	\$0	\$0	\$0					
	G4090 Other Site Electrical Utilities	NOT USED	☒	☒ None	☒ Minor	☒ Moderate	☒ Major	☒ Replace											
<u>G90 Other Site Construction</u>		NOT USED																	

OTHER

Description of System								Unit of Measure		Quantity		Unit Budget		Total Budget	Add to Extend	Extended	Extended	Extended	Notes
														\$0	\$0	\$0	\$0	\$0	
														\$0	\$0	\$0	\$0	\$0	
														\$0	\$0	\$0	\$0	\$0	
														\$0	\$0	\$0	\$0	\$0	
														\$0	\$0	\$0	\$0	\$0	
														\$0	\$0	\$0	\$0	\$0	
														\$0	\$0	\$0	\$0	\$0	

	Physical Condition Budget Sub-Total	\$0
--	-------------------------------------	-----

Renovation Costs	Budgeted Development Costs		\$0	
	Physical Condition Budget TOTAL		\$0	
	Cost with Escalation to (construction mid point):	11/5/2026	\$0	*Escalation to projected construction mid point, pe
	Cost with Escalation to:	11/5/2027	\$0	*Escalation to projected construction mid point + 1
	Cost with Escalation to:	11/5/2028	\$0	*Escalation to projected construction mid point + 2

Replacement Costs	Replacement Budget		\$0
	Facility Condition Index (FCI)		n/a

Appendix B: Board of Education Presentation

Phoenix-Talent School District No. 4



Long-Range Facilities Master Plan Board of Education

February 18, 2026

TABLE OF CONTENTS



1. Purpose and Process

2. Background Data

3. Investment & Options | Overview

4. Community Engagement | Next Steps

APPENDIX | Open-ended Questions' Summary

Purpose and Process





Overview

Phoenix-Talent School District (District) has embarked on a Long-range Facilities Master Plan in alignment with the State of Oregon's Technical Assistance Program (TAP).

Capital AE completed a comprehensive assessment of the District's facilities that included both facility condition and educational adequacy assessments. This document includes an overview of the assessment results as well as other data for survey participants and community dialogue sessions on January 21, 2026.

Information provided to the community included: facility conditions, enrollment/demographics, financial capacity, and potential options for investment in school district facilities.

A community survey was available on line from January 19th through the end of day on February 6, 2026.

Capital AE Team



Josh Chism, PE, CEM, M.Ed
President



Susan Miller
Senior Planner



Purpose of the Long-range Facilities Master Plan

Creates a roadmap to:

- Improve the condition of district facilities
- Understand enrollment and utilization of school sites
- Align spaces with current and future academic needs and programming
- Ensure equitable distribution of resources and supports across the district

The Phoenix-Talent School District's Plan will:

- Develop a 5 to 10-year vision and implementation plan
- Remain actionable and flexible
- Build for financial sustainability



Challenges and Opportunities

Challenges



Enrollment

- Stagnant birth rates, kindergarten cohort follows
- Decline of 25% over past 20 years
- Projected 580 fewer students by 2030



Utilization Levels

- Declining student population
- Utilization level across district is 61%
- ~1,350 Open seats across the district



Financial Uncertainties

- Federal and state funding uncertainties (ESSER Sunset SY 2024/25)
- Enrollment Revenue



Student Experience

- Can we expand Pre-K partnerships?
- How do we partner to improve utilization levels at our schools?



Financial Sustainability

- Align operational budgets
- Equitable access to well resourced schools
- Invest in facilities that support student experience



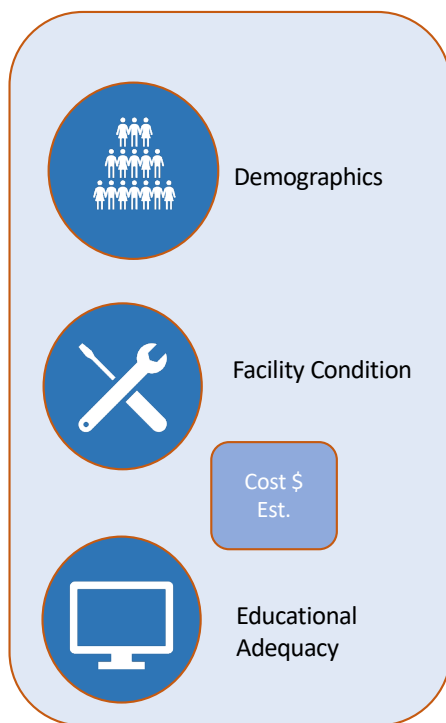
Facility Conditions

- 2018 Bond invested in all facilities
- Oldest facility, Talent ES, 1949
- Recent rebuild of High School in 2021
- Avg Age: 65 Yrs (excludes PHS), Avg FCI 3.5%

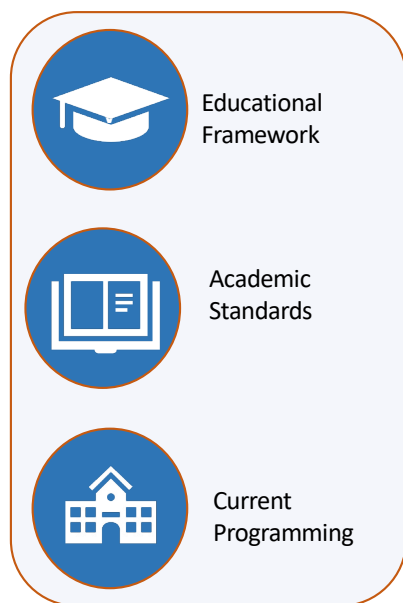


Process for Development of a Long-Range Facilities Master Plan

Assessments



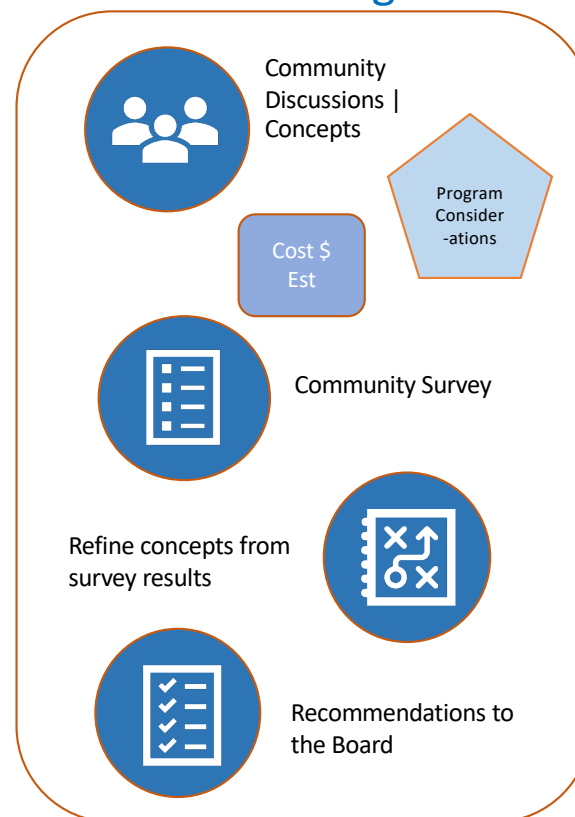
Evaluation | Alignment



Detailed Synthesis Report



Planning



Implementation

Phoenix-Talent School District



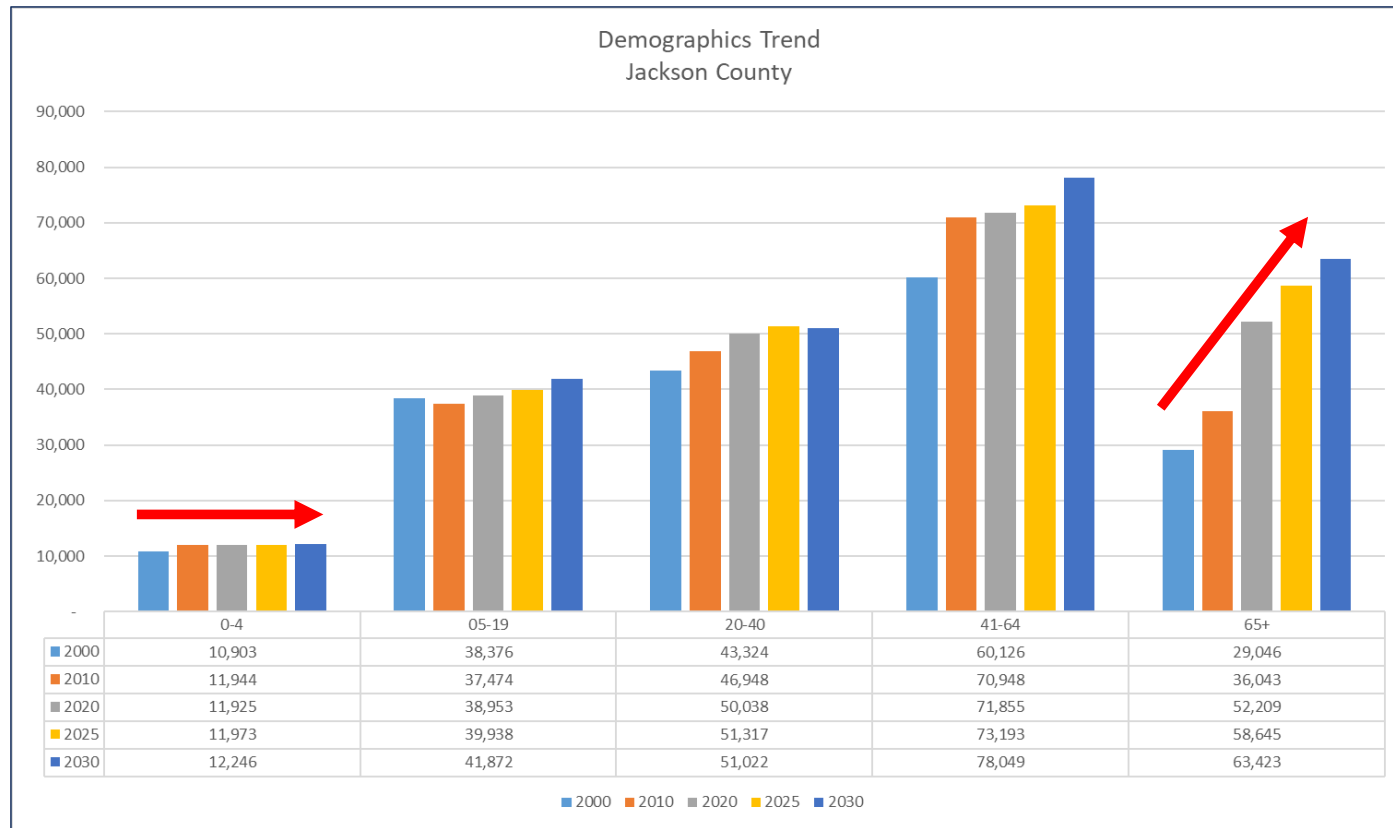
Long-range Facilities Master Plan

Background Data





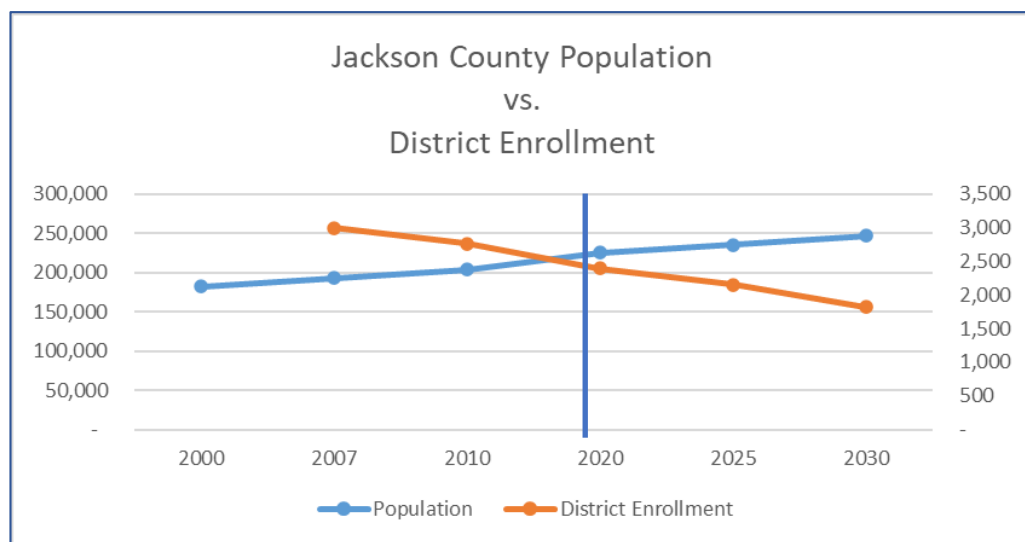
Demographics - Jackson County | Historic & Projected



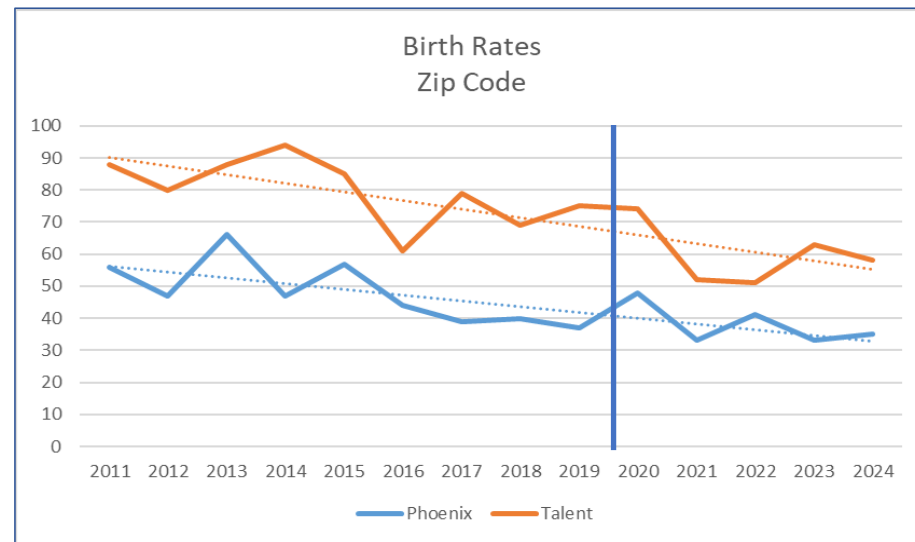
Source: Population Research Center, Portland State University, Published 2022



Demographics - Jackson County | Population vs District Birth Rates



Covid March 2020
& Alameda Fire
September 2020

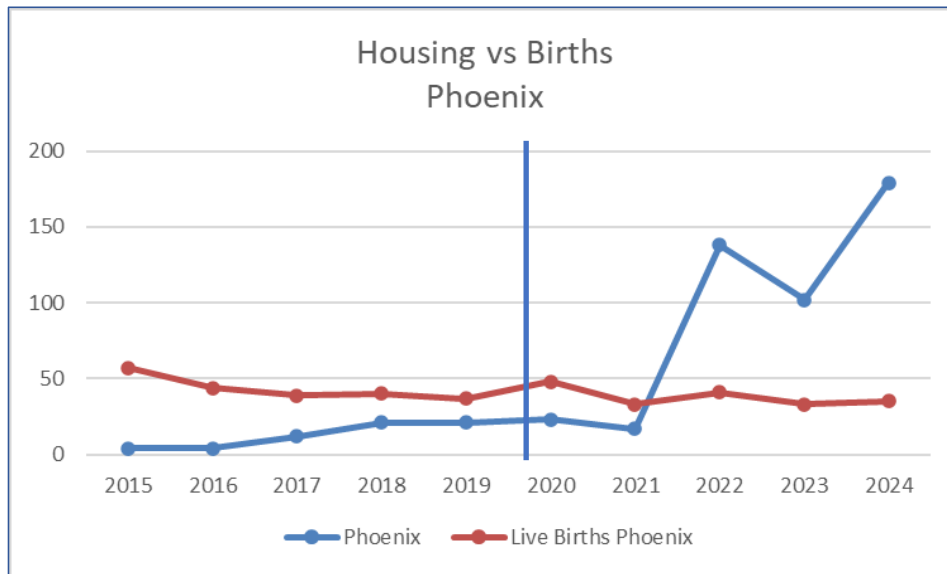


Covid March 2020
& Alameda Fire
September 2020

Demographics - Jackson County | Housing Permits vs. Live Births

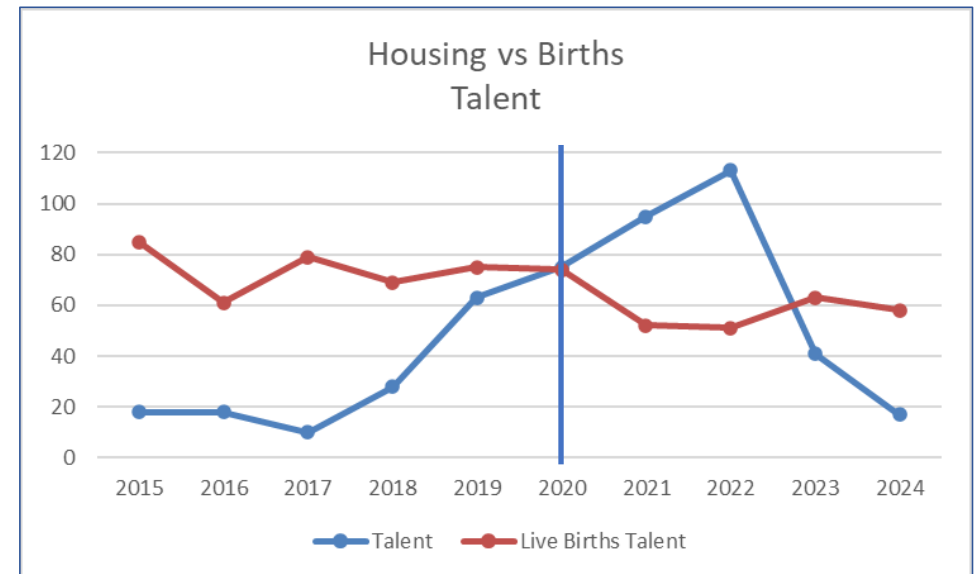


Single Family + Multi-Family



Covid March 2020
& Almeda Fire
September 2020

Single Family + Multi-Family



Covid March 2020
& Almeda Fire
September 2020

There is a proposed development located in the Orchard Hill Elementary School boundary that includes 490 dwelling units in Phase I & 760 potential dwelling units in future phases. This could result in ~150-200 students in Phase I & 200-300 students in Phase II; assuming a 0.4 Students per dwelling unit rate. The Urban Growth Boundary within the City of Phoenix, OR also has plans for the development of property for multi/single family units. The impact to district enrollment is not known at this time.



Demographics | Historic & Projected

Recommended Projections for Planning Purposes																	
Grade	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	217	231	209	204	203	194	185	159	138	138	139	153	108	116	122	118	119
1	227	209	231	204	207	222	157	187	171	132	155	142	159	111	121	126	122
2	212	223	214	219	197	197	190	146	193	174	145	170	145	162	114	123	128
3	201	217	213	224	224	195	182	183	150	183	183	151	171	146	163	114	124
4	224	201	214	202	208	228	174	164	180	148	179	176	143	162	138	155	109
5	204	220	203	218	197	212	205	167	174	179	154	170	174	143	161	138	155
6	185	184	208	182	208	191	185	176	165	161	170	171	162	166	136	153	132
7	199	180	184	199	198	189	187	161	175	167	159	167	165	156	160	131	148
8	205	200	171	184	190	189	174	162	149	173	173	166	160	158	149	153	125
9	199	192	193	167	179	191	186	186	192	161	205	178	180	173	172	162	166
10	219	205	200	180	182	198	200	175	202	206	168	205	181	184	177	175	165
11	205	217	198	184	180	177	191	185	183	192	191	153	191	169	171	164	162
12	217	196	213	202	190	195	178	189	193	191	209	151	148	185	163	166	159
Total	2,714	2,675	2,651	2,569	2,563	2,578	2,394	2,240	2,265	2,205	2,230	2,153	2,087	2,031	1,947	1,878	1,814

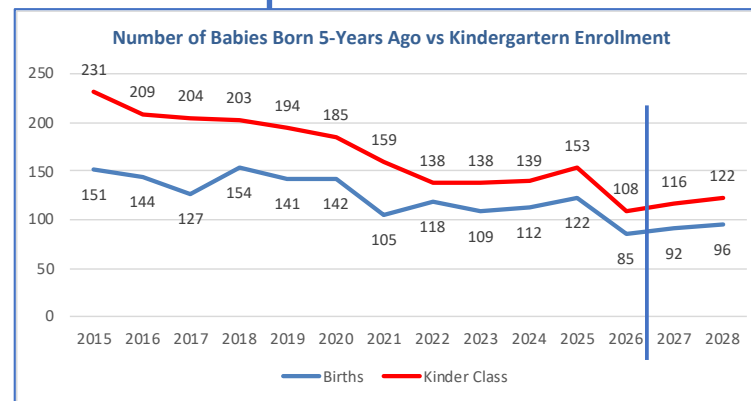
Sources: Oregon Department of Education, P-T District 2025-26.

Projections: Capital – AE 2026-27 to 2030-31

Covid /
Almeda Fire

Babies born - Covid /
Almeda Fire enter Kindergarten

- 2009 (20-year peak): 2,963 Students
- 2020: 2,394 Students, ~ 570 fewer students
- 2030 (Projected): 1,814 Students, ~ 580 fewer students



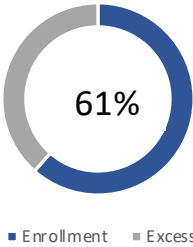


District-wide Schools' Program Capacity, Enrollment & Utilization | SY 2025-26

Program Capacity				
Facility Type	Capacity	Enrollment	Utilization	Excess
Elementary	1,402	962	69%	440
Middle	990	504	51%	486
High	1,110	687	62%	423
Total	3,502	2,153	61%	1,349

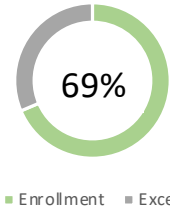
Source: Phoenix-Talent School District

District-wide Schools' Program Utilization

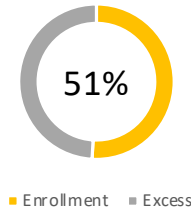


1,349 Open Seats Across District

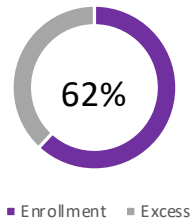
Elementary Schools Program Utilization



Talent Middle School Program Utilization



Phoenix High School Program Utilization



District Facilities' Snapshot

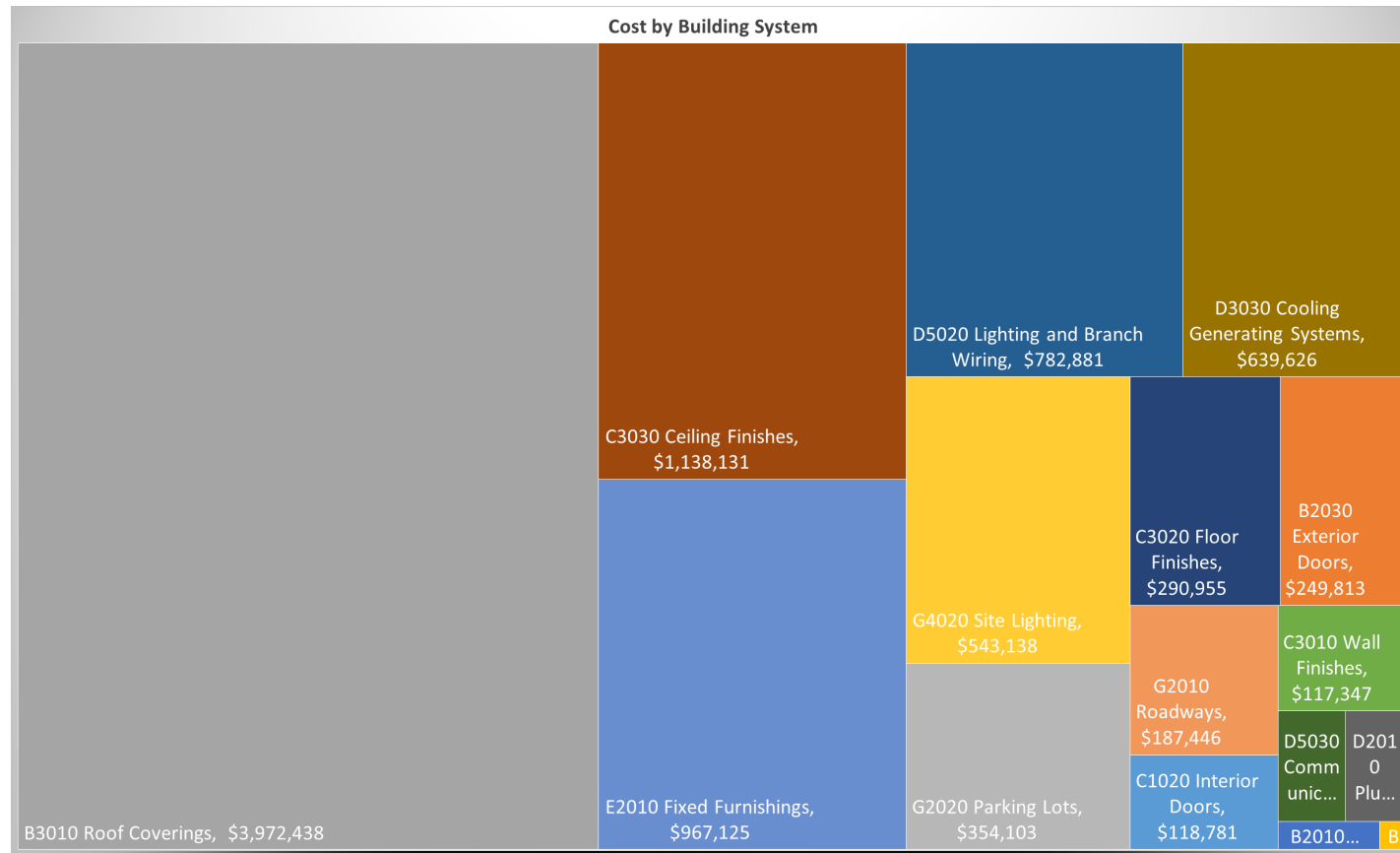


Facility Name	Open Date	Size (Sq. Ft.)	Educational Adequacy	FCI	Capital Needs	Enrollment 2025-26	Enrollment 2030-31	Capacity Program	% Utilized 2025-26	% Utilized 2030-31	SF/Student
Phoenix Talent Rising Early Learning Center	2015	2,400	-	1.3%	\$ 20,496	23	23	40	58%	58%	104
Orchard Hill Elementary School	1983	66,534	57%	11.1%	\$ 4,741,322	286	196	456	63%	43%	233
Phoenix Elementary School	1954	55,999	65%	3.1%	\$ 1,109,239	319	241	466	68%	52%	176
Talent Elementary School	1949	44,350	63%	5.4%	\$ 1,520,605	357	319	480	74%	66%	124
Outdoor Discovery	1997	3,945	-	1.3%	\$ 33,979	44	44	44	100%	100%	90
Talent Middle School	1955	97,006	62%	2.1%	\$ 1,355,068	504	405	990	51%	41%	192
Phoenix High School	2021	166,676	75%	0.2%	\$ 289,484	687	652	1,110	62%	59%	243
Totals		436,910			\$ 9,070,192	2,220	1,880	3,586	61.9%	52%	197

Open Seats 2025-26	1,366	62%
Open Seats 2030-31	1,706	52%

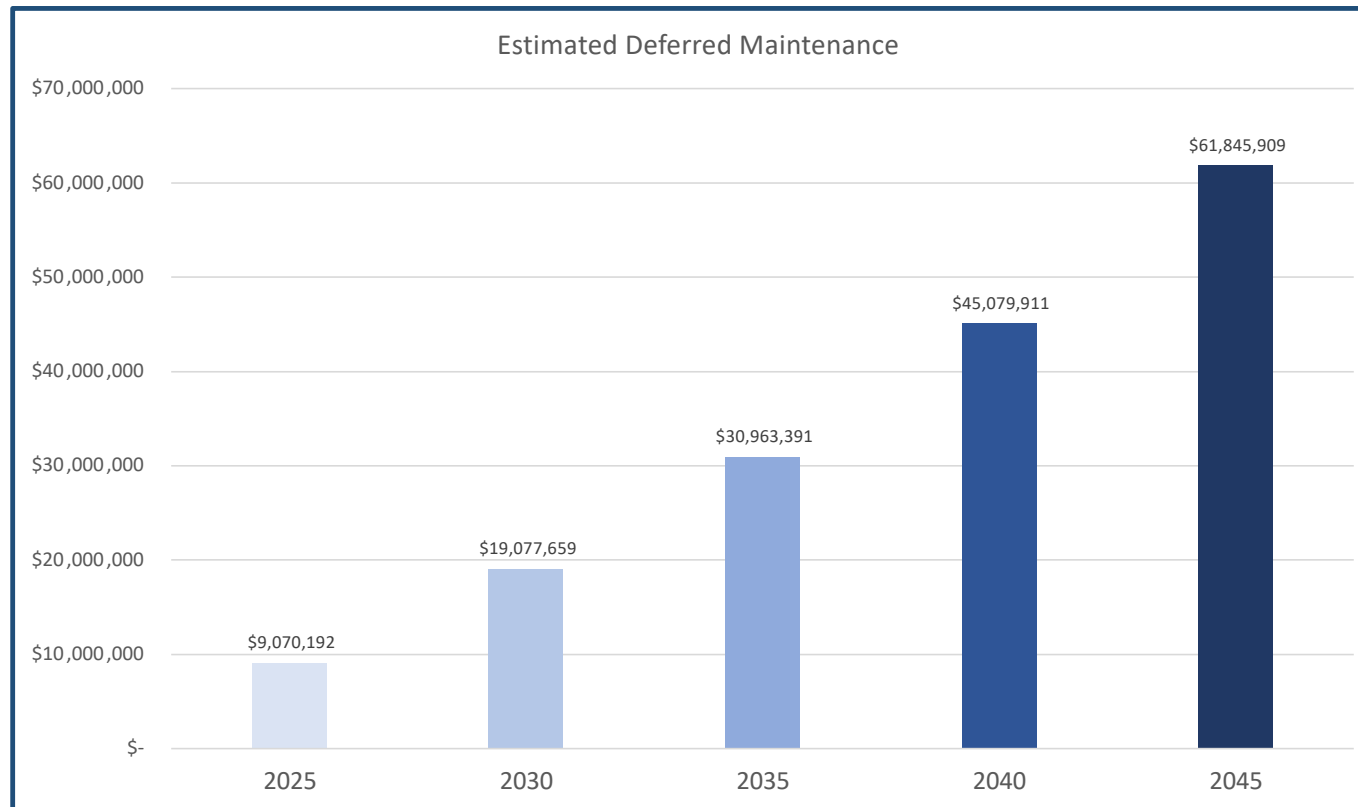


District-wide Needs by Building System





Estimated Deferred Maintenance Over Time





Educational Adequacy Assessment

Education Adequacy measures how well a school building (and campus) support student learning and programs. Oregon asks for the review of specific features of a school building. They include the following:



Acoustics:
External/Internal Noise, HVAC



Site Suitability:
Capacity, security and storage



Air Quality:
Fresh Air Ventilation, Filters,
IAQ Management



Auxiliary & Technology:
Furniture, sink, water fountain,
Adequate power outlets, teaching wall-
interactive, wifi



Lighting includes:
Illumination, adjustable, glare, blinds
Natural daylight, ceilings/walls colored
paint



Kindergarten:
Children's restroom



Temperature & Air Quality:
Consistency



SPED:
Shower, washer/dryer, restrooms,
Equipment, complimentary spaces



Decision Matrix – Investment Considerations

► DECISION MATRIX				
PHYSICAL CONDITION	POOR (\$\$\$)	Discontinue Use & Surplus Consolidate with Another School Replacement (Right Sized)	Major Renovation Replacement	Major Renovation Replacement (Right Sized) + Boundary Changes Permanent Addition Relief School
	FAIR (\$\$)	Renovation Life-Cycle Renewal	Renovation Life-Cycle Renewal	Renovation Life-Cycle Renewal + Boundary Changes Permanent Addition Relief School
	GOOD (\$)	General Maintenance + Boundary Changes Install Attractive Program Repurpose Facility for Non-Ed. Use	General Maintenance	General Maintenance + Boundary Changes Remove Attractive Program Permanent Addition Relief School
		LESS THAN 85%	85% - 105%	GREATER THAN 105%
UTILIZATION (ENROLLMENT VS. PERMANENT CAPACITY)				

School	FCI	% Utilized
Orchard Hill Elementary School	11%	63%
Phoenix Elementary School	3%	68%
Talent Elementary School	5%	74%
Talent Middle School	3%	51%
Phoenix High School	0%	62%

Investment & Options | Overview





Key Considerations for the Development of Options

- **District is operating for a student population of 3,592 with an enrollment of 2,220 students**
 - ☐ Address utilization challenge
 - ☐ Reduce deferred maintenance costs
 - ☐ Reduce operating costs
 - ☐ Build financial resiliency
- **Identify opportunities to support student learning**
 - ☐ Partner to provide Pre-K for students across district
 - ☐ Examine opportunities to improve utilization
 - ☐ Explore potential academic opportunities



Cost of Surplus Space | Considerations

Current Enrollment/Capacity Data		
Current Building Space	436,910	Sq. Ft.
Current Enrollment	2,153	Students
Current Capacity	3,586	Seats
Current Utilization	60%	
Optimal Building Size Based on Enrollment		
Square Feet to be 100% Utilized	265,593	Sq. Ft.
Square Feet to be 85% Utilized	312,462	Sq. Ft.
Extra Space	124,448	Sq. Ft.
Estimated Savings @ 85% Utilized vs Current		
Utilities	\$186,672	\$1.50
Maintenance	\$248,896	\$2.00
Capital Projects	\$373,343	\$3.00
Annual Savings	\$808,911	per year

Facility Name	Current Building Space	Est. Annual Cost
Phoenix Talent Rising Early Learning Center	2,400	\$ 15,600
Orchard Hill Elementary School	66,534	\$ 432,471
Phoenix Elementary School	55,999	\$ 363,994
Talent Elementary School	44,350	\$ 288,275
Outdoor Discovery	3,945	\$ 25,643
Talent Middle School	97,006	\$ 630,539
Phoenix High School	166,676	\$ 1,083,394
Total	436,910	\$ 2,839,915

Budget Year	SY25 - 26			
School	FTE	Student	Budget	CPS
Orchard Hill Elementary School	34.25	286	\$ 3,889,317	\$ 13,599
Phoenix Elementary School	38.82	319	\$ 4,319,197	\$ 13,540
Talent Elementary Schol	32.82	357	\$ 4,035,526	\$ 11,304
Talent Middle School	46.16	504	\$ 5,708,553	\$ 11,326
Phoenix-Talent High School	68.60	687	\$ 9,041,222	\$ 13,160

Source: Phoenix-Talent School District SY 25-26 Budget



Finances | Capital Review

Funding Source	Annual Revenue	Total Amount 2026-2030
Existing 2017 Bond Funds Unallocated for Projects		\$ -
General Funds Allocated to Construction	\$ 200,000	\$ 1,000,000
Construction Excise Tax	\$ 170,000	\$ 850,000
Const. & Maint. Public School Facilities Grants (327.300)	\$ -	\$ -
State School Fund Grants (327.008)	\$ -	\$ -
SB 1149 Energy Efficient Schools	\$ -	\$ -
Total		\$ 1,850,000

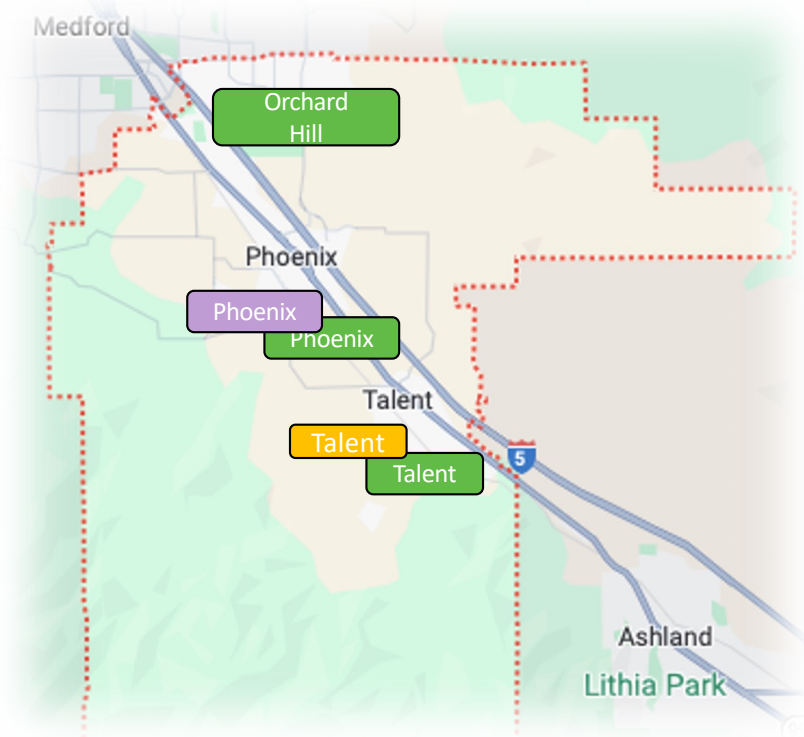
District can consider a future General Obligation Bond for additional capital funds.

The Oregon Department of Education offers PTS up to \$6M in matching funds through the OSCIM Grant Program. 1:1 Match with a General Obligation Bond is required.



District-wide Deferred Maintenance Priorities

- Elementary School
- Middle School
- High School



Map for orientation purposes, not to scale.

Option 1: District-wide / Priority 1
\$4.8M [Roofing & HVAC]

Option 2: District-wide / Priority 2
\$2.2M [Doors, Lighting, Ceilings]

Option 3: District-wide / Priority 3
\$2.1 million [Asphalt, Flooring]



Priorities by School: Elementary

Orchard Hill

Option 1: Replace Concrete Tile Roof
ROM: **\$3.7 million**



Option 2: Priority Repairs
ROM: **\$400,000**



Option 3: Incorporate Pre-K partnership into school program.



Phoenix

Option 1: Priority Repairs
ROM: **\$1.1 million**



Option 2: Incorporate Pre-K partnership into school program.



Talent

Remodel bathrooms near Café
(Scheduled for Summer 2025)



Option 1: Priority Repairs
ROM: **\$1.5 million**



Option 2: Relocate Outdoor Discovery and repurpose building and site.



Option 3: Incorporate Pre-K partnership into school program. Move kindergarten into available space in facility.





Priorities by School: Secondary

Talent Middle School

Option 1: Priority Repairs
ROM: **\$1.4 million**



Option 2: Upgrade Track & Field to Synthetic Turf & Track
ROM: **\$2.5 million**



Option 3: Construct CTE space to align with High School offerings
Remodel: **\$2.0 million**
New Build: **\$3.5 million**



Phoenix High School

Option 1: Priority Repairs
ROM: **\$300,000**



Option 2: Early Learning Center:
Fencing and shade area, gross motor skills area (Pirate Ship) How can we best serve community?
ROM: **\$125,000**





Colver Park Sports Complex | Options



Total Est. \$30-35M

Phase 1: \$10M

Phase 2: \$10M

Phase 3: \$10M

Phase 4: \$5M

Community Engagement | Next Steps

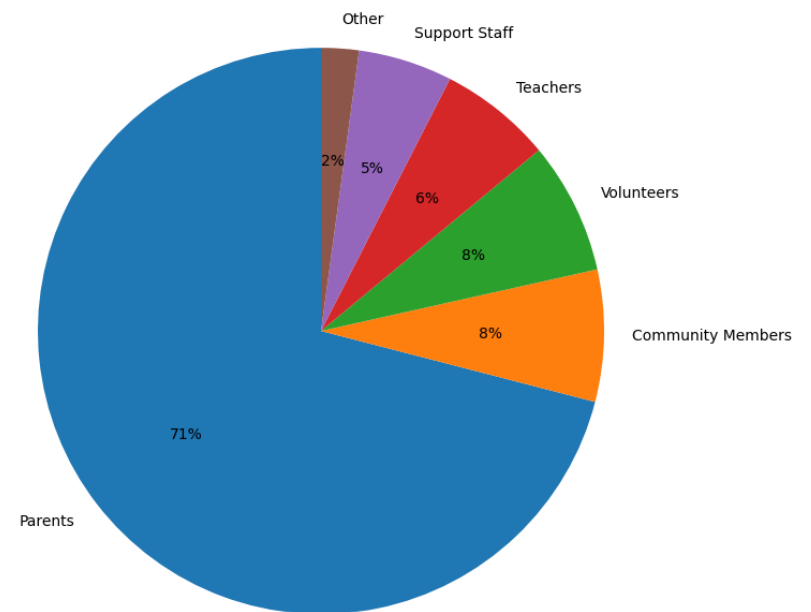




Community Engagement | Survey

- Phoenix-Talent School District invited community input on future capital investments.
- The survey ran from January 19th to February 6th, 2026.
- Current families provided balanced geographic representation.
- Respondents prioritized investments impacting student learning environments, especially classroom space, middle school programming, and academic/career opportunities.
- While facility needs are recognized, bond support isn't universal, emphasizing the importance of clear prioritization, educational alignment, and future community engagement in the long-range plan.
- Total participants: **73**

Survey Respondent Population Breakdown



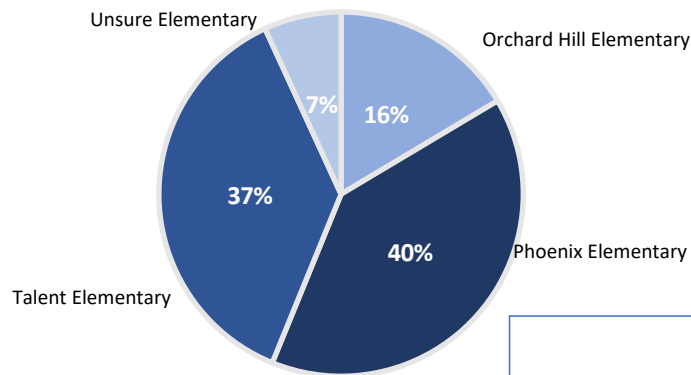
Parents also represented in other categories (e.g. Administration, Community members, Teachers, Support Staff, and Volunteers.)



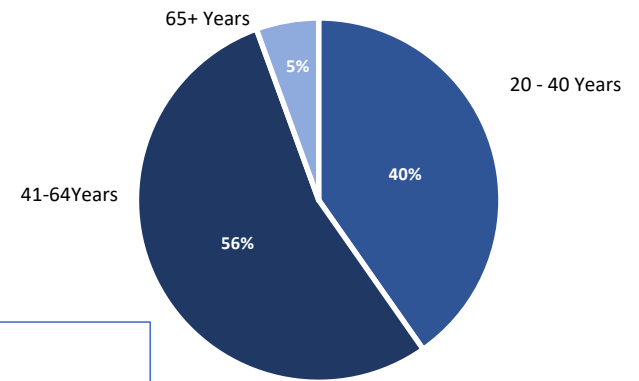
Community Engagement | Overview of Participants

Balanced geographic participation • Family-driven feedback • Mixed residency tenure

Survey Respondents by Elementary Boundary

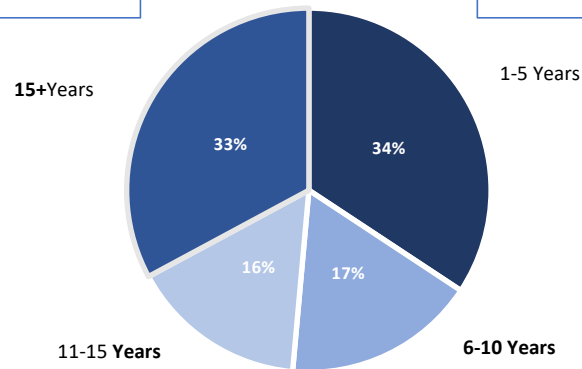


Survey Respondents by Age



92% of respondents have children in Phoenix-Talent Schools

Survey Respondents by Tenure





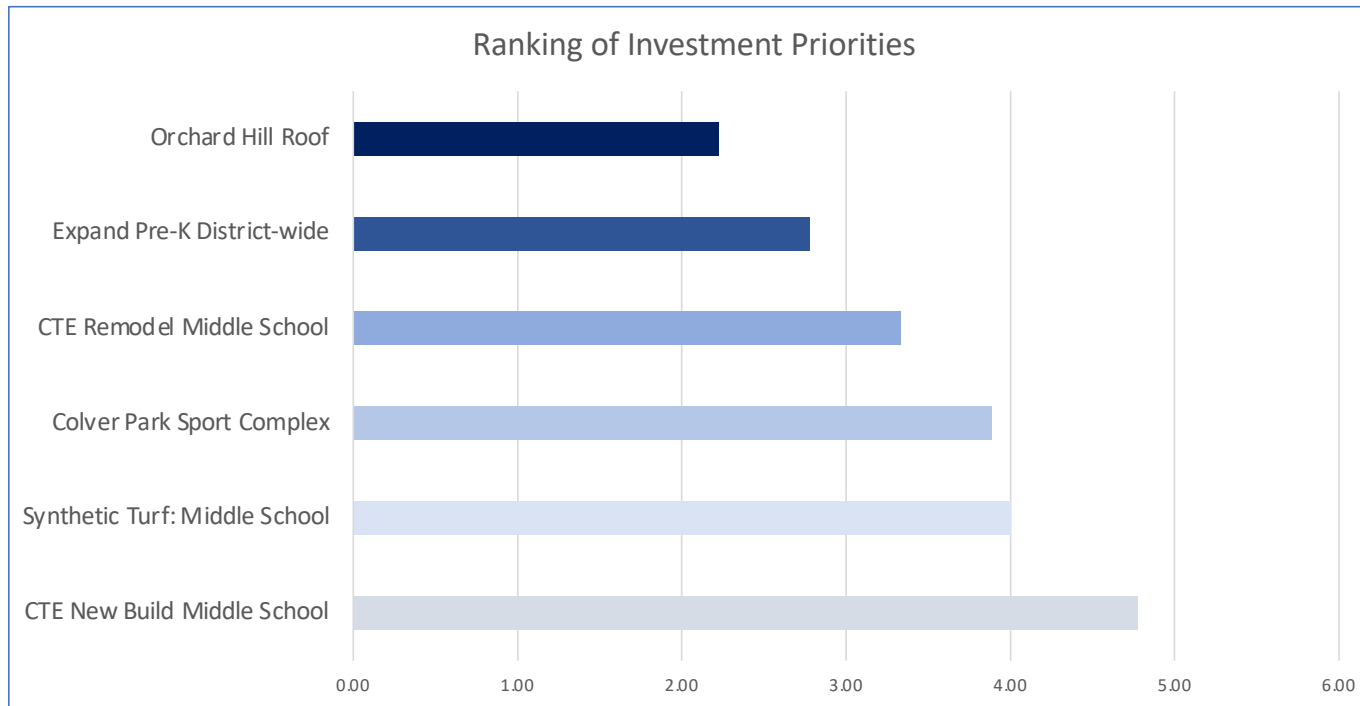
Community Engagement | Capital Investment Priorities

Survey Question: The district has maintained and continues to invest in its school facilities. There are on-going system needs and repairs that have been identified. There are also investments that the district would like to make should funds be available to support these investments. Please indicate your level of support for these investments by ranking them as follows: **1 - your top priority and 6 - your least.**

- ☐ Replace roof at Orchard Hill Elementary School. Estimated Cost ~ \$3.7M
- ☐ Upgrade Track and Field to Synthetic Turf at Talent Middle School. Estimated Cost ~ \$2.5M
- ☐ Construct CTE space at Talent Middle School to align with High School offerings.
Estimated REMODEL Cost ~ \$2.0M
- ☐ Construct CTE space at Talent Middle School to align with High School offerings.
Estimated NEW BUILD Cost ~ \$3.5M
- ☐ Expand Pre-K across the district in elementary schools with community partners
- ☐ Colver Park Sports Complex Phase I. Estimated Cost ~ \$10M



Community Engagement | Ranking of Priorities



Mean priority rank (Lower = Higher Priority)

Less than 20% of participants were able to rank their investment priorities. As the District moves forward with its investment in facilities, greater outreach is needed to ensure community voice is incorporated in decision process.



Considerations for Long-range Planning | Summary

- Incorporate utilization analysis and fiscal projections to ensure the district aligns facility investment with program delivery and long-term financial sustainability.
- Continue to reinvestment in existing schools ~ particularly where improvements enhance student wellness, career readiness, and academic supports.
- Balance capital spending and ongoing operating capacity.
- Continue to incorporate both the physical space utilization and programmatic impact in future planning decisions.
- Re-engage community to identify future support of significant capital investments.



Next Steps | Timeline

- Refine Options for Recommendations
- Finalize Long-Range Facilities Master Plan
- Board of Education Approves Plan (April 2026)
- Submit to State of Oregon (Technical Assistance Program)
- Implementation of Long-Range Facilities Master Plan

APPENDIX | Community Input





Open-Ended Responses

We also provided the community the opportunity to provide the district other capital and educational programming investments they would like the district to consider in the future.

- 1) Other suggestions/needs - are there any other capital investments the district should consider in its long-range facilities master plan? If yes, please explain.
- 2) Do you have other ideas the district may consider to ensure funding supports students' educational experience in our school buildings?



Open-Ended Responses | Other Capital Investments

Total Responses Incorporated: 27

Theme	# of Mentions	% of Responses	Representative Examples
Health, Safety & Building Systems	9	33%	HVAC, bathrooms, maintenance, & ventilation
Specialized Program Facilities	6	22%	Science labs, wellness centers, music/art spaces
Athletics & Recreation	5	15%	Pools, gym facilities
Kitchen & Nutrition Infrastructure	3	11%	Cooking capacity, meal prep facilities
Site-Specific School Requests	3	11%	Individual campus improvements
Program Expansion Facilities	2	7%	Outdoor Discovery expansion

55% of responses tie facilities directly to program delivery (labs, arts, wellness, and athletics).



Open-Ended Responses | Other Educational Investments

Total Responses Incorporated: 23

Theme	# of Mentions	% of Responses	Representative Examples
Academic & Instructional Support	7	30%	Tutoring, intervention, after-school care
Career & Postsecondary Readiness	4	17%	Workforce pathways, career prep
Special Education & Diverse Learners	4	17%	Program quality, individual supports
Arts & Enrichment	3	13%	Arts programming, creative opportunities
Student Wellness & Mental Health	2	9%	Counseling, wellness programs
Family & Community Engagement	2	9	Parent communication, involvement
Efficiency / Resource Prioritization	1	4%	Focus on programs over buildings

64% of prioritize direct student learning supports (tutoring, SPED, career readiness).



Open-Ended Responses | Cross-walk Investment Considerations

Category	Capital	Operating	Hybrid
Health & Safety	High	Low	Moderate
Academic Supports	Low	High	Low
Career Readiness	Moderate	Moderate	High
Arts & Enrichment	Moderate	Moderate	High
Wellness	Moderate	Moderate	High

Capital: Construction, labs, and specific program spaces

Operating: Personnel, supplies, partnerships, and vendors

Hybrid: Capital and on-going costs for program investments

QUESTIONS ?



PHOENIX-TALENT SCHOOLS

EXCELLENCE *for* EVERYONE

Board Meeting - 6:00 PM

Thursday, June 4, 2026

In-Person at Phoenix Elementary School

215 N. Rose St, Phoenix, OR

Join the Zoom Meeting:

<https://us02web.zoom.us/j/83544751622?pwd=Ea85UV2XmIsA4jKr3ypyUW6SrKGGUS.1>

Meeting ID: 835 4475 1622 Passcode: 283235

The Phoenix-Talent School District #4 is committed to providing equal access to its public meetings in accordance with Oregon Public Meetings Law (ORS 192) and the Americans with Disabilities Act (ADA). If you require disability-related accommodations, auxiliary aids, or language interpretation services, please contact Board Secretary, Denise Skinner, at 541-535-1511 or denise.skinner@phoenix.k12.or.us at least 48 hours in advance of the meeting.

AGENDA

- A. Executive Session – 5:30 p.m. - This session is closed to the public under ORS 192.660 (2)(f)
- B. **PUBLIC HEARING 2026-2027 BUDGET** – 6:00 p.m.
- C. Regular Session Call to Order
- D. Welcome New Student Representatives for 26-27
- E. Student Representative Report
- F. Accentuate the Positive
- G. Citizen Comments
- H. Superintendent Report
- I. Consent Agenda
 - 1. Approval of Agenda
 - 2. Approval of Minutes from 5/20/26
 - 3. Personnel Report
- J. Information and Discussion
 - 1. Legislative / OSBA Update
 - 2. Committee Updates
 - 3. Food Service Contract
- K. Recess
- L. Action Items
 - 1. Budget Resolutions for 2026-27
 - a. Resolution 26-1: Adopt the Budget
 - b. Resolution 26-2: Making Appropriations for Fiscal Year 2026-2027
 - c. Resolution 26-3: Imposing Ad Valorem Taxes
 - d. Resolution 26-4: Categorizing Ad Valorem Taxes
- M. Review of the Next Meeting Agenda
- N. Adjournment