

Paisley School District 11C

Long-Range Facility Plan

Paisley, Oregon

August 2021



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Overview of the Technical Assistance Program (TAP)

Mission: To provide healthy, safe and warm school facilities for Oregon’s Students.

Goals:

- To provide districts with a list of qualified individuals that can provide accurate detailed data about the deficiencies for a district’s buildings.
- To provide the state with uniform accurate data that informs the ODE and stakeholders about the state of facilities in the school districts across the state.

Per the ODE website, the Technical Assistance Program (TAP) helps districts plan for capital improvements and expansion so they can better inform their communities about deferred maintenance needs, future enrollment, and explore sources of funding for school facilities.

The Facilities Assessment and Long-Range Facility Plan are required as part of the Oregon School Capital Improvement Matching (OSCIM) Program grant application.

The standards for a facilities assessment are listed in OAR 581-027-0035, where the standards for a Long-Range Facility Plan are listed in OAR 581-027-0040, (below).

State Requirements (OAR 581-027-0040)

- Inform County Government ✓ Collaboration with Local Government
- Paisley enrollment is unique ✓ Population Projections
- You are Important to the process ✓ Community Involvement
- ✓ Historical Building Information
- ✓ Education Adequacy Standards
- ✓ 10-year Proposed Plan



Physical Condition Assessment - Summary

The schools and facilities of Paisley School District look great from a distance. They are well maintained, and the amount of care put into the facilities by staff and community members alike is readily apparent. The historic school house is absolutely gorgeous. However, many of the facilities are old and in need of improvements. The systems within many of the facilities are nearing the end of their lifespans and are in need of replacement. The Main Building has intermittent flooding in the basement that is not being relieved with the current mitigation strategies. Accessible access to the Main School Building has been provided, while there are no interior modifications to permit access within the building or to the key areas of use. Accessible access has also been provided to the Gymnasium and the main floor area, although additional modifications are needed to access the restrooms and locker rooms. Even though the elementary annex building still functions well for PSD, the pre-fabricated metal building itself is deteriorating. There are limited aspects of the building that can be repaired or modified for future flexibility of spaces and uses. Additionally, there are insufficient security, and safety measures in place throughout the campus and facilities.

Included in this section, are a series of charts that detail the conditions found in Paisley School District. Figure #2 displays a bar chart that shows categorical cost breakdowns for each district site, organized by building system. Figure #3 shows the cost breakdowns of each district site by Building System category. Finally, Figure #4 shows the repair and replacement costs, as well as aggregate Facility Condition Index (FCI) for each district site.

Physical Condition Assessment - Data & Overview

District Name: Paisley SD 11			REMEMBER: FILL OUT ALL INFORMATION ON 'BASE INFORMATION SHEET' BEFORE ENTERING DATA ON THIS SHEET										
Site Name: Paisley School District			An unused cell or system that should not receive direct user input										
Building Name: Paisley School - Main Building			An automatically populated cell from user input elsewhere in the file - do not overwrite										
Building ID: 20600100													
LEVEL OF ACTION													
Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	None	Minor	Moderate	Major	Replace as part of Renovation	% of System or Finish	Automated Budget Estimate	Notes	
A SUBSTRUCTURE													
A10 Foundations													
			A1010 Standard Foundations	Poured In Place Conc	33%	x None	Minor	Moderate	Major	Replace	0%	\$0	Not structural settling was observed but the water table is very higher than the basement mitigation measures may need to be taken
			A1020 Special Foundations	Piers on grade	15%	None	Minor	Moderate	x Major	Replace	15%	\$17,795	Some timber piers appear to be resting directly on soil
			A1030 Slab on Grade		52%	None	Minor	Moderate	x Major	Replace	25%	\$77,230	replaced portion of slab poured during structural retrofit caused drainage issues
A20 Basement Construction													

Figure 1. Example of the ODE Spreadsheet, which guides the Physical Condition Assessment process.

District Overview

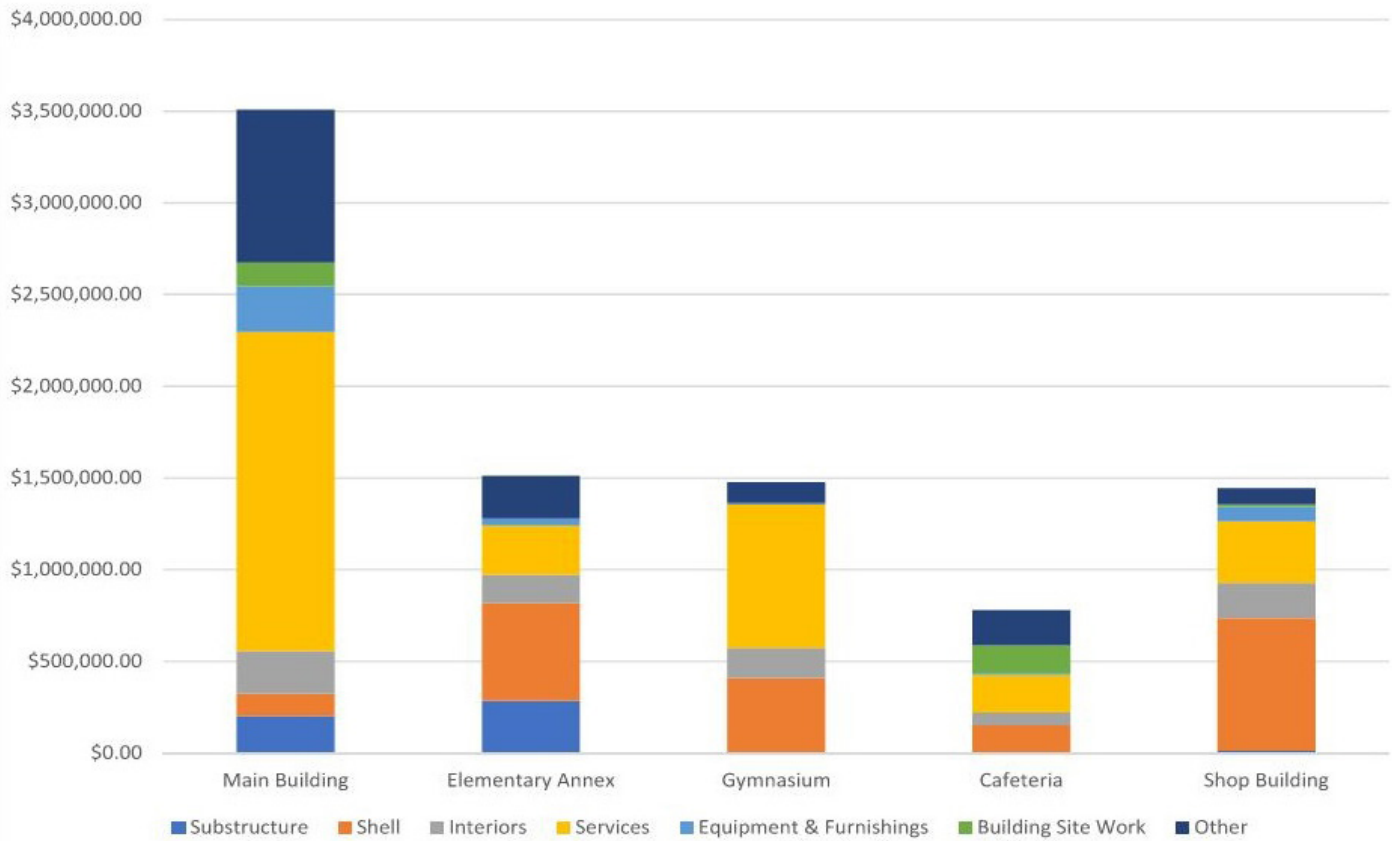


Figure 2. Bar Chart showing categorical cost breakdowns for each district site, organized by Building System.

Physical Condition Assessment - FCI

Facility Condition Index (FCI):

The National Association of College and University Business Officers (NACUBO) has used the “FCI” (Facility Condition Index) as the standard benchmark for evaluating facilities since 1991. The value is derived from the ODE Assessment Spreadsheets. It demonstrates the need for building replacement and represents the ratio of essential upgrade costs for the next year over the building’s replacement cost.

	Substructure	Shell	Interiors	Services	Equipment & Furnishings	Building Site Work	Other
Main Building	\$199,741.50	\$122,715.18	\$234,020.02	\$1,738,750.97	\$248,279.74	\$129,543.89	\$833,288.16
Elementary Annex	\$283,884.17	\$533,509.71	\$155,736.57	\$266,616.16	\$38,430.58	\$0.00	\$233,772.00
Gymnasium	\$162.35	\$409,503.96	\$164,159.68	\$779,447.82	\$8,956.03	\$0.00	\$114,160.50
Cafeteria	\$0.00	\$150,948.54	\$69,023.84	\$205,893.81	\$8,265.40	\$152,975.90	\$192,096.00
Shop Building	\$12,892.65	\$723,202.30	\$191,328.40	\$334,768.37	\$78,781.69	\$13,562.95	\$90,666.00
TOTAL:	\$496,680.67	\$1,939,879.70	\$814,268.49	\$3,325,477.13	\$382,713.44	\$296,082.74	\$1,463,982.66

Figure 3. Chart displaying cost breakdowns of each district site by Building System category.

	Replacement Budget:	Repair Cost:	FCI:
Main Building	\$11,723,486.40	\$3,997,227.00	34.1%
Elementary Annex	\$2,752,785.36	\$1,723,622.06	62.6%
Gymnasium	\$5,750,046.00	\$1,683,084.99	29.3%
Cafeteria	\$2,316,537.00	\$888,291.98	38.3%
Shop Building	\$2,867,157.00	\$1,647,530.68	57.5%

Figure 4. Chart showing both the repair and replacement costs, as well as aggregate FCI for each Paisley School District site.

Main Building - Cost by System:



Main Building	Total: (unadjusted)	w/ Develop Costs	\$3,506,339.47
<i>Substructure</i>	\$144,740.22	\$199,741.50	
<i>Shell</i>	\$88,924.05	\$122,715.18	
<i>Interiors</i>	\$169,579.72	\$234,020.02	
<i>Services</i>	\$1,259,964.47	\$1,738,750.97	
<i>Equipment and Furnishings</i>	\$179,912.86	\$248,279.74	
<i>Building Site Work</i>	\$93,872.38	\$129,543.89	
<i>Other:</i>	\$603,832.00	\$833,288.16	

Elementary Annex - Cost by System:



Elementary Annex	Total: (unadjusted)	w/ Develop Costs	\$1,511,949.18
<i>Substructure</i>	\$205,713.16	\$283,884.17	
<i>Shell</i>	\$386,601.24	\$533,509.71	
<i>Interiors</i>	\$112,852.59	\$155,736.57	
<i>Services</i>	\$193,200.11	\$266,616.16	
<i>Equipment and Furnishings</i>	\$27,848.24	\$38,430.58	
<i>Building Site Work</i>	\$0.00	\$0.00	
<i>Other:</i>	\$169,400.00	\$233,772.00	

Gymnasium - Cost by System:



Gymnasium	Total: (unadjusted)	w/ Develop Costs	\$1,476,390.34
<i>Substructure</i>	\$117.65	\$162.35	
<i>Shell</i>	\$296,742.00	\$409,503.96	
<i>Interiors</i>	\$118,956.29	\$164,159.68	
<i>Services</i>	\$564,817.26	\$779,447.82	
<i>Equipment and Furnishings</i>	\$6,489.88	\$8,956.03	
<i>Building Site Work</i>	\$0.00	\$0.00	
<i>Other:</i>	\$82,725.00	\$114,160.50	

Cafeteria - Cost by System:



Cafeteria	Total: (unadjusted)	w/ Develop Costs	\$779,203.49
<i>Substructure</i>	\$0.00	\$0.00	
<i>Shell</i>	\$109,383.00	\$150,948.54	
<i>Interiors</i>	\$50,017.27	\$69,023.84	
<i>Services</i>	\$149,198.41	\$205,893.81	
<i>Equipment and Furnishings</i>	\$5,989.42	\$8,265.40	
<i>Building Site Work</i>	\$110,852.10	\$152,975.90	
<i>Other:</i>	\$139,200.00	\$192,096.00	

Shop Building - Cost by System:



Shop Building	Total: (unadjusted)	w/ Develop Costs	\$1,445,202.35
<i>Substructure</i>	\$9,342.50	\$12,892.65	
<i>Shell</i>	\$524,059.64	\$723,202.30	
<i>Interiors</i>	\$138,643.76	\$191,328.40	
<i>Services</i>	\$242,585.77	\$334,768.37	
<i>Equipment and Furnishings</i>	\$57,088.18	\$78,781.69	
<i>Building Site Work</i>	\$9,828.23	\$13,562.95	
<i>Other:</i>	\$65,700.00	\$90,666.00	

Collaboration with Local Government:

In the beginning of the LRFP process, the Paisley School District reached out to local taxing entities requesting a joint meeting to both share respective long-term goals, as well as brainstorm ideas for how to meet those goals within their local tax base. The District invited representatives from local business and government agencies, as well as extended the invitation to the entire community.

Population Projections:

Paisley School District’s enrollment is relatively small; and proudly serves the surrounding community. K-12 enrollment has recently varied between 70-80 students. A review of the enrollment over the last 10 years shows some interesting anomalies that have significant impact on the use of traditional enrollment projections models to project future enrollments. BLRB suggests that review of the population data is a better indicator of potential enrollment growth for Paisley SD.

An ODE requirement of the Long Range Facility Plan (LRFP) is to project future enrollment. Presumably the enrollment projections will provide the community planning team with projected data that may inform the planning process. If the projections indicate enrollment growth then a short and long term plan to house those students is advisable. Conversely, if the projections indicate minimal growth then existing facilities may be adequately sized and the LRFP can focus on refurbishing existing schools.

The BLRB methodology is to compile population growth data from the Population Research Center (PRC) at Portland State University; and calculate population projections based on the past enrollment data. The formula BLRB applies is called “Cohort Survival”. Essentially, the enrollment data provide by Paisley School from 2011/12 to 2020/21 was used to populate a spreadsheet that calculates enrollment data percentages; those percentages were interpolated into the future. BLRB has applied this tool in many Oregon School Districts as part of the LRFP process.

Population Forecast

The PRC report for Lake County states, “population growth is expected to peak in 2020, and then taper through the remainder of the forecast period (Figure 19). Net in-migration is expected to remain relatively steady throughout the forecast period, but a growing natural decrease will slow population growth dramatically overtime”. From Figure 19 we see that the highest Average Annual Growth Rate (AAGR) occurred between 2015-2020.

Figure 19. Lake County—Components of Population Change (2015-2045)

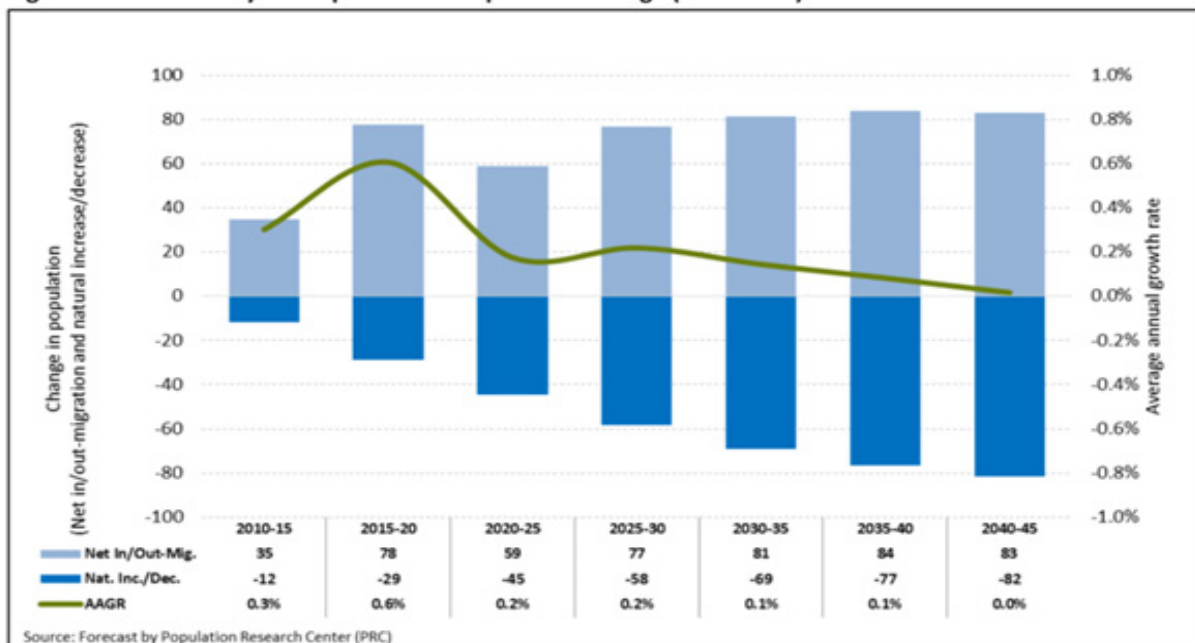


Figure 19. Lake County - Components of Population Change (2015-2045), courtesy of Portland State University’s Population Research Center.

Enrollment Forecast

For the past 10+ years the total “Brick & Mortar” enrollment has varied between 52 - 64 students. The variation from year-to-year does not indicate any dramatic trends. Based upon the PRC Population Forecast and Paisley SD enrollment data (included below). BLRB suggest that enrollment growth over the next 10 years will have similar variation of +/- 12 students in total enrollment.

Fiscal Year	*Foreign Exchange Students	*Oregon Dorm Students	Total Dorm	Dist. Lrng Prgm.	Brick & Mortar	Total ADM	
2009/2010		12	7	19	73	58	150
2010/2011		8	11	19	39	64	122
2011/2012		12	8	20	65	52	137
2012/2013		12	9	21	140	49	210
2013/2014		12	8	20	140	52	212
2014/2015		8	5	13	140	52	205
2015/2016		8	5	13	140	62	215
2016/2017		12	8	20	140	60	220
2017/2018		12	4	16	140	61	217
2018/2019		15	4	19	140	52	211
2019/2020		8	4	12	140	56	208

*FE Dorm and Oregon Dorm Students are based on estimates for years 2009/2020-2011/2012. Approx. 25% of Oregon Dorm Students were Paisley Residents (children of dorm parents) for all fiscal years.

Cohort Survival Enrollment Calculation

A numerical summary of the projected data provides data that is difficult to apply to the Paisley LRF Planning process. The interpolation/enrollment formulas are impacted by several anomalies mentioned above and outlined below. Additionally, low student enrollments are more greatly impacted (numerically) by variations in enrollment than larger enrollments where a few students do not create larger numerical variations.

The following outlines the impact the data:

1. Increases in projected Kindergarten enrollment - Kindergarten enrollment projections are based upon the county birth rate compared to the number of enrollees in the class 5 year after birth. The increase in enrollment versus birth may be in-migration of families with students.
 - a. 97636 Zip Code birth rate in 2013 was 3 live births
 - b. Kindergarten enrollment in 2018 was 10 students, that’s a Birth/Kindergarten ratio 3.333
 - c. 5 year average between 2011 to 2015 = 1.7267
 - d. 97636 zip code birth rate in 2017 was 7 live births.
 - e. 2022 Kindergarten enrollees projected = $1.7267 \times 7 = 12$ students

2. Increase in projected High School enrollment - High School enrollment (10-12) tends to increase over K-8 enrollments. This may be for a number of reasons – home schoolers looking for more programs, school activities and/or social connectivity. Regardless of the motivation or causes, Paisley SD’s enrollment trends typically increases in grades 10-12.

3. Additional influences in projected High School enrollment - High School students who are enrolled in Paisley SD; and at residence in Paisley dormitories have been exclude in the population projections to best reflect population trends based on students from within the school district’s boundaries.

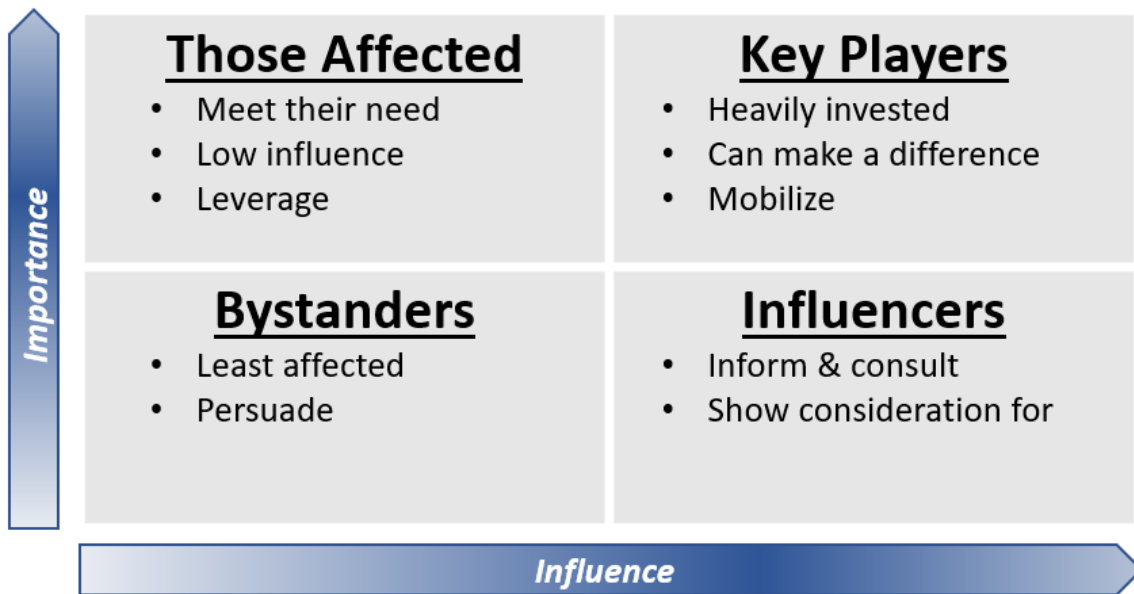
A review of the enrollment over the last 10 years shows some interesting anomalies that have significant impact on the use of traditional enrollment projections models to project future enrollments. BLRB suggests that review of the population data is a better indicator of potential enrollment growth for Paisley SD.

10 YR ENROLLMENT PROJECTION										
Fall	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Paisley Elementary Grades										
K	7	12	3	7	10	7	7	7	7	7
1st	5	7	13	4	7	11	7	7	7	7
2nd	5	5	7	13	4	7	11	7	7	7
3rd	8	5	5	7	13	4	7	11	7	7
4th	4	11	7	7	10	17	5	10	15	10
5	7	4	10	6	7	9	16	5	9	14
	37	44	45	44	50	55	53	46	52	52
Paisley Middle School Grades										
6	2	7	3	9	6	6	8	15	4	8
7	5	2	8	4	11	7	7	10	17	5
8	2	5	2	9	4	12	7	8	11	19
	9	14	14	22	21	25	23	32	32	32
Paisley High School Grades										
9	5	2	5	2	9	5	12	8	8	11
10	8	7	3	7	3	12	6	16	10	11
11	1	7	6	3	6	3	11	6	15	9
12	11	1	11	10	4	10	5	17	9	23
	25	18	26	22	23	30	34	47	42	54
	70	76	85	88	94	109	110	125	126	138
Paisley SD Total Enrollment										

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Community Involvement:

Public input is critical in the development of a Long-Range Facility Plan. BLRB facilitated interactive community meetings with School District staff, administrators, stakeholders, and local residents. Four public meetings were held at the District's Elementary Annex from February 23, 2021 to May 18, 2021. The next few pages contain the agenda's of each meeting, as well as the meeting minutes that document this process.



Paisley School District Team:

- Paul Hauder, Superintendent / Principal
- Mollie O'Leary, Business Manager
- Ruth Robinson, Maintenance / Transportation Supervisor

BLRB Team

- Richard Higgins, Lead Educational Planner
- Heidi Slaybaugh, Project Manager / Certified Assessor / LRFP Co-Leader
- Amy McCarthy-Smith, Co-Assessor / LRFP Associate
- Aiden Long, Administrative Support

Community Involvement - Meeting #1 Agenda

February 23, 2021

PROJECT: **Paisley School District TAP Grants**
LOCATION: **PSD District Office**

PROJECT NO.: **20034**
MEETING NO.: **1**

1. INTRODUCTIONS

Paisley School District Team

- Paul Hauder, Superintendent / Principal
- Mollie O'Leary, Business Manager
- Ruth Robinson, Maintenance / Transportation Supervisor

BLRB Team

- Richard Higgins, Lead Educational Planner
- Heidi Slaybaugh, Project Manager / Certified Assessor / LRFP Co-Leader
- Amy McCarthy-Smith, Co-Assessor / LRFP Associate

2. VISION GOALS + OBJECTIONS

3. ODE FACILITY CONDITION ASSESSMENT REPORT

- Observable Systems
- Assessment Process
- Summary of Findings

4. LONG-RANGE FACILITY PLANNING

- Facility Condition Index
- Population Projections
- Collaboration with Local Government
- Community Involvement
- Historical Buildings
- Educational Adequacy
- 10-Year Proposed Plan

5. WOWS & WONDERS

6. NEXT STEPS

- Tuesday, March 16th: Community Meeting #2 – Educational Adequacy & Getting Started
- Tuesday, April 13th: Community Meeting #3 – Drafting a Plan to Meet the Needs
- Tuesday, May 18th: Community Meeting #4 – Finalizing the Long-Range Facility Plan
- Tuesday, June 15th: Final Meeting #5 – Presentation of LRFP to School Board, Community and Staff
- Submit Long-Range Facility Plan to ODE

Community Involvement - Meeting #1 Minutes

February 23, 2021

PROJECT: **Paisley School District TAP Grants**

PROJECT No.: **20034**

LOCATION: **PSD District Office**

MEETING No.: **1**

ATTENDEES:

Name	Organization	Contact
Richard Higgins	BLRB Architects	rhiggins@blrb.com
Heidi Slaybaugh	BLRB Architects	hslaybough@blrb.com
Amy McCarthy-Smith	BLRB Architects	asmith@blrb.com
Mollie O'Leary	District Office	mollie@paisleyschooldistrict.com
Ruth Robinson	District	r.robinson@paisleyschooldistrict.com
Becky Hyde	School Board	
DeeAnn McAllister	Community	
MaryLou Sanchez	Community	
Brady M. Murphy	School Board	
Angela Sanders	Community	
Paul Hauder	District	p.hauder@paisleyschooldistrict.com
LaVonna Temple	Community	
Loren Ruthe (sp?)	Community	
Mary O'Leary	Teacher	m.oleary@paisleyschooldistrict.com
Glen Newton	School Board Chair	
Bob Story	School Board	

INTRODUCTIONS

- 1.1 The BLRB team presented the Assessment report explaining the process of evaluating the facilities and discussing the information ODE requires to be evaluated as part of the assessment.

VISION GOALS + OBJECTIVES

- 1.2 As the group reviewed the items in the report, concerns were expressed that due to current economic realities community-based funding efforts may not reach the total amounts indicated in the assessments.
- 1.3 The goals set through this process should be realistic and obtainable given current funding realities.
- 1.4 The process will need to establish most needed improvements/repairs and prioritize based on need and available funding.
- 1.5 The goals should be established to facilitate a long-term improvement plan that would not result in rework and lost effort, taking the experience of the last (4) years into account
- 1.6 BLRB researched if funding sources for the match OSCIM Grants be from sources other than bonds. The short answer was no but we will verify that for the group.

Community Involvement - Meeting #1 Minutes

February 23, 2021

ODE FACILITY CONDITION ASSESSMENT REPORT

1.7 BLRB distributed the Facility Condition Assessment report to all attendees that was submitted to the ODE on 12/31/2020. BLRB elaborated on the process of the FCA and reviewed our team. BLRB then described the findings at each facility. BLRB went on to discuss the budgeting process from the ODE with regards to the repair and replacement costs associated with each facility.

LONG-RANGE FACILITY PLANNING

1.8 BLRB described the Long-Range Facility Planning process and what to expect, as well as explained the ODE's process for compiling development costs. BLRB went on to describe Educational Adequacy and how/why we score each category. Next, BLRB reviewed ORS 358.653 Historic Buildings – why we review them, and how we evaluated them. Finally, BLRB described what the 10-year LRFP planning process involves.

WOWS AND WONDERS

- 1.9 Wow: This is a beautiful school.
Wonder: The group expressed interest in leveraging the Historic status of the main and gym buildings for grant funding sources.
- 1.10 One of the wows was the dollar amounts listed in the assessment report which made the needed work identified seem out of reach given current economic conditions and funding sources.
- 1.11 The group expressed a concern that the school would be shut down because it “doesn’t meet valley standards.” If the school were to be shut down the students would be bussed to schools 1-1/2 hours from home.
- 1.12 This community does not want decisions being made by people who don’t understand the importance the school has within the community.
- 1.13 Wonder: As beautiful as the school is it is in need of repairs and not sure how we will achieve them. Items of note were:
- the current state of the basement
 - the sump pump location at electrical panels in the basement
 - the foundation piers that rest directly on soil.
- 1.14 Wonder: Can the entire student body fit in the Main School Building to allow funding to be targeted for repairs to that building?
- 1.15 Wonder: Can we reutilize spaces within the main building?
- 1.16 Wonder: If we move students out of the Elementary Annex, how will that building be utilized and maintained?

Community Involvement - Meeting #1 Minutes

February 23, 2021

NEXT STEPS

Educational Adequacy Survey
Bring food to next meeting 😊

DATE DUE	DESCRIPTION	NOTES
3/2/21	Educational Adequacy	
3/16/21	Meeting #2	Educational Adequacy & Getting Started
4/13/21	Meeting #3	Drafting a Plan to Meet the Needs
5/18/21	Meeting #4	Finalizing the Long-Range Facility Plan
6/15/21	Meeting #5	Presentation of LRFP to School Board, Community and Staff
TBD	Final LRFP	Submit Long-Range Facility Plan to ODE

Community Involvement - Meeting #2 Agenda

March 16, 2021

PROJECT: **Paisley School District TAP Grants**
LOCATION: **PSD District Office**

PROJECT NO.: **20034**
MEETING NO.: **2**

1. INTRODUCTIONS

Paisley School District Team

- Paul Hauder, Superintendent / Principal
- Mollie O'Leary, Business Manager
- Ruth Robinson, Maintenance / Transportation Supervisor

BLRB Team

- Richard Higgins, Lead Educational Planner
- Heidi Slaybaugh, Project Manager / Certified Assessor / LRFP Co-Leader
- Amy McCarthy-Smith, Co-Assessor / LRFP Associate

2. VISION GOALS + OBJECTIVES

3. ODE REQUIREMENTS

- Population & Enrollment Projections
- Collaboration with Local Government
- Community Involvement
- Historical Buildings
- Educational Adequacy

4. EDUCATIONAL ADEQUACY RESULTS

5. PRIORITIZATION OF NEEDS

6. WOWS & WONDERS

7. NEXT STEPS

- Tuesday, April 13th: Community Meeting #3 – Drafting a Plan to Meet the Needs
- Tuesday, May 18th: Community Meeting #4 – Finalizing the Long-Range Facility Plan
- Tuesday, June 15th: Final Meeting #5 – Presentation of LRFP to School Board, Community and Staff
- Submit Long-Range Facility Plan to ODE

Community Involvement - Meeting #2 Minutes

March 16, 2021

MEETING MINUTES // March 16, 2021

PROJECT: Paisley School District TAP Grants

PROJECT NO.: 20034

LOCATION: PSD District Office

MEETING NO.: 2

ATTENDEES:

Name	Organization	Contact
Richard Higgins	BLRB Architects	rhiggins@blrb.com
Heidi Slaybaugh	BLRB Architects	hslaybough@blrb.com
Amy McCarthy-Smith	BLRB Architects	asmith@blrb.com
Mollie O'Leary	District Office	mollie@paisleyschooldistrict.com
Ruth Robinson	District	r.robinson@paisleyschooldistrict.com
Paul Hauder	District	p.hauder@paisleyschooldistrict.com
Mary O'Leary	Teacher	m.oleary@paisleyschooldistrict.com
Dave Shanahan	School Board	
Kris Haggett		

1. INTRODUCTION AND RECAP OF MEETING 1

- Although focusing resources just on the main building was discussed during meeting 1, team to keep all options on the table
- This process is meant to establish a path and to secure funding from the state to obtain district and community goals and is not obligatory from ODE

2. VISION GOALS + OBJECTIVES

- **Vision:** Map a journey with obtainable goals
- **Goal:** To develop a preventative maintenance plan for all buildings "Plan of attack"
 - Establish a progression plan that will sequence work to avoid wasted effort and costs
- **Objectives:**
 - Determine what on the list can be done in-house
 - Determine where to focus funds and efforts to ensure long term use of facilities, "most bang for the buck"
 - Focus on envelope issues such as Roof of gym and cafeteria, they are at end-of-life
 - Main building basement flooding issues and safety concerns with electrical service
 - Mechanical systems at main building and gym
 - Elementary restrooms should focus on finish and security upgrades
 - Bring main building up to accessibility codes

3. ODE REQUIREMENTS

- Population & Enrollment
 - Enrollment is expected to stay constant
 - There has been a bit of a baby boom lately
- Collaboration with Local Government
 - District to reach out to other taxing entities, ie Forest Service, County, Fire Department, etc...and discuss the school districts intentions, goals and plans
- Historical Buildings
 - Leverage the benefits of the historical status of the buildings
 1. Discovered that the Main Building and Gymnasium are eligible for consideration of being listed on the National Register of Historic Places.
 - Weigh pros & cons for registering the building
 - Inventory of historical properties is simply for the purposes of information. For the state to know what exists.

Community Involvement - Meeting #2 Minutes

March 16, 2021

MEETING AGENDA // Paisley School District TAP Grants

4. EDUCATIONAL ADEQUACY RESULTS:

0=Inadequate, 1=Marginally Adequate, 2= Adequate

- Main Building: 1.7 average
- Gymnasium: 2.0 average
- Elementary Annex: 2.0 average
- Shop Building: 0.7 average

5. PRIORITIZATION OF NEEDS – SCRATCHING THE SURFACE

Group Activity: Rating Importance

Community members and district staff rated the importance of each item listed for each building

- Main Bldg – Services: 7
- Main Bldg - Site work: 7
- Main Bldg – Substructure: 6
- Gymnasium - Exterior Shell: 6
- Elementary Annex – Services: 4
- Elementary Annex - Accessibility - Restrooms & Doors: 4
- Shop Bldg - Accessibility - Restrooms & Doors: 4
- Gymnasium – Services: 4
- Elementary Annex – Substructure: 3
- Elementary Annex - Exterior Shell: 3
- Shop Bldg - Exterior Shell: 3
- Cafeteria - Exterior Shell: 2
- Cafeteria – Services: 2
- Shop Bldg – Services: 2
- Elementary – Interiors: 1
- Main Bldg - Exterior Shell: 1

LRFP - Mapping a journey to go forward

- Where does the Paisley SD wish to go?
- What are Paisley SD's priorities?
- What are the options?
- What is the budget?
- Where should Paisley SD start?

6. NEXT STEPS

- Tuesday, April 13th: Community Meeting #3 – Drafting a Plan to Meet the Needs
- Tuesday, May 18th: Community Meeting #4 – Finalizing the Long-Range Facility Plan
- Tuesday, June 15th: Final Meeting #5 – Presentation of LRFP to School Board, Community and Staff
- Submit Long-Range Facility Plan to ODE

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Community Involvement - Meeting #3 Agenda

April 13, 2021

PROJECT: **Paisley School District: LRFP Mtg. #3**
LOCATION: **PSD Elementary Annex**

PROJECT NO.: **20034**
MEETING NO.: **3**

1. Introductions

- Attendees and Participants
- Sign-in Sheet

2. Recap Meeting #2

- Visions Goals + Objectives
- Populations & Enrollment
- Historical Buildings
- Educational Adequacy
- Wows & Wonders
- “Scratching the Surface”
 - Group Discussion
 - Multi-level Priority Voting

3. Group Activity – Rough Draft LRFP

- Line Item review
- Questions & Answer
- Multi-level Voting

4. Wows & Wonders

5. NEXT MEETING #4 - LRFP / May 18, 2021

- LRFP - Deferred Maintenance
 - Priority Level 1
 - Priority Level 2
 - Priority Level 3
- Construction & Project Budgets

Community Involvement - Meeting #3 Minutes

April 13, 2021

PROJECT: **Paisley School District TAP Grants**
LOCATION: **PSD District Office**

PROJECT NO.: **20034**
MEETING NO.: **3**

ATTENDEES:

Name	Organization	Contact
Richard Higgins	BLRB Architects	rhiggins@blrb.com
Heidi Slaybaugh	BLRB Architects	hslyabough@blrb.com
Amy McCarthy-Smith	BLRB Architects	asmith@blrb.com
Mollie O'Leary	District Office	mollie@paisleyschooldistrict.com
Ruth Robinson	District	r.robinson@paisleyschooldistrict.com
Paul Hauder	District	p.hauder@paisleyschooldistrict.com
Mary O'Leary	Teacher	m.oleary@paisleyschooldistrict.com
Dave Shanahan	School Board	
Alexa Van Belle	Secretary / Parent	
Emma Shanahan	Teacher	
Kris Haggett	Facility Planning Committee	

1. RECAP MEETING #2:

- Add Collaboration with Local Jurisdictions – Paul Harder
 - BLRB to provide sample paragraph
- Population & Enrollment
 - PSD will provide enrollment data by grade levels for BLRB to complete enrollment projections
- Historical Building SHPO forms to be completed by BLRB and submitted
- Educational Adequacy reporting
 - Paisley School Rated: 1.7
 - Gymnasium Rated: 2.0
 - Elementary Annex Rated: 1.4
 - Shop Building Rated: 1.1

2. GROUP ACTIVITY:

Review of **Round One Prioritization**

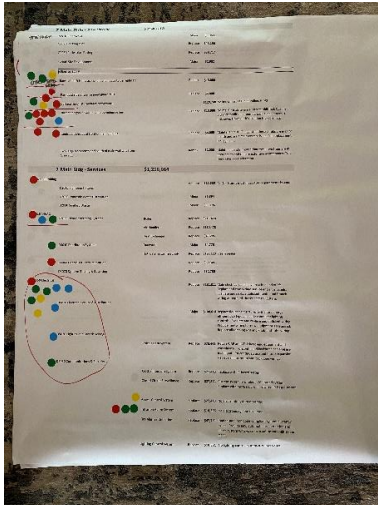
- Priority results from High to Low (See Prioritized List).
 - TOP EIGHT
 - 1 - (7 votes) Main Building - Site Work
 - 2 - (7 votes) Main Building – Services
 - 3 - (6 votes) Main Building – Substructure
 - 4 - (6 votes) Gymnasium – Exterior Shell
 - 5 - (4 votes) Elementary Annex – Services
 - 6 - (4 votes) Elementary Annex – Accessibility
 - 7 - (4 votes) Shop Building – Accessibility
 - 8 - (4 votes) Gymnasium – Services
 - NEXT EIGHT
 - 9 - (3 votes) Elementary Annex – Substructure
 - 10 - (3 votes) Elementary Annex – Exterior Shell
 - 11 – (3 votes) Shop Building – Exterior Shell
 - 12 – (2 votes) Cafeteria - Exterior Shell

Community Involvement - Meeting #3 Minutes

April 13, 2021

MEETING AGENDA // Paisley School District TAP Grants

- 13 – (2 votes) Cafeteria – Services
 - 14 – (2 votes) Shop Building – Services
 - 15 – (1 vote) Elementary Annex – Interiors
 - 16 – (1 vote) Main Building – Exterior Shell
- Total of all improvements is as follows:
 - \$6.427M Project Cost
 - \$4.657M Construction Cost
 - Each item was reviewed and minor clarifications or correction were made to the prioritized list.
- 2. ROUND TWO PRIORITIZATION**
- Committee was provided with a breakdown list of the major headings prioritized during Round One Prioritization.
 - Prioritized list was posted to the wall; and the Committee was asked to prioritize their Top 12 Priorities with “dots”



- The results of the Multi-level Voting will be prioritized into a more detailed priority list with 3 Levels of Prioritization.
- 3. WOWS & WONDERS**
- The following general comments were recorded in a closing forum after Round Two Prioritization Process in a format we call “Wows & Wonders”
 - We are getting closer to the things that are our highest priority
 - ESSER funds can be used to address mechanical and electrical issues related to air quality
 - Add guardrails to stairs and ramps
 - Consider reworking a single restroom location and designate as unisex in lieu of upgrading 2 locations
 - Safety and Security (alarms, alerts, lockdown) is an issue; not a new conversation

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Community Involvement - Meeting #4 Agenda

May 18, 2021

PROJECT:	Paisley School District: LRFP Mtg. #4	PROJECT NO.:	20034
LOCATION:	PSD Elementary Annex	MEETING NO.:	4

1. Introductions

- Attendees and Participants
- Sign-in Sheet

2. Recap Meeting #3

- Visions Goals + Objectives
- Line Item Review of 150 items
- Group Discussion
- Multi-level Voting

3. Finalize - FLRFP

- Prioritization Process
- LRFP - Deferred Maintenance
 - Priority Level 1 – 2 rounds of prioritization by Facility Committee
 - Priority Level 2 – 1 round of prioritization
 - Priority Level 3 – All Assessed items
- Budget Model

4. Wows & Wonders

5. NEXT STEPS

- Finalize Information from PSD
 - Statement of Collaboration
 - Enrollment Data by grade level
- Compile LRFP Requirements
- Submit to Paisley SD

Community Involvement - Meeting #4 Minutes

May 18.2021

PROJECT: **Paisley School District TAP Grants**

PROJECT NO.: **20034**

LOCATION: **PSD District Office**

MEETING NO.: **4**

ATTENDEES:

Name	Organization	Contact
Richard Higgins	BLRB Architects	rhiggins@blrb.com
Heidi Slaybaugh	BLRB Architects	hslaybough@blrb.com
Amy McCarthy-Smith	BLRB Architects	asmith@blrb.com
Mollie O'Leary	District Office	mollie@paisleyschooldistrict.com
Ruth Robinson	District	r.robinson@paisleyschooldistrict.com
Paul Hauder	District	p.hauder@paisleyschooldistrict.com
Mary O'Leary	Teacher	m.oleary@paisleyschooldistrict.com
Dave Shanahan	School Board	
Alexa Van Belle	Secretary / Parent	
Emma Shanahan	Teacher	

1. RECAP MEETING #3:

- Target draft report within 30 days.
 - Send to PSD for review.
 - Then submit to the state (ODE).
- Review Vision, Goals, & Objectives
 - Include these in Meeting Minutes
- Removed Previous Meetings & Accomplishments
 - Round 1: Multi-level voting – BIG PICTURE
 - Round 2: “_____” Fine Tuning.
 - Compiled into Prioritized List.
 - Wows & Wonders from last time.
- Reviewed Historic Buildings
 - SHPO Clearance Forms & why we provide them.
 - Benefits to National Register Listing
 - Funding Resources

2. REVIEWED PRIORITIZED DEFERRED MAINTENANCE PLAN

- Sorting process used from Round #1 & #2
 - Priority #1 – Reviewed Votes in Round #1 & #2
 - Priority #2 – Items 63-125 Votes in only 1 Mtg.
 - Priority #3 – All other remaining items from Facility Condition Assessment repairs.
- Project Summary – Page 8
 - Total Construction Cost \$ 5.7m
 - + Development Costs 38% for ODE
 - Total Project Cost – 7.8m
- Community Responses
 - Helpful
 - Starting Point
 - BLRB will provide Excel Spreadsheets
 - ESSER Funds Discussion / Hesitations
 - Mech Ventilation
 - Mech Upgrade would include for Electrical upgrades

Historic Buildings - Summary:

As part of a Long-Range Facility Plan (LRFP), we first identify any buildings belonging to the district that appear in either the National Historic Register or the State's historical sites database. Even if a site does not appear on either of the lists, it is important to have conversations with the district asking if any of the buildings have historical significance. If a district is found to own historic buildings that require extensive renovation or simply cannot serve as a school, it's important to discuss whether the historic building can be repurposed as an administrative building or community center.

ORS 358.653 applies to all public entities and local taxing districts. All buildings in excess of 50 years old are required to be evaluated for their historical characteristics and submitted to the State Historic Preservation Office (SHPO). The impact of any capital improvements must be reviewed and evaluated with SHPO regardless of whether or not it's on national or state registry of historical places.

Both the Main Building and the Historic Gymnasium were deemed eligible for listing on the National Register of Historic Places.

This is based on the initial evaluation of the buildings being at least 50 years old while still maintaining their historic integrity (meaning only a few minor alterations). Additional documentation and evaluation of historic significance will be required in order to submit a request for official eligibility determination through the State Historic Preservation Office if a nomination for the National Register of Historic Places is desired.

Eligible Historic Buildings - Paisley School

OREGON SHPO CLEARANCE FORM

Do not use this form for ODOT or Federal Highway projects or to record archaeological sites

<i>This form is for: federal cultural resource reviews (Section 106); state cultural resource reviews (ORS 358.653)</i>									
SECTION 1: PROPERTY INFORMATION				SHPO Case Number:					
Property Name: Paisley School									
Street Address: 260 Green Street									
City: Paisley, Oregon 97636			County: Lake						
Agency Project #			Project Name: ODE Building ID #20600100						
<i>If there is not a street address, include the Township, Range, and Section, cross streets, or other address description</i>									
Owner:	<input type="checkbox"/> Private	<input type="checkbox"/> Local Gov	<input type="checkbox"/> State Gov	<input type="checkbox"/> Federal Gov	<input checked="" type="checkbox"/> Other: Public				
Are there one or more buildings or structures? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO – If no, skip to Section 2 and append photo(s)									
Is the property listed in the National Register of Historic Places? <input type="checkbox"/> YES – Individually <input type="checkbox"/> YES – In a district <input checked="" type="checkbox"/> NO									
Original Construction date: 1917 <input type="checkbox"/> Check box if date is estimated									
Siding Type(s) and Material(s): Concrete, Masonry			Window Type(s) and Material(s): Double Hung, Aluminum Clad Wood						
Has the property been physically altered? <input type="checkbox"/> No Alterations <input checked="" type="checkbox"/> Few Alterations <input type="checkbox"/> Major / Many Alterations									
SECTION 2: APPLICANT DETERMINATION OF ELIGIBILITY - Check the appropriate box									
<i>The purpose of this review is to avoid impacts to properties that are “eligible” (historic) or already listed in the National Register of Historic Places. Fully establishing historic significance can be very costly and time consuming. Therefore initial evaluations are based on age (50 years or greater) and integrity (historic appearance), which are the minimum qualifications for listing in the National Register. Additional documentation may be needed further in the process, but typically initial evaluations allow the review process to proceed expeditiously.</i>									
<input checked="" type="checkbox"/> The property is considered Eligible at this time because it is already listed in the National Register or									
<ul style="list-style-type: none"> • is at least 50 years old and retains its historic integrity (minimal alterations to key features) • has potential significance (architectural or historical) 									
<input type="checkbox"/> The property is considered Not Eligible at this time because it:									
<ul style="list-style-type: none"> • is less than 50 years old or is 50 years or older but there have been major alterations to key features • is known to have no significance, based on National Register-level documentation and evaluation 									
SECTION 3: APPLICANT DETERMINATION OF EFFECT - Check the appropriate box									
<input checked="" type="checkbox"/> The project has NO EFFECT on historic properties, either because there is no eligible property involved or because the property will not be impacted physically or visually.									
<input type="checkbox"/> The project will have a minor impact on a property that is eligible or already listed in the National Register, and therefore there is NO ADVERSE EFFECT . Minor impacts include replacement of some, but not all, siding, doors, or windows, etc.									
<input type="checkbox"/> The project will have a major impact on a property that is eligible or already listed in the National Register, therefore there is an ADVERSE EFFECT . Major impacts include full or partial demolition, complete residing, full window replacement, etc.									
STATE HISTORIC PRESERVATION OFFICE COMMENTS – Official use only									
Eligibility: <input type="checkbox"/> Concur with the eligibility determination above. <input type="checkbox"/> Do not concur with the eligibility determination above.									
Effect: <input type="checkbox"/> Concur with the effect determination above. <input type="checkbox"/> Do not concur with the effect determination above.									
RECEIVED STAMP									
<table border="1" style="border-collapse: collapse;"> <tr> <td style="padding: 2px;">RLS</td> <td style="width: 20px; height: 15px;"></td> </tr> <tr> <td style="padding: 2px;">ILS</td> <td style="width: 20px; height: 15px;"></td> </tr> </table>						RLS		ILS	
RLS									
ILS									
Signed: _____			Date: _____						
CONTACT INFORMATION STAMP									
Comments:									

Eligible Historic Buildings - Paisley School Gymnasium

OREGON SHPO CLEARANCE FORM

Do not use this form for ODOT or Federal Highway projects or to record archaeological sites

This form is for: federal cultural resource reviews (Section 106); state cultural resource reviews (ORS 358.653)									
SECTION 1: PROPERTY INFORMATION				SHPO Case Number:					
Property Name: Paisley School Gymnasium									
Street Address: 260 Green Street (fronts Fremont Hwy but uses main school address)									
City: Paisley, Oregon 97636			County: Lake						
Agency Project #			Project Name: ODE Building ID #20600102						
If there is not a street address, include the Township, Range, and Section, cross streets, or other address description									
Owner:	<input type="checkbox"/> Private	<input type="checkbox"/> Local Gov	<input type="checkbox"/> State Gov	<input type="checkbox"/> Federal Gov	<input checked="" type="checkbox"/> Other: Public				
Are there one or more buildings or structures?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO – If no, skip to Section 2 and append photo(s)							
Is the property listed in the National Register of Historic Places?		<input type="checkbox"/> YES – Individually <input type="checkbox"/> YES – In a district <input checked="" type="checkbox"/> NO							
Original Construction date: 1936 <input type="checkbox"/> Check box if date is estimated									
Siding Type(s) and Material(s): Stucco			Window Type(s) and Material(s): Fixed, Sliders, Vinyl						
Has the property been physically altered?		<input type="checkbox"/> No Alterations <input checked="" type="checkbox"/> Few Alterations <input type="checkbox"/> Major / Many Alterations							
SECTION 2: APPLICANT DETERMINATION OF ELIGIBILITY - Check the appropriate box									
The purpose of this review is to avoid impacts to properties that are "eligible" (historic) or already listed in the National Register of Historic Places. Fully establishing historic significance can be very costly and time consuming. Therefore initial evaluations are based on age (50 years or greater) and integrity (historic appearance), which are the minimum qualifications for listing in the National Register. Additional documentation may be needed further in the process, but typically initial evaluations allow the review process to proceed expeditiously.									
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STATE HISTORIC PRESERVATION OFFICE COMMENTS – Official use only									
Eligibility:		<input type="checkbox"/> Concur with the eligibility determination above. <input type="checkbox"/> Do not concur with the eligibility determination above.							
Effect:		<input type="checkbox"/> Concur with the effect determination above. <input type="checkbox"/> Do not concur with the effect determination above.							
<div style="border: 1px solid gray; padding: 5px; display: inline-block;"> <p style="margin: 0;">RECEIVED STAMP</p> <table border="1" style="border-collapse: collapse; margin: 5px auto;"> <tr> <td style="padding: 2px;">RLS</td> <td style="width: 20px;"></td> </tr> <tr> <td style="padding: 2px;">ILS</td> <td></td> </tr> </table> </div>						RLS		ILS	
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Signed: _____			Date: _____						
CONTACT INFORMATION STAMP									
Comments:									

Educational Adequacy:

BLRB created a quantifiable evaluation to calculate education adequacy of schools based upon the ODE criteria outline of issues to consider. The categories included:

- Support for Programs (Core & Support Program Facilities)
- Technology
- Supervision & Security
- Instructional Aides
- Physical Characteristics
- Learning Environment
- Relationship of Spaces

Each category has subsets of conditions to be evaluated individually. The subset conditions were evaluated by a cadre of teaching professionals to be adequate, somewhat adequate, or totally inadequate & needs immediate attention. The numerical score of 2 to 0 is correlated to the 3 levels of adequacy. The highest (or adequate) score would be a 2; and the lowest possible score (totally inadequate) would be a 0.

The subset scores were totaled and averaged to calculate an overall adequacy score for each element. Similarly, the combined score of all 8 categories are averaged to calculate an overall score for the school.

Below, you can see the criteria and the ratings the conditions evaluated by the School District's cadre of professionals received. On the next page, the individual scores can be found on the worksheet given to the District's employees.

PAISLEY SD - EDUCATIONAL ADEQUACY RATINGS

2 = ADEQUATE
1 = marginally adequate
0 = TOTALLY INADEQUATE, NEEDS IMMEDIATE ATTENTION

		Main Building	Elementary Annex	Paisley Shop Bldg
Capacity, Core Curriculum - facilitates for student enrollment	AVG. SCORE	1.7	2.0	0.7
Capacity, Specialty Programs - provisional special spaces	AVG. SCORE	2.0	2.0	2.0
Technology - data and communications infrastructure	AVG. SCORE	1.5	1.3	0.7
Supervision and Security - physical configuration & systems	AVG. SCORE	1.0	0.0	0.0
Instructional Aides - equipment necessary to deliver curriculum	AVG. SCORE	2.0	1.7	2.0
Physical Characteristics - Meets preferred class enrollment	AVG. SCORE	1.9	1.3	1.0
Learning Environment - comfortable and conducive	AVG. SCORE	1.7	1.0	0.3
Relationship of Spaces - proximity and access	AVG. SCORE	2.0	2.0	2.0
	Total Score	13.7	11.3	8.7
	Total Possible	24	24	24
	Bldg AVG score	1.7	1.4	1.1

Educational Adequacy - Handout & Results:

PAISLEY SD - EDUCATIONAL ADEQUACY RATINGS		Paisley Main Building	Elementary Annex	Paisley Shop Bldg
2 = ADEQUATE 1= MARGINALLY ADEQUATE 0= TOTALLY INADEQUATE, NEEDS IMMEDIATE ATTENTION				
Capacity, Core Curriculum - facilities for student enrollment	AVG. SCORE	1.7	2.0	0.7
Core facilities - Classrooms		2	2	2
Special Needs		1	2	0
Cafeteria/Food Service (separate building, evaluate as part of Main)		2	NA	NA
School Office (evaluate as part of Main)		2	NA	NA
Counseling (evaluate as part of Main)		1	NA	NA
Media Center/Library (evaluate as part of Main)		2	NA	NA
Restrooms		2	2	0
Capacity, Specialty Programs -provisional special spaces	AVG. SCORE	2.0	2.0	2.0
Art & Music (Main building ONLY)		2	NA	NA
Science (Main building ONLY)		2	NA	NA
CTE (Shop Building ONLY)		NA	NA	2
P.E. & Athletics (separate building, evaluate as part of Main)		2	NA	NA
Community Spaces		2	2	NA
Sustainability & learning (evaluate as part of Main)		N/A	NA	NA
Technology - data and communications infrastructure	AVG. SCORE	1.5	1.3	0.7
Data Network & distribution		2	2	0
Power distribution		0	0	2
Wi-Fi & Wireless		1	1	0
Audio enhancement		2	2	0
Video/interactive technology		2	2	0
Fire & Life Safety (fire alarm)		2	1	2
Supervision and Security - physical configuration & systems	AVG. SCORE	1.0	0.0	0.0
Passive security & visibility (staff can see around campus without leaving their desk)		2	0	0
Physical barrier & control		0	0	0
Access controls and cameras		0	0	0
Site and landscape (evaluate as part of Main) - clear of obstructions from windows		2	NA	NA
Instructional Aides - equipment necessary to deliver curriculum	AVG. SCORE	2.0	1.7	2.0
Teacher & Student storage		2	2	2
Student display spaces		2	2	NA
Fixtures, Furnishings & Equipment		2	1	2
Physical Characteristics - Meets preferred class enrollment	AVG. SCORE	1.9	1.3	1.0
Core Curriculum		2	2	NA
Art & Music		2	NA	NA
Science		2	NA	NA
CTE		2	NA	2
P.E. & Athletics (evaluate as part of Main)		2	NA	NA
Special Needs		2	1	1
Restrooms		1	1	0
Learning Environment - comfortable and conducive	AVG. SCORE	1.7	1.0	0.3
Heating, Ventilating & Air Conditioning		2	2	0
Natural ventilation		2	0	0
Indoor Air Quality		2	1	0
Day-lighting		2	0	0
Acoustics		2	2	2
Accessibility		0	1	0
Relationship of Spaces - proximity and access	AVG. SCORE	2.0	2.0	2.0
Proximity to shared spaces		2	2	2
Outdoor learning (evaluate as part of Main)		N/A	NA	NA
Bus & Parking access (evaluate as part of Main)		2	NA	NA
Pedestrian access (evaluate as part of Main)		2	NA	NA
Access to playgrounds and fields		2	2	NA
Total Score		13.7	11.3	8.7
Total Possible		8	8	8
Bldg AVG score		1.7	1.4	1.1

10-Year Proposed Plan - Summary:

The 10-Year proposed plan is to address the issues identified throughout the Facility Condition Assessment process in the order identified in the following Prioritized Deferred Maintenance List.

The buildings held by Paisley School District are showing their age and in need of many internal system upgrades. This Long-Range Facility Plan is designed to address the most critical needs of the district, and then address the less immediately necessary facility improvements.

This approach is front heavy. The District is hoping to be able to address the most urgent and expensive upgrades in the first phase of deferred maintenance. The first improvements that the district is opting to prioritize are Electrical Service & Distribution upgrades at all sites, as well as addressing Special Foundations and other structural concerns. Additionally, the district plans on addressing the various plumbing needs at their facilities, including installing a basement groundwater pump system to address the flooding concerns at the Main Building, as well as replacing exterior windows and doors districtwide.

This first round of maintenance is expected to cost an estimated \$ 3,347,468 (in 2021-dollar amounts) not including development costs. The second round of maintenance will include items such as Communications & Security upgrades at all facilities, adding attached restrooms to the Elementary School, and Roadway and Parking Lot Improvements to the Main Building. This is estimated at \$ 1,479,329. The third round of maintenance will include items such as Pedestrian Paving at both the Gymnasium and the Cafeteria, Interior Door, Ceiling, Floor, & Wall Finish repairs at all facilities, and Fixed & Movable Furnishing repairs at all facilities. This is estimated to cost \$ 878,677.

In total, under this 10-Year Facilities Plan, Paisley School District expects to invest \$ 5,705,463 (in construction costs) over the next 10 years into their facilities to better server students and the greater community of Paisley.

Paisley School District's 10-Year Proposed Plan - Deferred Maintenance List is provided on the following pages.

PAISLEY SCHOOL DISTRICT

Long-range Deferred Maintenance Plan

PRIORTIZED DEFERED MAINTENANCE						
Priority #1						
#	BLDG	System:	Type (as applicable):	Action:	Budget:	Notes:
1	MAIN	D5010 Electrical Service & Distribution		Replace	\$181,811	Main electrical panel have reached end of life. Replace and consolidate service entrance panels. Evaluate and replace deficient feeder and branch wiring as required. Reconnect PV System.
2	MAIN	A1020 Special Foundations	Piers on grade	Major	\$17,795	Some timber piers appear to be resting directly on soil
3	MAIN	A1030 Slab on Grade		Major	\$77,230	Replaced portion of slab poured during structural retrofit caused drainage issues
4	MAIN	A2020 Basement Walls	Conc. Perimeter, framed intr	Major	\$49,714	The water table is higher than the basement floor, mitigation measures may need to be taken. The interior framed walls were framed without PT sill plates. Issues with sump pump drain due to work done for the seismic retrofit caused significant flooding and damaged gyp board of partitions.
5	MAIN	Basement groundwater sump pumping system		Replace	\$10,000	No regular maintenance plan established. System is old and condition of pumps, piping, and cistern is unknown, However it's location is problematic
6	ELEM	D2010 Plumbing Fixtures		Replace	\$52,478	All (N) fixtures must meet ADA requirements by code.
7	GYM	B2030 Exterior Doors	Wood	Replace	\$2,166	
8	GYM	B3010 Roof Covering	Metal	Replace	\$294,576	No leakage reported, but appears to be close to end of useful life
9	SHOP	Remodel to include Accessible Restrooms		Moderate	\$63,000	
10	GYM	D5010 Electrical Service & Distribution		Replace	\$74,657	Electrical panels have reached end of service life. Replace and consolidate panels. Service upgrade captured in Main Building spreadsheet. Evaluate and replace deficient feeder and branch wiring as required.
11	MAIN	Ramp at back is not accessible and needs to be replaced		Replace	\$18,000	
12	MAIN	Ramps at side entrance need guard rails		Replace	\$6,000	
13	MAIN	Surface runoff stormwater conveyance			\$120,740	No known issues (i.e. ponding, icing)
14	MAIN		Intrusion Alarm System	Replace	\$16,365	No electronic system observed
15	MAIN	Sump Pump Repair and Replacement - Concrete saw and repair		Replace	\$4,800	Basement exhibits significant water damage due to failure of sump pump. This failure was caused by work done durring seismic retrofit of the building.
16	MAIN	Install foundation perimeter drain and Damp Proofing at basement walls, including site work		Provide	\$52,992	High water table cause frequent flooding in basement
17	MAIN	The resilient tile in basement is very damaged and should be verified not to contain Asbestos		Replace	\$500	Asbestose Survey to be included
18	ELEM	A1020 Special Foundations		Major	\$205,713	Raised floor on pier

PAISLEY SCHOOL DISTRICT

Long-range Deferred Maintenance Plan

19	CAFÉ	D5010 Electrical Service & Distribution		Major	\$30,557	Electrical panels have reached end of service life. Replace and consolidate panels. Service upgrade captured in Main Building spreadsheet. Evaluate and replace deficient feeder and branch wiring as required.
20	ELEM	C3010 Wall Finishes	Wallboard	Replace	\$18,799	Manufactured panel (not gyp) other than addition in Annex, restrooms have significant damage
21	ELEM		Lay-In Ceiling Tile	Replace	\$29,854	
22	MAIN	D3020 Heat Generating Systems	Boiler	Replace	\$213,420	
23	MAIN		Air Handler	Replace	\$130,473	
24	MAIN		Heat Exchanger	Replace	\$45,285	
25	ELEM	D2020 Domestic Water Distribution		Moderate	\$9,796	
26	ELEM	D2030 Sanitary Waste		Minor	\$9,154	
27	ELEM	D5010 Electrical Service & Distribution		Replace	\$47,288	Electrical panels have reached end of service life. Replace and consolidate panels in building. Electrical service upgrade captured in Main Building spreadsheet. Evaluate and replace deficient feeder and branch wiring as required.
28	GYM	D2010 Plumbing Fixtures		Replace	\$62,137	All (N) fixtures must meet ADA requirements by code.
29	ELEM	B1020 Roof Construction	Steel	Replace	\$129,445	
30	ELEM	B2010 Exterior Walls	Framed w/ Wood Siding	Replace	\$111,559	
31	ELEM	B2020 Exterior Windows	Aluminum/Steel	Replace	\$46,647	Aluminum windows w/ asbestos panels below
32	ELEM	B2030 Exterior Doors	Wood	Replace	\$12,996	Light is not tempered glass, safety concern at class room doors, restroom doors need to be replaced
33	SHOP	B2010 Exterior Walls	Framed w/ Wood Siding	Replace	\$49,729	T-11 siding
34	SHOP	B2020 Exterior Windows	Aluminum/Steel	Replace	\$12,184	
35	CAFÉ	D2010 Plumbing Fixtures		Replace	\$43,862	All (N) fixtures must meet ADA requirements by code.
36	MAIN	B1010 Floor Construction	Wood	Replace	\$86,758	Various portions of the flooring seem to have a slope such as in the Boy's Restroom
37	MAIN	Landscape shrubs at front of main building		Replace	\$4,000	Maintenance staff suggested these shrubs are in poor health and are a maintenance issue. Full replacement is suggested.
38	MAIN		Access Control System	Replace	\$22,418	No electronic system observed
39	ELEM	D5020 Lighting and Branch Wiring		Major	\$27,210	Replace fluorescent fixtures with more energy efficient LED type and code compliant lighting controls. Evaluate and replace and deficient wiring. Provide new wiring for new equipment as required.
40	ELEM		Intrusion Alarm System	Replace	\$4,257	No electronic system observed
41	ELEM	B3010 Roof Coverings	Metal	Replace	\$37,318	Roof leaks at addition joint
42	CAFÉ	B3020 Roof Openings	Metal	Replace	\$107,434	Exposed fasteners and metal roof at end of life. No gutters other than over doors
43	ELEM	C1020 Interior Doors	Wood	Replace	\$1,949	
44	MAIN	D2010 Plumbing Fixtures		Replace	\$23,539	All (N) fixtures must meet ADA requirements by code.
45	MAIN	D2020 Domestic Water Distribution		Minor	\$6,894	

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Long-range Deferred Maintenance Plan

46	MAIN	D2030 Sanitary Waste		Minor	\$35,196	
47	MAIN	D3040 Distribution Systems	Ductwork	Major	\$4,775	
48	MAIN		Hot water return & supply	Replace	\$192,123	Steam piping
49	MAIN	D3060 Controls & Instrumentation		Replace	\$60,305	
50	MAIN	D5020 Lighting and Branch Wiring		Major	\$104,614	Replace fluorescent fixtures with more energy efficient LED type and code compliant lighting controls. Evaluate and replace and deficient wiring. Provide new wiring for new equipment as required. Replace all remaining NM and knob-and-tube wiring.
51	ELEM		Access Control System	Replace	\$5,831	No electronic system observed
52	GYM	D2020 Domestic Water Distribution		Replace	\$67,016	
53	GYM	D3060 Controls & Instrumentation		Replace	\$24,763	
54	GYM	D5020 Lighting and Branch Wiring		Major	\$42,957	Replace fluorescent fixtures with more energy efficient LED type and code compliant lighting controls. Evaluate and replace and deficient wiring. Provide new wiring for new equipment as required.
55	GYM		Intrusion Alarm System	Replace	\$6,720	No electronic system observed
56	SHOP	B2030 Exterior Doors	Hollow Metal	Replace	\$1,949	
57	SHOP	B3010 Roof Coverings	Metal	Replace	\$155,952	End of life
58	CAFE	D2010 Plumbing Fixtures		Replace	\$30,216	All (N) fixtures must meet ADA requirements by code.
59	CAFE		Intrusion Alarm System	Replace	\$2,451	No electronic system observed
60	CAFE	D3020 Heat Generating Systems	Air Handler	Replace	\$14,182	Some units serviced recently
61	CAFE	D5020 Lighting and Branch Wiring		Major	\$22,742	Replace fluorescent fixtures with more energy efficient LED type and code compliant lighting controls. Evaluate and replace and deficient wiring. Provide new wiring for new equipment as required.
62	MAIN	B2030 Exterior Doors	Wood	Replace	\$2,166	
					\$3,347,458	sub-total priorities #1-62

PAISLEY SCHOOL DISTRICT

Long-range Deferred Maintenance Plan

Priority #2						
63	MAIN	G2010 Roadways		Minor	\$9,063	
64	MAIN	G2020 Parking Lots		Replace	\$43,190	
65	MAIN	G2030 Pedestrian Paving		Replace	\$38,717	
66	MAIN	G2040 Site Development		Major	\$2,902	
67	MAIN	Two large trees north and south of main walkway from Green St.		Remove	\$2,000	Maintenance staff noted that these two trees are in poor health and require extensive maintenance. Tree removal is a consideration.
68	MAIN	D3070 Systems Testing & Balancing		Replace	\$32,730	
69	MAIN	D5030 Communications & Security	Voice / Data System	Replace	\$73,442	Retain WAP and VOIP head-end equipment and consolidate. Horizontal and backbone cabling are inadequate for continued use and future expansion. Replace all horizontal and backbone wiring.
70	MAIN		Clock / Intercom System	Replace	\$22,418	Replace with IP-based system
71	MAIN		Closed Circuit Surveillance	Replace	\$27,574	Current system is wireless, Wifi based system. Replace with more secure, hardwired IP-based system
72	MAIN		Fire Alarm / Detection	Replace	\$47,751	Inadequate, non-code compliant system currently exists. Provide new automatic fire detection and alarm system with voice-evacuation capabilities per OSSC.
73	MAIN		Lighting Control System	Replace	\$18,831	No lighting control system currently exists.
74	ELEM	D3040 Distribution Systems	Ductwork	Moderate	\$2,609	Diffusers are old and could use replacing for better air distribution
75	ELEM	D5030 Communications & Security	Voice / Data System	Major	\$4,257	Retain transport and WAP head-end equipment. Provide dedicated space/cabinet in building for all ICT/Security/FA head-end systems
76	ELEM		Clock / Intercom System	Replace	\$5,831	Replace with IP-based system
77	ELEM		Closed Circuit Surveillance	Replace	\$7,172	Current system is wireless, Wifi based system. Replace with more secure, hardwired IP-based system
78	ELEM		Fire Alarm / Detection	Replace	\$12,420	Inadequate, non-code compliant system currently exists. Provide new automatic fire detection and alarm system with voice-evacuation capabilities per OSSC.
79	ELEM		Lighting Control System	Replace	\$4,898	No lighting control system currently exists.
80	ELEM	Addition of attached restrooms		Add	\$169,400	The fact that the restrooms are separate from the classroom structure represents safety and occupational concerns given the age of the students using them.
81	SHOP	ADA Hardware		Replace	\$2,700	
82	GYM	D2030 Sanitary Waste		Minor	\$14,453	
83	GYM	D3020 Heat Generating Systems	Boiler	Replace	\$87,636	Served by main building boiler.
84	GYM		Air Handler	Replace	\$53,576	
85	GYM		Heat Exchanger	Replace	\$18,595	No temp control in weight room
86	GYM	D3040 Distribution Systems	Ductwork	Major	\$19,608	

PAISLEY SCHOOL DISTRICT

Long-range Deferred Maintenance Plan

87	GYM		Hot water return & supply	Moderate	\$15,465	Steam piping
88	GYM	D3070 Systems Testing & Balancing		Replace	\$13,440	
89	GYM	D5030 Communications & Security	Voice / Data System	Major	\$6,720	Provide dedicated space/cabinet in building for all ICT/Security/FA head-end systems
90	GYM		Clock / Intercom System	Replace	\$9,206	Replace with IP-based system
91	GYM		Closed Circuit Surveillance	Replace	\$11,323	Current system is wireless, Wifi based system. Replace with more secure, hardwired IP-based system
92	GYM		Access Control System	Replace	\$9,206	No electronic system observed
93	GYM		Fire Alarm / Detection	Replace	\$19,608	Inadequate, non-code compliant system currently exists. Provide new automatic fire detection and alarm system with voice-evacuation capabilities per OSSC.
94	GYM		Lighting Control System	Replace	\$7,733	No lighting control system currently exists.
95	ELEM		Framed w/Stucco	Replace	\$44,737	
96	ELEM		Hollow Metal	Replace	\$3,899	Residential grade
97	SHOP	B1010 Floor Construction	Concrete	Replace	\$232,466	
98	SHOP		Masonry	Replace	\$71,779	
99	CAFE	B2030 Exterior Doors	Hollow Metal	Replace	\$1,949	Door lights are wired glass but may not be tempered glass
100	CAFE	D3070 Systems Testing & Balancing		Replace	\$4,902	System to be balanced to ensure proper operation.
101	CAFE	D5010 Electrical Service & Distribution		Replace	\$27,228	Panel has reached end of service life. Replace panel with larger size to accommodate any shunt trip capabilities and any additional HVAC, cooking equipment. Facility electrical service upgrade captured in Main Building spreadsheet. Evaluate and replace deficient feeder and branch wiring as required.
102	CAFE	D5020 Lighting and Branch Wiring		Replace	\$51,367	Replace fluorescent fixtures with more energy efficient LED type and code compliant lighting controls. Evaluate and replace deficient wiring. Provide new wiring for kitchen equipment.
103	CAFE	D5030 Communications & Security	Voice / Data System	Replace	\$12,221	Provide dedicated space/cabinet in building for all ICT/Security/FA head-end systems
104	CAFE		Clock / Intercom System	Replace	\$3,357	Replace with IP-based system
105	CAFE		Closed Circuit Surveillance	Replace	\$4,129	Current system is wireless, Wifi based system. Replace with more secure, hardwired IP-based system
106	CAFE		Access Control System	Replace	\$3,357	No electronic system observed
107	CAFE		Fire Alarm / Detection	Replace	\$7,151	Inadequate, non-code compliant system currently exists. Provide new automatic fire detection and alarm system with voice-evacuation capabilities per OSSC.
108	CAFE		Lighting Control System	Replace	\$2,820	No lighting control system currently exists.
109	CAFE	D2020 Domestic Water Distribution		Replace	\$35,479	
110	CAFE	D2030 Sanitary Waste		Minor	\$7,651	

PAISLEY SCHOOL DISTRICT

Long-range Deferred Maintenance Plan

111	CAFE					
112	CAFE	D3010 Energy Supply		Minor	\$2,997	Propane, new propane tank
113	CAFE		Heat Exchanger	Replace	\$4,922	
114	CAFE	D3040 Distribution Systems	Ductwork	Replace	\$12,549	
115	CAFE	D3060 Controls & Instrumentation		Replace	\$13,110	
116	CAFE	D3070 Systems Testing & Balancing		Replace	\$7,115	
117	CAFE	D5030 Communications & Security	Voice / Data System	Replace	\$17,740	No telephone, internet equipment observed. Provide dedicated space/cabinet in building for all ICT/Security/FA head-end systems
118	CAFE		Clock / Intercom System	Replace	\$4,874	No connected clock system observed. Provide with IP-based system
119	CAFE		Closed Circuit Surveillance	Replace	\$5,994	No CCTV observed. Provide secure, hardwired IP-based system
120	CAFE		Access Control System	Replace	\$4,874	No electronic system observed
121	CAFE		Intrusion Alarm System	Replace	\$3,558	No electronic system observed
122	CAFE		Fire Alarm / Detection	Replace	\$10,381	Inadequate, non-code compliant system currently exists. Provide new automatic fire detection and alarm system with voice-evacuation capabilities per OSSC.
123	ELEM	C3020 Floor Finishes	Carpet / Soft Surface	Replace	\$27,265	
124	ELEM		Resilient Sheet	Replace	\$20,991	
125	ELEM	C3030 Ceiling Finishes	Wallboard	Replace	\$13,994	
					\$1,479,329	sub-total priorities #63-125

PAISLEY SCHOOL DISTRICT

Long-range Deferred Maintenance Plan

Priority #3:						
126	MAIN	C1020 Interior Doors	Wood	Moderate	\$19,494.00	
127	MAIN	C2020 Stair Finishes	Resilient	Replace	\$5,415.00	Cost/Flight - Asbestos tiles
128	MAIN	C3010 Wall Finishes	Wallboard	Moderate	\$2,481.68	
129	MAIN	C3020 Floor Finishes	Carpet / Soft Surface	Replace	\$47,920.93	
130	MAIN		Resilient Tile	Replace	\$15,244.31	Basement flooring
131	MAIN		Resilient Sheet	Replace	\$53,803.44	
132	MAIN		Wood Sports Floor	Moderate	\$11,769.50	Auditorium wood floor
133	MAIN	C3030 Ceiling Finishes	Wallboard	Replace	\$13,450.86	At restrooms to meet ADA requirements
134						
135	MAIN	E1020 Institutional Equipment	Science	Replace	\$3,984.18	
136	MAIN		Art	Major	\$1,408.25	Sinks are not ADA compliant
137	MAIN		Restroom Accessories/Stalls	Replace	\$44,387.84	
138	MAIN	E2010 Fixed Furnishings		Replace	\$29,251.14	
139	MAIN	E2020 Movable Furnishings		Replace	\$100,881.45	
140	ELEM	E1020 Institutional Equipment	Restroom Accessories/Stalls	Replace	\$11,545.13	not accessible and significantly damaged. Security concern as the doors remain unlocked during school hours and the restrooms are a separate structure.
141	ELEM	E2010 Fixed Furnishings		Replace	\$16,303.12	All sinks in class rooms are damaged and not accessible
142	GYM	A2020 Basement Walls		Moderate	\$117.65	
143	GYM	C1010 Partitions	Framed	Replace	\$50,519.78	Significant damage to a walls in lower level
144	GYM	C1020 Interior Doors	Wood	Replace	\$1,949.40	
145	GYM	C2010 Stair Construction	Concrete	Major	\$3,249.00	Cost/Flight
146	GYM	C3010 Wall Finishes	Paint on Masonry	Replace	\$16,091.21	Significant damage to all finishes in lower level
147	GYM		Wallboard	Replace	\$26,710.68	
148	GYM	C3020 Floor Finishes	Painted Concrete	Replace	\$16,569.90	Significant damage to all finishes in lower level
149	GYM		Wood Sports Floor	Moderate	\$2,577.54	
150	GYM	C3030 Ceiling Finishes	Wallboard	Moderate	\$1,288.77	
151	GYM	E1010 Commercial Equipment	Food Service	Replace	\$6,489.88	No GFCI at concession sinks, freezer leaked
152	CAFE	C1010 Partitions	Framed	Replace	\$26,321.23	
153	CAFE	C1020 Interior Doors	Wood	Moderate	\$866.40	Hardware Not Accessible levers
154	CAFE	C3020 Floor Finishes	Resilient Tile	Replace	\$22,829.64	Asbestos tile, non friable
155	CAFE	G2030 Pedestrian Paving		Replace	\$6,400.00	Cost/SF of surface area
156	CAFE	G4010 Electrical Distribution	Service	Replace	\$55,596.89	Upgrade service
157	CAFE		Generator	Replace	\$32,490.00	Upgrade/replace generator
158	CAFE	G4020 Site Lighting		Replace	\$16,365.21	Minimal site lighting coverage observed. Add fixtures as required
159	SHOP	A1030 Slab on Grade		Moderate	\$9,342.50	
160	SHOP	C1010 Partitions	Framed	Replace	\$53,491.54	
161	SHOP		Masonry	Major	\$10,146.63	
162	SHOP	C1020 Interior Doors	Wood	Replace	\$5,848.20	
163	SHOP	C3010 Wall Finishes	Paint on Masonry	Replace	\$9,583.74	
164	SHOP		Wallboard	Replace	\$15,712.16	

PAISLEY SCHOOL DISTRICT

Long-range Defered Maintenance Plan

165	SHOP	C3020 Floor Finishes	Polished Concrete	Replace	\$43,861.50	
166	SHOP	E1010 Commercial Equipment	Vocational	Major	\$4,483.62	Electrical adjacent to sink is not code compliant
167	SHOP	E2010 Fixed Furnishings		Replace	\$20,439.46	
168	SHOP	E2020 Movable Furnishings		Replace	\$32,165.10	
169	SHOP	G2030 Pedestrian Paving		Replace	\$9,828.23	Cost/SF of surface area
					\$878,677	sub-total priorities #126-169
Project Summary						
					\$3,347,458	sub-total priorities #1-62
					\$1,479,329	sub-total lines 65-139
					\$878,676.68	sub-total priorities #126-169
			Total Construction Cost		\$5,705,463	
					\$2,168,076	Development Costs (38% per ODE)
			Total Project Cost		\$7,873,539	

END OF REPORT

