



North Santiam School District  
1155 North 3<sup>rd</sup> Avenue  
Stayton, OR 97383  
Attention: School Board

Architecture  
Engineering  
Interior Design  
Program Management  
Construction Management

May 17, 2012

Re: Request for a motion to approve the recommendations of the Long Range Facilities Planning Committee to date.

Dear School Board Members

The Long Range Facilities Planning Committee (LRFPC) has come to a natural juncture in its efforts. The committee has completed the first, and most complex, portion of the master plan. This work has resulted in the proposed size, make-up and timing of the next capitol bond levy. In the interest of transparency and positive communication it was felt that this was a good time to report out in order to insure that the work to date was acceptable to the School Board.

The enclosed spreadsheet details the various tasks and the budget for each task that the LRFMP committee has recommended for inclusion in the bond. Each school within the District is represented, and there is a budgetary subtotal shown for each school.

As part of the long rang master plan, the LRFMPC has recommended that an attempt be made to pass this capitol bond levy in November of this year.

At this time it is requested that the School Board approve the recommendations of the LRFMP committee to date.

Sincerely,

Lou Tarnay  
Senior project Manager

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NORTH SANTIAM SCHOOL DISTRICT - FACILITIES ASSESSMENT - MAY 2, 2012

Item No	Location	Bldg.	Room	DESCRIPTION	BLDG. SYSTEM	CATEGORY	REMARKS	PROGRAM COST
903	District	All Bldgs.	All	Network Data Switches	DATA	OPERATIONAL EFFICIENCY		\$81,200
906	District	All	Exterior	Paint	PAINT	FACILITY MAINTENANCE		\$891,634
919	District	All	Hazmat	Misc.				\$320,000
<b>SUBTOTAL DISTRICT</b>								<b>\$1,292,834</b>
86	SHS	Audit- orium Music	Audit- orium	Safety improvements.	ELECTRICAL	Ed requirments/safety		\$1,631,250
96	SHS	Exterior	Old Gym Lot & Bus Drive	Failed pavement.	PAVING/ Drainage	FACILITY MAINTENANCE		\$120,350
97	SHS	Technology		Exterior south end wall has cracks in concrete. Also some hairline cracks potential leaks.	WALLS	FACILITY MAINTENANCE		\$401,224
90	SHS	Main Building	Chimney	Loose brick on chimney.	SEISMIC	REGULATORY		\$43,500
92	SHS	Music Building		Tilt-up same as industrial shops.	SEISMIC	REGULATORY		\$266,800
93	SHS	Old Gym		Tall tilt-up. Plans show good reinf. but some connections	SEISMIC	REGULATORY		\$304,500
101	SHS	Main Building	Science Rooms	Current plan does not meet code exiting requirements, is	MISC	FUTURE NEEDS		\$1,046,900
100	SHS	Gym		Sizes of girls and boys locker room facilities are not equitable.	FRAMING	REGULATORY		\$435,000
102	SHS	600	Entire	Building is no longer economical to replace		FACILITY MAINTENANCE		\$1,261,500
103	SHS		All	Systems analysis items.				\$1,336,030
104	SHS	Audit- orium Music	Audit- orium	Complete remodel.	ELECTRICAL	Ed requirments/safety		\$1,631,250
111	SHS	All	Roof	Areas of roof are in poor condition.	ROOF	FACILITY MAINTENANCE		\$507,500
112	SHS	All	Exterior	Areas of gutter, downspouts and soffits in poor condition.	DRAINAGE	FACILITY MAINTENANCE		\$29,000
111b	SHS		Roof					\$423,500
113	SHS	Compe-tition Gym	Conces-sions	Spring tension gone from receptacle blades.	ELECTRICAL	REGULATORY		\$2,900
114	SHS	Main Building	Tech./Mech. Auditorium	VAT flooring.	FLOOR COVERING	REGULATORY		\$81,200
119	SHS	Café-teria	Electrical	Electrical service is at capacity.	ELECTRICAL	REGULATORY		\$33,350

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120	SHS	Main Class-room	Corridor	Branch panel circuit capacity 100% utilized. Business first floor NE.	ELECTRICAL	REGULATORY		\$13,050
905	SHS	Main Building	Office	Office Space - remodel	SECURITY	FACILITY MAINTENANCE		\$58,000
909	SHS	Main Building	Kitchen	Large Walk-in Refrigerator	CAFETERIA	FACILITY MAINTENANCE		\$15,225
<b>SUBTOTAL SHS</b>								<b>\$9,258,205</b>
131	SMS	Main Building	Main Office Restroom KITCHEN	VCT flooring in fair to poor condition.	FLOOR COVERING	REGULATORY		\$13,775
133	SMS	Main Building	Main Hall 555	Exposed roof truss at north end is showing weathering.	FRAMING	FACILITY MAINTENANCE		\$5,800
134	SMS	Main Building	Roof	Areas of roof are in poor condition.	ROOF	FACILITY MAINTENANCE		\$348,000
132	SMS	Main Building	Exterior	Old fuel oil boiler was abandoned without proper	HVAC	REGULATORY		\$7,250
136	SMS	Main Building	Class-room Gym Balcony	Fire alarm strobes not installed. (Exclude 1997 remodel areas).	FIRE ALARM	REGULATORY		\$13,050
137	SMS	Gym	Gym Cafeteria Main Entry	Existing drinking fountain not ADA compliant.	PLUMBING	REGULATORY		\$8,700
138	SMS	Main Building	Entry	The fire dept. connection is located on the face of the boiler	FIRE ALARM	REGULATORY		\$13,050
139	SMS	Main Building	Main Office Restroom	Not ADA compliant.	PLUMBING	REGULATORY		\$36,250
141	SMS	Gym	Gym Stair Library Platform/ Band	Handrails are not ADA compliant.	MISC	REGULATORY		\$17,400
142	SMS	Main Building	Library Upper Level	Existing guardrails do not meet current codes.	MISC	REGULATORY		\$13,050
143	SMS			Add ramp to music room.				\$29,000
144	SMS	Main Building	Library	Excessive wearing of circuit breakers in panel at west wall.	ELECTRICAL	REGULATORY		\$11,600
145	SMS		All	Systems analysis items.				\$403,825
147	SMS			New bus loop along East property line.				\$870,000
918	SMS	ALL	Roof					\$478,500
149	SMS	Exterior		PAVING	PAVING			\$58,000
904	SMS	Main Building	Restrooms	Restrooms	PLUMBING	FACILITY MAINTENANCE		\$290,000
907	SMS	Main Building	Kitchen	Large Walk-in Freezer	CAFETERIA	FACILITY MAINTENANCE		\$25,375
<b>SUBTOTAL SMS</b>								<b>\$2,642,625</b>

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Item No	Location	Bldg.	Room	DESCRIPTION	BLDG. SYSTEM	CATEGORY	REMARKS	PROGRAM COST
45	SES	Exterior	Play-ground	Pavement failure in play ground.	PAVING	FACILITY MAINTENANCE		\$68,150
40	SES	Main Building	Gym	Tall C.I.P. conc. walls likely need anchorage upgrade. Possibly unanchored glass block panels.	SEISMIC	REGULATORY		\$174,000
41	SES	Main Building	General	Building has confined mechanical spaces at	ASBESTOS	REGULATORY		\$14,500
42	SES	Main Building	All	Minimal exterior shearwall exists; minimal beam post connection.	SEISMIC	REGULATORY		\$118,900
43	SES	Main Building	Boiler	Cmu wall hollow un-reinforced.	SEISMIC	REGULATORY		\$29,000
47	SES	Entire		The steam condensate return piping and traps are in very poor condition.	HVAC	FACILITY MAINTENANCE		\$116,000
50	SES	Main	All	Minor rot and insect deterioration reported.	FRAMING	FACILITY MAINTENANCE		\$10,440
51	SES	Main Building	Gym	The existing supply and return air grilles are heavily damaged.	HVAC	FACILITY MAINTENANCE		\$3,190
48	SES	Site		There is an existing oil storage tank and piping which is no	HVAC	REGULATORY		\$14,500
49	SES	Main Building	Boiler	Brick chimney above roof in poor condition.	SEISMIC	REGULATORY		\$36,250
56	SES	Main Building	All	Door hardware is not ADA compliant. No panic hardware on exit door.	DOOR	REGULATORY		\$87,000
59	SES	Main Building		Existing drinking fountains are not ADA compliant in Corridor and Gym	PLUMBING	REGULATORY		\$9,860
60	SES	Main Building	Class-room	Sinks do not have ADA complaint faucets, sinks and drinking fountains.	PLUMBING	REGULATORY		\$3,190
61	SES	Entire		All restrooms are not ADA complaint.	PLUMBING	REGULATORY		\$178,350
62	SES	Main Building	All	Branch circuit panel not maintainable. North wing, east wing; kitchen	ELECTRICAL	REGULATORY		\$34,800
63	SES		All	Systems analysis items.				\$322,770
67	SES	All Bldgs.		Downspout/Rain drains are damaged in multiple locations.	DRAINAGE	FACILITY MAINTENANCE		\$26,100
71	SES	Exterior		ROOFS	ROOF	FACILITY MAINTENANCE		\$259,550
72	SES	Main Building	Typical Classroom	Most windows are single pane, in fair to poor condition and are	WINDOW	OPERATIONAL EFFICIENCY		\$255,200
68	SES	Main Building	All	Aged light control switches and receptacles have lost spring	ELECTRICAL	REGULATORY		\$34,800
69	SES	Main Building	Corridor; kitchen;	VAT flooring.	FLOOR COVERING	REGULATORY		\$34,800

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265	SES	Main Building	Classroom	Add (2) kindergarten	MISC	REGULATORY		\$451,001
900	SES	Main Building	All	Classroom Data Projector Electrical	ELECTRICAL	OPERATIONAL EFFICIENCY		\$14,500
901	SES	Main Building	Classroom	Classroom Furnishings - 2 rooms Kindergarten	MISC	FUTURE NEEDS		\$20,300
908	SES	Main Building	Kitchen	Stacked Oven	CAFETERIA	FACILITY MAINTENANCE		\$15,225
916	SES	Main Building	Multi-Purpose*	4,100 sq. ft. Multi-Purpose Room	NEW CONSTRUCT	FUTURE NEEDS		\$1,606,655
917	SES	Main Building		Convert Existing Cafeteria/Kitchen	REMODEL CONSTRUCT	FUTURE NEEDS		\$318,362
<b>SUBTOTAL SES</b>								<b>\$4,257,393</b>
210	Sub MS	Caf./Gym	Gym	External walls not adequate for current seismic code eq. and wind.	SEISMIC	REGULATORY		\$362,500
213	Sub MS	Main	All	Ground water enters up through slab cracks and wall edge. Water seeps through floor.	DRAINAGE	FACILITY MAINTENANCE		\$55,100
214	Sub MS	Main Building	210	Leaky south wall.	DRAINAGE	FACILITY MAINTENANCE		\$7,250
217	Sub MS	Caf./Gym	Caf.	Ground water enters up through slab cracks and wall edge.	DRAINAGE	FACILITY MAINTENANCE		\$72,500
212	Sub MS	Caf./Gym	Gym	Exterior walls may not be adequate for current code EQ and wind (Assembly use).	SEISMIC	REGULATORY		\$43,500
216	Sub MS	Main Building	All	Exterior and interior load brg., and interior partition walls are hollow clay tile. Very high seismic risk!	SEISMIC	REGULATORY		\$362,500
218	Sub MS	Caf./Gym	Caf.	Studwall anchorage to conc. Is likely inadequate.	SEISMIC	REGULATORY		\$21,750
220	Sub MS	Caf./Gym	Gym	Site built roof truss system, long spans. Condition may	SEISMIC	REGULATORY		\$30,450
223	Sub MS	Caf./Gym	Cafeteria Gym	Emergency egress lighting system not in compliance with	ELECTRICAL	REGULATORY		\$3,625
224	Sub MS	Caf./Gym	Cafeteria Gym	Exit signs not provided with 90 minute battery source.	ELECTRICAL	REGULATORY		\$2,900
228	Sub MS	Main Building	Corridors	Emergency egress lighting system not in compliance with	ELECTRICAL	REGULATORY		\$2,900
229	Sub MS	Main Building	Corridors	Exit signs not provided with battery back-up.	ELECTRICAL	REGULATORY		\$2,900
231	Sub MS	Caf./Gym	Rest-rooms	Restrooms are not ADA compliant.	PLUMBING	REGULATORY		\$46,400
233	Sub MS	Main Building	G	Drinking fountains are not ADA compliant.	PLUMBING	REGULATORY		\$4,350
235	Sub MS	Main Building	Rest-rooms	No ADA required compliancy whatsoever.	PLUMBING	REGULATORY		\$145,000

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236	Sub MS	Caf./Gym	Stage	No ADA required accessibility.	MISC	REGULATORY		\$26,100
237	Sub MS	Caf./Gym	Stair	Stairways and handrails are not ADA compliant.	MISC	REGULATORY		\$21,750
232	Sub MS	Caf./Gym	Exterior	Exterior lighting is insufficient	ELECTRICAL	SECURITY		\$5,800
242	Sub MS	Caf./Gym	Gym	Plumbing systems are old and have exceeded their useful life.	PLUMBING	FACILITY MAINTENANCE		\$108,750
241	Sub MS	Caf./Gym	Gym	Branch circuit panel at stage not provided with switch duty rated breakers.	ELECTRICAL	REGULATORY		\$10,150
243	Sub MS		All	Systems Analysis Items				\$121,800
253	Sub MS	Main Building	G	Exterior windows / frames in poor condition and not energy efficient.	WINDOW	OPERATIONAL EFFICIENCY		\$261,000
250	Sub MS	Caf./Gym	General	Aged light control switches and receptacles have lost spring tension.	ELECTRICAL	REGULATORY		\$4,350
252	Sub MS	Main Building	G	Existing casework is outdated, in poor condition, and does not	CABINET	REGULATORY		\$50,750
910	Sub MS	Main Building	Kitchen	Move Walk-in Freezer Outside	CAFETERIA	FACILITY MAINTENANCE		\$10,875
<b>SUBTOTAL SUB MS</b>								<b>\$1,784,950</b>
158	Sub ES	Main Classroom	all	Buildings do not meet seismic code.	SEISMIC	REGULATORY		\$362,500
159	Sub ES	Main	226, 229, 230, 231	Staff found signs of termites in entire school. Unknown extent	FRAMING	FACILITY MAINTENANCE		\$29,000
160	Sub ES	Main	ALL	Gutters leaking and soffit rotted.	DRAINAGE	FACILITY MAINTENANCE		\$12,325
161	Sub ES	Play-shed		Lateral load resist. System may not have good path.	SEISMIC	REGULATORY		\$14,500
162	Sub ES	Exterior		ROOFS	ROOF			\$203,000
167	Sub ES	Main 1 and 2	G	Drinking fountains are not ADA compliant.	PLUMBING	REGULATORY		\$7,250
168	Sub ES	Site		Main entry does not have accessible parking or H.C.	DOOR	REGULATORY		\$58,000
169	Sub ES	1	G	Other classroom door hardware does not meet ADA requirements.	DOOR	REGULATORY		\$36,250
171	Sub ES	1 and 2	G	Classroom/corridor doors and relites lack code required ratings. Building corridor system does not meet one hour code requirements.	DOOR/ FRAMING	REGULATORY		\$34,075
172	SUB ES	All Bldgs.		Mechanical equipment maintenance has been	HVAC	FACILITY MAINTENANCE		\$8,700
173	Sub ES	Main Building	Restrooms	Existing handwashing fixtures are continuing maintenance	PLUMBING	OPERATIONAL EFFICIENCY		\$5,800

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Item No	Location	Bldg.	Room	DESCRIPTION	BLDG. SYSTEM	CATEGORY	REMARKS	PROGRAM COST
174	Sub ES	Original Building	Music	Branch circuit panel with pushmatic breakers.	ELECTRICAL	REGULATORY		\$5,800
175	Sub ES		ALL	Systems analysis items.				\$104,400
176	Sub ES	Site		Playground north of buildings is not usable in winter due to wet ground.	DRAINAGE	FACILITY MAINTENANCE		\$58,000
185	Sub ES	1	EXT	Glazing is single pane at some locations.	WINDOW	OPERATIONAL EFFICIENCY		\$263,900
264	Sub ES	Main Building	Classroom	Add kindergarten	MISC	REGULATORY		\$225,501
902	SUB ES	Main Building	Classroom	Classroom Furnishings - 1 room Kindergarten	MISC	FUTURE NEEDS		\$10,150
<b>SUBTOTAL SUB ES</b>								<b>\$1,439,151</b>
4	Mari-Linn	Exterior	Main Parking Lot	Poor drainage at Gym entrance. Pavement is failing.	PAVING	FACILITY MAINTENANCE		\$145,000
3	Mari-Linn	Main		Buildings do not meet seismic code.	SEISMIC	REGULATORY		\$1,087,500
8	Mari-Linn	All	RR	(2) Boys - (2) Girls Do not meet ADA and finishes are deteriorated.	PLUMBING	REGULATORY		\$110,200
11	Mari-Linn	Main	Typical Classrooms	Lack of adequate quantity of receptacles, frequent use of plug strip extension cords.	ELECTRICAL	REGULATORY		\$31,900
13	Mari-Linn	Main	Kitchen	There is no exhaust fan for the dishwasher.	HVAC	REGULATORY		\$7,250
15	Mari-Linn	Gym	Stage	Does not meet ADA accessibility requirements.	MISC	REGULATORY		\$15,950
18	Mari-Linn		All	Systems analysis items.				\$52,200
19	Mari-Linn	All	General	Roof systems are relatively good but are leaking and will require repairs.	ROOF	FACILITY MAINTENANCE		\$29,000
21	Mari-Linn	Main	All	Replace gas fired warm air furnace.	HVAC	OPERATIONAL EFFICIENCY		\$185,600
23	Mari-Linn		General	Exterior windows are single pane glass.	WINDOW	OPERATIONAL EFFICIENCY		\$304,573
911	Mari-Linn	Main Building	Kitchen	Large Walk-in Refrigerator & Freezer	CAFETERIA	FACILITY MAINTENANCE		\$15,225
912	Mari-Linn	Main Building	Kitchen	Increase Power Outlets	CAFETERIA	FACILITY MAINTENANCE		\$17,400
913	Mari-Linn	Main Building	Kitchen	Prep Counter & Sink	CAFETERIA	FACILITY MAINTENANCE		\$7,250
<b>SUBTOTAL MARI-LINN</b>								<b>\$2,009,048</b>
<b>GRAND TOTAL</b>								<b>\$22,684,205</b>