

LA GRANDE SCHOOL BOARD MEETING 2/25/21

# La Grande School District 1 Facility Condition Assessment Report

La Grande, Oregon  
Assessment: October 2020  
Report: December 2020



**BLRB** architects





# Physical Condition Assessment

At the end of October 2020 the BLRB's team of ODE certified assessors toured La Grande School District's buildings and reviewed observable systems. Using the ODE template for review, our team assessed the condition using the ODE standards or level of repairs needed. The team was made-up of architects and engineers with specific areas of experience (i.e. architecture, mechanical, electrical, plumbing and civil). Our team reviewed conditions and captured photos of representative conditions. The documentation and images are summarized in the following Assessment Summary. The ODE spreadsheets will be submitted to the State in compliance with the 2019 TAP Grant – Assessment.

# Facility Condition Index (FCI)

The following Assessment Summary includes an overview La Grande SD owned facilities in terms of repair cost, replacement costs and Facility Condition Index (FCI). Each school or facility’s condition has been individually summarized with a brief narrative and representative photographs. The intent is to provide a snapshot description of the each school’s condition. The full ODE assessment is available for detailed review.

Site Name:	Physical Condition Budget:	Replacement Cost:	FCI:
<i>District Office:</i>	\$4,539,918.83	\$8,972,525.95	57.7%
<i>Central Elementary:</i>	\$0.00	\$27,609,660.00	0.0%
<i>Greenwood Elementary:</i>	\$1,916,059.74	\$19,134,005.67	11.4%
<i>Island City Elementary:</i>	\$1,086,494.08	\$19,480,149.00	6.4%
<i>La Grande Middle School:</i>	\$9,211,696.67	\$44,475,402.31	23.6%
<i>Options Center:</i>	\$278,653.40	\$1,585,785.60	20.0%
<i>Annex:</i>	\$8,795,397.29	\$14,394,780.00	69.7%
<i>Maintenance Building:</i>	\$3,292,033.35	\$5,256,454.50	71.4%
<i>La Grande High School:</i>	\$14,309,658.88	\$96,840,882.45	16.8%
<i>CTE:</i>	\$17,987.02	\$8,076,415.50	0.3%
<i>Wood / AG Shop:</i>	\$3,523,945.46	\$6,721,300.35	59.8%

# TAP Methodology

ODE calculates the condition of school buildings using a recognized metric for cost of repairs compared to the cost of replacement. The comparative percentage of the repair costs to the replace cost is referred to as the FCI.

$$\text{Repair Cost} / \text{Replacement Cost} = \text{Facility Condition Index (FCI)}$$

The ODE spreadsheet calculates a cost based on the input total building area, percentage of the system for the entire building and the percentage of the system that needs to be repaired. The cost index is provided by ODE.

$$(\text{Building Area}) \times (\text{system \% of building area}) \times (\% \text{ of system}) \times (\$/\text{unit}) = \text{cost of repair}$$

For example:

- School Area = 20,000 GSF
- Roof (system) = 20,000 GSF since it's a single story school or 100%
- A Metal roof area is only area failing; and it's 10 % of the total roof area
- ODE provide cost index of \$/unit of measure (or GSF in this case)



# ODE Benchmark

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.

# ODE Project Budget Modeling

## EXAMPLE

<b>Construction Budget</b>	\$ 1,000,000
<b>ODE Inflation rate (14%)</b>	\$ 140,000
<b>Project Budget</b>	\$ 1,140,000
<b>Development Cost Budget (38%)</b>	\$ 433,200
<b>Bond Budget</b>	\$ 1,573,200

**ODE inflation rate is 14% over 30 months (5.6%/year)**

- assumes 1 year to bond passage
- assumes 1-1/2 years of 3 years of design & construction cycle

# ODE Development Cost Budget

## EXAMPLE

<b>Construction Budget</b>	\$ 1,000,000
<b>ODE Inflation rate (14%)</b>	\$ 140,000
<b>Project Budget</b>	\$ 1,140,000
<b>Development Cost Budget (38%)</b>	\$ 433,200
<b>Bond Budget</b>	\$ 1,573,200

## 38% of total construction cost

- Design Fees
- School District hired construction specialists
  - Commissioning
  - Envelope consultant
  - Cost estimating
- Oregon solar requirement
- Permits & land use
- boundary & land use
- geotechnical investigation
- Bond issuance cost
- Bond program management
- Furnishings
- 15% contingency

# Maintenance Building

Maintenance Building:	
Physical Condition Budget:	\$3,292,033.35
Replacement Cost:	\$5,256,454.50
FCI:	71.4%

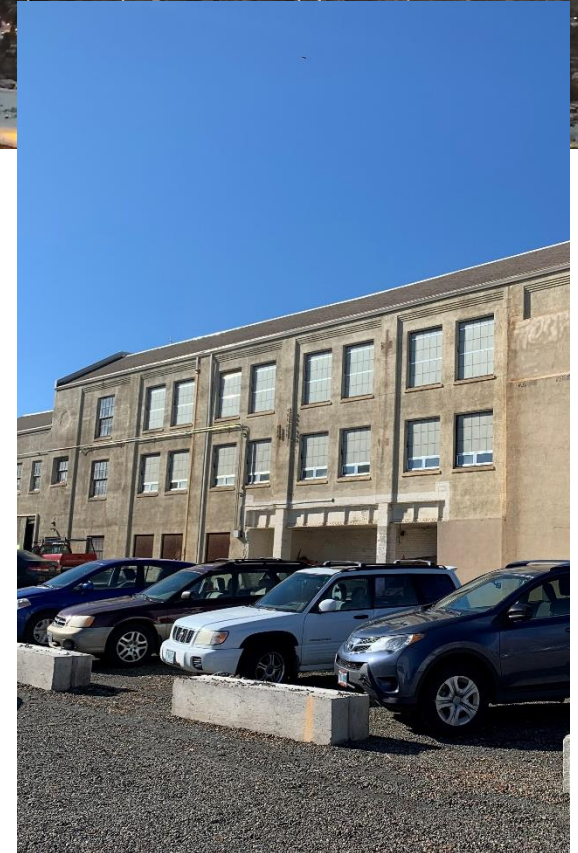
- All exterior brick, stone and wood finish restoration
- Window & door replacement
- Restroom finish & fixture restoration
- ADA compliance - doors, entries, vertical access
- ELEC – all distribution equipment replacement
- ELEC – add low voltage systems (voice & alarms)
- MECH – add heating & ventilation systems
- MECH - add mechanical controls system
- PLBG – update water heating system
- PLBG - update fire protection & alarm system
- SITE – repave area around Warehouse & Annex
- SITE – mitigate overhead power conflict



# The Annex Warehouse

Annex:	
Physical Condition Budget:	\$8,795,397.29
Replacement Cost:	\$14,394,780.00
FCI:	69.7%

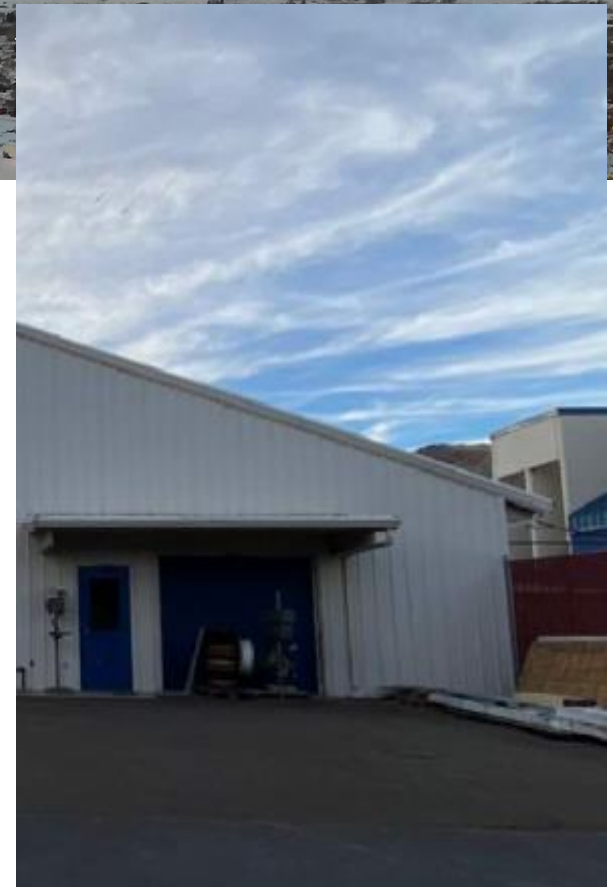
- Exterior, interior wall & ceiling restoration
- Major seismic upgrade
- Window replacement
- Restroom modernization
- ADA compliance upgrades (elevator)
- ELEC – all distribution equipment replacement
- ELEC – add CCTV & camera system
- MECH – replace 1<sup>st</sup> level steam heaters
- MECH - add ventilation air system
- MECH – add integrated controls system
- PLBG – add fire protection & alarm system
- SITE – full replacement of site lighting



# LGHS Ag/Shop Bldg

Wood / AG Shop:	
Physical Condition Budget:	\$3,523,945.46
Replacement Cost:	\$6,721,300.35
FCI:	59.8%

- Replace metal roof,
- Replace metal siding & windows
- ELEC – replace all distribution equipment
- ELEC – replace low voltage systems (voice & data)
- MECH – replace Air Handling Units
- PLBG - update fire protection & alarm system



# LGSD District Office

District Office:	
Physical Condition Budget:	\$4,539,918.83
Replacement Cost:	\$8,972,525.95
FCI:	57.7%

- Mitigate structural settlement
- Restore exterior brick & lintel
- Replace lower level windows
- Restroom modernization
- Replace door hardware with ADA compliant
- ELEC – replace main service (1920's)
- ELEC – replace CCTV & camera system
- MECH – replace removed radiators
- MECH - add centralized ventilation air system
- MECH - update mechanical system controls – DDC
- PLBG - update fire protection & alarm system
- SITE - replace 50% exterior lighting



# La Grande Middle School

La Grande Middle:	
Physical Condition Budget:	\$9,211,696.67
Replacement Cost:	\$44,475,402.31
FCI:	23.6%

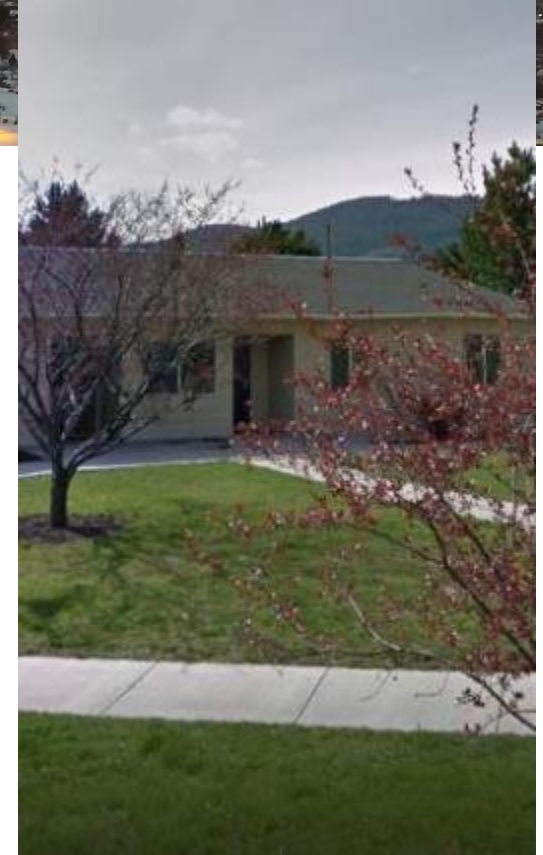
- Minor replacement of finishes and casework
- Replace door hardware with ADA compliant
- Enlarge food service kitchen & storage
- Infill obsolete accordion walls
- Relocate ADA parking to main entry
- ELEC – replace all distribution equipment
- ELEC – add centralized lighting controls
- PLBG – add fire sprinkler system
- SITE – repave areas on north & west side of school
- SITE – replace storm system west side of school
- SITE – replace 50% of site lighting



# LGSD Options Center

Options Center:	
Physical Condition Budget:	\$278,653.40
Replacement Cost:	\$1,585,785.60
FCI:	20.0%

- Minor replacement of flooring, wall and ceilings
- Create ADA accessible parking near entry
- ELEC – replace main service panelboards
- SITE – repave parking areas
- SITE – replace pedestrian paving



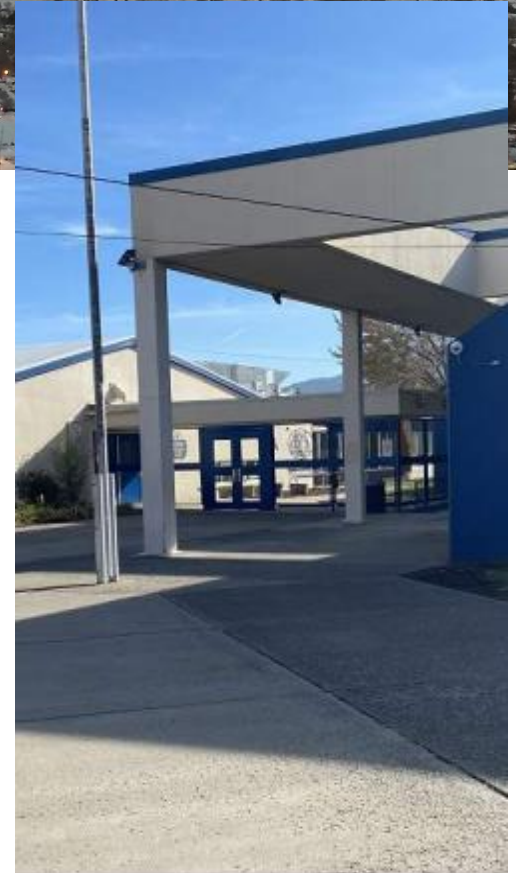
# La Grande High School

La Grande High:	
Physical Condition Budget:	\$14,309,658.88
Replacement Cost:	\$96,840,882.45
FCI:	16.8%

## *Recent improvements*

### *2014 Bond – Remodel LHS gymnasium & auditorium*

- Minor replacement of flooring, wall and ceilings
- Mitigate progressively worsening settlement in Media Center
- PLBG – add fire sprinkler system
- SITE – regrade ADA parking
- SITE – repair and regrade general parking
- SITE – replace terra cotta sewer service pipe
- SITE – replace water and sewer service



# Greenwood Elementary

Greenwood Elementary:	
Physical Condition Budget:	\$1,916,059.74
Replacement Cost:	\$19,134,005.67
FCI:	11.4%

## *Recent improvements*

*2014 Bond – Upgrade/improvements*

*2018 Seismic Reinforcement Grant*

- Upgrade exterior and interior ADA accessibility
- ELEC – add centralized lighting controls
- PLBG – add fire sprinkler system
- SITE – full reconstruction of interior courtyard
- SITE – replace pedestrian paving
- SITE – full replacement of site lighting



# Island City Elementary

Island City Elementary:	
Physical Condition Budget:	\$1,086,494.08
Replacement Cost:	\$19,480,149.00
FCI:	6.4%

## *Recent improvements*

### *2016 Bond - 7 classroom & kitchen addition*

- Replace ceiling and flooring in original building area
- Reconfigure ADA parking to building side of driveway
- PLBG – add fire sprinkler system to 1974 building
- SITE – repaving or topping on parking areas
- SITE – replace concrete paving at entry



# LGHS CTE Building

CTE Building:	
Physical Condition Budget:	\$17,987.02
Replacement Cost:	\$8,076,415.50
FCI:	0.3%

*Recent improvements*  
*2014 Bond – New building*

- Minor replacement of flooring in Restrooms



# Central Elementary

Central Elementary:	
Physical Condition Budget:	\$0.00
Replacement Cost:	\$27,609,660.00
FCI:	0.0%

*Recent improvements*  
*2014 Bond – New building*



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