SHERIDAN SCHOOL DISTRICT

Long Range Facilities Plan

BRIC

BRIC ARCHITECTURE, INC. OCTOBER 2024

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APPENDIX

Introduction

The following report summarizes the Long Range Facility Plan (LRFP) for Sheridan School District (SSD). The purpose of the Long Range Facilities Plan is to align SSD's capital improvement projects with the district's operational needs, educational goals, and enrollment projections[1], in compliance with ORS 195.110. The Long Range Facility Plan was developed using a comprehensive, multi-pronged process spanning over approximately four (4) months.

Process

The Long Range Facility Plan was developed through a series of information-gathering activities that informed the District's capital improvement goals. The main components of the long range facilities planning process are summarized over the next few pages.

FACILITY NEEDS

Building Conditions

In summer 2024, the Sheridan School District contracted with BRIC Architecture to conduct building condition assessments of all its facilities. The building condition assessments involved documenting, analyzing and benchmarking the current condition of facility assets. The assessments were developed following on-site inspections of architectural, structural, mechanical, electrical, and plumbing systems at each facility.

Educational Adequacy

The purpose of educational adequacy assessments is to document each school building's ability to support the District's teaching and learning goals. BRIC's assessment encompassed a broad array of areas, including:

- Environmental conditions for learning (acoustics, thermal conditions, lighting).
- Effective integration of technology.
- Ability of spaces to support flexible instruction / varied group sizes.
- Special education program resources.
- Adequacy of core areas such as the commons, library media center, and gymnasiums.

- Safe and secure learning environments.
- Administrative spaces to support school operations / community programs.

The results of the educational adequacy assessments are summarized in Section 6 of this report. Additionally, the Educational Adequacy Assessment forms are included in the Appendix.

SCHOOL CAPACITY ANALYSIS

School capacity calculations were developed based on a count of general classrooms, class size goals and utilization rates. Utilization factors reflect the percentage of the day that a classroom is occupied by students. Class size goals and utilization rates by school type are listed below.

Faulconer-Chapman School

- 25 students per classroom for grades K-5
- 28 students per classroom for grades 6-8.
- 15 students per classroom for special education.
- Classroom utilization rate of 100% for grades K-5 and 85% for grades 6-8.

Sheridan High School

- 30 students per general classrooms, science, and electives.
- 15 students per classroom for special education.
- Classroom utilization rate of 85%

1 Enrollment projections were prepared by FLO Analytics, a third-party data and research firm.

PART 1 - INTRODUCTION

ENROLLMENT PROJECTIONS

Sheridan School District contracted with FLO Analytics to conduct district-wide enrollment projections through the 2034-35 school year. The findings from this report were used to assess the schools' available capacity to accommodate long-term enrollment needs. FLO's full report appears in the Appendix of this document.

DISTRICT VISIONING AND PUBLIC ENGAGEMENT

To foster meaningful decisions, Sheridan School District organized a Long Range Facilities Planning Committee for prioritizing capital improvement projects over the next 10+ years. The primary goal of LRFP process was to engage the committee to understand key issues, identify potential projects and priorities through a consensus-based process. To accomplish this, the committee established a set of values, which informed guiding principles that were used to evaluate project options.

Long Range Facilities Planning Committee

July - September 2024

The committee met three (3) times from July through September 2024 to develop a vision for aligning its school facilities with the District's evolving pedagogical goals in support of next-generation learning approaches. Committee members included:

Karen Daniels, SSD Business Manager

Larry Deibel, SSD School Board Member

Adam DeLatte, FCS Principal

Gwen Fink, SSD Budget Committee Member

Mike Griffith, SSD School Board Member

Molly Griffith, SSD Parent

Lisa Heatherly, SSD Parent

Jeremy Hutchinson, SSD Budget Committee Member

Missy Love, FCS Vice Principal

Patrick Schrader, SHS Principal

Sean Vesper, SSD Operations and Facilities Manager

Dorie Vickery, SSD Superintendent

Meeting 1: Project Kick-Off / Enrollment and Capacity Analysis / Educational Adequacy of Facilities / Prioritization Criteria

Location: SSD District Building

July 15, 2024

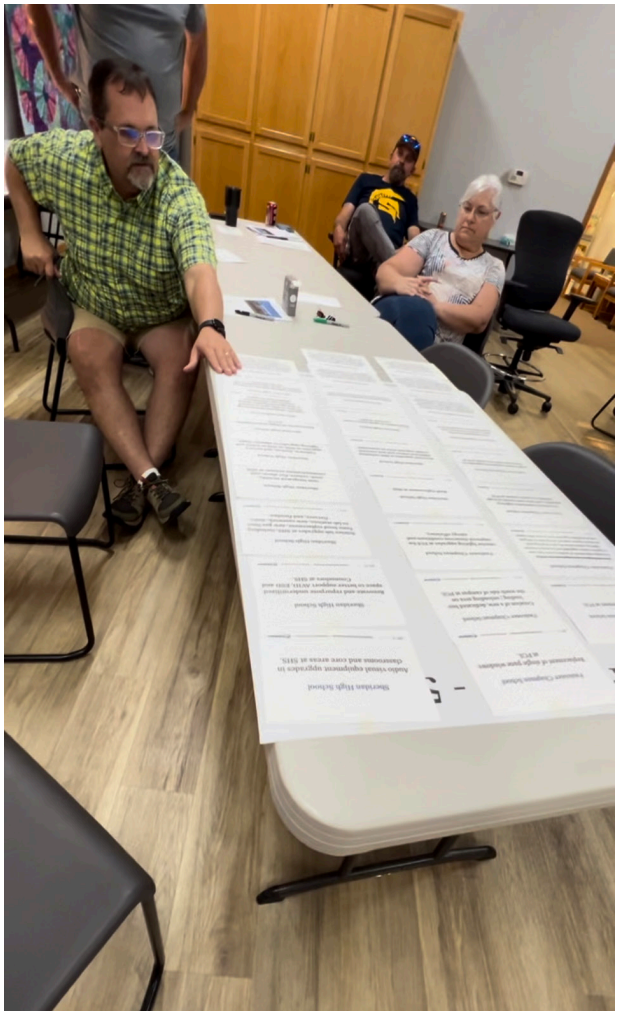
The kick-off meeting of the LRFP Committee began with an overview of the long range facilities planning process, along with a discussion of the Committee's purpose, roles, and responsibilities. After a brief review of the district's bond history, members discussed how priorities have centered around safety & security and updating facilities, highlighting the urgency to address basic building repairs. BRIC reported findings from the educational adequacy assessments and enrollment and capacity analyses conducted over the summer, and members discussed the findings. The Committee then participated in a group exercise to identify and vote for their top prioritization criteria for the district's capital improvement projects.

Meeting 2: Building Condition Assessments / Capital Improvement Planning Exercise

Location: SSD District Building

August 19, 2024

BRIC shared a recap of the results from the group discussion conducted during the previous meeting to establish a set of prioritization criteria for capital improvement planning. The following are the criteria that were identified by the committee: Safety and Security, Improved Learning Environments, Infrastructure and Maintenance, and Community. BRIC presented an overview of facilities conditions at each school. The Committee was then asked to participate in a small group exercise to categorize a set of potential capital improvement projects across three tiers.



Meeting 3: Finalization of Capital Improvement Plan

Location: SSD District Building

September 16th, 2024

The third and final meeting of the LRFP Committee began with a recap of the results from the capital improvement planning exercise conducted in the last session. Results of each group were tallied, averaged, and ranked to identify overall Tier 1, Tier 2, and Tier 3. Committee members then voted on each tier individually. All members unanimously expressed support for moving forward with the results of the recommendation.

Collaboration with Local Government Planning Agencies

Sheridan School District views local municipal planning agencies as key stakeholders in the facilities planning process. The district communicates regularly with the City of Sheridan Planning Department as needed for ongoing work.

The District intends to submit a copy of the Long Range Facility Plan to local city and county planning departments once the document has been officially approved by the School Board.

Recent Bond History

In 2003, voters approved an $8.5 million bond to build a replacement school that would also be combined with the 4–8 Chapman School. The K-8 Faulconer-Chapman School opened in 2004, and the old Chapman school was burned down in a fire training exercise in 2005.

In 2022, Sheridan School District unsuccessfully tried to pass a $16 million bond measure which was set to receive additional grants through Oregon state's School Capital Improvement Matching Program.

District Overview

Sheridan School District is a rural school district that serves the City of Sheridan, Oregon, and surrounding areas. With a population of 6,244 people, Sheridan is located approximately 90 minutes southwest of downtown Portland. The student-to-teacher ratio at Sheridan School District is lower than the state average, at 14:1. Schools include:

- 1 K-8 School
- 1 High School
- 1 Online Public Charter School

The high school on-time graduation rate (as of 2023) was 78%.

District characteristics include:

- 704 Students
- 300+ Online Students
- 100+ Staff Members
- 7 Administrators
- 2 Counselors

Student demographics (2023) include:

- American Indian/Alaska Native: 6%
- Asian or Asian Pacific Islander: 1%
- Black/African American: 1%
- Hispanic/Latino: 13%
- Multiracial: 9%
- Native Hawaiian / Other Pacific Islander: 0.1%
- White: 71%

Source: Oregon Department of Education

District Buildings and Properties

DISTRICT OFFICE
→ **Administrative Support Building**
435 South Bridge Street, Sheridan OR, 97378

FAULCONER-CHAPMAN SCHOOL
→ **K-8th Grade School**
332 SW Cornwall Street, Sheridan, OR 97378

SHERIDAN HIGH SCHOOL
→ **9th-12th Grade School**
435 South Bridge Street, Sheridan, OR 97378

Historic Registry Status of District Buildings

Sheridan School District does not own any buildings that are on the National Register of Historic Places or are eligible historic sites by the Oregon State Historic Preservation Office. Both Sheridan High School and the District's administration building have Oregon Historic Site Records showing that they were previously evaluated but found to be "not eligible".

Oregon Historic Site Record

LOCATION AND PROPERTY NAME						
address:	433 S Bridge St Sheridan, Yamhill County			historic name: current/other names:	Sheridan High School	
assoc addresses:				block/lot/tax lot:		
location descr:				twnshp/rng/sect/qtr sect:		
PROPERTY CHARACTERISTICS						
resource type:	Building	height (stories):	1.0	total elig resources:	total inelig resources:	1
elig evaluation:	not eligible/non-contributing			NR Status:		
prim constr date:	c.	second date:		date indiv listed:		

Oregon Historic Site Record

LOCATION AND PROPERTY NAME						
address:	435 S Bridge St Sheridan, Yamhill County			historic name: current/other names:	School District Administrative Building	
assoc addresses:				block/lot/tax lot:		
location descr:				twnshp/rng/sect/qtr sect:		
PROPERTY CHARACTERISTICS						
resource type:	Building	height (stories):	1.0	total elig resources:	0	total inelig resources: 1
elig evaluation:	not eligible/out of period			NR Status:		
prim constr date:	c.1953	second date:		date indiv listed:		

Facility Condition Assessments

In 2024, Sheridan School District contracted with BRIC Architecture to evaluate the existing conditions of the physical assets of SSD's facilities. The Facility Condition Assessment (FCA) covered two (2) district facilities. The FCA included an in-depth, on-site visual evaluation of the current conditions of individual building assets and systems, (e.g. parking lots, site drainage), exterior systems (e.g. windows, facade), interior building systems (HVAC, electrical, flooring) and provided recommendations for repairing, replacing, and upgrading assets. The process involved conversations with facilities staff and an onsite survey of each entire facility to capture data on the severity of needed repairs or replacements of equipment, systems, and other building elements.

As part of the assessment, the Oregon Department of Education's facility assessment forms were completed which included information on general security conditions, ADA, IT, harmful substances, and indoor air quality. For each site, a Facility Condition Index was calculated using the combination of asset condition and replacement costs. The Facility Condition Index (FCI) is a ratio of known or projected capital renewal costs to the estimated replacement value of the entire building(s). A high FCI value indicates that the building is reaching the end of its useful life and/or should be considered for replacement (instead of expending additional capital funds into renewals/repairs).

Sheridan School District's educational facilities range from 20 to 70 years in age. The facilities exhibit deferred maintenance issues, systems and/or finishes at the end of their useful life, accessibility issues and/or building code deficiencies. Deferred maintenance refers to those maintenance items or building repairs which may not have been performed at an optimum time due to budget or staffing constraints. The aging facilities in this District require various upgrades in order to meet educational and operational needs, ensuring the future longevity of each school. The ODE Facility Condition Assessment Forms may be found in the appendix of this document.

North Stars for SSD's School Facilities

Investments in Technology

- It is important for Sheridan school buildings to have adequate infrastructure, systems, and equipment to support new technological innovations to help students learn.

Safety & Security

- Ensuring that school buildings keep students safe, and that parents feel confident that their children are safe at school.
- Address immediate safety concerns and/or implement measures to enhance overall security.

School Capacity & Functionality

- Ensuring that buildings have classrooms that are appropriate for our students, and create an environment that best supports learning (temperature regulation, amenities, classroom size, etc.).

Community Spaces & Collaborations

- Building partnerships with the community and discovering avenues for collaboration with colleges, businesses, and local industries to create opportunities for students to learn the skills they need for the futures they choose.

Educational Support

- Tools that aid staff and students to create a collaborative learning environment where every student gets what they need to learn best. These support tools can include, but are not limited to, access to shop classrooms, diverse and multifunctional spaces, and supportive furniture and equipment.

Transportation/ Access to Schools

- Promoting safe and efficient journeys to school for students, from bus stops on campus to effective parent pick-up and drop-off lanes.

Enrollment Analysis

In 2024, Sheridan School District contracted with FLO Analytics to prepare 10-year school enrollment forecasts through the 2033-34 school year.[2] In order to incorporate overarching factors that underpin student enrollment, FLO completed the following: (1) demographic and residential development analysis, (2) enrollment assessment, and (3) enrollment forecasting. FLO developed three scenarios—low, middle, and high—of district-wide enrollment forecasts, representing the total number of students living within and outside the district boundary and attending District schools and programs. Data sources included:

- Decennial Census and American Community Survey, U.S. Census Bureau
- Birth data, Oregon Health Authority
- Population estimates and forecasts, Portland State University Population Research Center
- Enrollment data, Sheridan School District
- Property characteristics, Polk and Yamhill County Assessors
- Interviews, Sheridan Superintendent Dorie Vickery and Mid-Willamette Valley Council of Governments Land Use Planner Liam Bean
- Spatial data, Polk and Yamhill Counties

Enrollment History

District-wide enrollment decreased by 14 students between 2017-18 and 2018-19, and by 36 students in 2019-20. Enrollment continued to decline in 2020-21 by 46 students, followed by decrease of 24 students from 2020-21 through 2023-24. The total enrollment decrease from the last seven (7) years was 120 students.

Enrollment Forecasts

In the middle scenario, K–12 enrollment is expected to increase from 704 in 2023–24 to 724 in 2033–34, representing a gain of 20 students in the ten-year period (Figure 2).

Figure 1: SSD's 7-Year Historical Enrollment by Grade. Source: FLO Analytics

Grade	2017–18	2018–19	2019–20	2020–21	2021–22	2022–23	2023–24	2017–18 to 2023–24
K	53	51	53	48	60	58	49	-4
1	48	46	52	50	43	61	55	7
2	50	47	52	47	58	42	60	10
3	55	47	49	59	49	58	49	-6
4	74	53	51	52	59	57	58	-16
5	59	71	59	50	53	52	58	-1
6	66	65	78	60	47	55	55	-11
7	71	65	65	72	55	42	54	-17
8	80	83	61	66	77	57	46	-34
9	73	75	72	54	64	72	58	-15
10	72	73	69	63	53	61	62	-10
11	67	69	50	56	61	42	70	3
12	56	65	63	51	58	49	30	-26
District-run Total	**824**	**810**	**774**	**728**	**737**	**706**	**704**	**-120**

Notes

Students enrolled in AllPrep Academy are excluded from analysis. The lowest and highest enrollment values per grade are highlighted blue and orange, respectively.

Sources

Oregon Department of Education Fall Membership Reports.

2 The information and graphics provided in this section were excerpted directly from FLO Analytics' Enrollment Forecasts Report for Sheridan School District. FLO's entire report may be found in the Appendix of this document.

Faulconer-Chapman School

Faulconer-Chapman School, which serves students in grades K-8, is expected to experience relatively stable enrollment over the next 10 years, with different patterns for elementary vs. middle school grades. Enrollment in the elementary grades (K-5) is expected to decrease by 9 students between 2023–24 to 2028–29, whereas enrollment in the middle school grades is expected to increase by 32 students during that same time period. Over the ten-year period, enrollment at Faulconer-Chapman School is expected to be higher in 2033–34 than in 2023–24 by 13 students.

Sheridan High School

Enrollment at Sheridan High School, housing grades 9-12, is expected to decline between 2023–24 and 2028–29 by 10 students, followed by a gain of 17 students in the second five-year period. Over the ten-year period, enrollment at Sheridan High School is expected to increase by seven (7) students.

Figure 2: SSD's 10-Year Enrollment Forecasts (Middle Scenario) by School. Source: FLO Analytics

Grade	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34
K	49	56	50	46	55	55	51	52	52	52	53
1	55	49	56	50	46	55	55	51	52	52	52
2	60	55	49	56	50	46	55	55	51	52	52
3	49	62	57	50	58	51	47	57	57	52	53
4	58	51	64	59	52	60	53	49	59	59	54
5	58	59	52	65	60	53	61	54	50	60	60
6	55	61	62	55	69	63	56	64	57	53	63
7	54	54	60	61	54	68	62	55	63	56	52
8	46	56	56	62	63	56	71	64	57	66	58
9	58	45	54	54	60	61	54	69	62	55	64
10	62	55	42	51	51	57	58	51	65	59	52
11	70	58	51	39	48	48	53	54	48	61	55
12	30	64	53	46	35	44	44	48	49	44	56
K–5	329	332	328	326	321	320	322	318	321	327	324
6–8	155	171	178	178	186	187	189	183	177	175	173
9–12	220	222	200	190	194	210	209	222	224	219	227
Total	704	725	706	694	701	717	720	723	722	721	724

Note

Students enrolled in Sheridan AllPrep Academy are not included.

Sources

Sheridan School District October 2023–24 enrollment and FLO 2024–25 to 2033–34 enrollment forecasts (preliminary middle scenario).

Faulconer-Chapman School

332 SW Cornwall St, Sheridan, OR 97378

Year Built 2004 | **Area** 89,595 SF | **Acreage** - 6.4 Acres
2023-24 Enrollment 484 Students
Total Capacity 860
% of Total Capacity 56%
FCI Score 10.3%

Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms - Elementary	21	25	100%	525
General Classrooms / Teaching Stations - Middle	12	28	85%	285.6
SPED	2	15	85%	25.5
MS Music Room	1	28	85%	23.8
Total Capacity	**36**			**860**

Faulconer-Chapman School

BRIIC

DESCRIPTION

The Faulconer-Chapman School (FCS) is a two-story building that serves students in kindergarten through the 8th grade in the Sheridan School District. The school opened in September 2004 after the district combined Faulconer and Chapman Elementary Schools. Elementary classrooms are located on the ground floor, whereas middle school classrooms are positioned on the second floor. In addition to the main building, an older gymnasium building is present onsite. Faulconer-Chapman School is located on the southwest side of Sheridan, adjacent to Oregon Route 18.

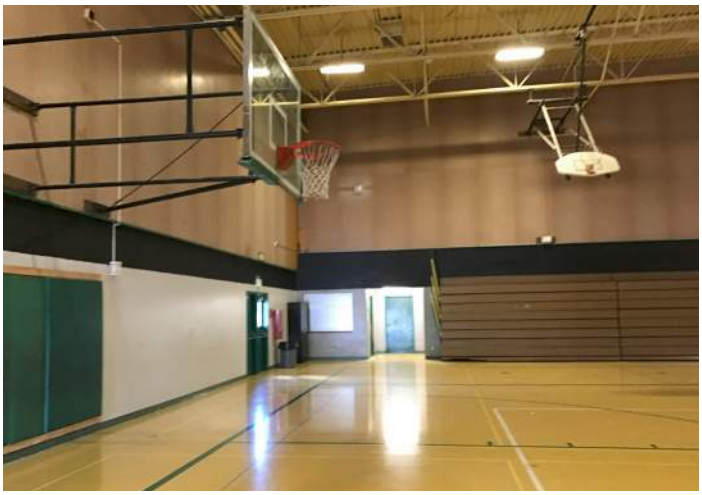
CAPACITY

The Faulconer-Chapman School includes 36 classrooms for a total student capacity of 860 students (kindergarten through 8th grade). With a current enrollment of 484 K-8 students, FCS is at 56% of its total capacity. It is projected that enrollment will slightly increase over the next 10 years, however, enrollment is not projected to exceed capacity during that time span (Figure 3).

KEY FACILITY CONDITION IMPROVEMENT NEEDS

The Faulconer-Chapman school facility is in good condition overall. The FCI score for this school is 10.3%. Key facility condition needs at this site include:

- Plumbing, irrigation, and waste line system replacements.
- Repaint doors, walls, and ceilings.



- Hot water boiler replacement.
- Roof replacement.
- Replace and upgrade aging and/or damaged restroom facilities.
- Window replacements.
- Replace select flooring.
- Repairs to parking lot and roadway surfaces.
- Upgrade science and art room facilities.

Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

Faulconer-Chapman School

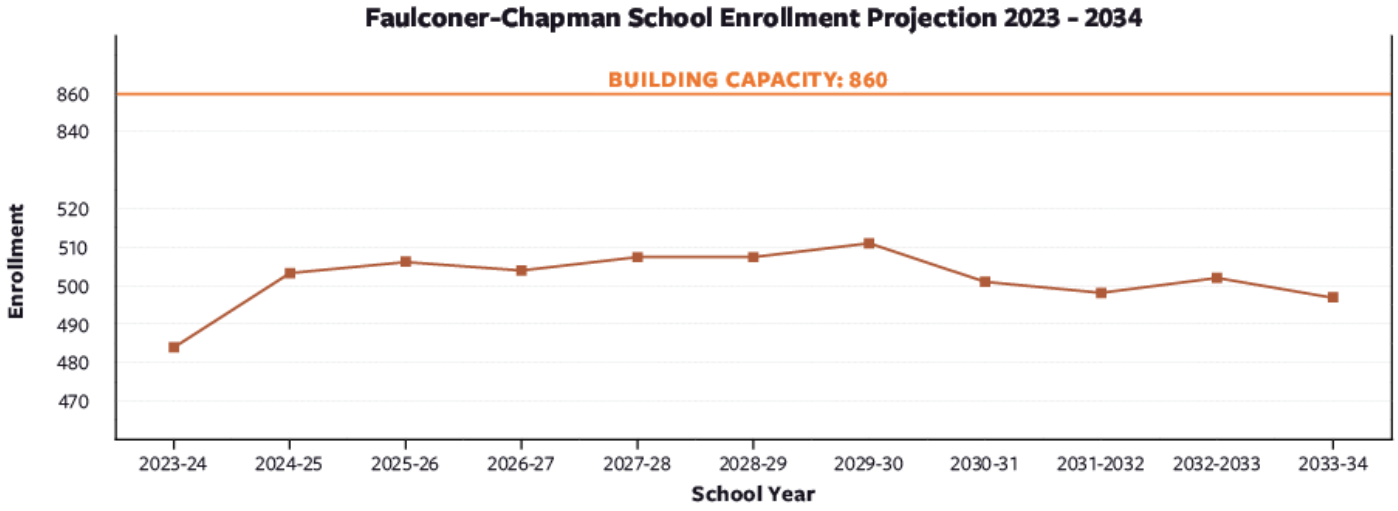


Figure 3: 10-Year Enrollment Projections vs. Classroom Capacity at FCS.

PART 6 - SCHOOL FACILITIES OVERVIEW

EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy concerns are summarized below. The completed educational adequacy assessment form is included in the Appendix of this report.

Classroom Features

- Classroom sizes are generally sufficient, and most include their own dedicated single-use restroom. Daylight is limited in the classrooms, the windows are not operable, and there is a lack of view to the outdoors.
- The audio/visual equipment are aging and due for replacement.
- Interior lighting is dated (not LED).
- Acoustics quality is inconsistent between classrooms, with noise transmission in some areas.
- There are drastic temperature fluctuations between classrooms which makes it challenging to maintain consistent and comfortable thermal conditions in classrooms.
- The furnishings are older and deteriorating.
- Cracked flooring, walls, and stained ceiling tiles in need of replacement.

STEAM / CTE Spaces

- No makerspace is present. Art instruction, project-based learning and STEAM activities generally occur in classrooms. Elementary classrooms are equipped with sinks and hard surfaced flooring (VCT).
- There is only one science lab available for all middle school grades. The lab has both island and perimeter sinks, and emergency shower, and eye wash. The adjacent prep room is equipped with a ventilation hood. The space requires updates as it has not been in full working order for several years.
- No CTE or specialized elective teaching stations are present.
- Band and music rooms are dated with carpet that is in poor condition. Indoor air quality needs major upgrades (history of leaks, musty odors, etc).

Core Areas

- There are two gymnasiums present: a main gym in the new building, and an old standalone aux gym. The old gym's flooring is in very poor condition, causing tripping hazards. The new gym's flooring is in need of refinishing. Nearby restrooms are dated and in poor overall condition.
- The school serves two (2) middle school lunch periods followed by a series of staggered elementary lunches where classes of students arrive every 15 minutes. The kitchen reportedly operates efficiently, but the cafeteria is not a visually inviting space, with low ceilings and no natural light. The cafeteria would be inadequately sized if the school chose to schedule fewer lunch periods.
- The library media center is dark and uninviting. Shelving takes up majority of the floor space leaving little room for flexible furnishing arrangements or collaborative activities.

Safety and Security

- Secure vestibule is present, but does not funnel people into the main office. Staff are not able to intercept unauthorized visitors.
- Camera system is outdated and inadequate in terms of coverage. An addressable fire and security alarm system is needed.
- A dedicated bus loading / unloading area is desired on the south side of the campus. Sidewalk repairs and ADA ramps are needed.
- Additional exterior lighting is needed along pathways and in the parking lot. Card readers are desired on additional exterior doors and gates.
- Concern over the safety of the playground surfacing, as well as the age of some of the playground equipment.

Sheridan High School

435 South Bridge Street Sheridan, OR 97378

Year Built 1955 | **Area** 89,084 SF | **Acreage** 15.84 Acres
2023-24 Enrollment 220 Students
Total Capacity 434 Students
% of Total Capacity 50.6%
FCI Score 14.4%

Total Capacity:

Teaching Stations	Qty	Max. Class Size (if used as teaching station)	Utilization Rate	Capacity
General Classrooms	10	30	85%	255
Science Labs	1	30	85%	25.5
CTE	2	30	85%	51.0
Music Classrooms	1	30	85%	25.5
Art Classrooms	1	30	85%	25.5
P.E. Teaching Spaces	1	30	85%	25.5
SPED Classrooms	0	15	85%	0.0
CR-sized Spaces Used for Other Functions	1	30	85%	25.5
Total Capacity	**17**			**434**

Sheridan High School

Sheridan High School

DESCRIPTION

Sheridan High School was first constructed in 1955. The school occupies approximately 15.84 acres. Sheridan High School serves grades 9-12. The campus includes a main building, a separate gymnasium building, and several portable classrooms, and is located on the southwest side of Sheridan, adjacent to Oregon Route 18.

CAPACITY

Sheridan High School includes 17 teaching stations for a total student capacity of 434 students. With current enrollment of 220 students, Sheridan High School is at 50.6% of its total capacity. It is projected that enrollment will enter a period of decline starting in 2025, then start to slowly rise back to present levels by the 2032-33 school year. Enrollment is not expected to exceed (or even come close to) capacity over the next 10 years (Figure 4).

KEY FACILITY CONDITION IMPROVEMENT NEEDS

Sheridan High School is in fair overall condition. The FCI score for this school is 14.4%. Key facility condition needs at this site include:

- Repaint doors, walls, and ceilings.
- Building systems such as plumbing fixtures, mechanical units and electrical panels are at the end of their useful life and due for replacement.
- Replace/upgrade food service equipment in kitchen and in vocational classrooms.

- Flooring and carpet replacements throughout the school.
- Remodel science classrooms.
- Upgrade art rooms and stage equipment.
- Replace roofing and skylights.
- Remodel aging toilet rooms.
- Repave roadway and parking lots and update ADA ramps.
- Replace clock and intercom systems.

Building condition improvement needs for this building are compiled, categorized, and prioritized in the Capital Improvement Plan in Section 8 of this report.

EDUCATIONAL ADEQUACY OF FACILITIES

Documented educational adequacy concerns are summarized in the following pages. The completed educational adequacy assessment form is included in the Appendix of this report.

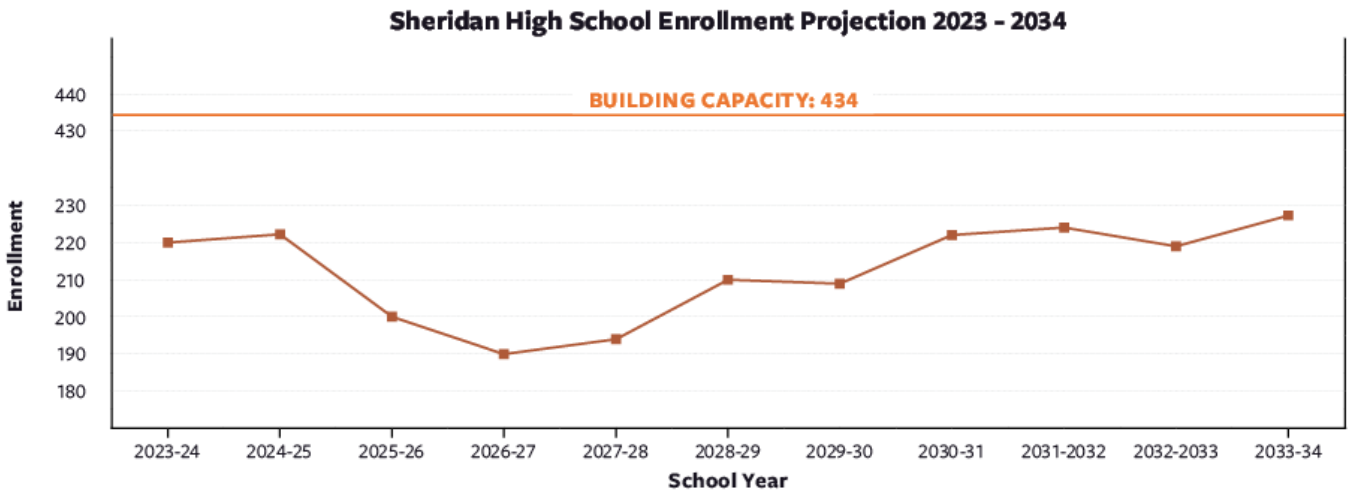


Figure 4: 10-Year Enrollment Projections vs. Classroom Capacity at SHS.

PART 6 - SCHOOL FACILITIES OVERVIEW

Classroom Features

- Classroom sizes are not uniform; some are smaller than others. Old and outdated student furnishings are not conducive to flexibility. Aging finishes are present.
- Only three (3) out of five (5) portable classrooms on site are suitable for instruction. All need roof and flooring replacements.
- Classrooms have expansive (operable) windows with ample natural light.
- Central A/C is not present in this building; only 2-3 classrooms are serviced by split unit air conditioning. Classrooms lack thermal regulation and get excessively warm in early fall and late spring.
- The lighting is outdated and needs an upgrade to LED.

STEAM Spaces / Resources

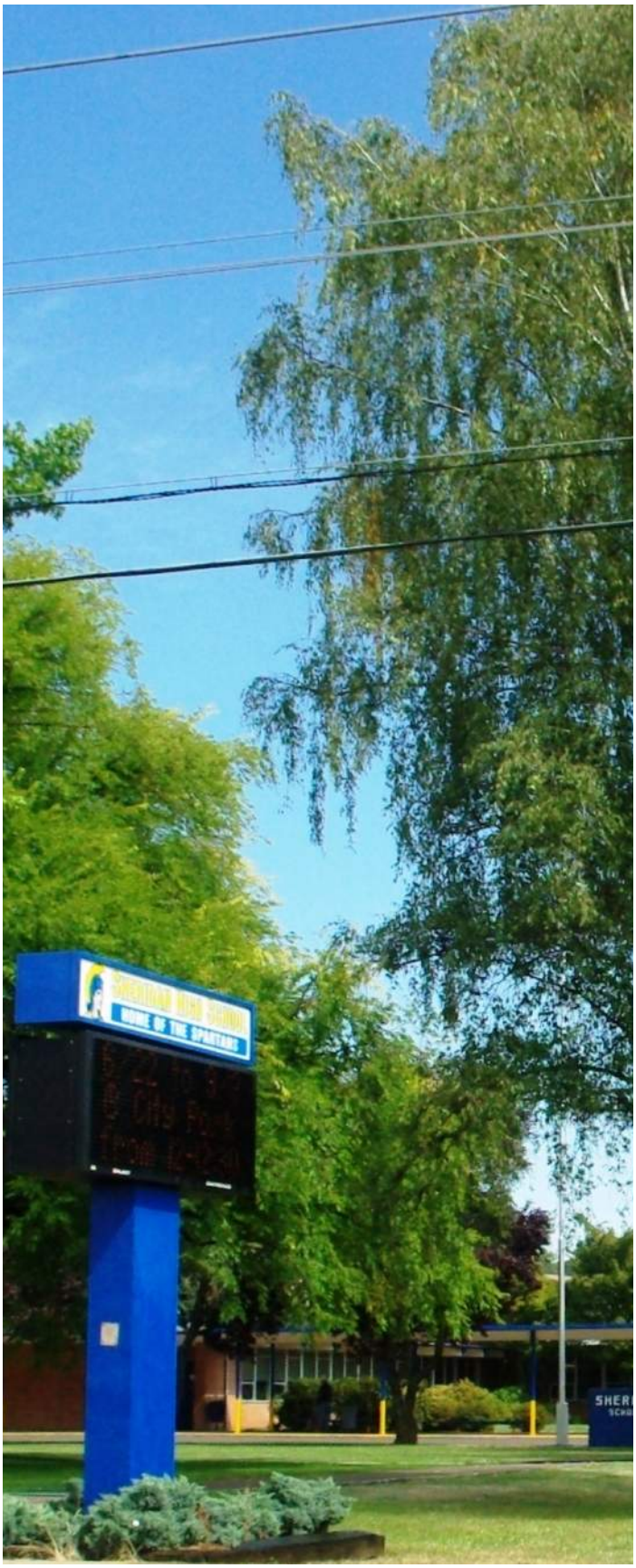
- Only one true science lab by design is present; general classrooms are also used for science instruction. The lab is dated and damaged countertops inhibit safe usage. Sinks are stained and discolored. A hood is present in the prep room only, though its poor condition makes it unusable for science instruction.
- CTE classes include business, agriscience/horticulture, and animal science. The horticulture program is particularly successful; the onsite greenhouse is used to grow vegetables for purchase by the community. A shop is present. The former home economics classroom is used for general instruction; it would require significant updating for its intended purpose.
- An art classroom was adapted using Measure 98 funds. Two general classrooms were converted into a makerspace.

Core Areas

- The school has two (2) gyms. The "old" gym had significant seismic retrofits - bracing is present in the middle of the floor limiting the use of the space. This space is not typically used for P.E. instruction but is used for extra-curricular activities and wrestling. The new gym is functional with an integrated sound system and stage. Locker rooms in the old gym are "terrible and musty."
- The commons area is adequately sized with a stage. The school operates one (1) lunch period and has an open campus. The serving line reportedly becomes congested. The stage needs safety and lighting upgrades.
- The library media center is dated in appearance and uninviting. Large windows provide ample daylighting.

Safety and Security

- The main entry lacks a secure entry vestibule. Visitors enter directly into the main building once they pass through the doors; they are not funneled into the main office.
- The security camera system is outdated and does not have adequate coverage. An addressable security alarm system is needed.
- The aging PA system is in very poor condition and cannot be heard in many classrooms, corridors, or outside the building.
- The school is not zoned for after-hours use.
- Additional exterior lighting is needed.
- Bollards are needed at the front entrance and south entrance.
- Fire life safety and alarm system upgrades are needed.
- The porous campus has incomplete fencing along the adjacent railroad tracks.
- Parking expansion and exterior ADA ramps into the building are needed.



Land Acquisition Needs

Based on the district's ample capacity, there is not an immediate need to acquire additional land for future construction.

Alternatives to New Construction

Based on FLO's projections, Sheridan School District has more than ample capacity to accommodate student enrollment over the next 10 years. Although it is unlikely that overcrowding will drive the need for new construction over the next decade, educational adequacy deficiencies may compel the District to identify non-construction solutions for adapting current buildings to meet evolving teaching and learning needs. If sufficient capital funds are not available, the District may consider implementing one or more of the following approaches.

- **Creation of Outdoor Learning Areas:** One of the major challenges facing the District is the lack of adequate STEM spaces at both Faulconer-Chapman and Sheridan High School. The use of outdoor learning environments could help fill this gap, providing students with project-based learning options in a natural setting. This approach would align well with Sheridan High School's horticulture program; an orchard or in-ground garden could supplement the greenhouse. At Faulconer-Chapman, a school with only one science lab, outdoor learning areas could allow science teachers to extend lab activities to the school site.

- **CTE Partnerships:** The District should consider expanding CTE offerings at the high school level by partnering with local industries. Such partnerships could potentially provide. Sheridan High School students with access to specialized work environments without having to build and equip such spaces on the school campus.

- **Conversion of Underutilized Space into STEAM Resources or Extended Learning Areas:** As both Faulconer-Chapman and Sheridan High School are projected to remain well under capacity for the next 10 years, the District should consider how to optimize underutilized spaces to the greatest benefit of students. Sheridan High School is currently taking this approach by transforming two (2) general classrooms into a makerspace; a similar strategy could be employed at Faulconer-Chapman as well. Another option would be to utilize unused classrooms as extended learning areas. Ideally, minor renovations would accompany such changes to optimize student access and use of the spaces. However, the District could accomplish some version of this approach even with minimal funds.

- **Furnishing Upgrades:** Both Faulconer-Chapman and Sheridan High School have underutilized library media centers that feel uninviting to students. The role of library media centers in schools has shifted in recent years; instead of serving as quiet repositories of stacks of books, libraries often now operate as vibrant, engaging, collaborative, flexible spaces full of noise and activity. With the proliferation of technology, most schools are finding that their reference collection is seldom accessed; removal (or relocation) of these volumes could expand floor space and allow for the creation of collaborative zones. Upgraded flexible furnishings and aesthetic improvements would help attract students and expand the use of the library.

- **Maker Space/ STEM Lab on Wheels:** Some school districts have developed "mobile makerspaces" that can be moved from classroom to classroom. This works best when classrooms have the following features:
- Hard-surfaced flooring.
- Sink.
- Large enough to accommodate student movement and activity.
- Flexible furnishings that allow easy reconfiguration of spaces.

Although a mobile makerspace lacks many of the advantages of a dedicated makerspace, such an approach can serve as a non-construction alternative at Faulconer-Chapman to providing students with opportunities for hands -on, project-based learning.

Capital Improvement Plan

Based on the results of the various assessments and enrollment/capacity analysis, the following district-wide priorities were identified by the Sheridan School District Long Range Facilities Planning Committee. The Capital Improvement Plan (CIP) addresses the District's facility needs over the next 10+ years, including building improvements at all buildings. Recommendations were prioritized across three categories: Tier I (1-5 years); Tier II (6-10 years); and Tier III (11+ years).

PRIORITIZATION CRITERIA FOR CAPITAL IMPROVEMENT PROJECTS

During the second meeting of the LRFP Committee on August 12, 2024, committee members worked together to contemplate a list of prioritization criteria for evaluating the timing of capital improvement projects. After a list of over ten potential criteria was finalized, Committee members engaged in a voting "dot" exercise to pick the top four (4) criteria to reference when comparing and prioritizing projects. The final condensed list of top criteria is listed below:

- **Safety and Security:** Addresses immediate safety concerns and/or implements measures to enhance overall security.
- **Improved Learning Environments:** Improvements directly impact the quality of education and daily experiences of students, such as comfortable classroom conditions, flexible furnishings, spaces to support STEAM and/or CTE instruction, and other resources that support teaching and learning.
- **Infrastructure and Maintenance:** Maintenance needs & infrastructure improvements to ensure the longevity of facilities.
- **Community:** Facility improvements align with the needs and aspirations of the local community.

TIER I (1-5 YEARS)
FAULCONER-CHAPMAN SCHOOL

Safety and Security

- Construct a secure entry vestibule at FCS where visitors must first pass through a "sallyport" leading to a connected main office before being admitted to the larger building.
- New integrated security, clock, camera, fire alarm, and communications systems at FCS.

Building Condition Improvements / Replacement of Aging Systems

- HVAC system upgrades and/or replacements at FCS for improved functioning and efficiency, promoting the health and comfort of students and staff.
- At FCS, replace rubberized gym flooring in old gym / refinish flooring in new gym.
- Student restroom upgrades at FCS to replace broken fixtures and aging partitions, enhance supervision of entries and handwashing areas, and address conditions that discourage use such as accessibility challenges and privacy concerns.
- Roof repairs at FCS.
- Interior lighting upgrades at FCS for improved classroom conditions and energy efficiency.

Educational Adequacy Improvements

- Music room upgrades (2 rooms – music and band) at FCS, including acoustical treatments, lighting upgrades, and new instrument storage cabinets.
- Audio visual equipment upgrades in classrooms and core areas at FCS.

SHERIDAN HIGH SCHOOL

Safety and Security

- Construct a secure entry vestibule at SHS where visitors must first pass through a "sallyport" leading to a connected main office before being admitted to the larger building.
- New integrated security, clock, camera, fire alarm, and communications systems at SHS.

Building Condition Improvements / Replacement of Aging Systems

- HVAC system upgrades and/or replacements at SHS for improved functioning and efficiency, promoting the health and comfort of students and staff + adding air conditioning at SHS.
- Replacement of aging flooring at SHS (including asbestos abatement as needed).
- Roof replacement at SHS.
- Cafeteria, kitchen, and servery upgrades at SHS, as well as safety and lighting upgrades to adjacent stage.
- Electrical upgrades at SHS, including additional outlets and new raceways to hide exposed wires in classrooms.
- Upgrade aging and deteriorating finishes at SHS, such as stained or damaged ceiling tiles, lifting countertops, and faded or chipped interior paint.
- Interior lighting upgrades at SHS for improved classroom conditions and energy efficiency.

Educational Adequacy Improvements

- Science lab upgrades at SHS, including fume hood replacement, new gas lines to lab stations, new casework, sinks, fixtures, and finishes.
- Audio visual equipment upgrades in classrooms and core areas at SHS.

TIER II (6-10 YEARS)
FAULCONER-CHAPMAN SCHOOL

Building Condition Improvements / Replacement of Aging Systems

- Replacement of most windows at FCS (fogged or broken seals).
- Replacement of aging flooring at FCS (including asbestos abatement as needed).
- Upgrade aging and deteriorating finishes at FCS, such as stained or damaged ceiling tiles, lifting countertops and faded or chipped interior paint.

Site Improvements

- At FCS, installation of new accessible playground equipment and replacement of existing wood chips with rubberized surfacing for improved access and fall safety. New walking / jogging path along fence.
- Site and dumpster area improvements at FCS, including replacement of sanitary waste line, new irrigation system, upgraded and expanded exterior lighting, construction of a new retaining wall, pavement repairs, removal of tree next to old gym, stormwater improvements at old gym (including "the moat" area, and accessibility upgrades such as new ADA ramps.
- Creation of a new, dedicated bus loading / unloading area on the south side of campus at FCS.

Educational Adequacy Improvements

- Science lab upgrades at FCS to meet Next Generation Science Standards for middle school students.

SHERIDAN HIGH SCHOOL

Safety and Security

- Installation of bollards at front of SHS to guard against vehicle impacts.
- New fire sprinkler system at SHS Stadium.
- Exterior fencing expansion at SHS to fully enclose school site.

Building Condition Improvements / Replacement of Aging Systems

- Replacement of single-pane windows at SHS.
- Improvements to "Old Gym" at SHS, including flooring repairs, ceiling tile replacements, interior paint, and locker room renovations.
- Removal of aging lockers in the corridors at SHS.
- Student restroom upgrades at SHS to replace broken fixtures and aging partitions, enhance supervision of entries and handwashing areas, and address conditions that discourage use such as accessibility challenges and privacy concerns.
- Plumbing fixture replacements at SHS.
- Select improvements to Building 1, including flooring replacements and replacement of aging wood ramps.

Educational Adequacy Improvements

- Art room improvements at SHS.
- Renovate and repurpose underutilized space to better support AVID and Counselors at SHS.
- Acoustical treatments, lighting upgrades, and new instrument storage cabinets in music room at SHS.

TIER III (11+ YEARS)

FAULCONER-CHAPMAN SCHOOL

Educational Adequacy Improvements

- At FCS, renovate spaces accessed by students enrolled in special education programs to better meet the educational, physical, neurological, and behavioral needs of the students, fostering a sense of dignity and inclusion.
- Library media center upgrades and new furnishings at FCS to provide engaging, flexible, multifunctional, and welcoming spaces that are inviting to students.
- Provide new flexible classroom furnishings at FCS to support a range of activities, room configurations, and small group work, supporting evolving learning approaches.
- Repurpose and renovate existing space to provide "reset" room(s) for students to practice self-regulation skills at FCS.
- Transform and repurpose underutilized space at FCS to create a new makerspace, offering students the chance to develop hands-on skills in art, science, and career-technical education.
- Art room improvements at FCS.
- Locker room renovations at FCS.
- Cafeteria upgrades at FCS to create a more inviting and functional space for students.

SHERIDAN HIGH SCHOOL

Building Condition Improvements / Replacement of Aging Systems

- New water bottle filling stations at SHS.

Site Improvements

- Athletic field improvements at SHS.

Educational Adequacy Improvements

- At SHS, renovate spaces accessed by students enrolled in special education programs to better meet the educational, physical, neurological, and behavioral needs of the students, fostering a sense of dignity and inclusion.
- Library media center upgrades and new furnishings at SHS to provide engaging, flexible, multifunctional, and welcoming spaces that are inviting to students.
- Provide new flexible classroom furnishings at SHS to support a range of activities, room configurations, and small group work, supporting evolving learning approaches.
- Repurpose and renovate existing space to provide "reset" room(s) for students to practice self-regulation skills at SHS.
- New gym addition at SHS.
- Renovation of former Home Economics room into a modern Culinary Arts teaching space at SHS.

Misc.

- Construction of a new storage building at SHS.

APPENDIX

Base Information

Item	Data	Notes / Explanation
District Name:	Sheridan SD 48J	Pull-down menu of the 197 Districts
Site Name:	Faulconer Chapman K-8	Typically the name that is used for the facility / campus
Building Name:	Main	If only one building on site, refer to "main"
Building ID:	22570100	Use the School Facilities Building Collection Building ID Number (BIN) Lookup Tool for the eight (8) digit number assigned to the building. To use the tool, first download a copy of it by selecting File -> Save As -> Download a Copy. At the top of the Lookup Tool, enter the District ID which you can find on the Entity ID tab.
Building Type:	K-8 School	Pull-down menu - feeds FCI calculation
Physical Address of Building:	332 SW Cornwall St, Sheridan OR 97378	Informational only - does not link
Original Year of Building Completion:	2004	When was the original building completed and ready for use
Primary Structure Type:	W2 – Wood, Commercial and Industrial	Pull-down menu of primary building construction / structure types
Secondary Structure Type:		Pull-down menu of secondary building construction / structure types
County:	Yamhill	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	89,595	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	6.4	District records
Assessor Company:	BRIC Architecture Inc	
Assessor Name:	Nancy Rad	For follow up questions
Contact (Phone):	503 595 4900	
Contact (E-Mail):	nancy.rad@bric-arch.com	
Date of Assessment:	6/24/2024	Overwrite formula with the actual date of the assessment - use m/d/yyyy format

Renovations, Additions & Prtbls

A. RENOVATIONS

Renovation Number	Date	Primary Structure Type	Secondary Structure Type (if applicable)	Square Footage	Usage
1	8/31/2017	W2 – Wood, Commercial and Industrial			IT upgrades

B. ADDITIONS

Addition Number	Date	Primary Structure Type	Secondary Structure Type (if applicable)	Square Footage	Usage
Separate Gym and Music Building	unknown	C2 – Concrete Shear Walls		14,700	Auxillary gym and music areas.

C. PORTABLE CLASSROOMS

Portable Number	Date Placed on Site	Age of Portable	Primary Structure Type	Square Footage	Notes
none					

District Name: Sheridan SD 48J
Site Name: Faulconer Chapman K-8
Building Name: Main
Building ID: 22570100
Date of Estimate: 6/24/2024

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Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Count	LEVEL OF ACTION (Select 'X' in drop down if applicable)										% of System or Finish Affected	Automated Budget Estimate	Add to escalate to 11/7/2025 (Renovation Construction Midpoint)	Escalated to 11/7/2025 (Renovation Construction Midpoint)	Escalated to 11/7/2026 (Renovation Construction Midpoint)	Escalated to 11/7/2027 (Renovationt Construction Midpoint)	Notes
						None		Minor		Moderate		Major		Replace as part of Renovation							
A SUBSTRUCTURE																					
	A10 Foundations																				
		A1010 Standard Foundations		100%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		A1020 Special Foundations		0		None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		A1030 Slab on Grade		50%		None		Minor	X	Moderate		Major		Replace	15%	$22,445	$2,655	$25,100	$26,355	$27,673	
	A20 Basement Construction																				
		A2010 Basement Excavation	NOT USED			None		Minor		Moderate		Major		Replace							
		A2020 Basement Walls		0		None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
B SHELL																					
	B10 Superstructure																				
		B1010 Floor Construction	Wood	0%		None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Steel	0%		None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Concrete	50%		None		Minor	X	Moderate		Major		Replace	15%	$147,528	$17,451	$164,980	$173,228	$181,890	
		B1020 Roof Construction	Wood	100%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Steel	0%		None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Concrete	0%		None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
	B20 Exterior Enclosure																				
		B2010 Exterior Walls	Concrete Formed / Tilt	15%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Gym and Music Building
			Masonry	0%		None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Framed w/ Wood Siding	5%		None		Minor	X	Moderate		Major		Replace	100%	$21,567	$2,551	$24,118	$25,324	$26,591	
			Framed w/Metal Panel	10%		None		Minor	X	Moderate		Major		Replace	20%	$10,032	$1,187	$11,219	$11,780	$12,369	
			Framed w/Stucco	0%		None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Framed w/Masonry Veneer	70%		None		Minor	X	Moderate		Major		Replace	50%	$120,973	$14,310	$135,283	$142,047	$149,150	
		B2020 Exterior Windows	Wood	0%		None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Aluminum/Steel	0%		None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Clad	100%		None		Minor	X	Moderate		Major		Replace	90%	$340,158	$40,238	$380,396	$399,415	$419,386	
			Curtain Wall	0%		None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		B2030 Exterior Doors	Wood	0		None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Hollow Metal	10	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Outdated egress hardware at Gym and Music Building
			Storefront	85%	X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
	B30 Roofing																				
		B3010 Roof Coverings	Asphalt Shingle	0%		None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Built-Up	15%		None		Minor		Moderate		Major	X	Replace	100%	$547,962	$64,820	$612,781	$643,420	$675,591	
			Single Ply	0%		None		Minor		Moderate		Major	X	Replace	100%	$0	$0	$0	$0	$0	
			Metal	85%		None		Minor	X	Moderate		Major		Replace	100%	$642,520	$76,005	$718,525	$754,451	$792,174	
			Concrete Tile	0%		None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		B3020 Roof Openings	Skylights	0%		None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	By Building GSF
			Access Hatch	1		None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Per hatch

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Site Name: Faulconer Chapman K-8
Building Name: Main
Building ID: 22570100
Date of Estimate: 6/24/2024

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C	**INTERIORS**															
	C10 Interior Construction															
		C1010 Partitions	Framed	70%	X						$0	$0	$0	$0	$0	
			Masonry	30%	X						$0	$0	$0	$0	$0	
		C1020 Interior Doors	Wood	145							$0	$0	$0	$0	$0	
			Hollow Metal	27			X			30%	$10,162	$1,202	$11,364	$11,932	$12,529	Knob hardware at Gym and Music Building
		C1030 Fittings	NOT USED													
	C20 Stairs															
		C2010 Stair Construction	Wood	2				X			$0	$0	$0	$0	$0	Cost/Flight
			Metal	0							$0	$0	$0	$0	$0	Cost/Flight
			Concrete	0							$0	$0	$0	$0	$0	Cost/Flight
		C2020 Stair Finishes	Concrete Fill	0							$0	$0	$0	$0	$0	Cost/Flight
			Resilient	2					X	100%	$7,841	$928	$8,769	$9,207	$9,667	Cost/Flight
	C30 Interior Finishes															
		C3010 Wall Finishes	Paint on Masonry	20%		X				50%	$31,473	$3,723	$35,196	$36,955	$38,803	
			Wallboard	65%		X				50%	$92,240	$10,911	$103,151	$108,309	$113,725	
			Wainscot	15%		X				20%	$8,514	$1,007	$9,522	$9,998	$10,498	
			Ceramic Tile	0%							$0	$0	$0	$0	$0	
		C3020 Floor Finishes	Carpet / Soft Surface	10%							$0	$0	$0	$0	$0	
			Resilient Tile	45%				X		80%	$240,766	$28,481	$269,247	$282,709	$296,844	VCT worn finishes and gaps
			Resilient Sheet	30%					X	50%	$252,905	$29,917	$282,822	$296,963	$311,811	
			Polished Concrete	5%	X						$0	$0	$0	$0	$0	
			Ceramic Tile	0%							$0	$0	$0	$0	$0	
			Liquid Applied	0%							$0	$0	$0	$0	$0	
			Wood Sports Floor	10%	X						$0	$0	$0	$0	$0	Newly refinished
		C3030 Ceiling Finishes	Wallboard	10%							$0	$0	$0	$0	$0	
			Lay-In Ceiling Tile	70%		X				75%	$73,764	$8,726	$82,490	$86,614	$90,945	
			Glued-Up Ceiling Tile	0%							$0	$0	$0	$0	$0	
			Painted Structure	20%					X	100%	$90,203	$10,670	$100,873	$105,917	$111,213	Open structure at Gyms
D	**SERVICES**															
	D10 Conveying															
		D1010 Elevators & Lifts		2	X						$0	$0	$0	$0	$0	Elevator inspected twice per year. Good Condition
		D1020 Escalators & Moving Walks		0	X						$0	$0	$0	$0	$0	
		D1090 Other Conveying Systems		0	X						$0	$0	$0	$0	$0	
	D20 Plumbing															
		D2010 Plumbing Fixtures		5%					X	50%	$38,638	$4,571	$43,209	$45,369	$47,638	All (N) fixtures must meet ADA requirements by code. Science Room sink faucets are loose due to kids pushing/pulling on them.
		D2020 Domestic Water Distribution			X						$0	$0	$0	$0	$0	Miscellaneous debris gets flushed down the toilet and clogs the pipes and pumps. Regular maintenance is required. Sanitary pumps were replaced this year.
		D2030 Sanitary Waste		100%		X				100%	$220,590	$26,094	$246,684	$259,018	$271,969	Water drains into local pond then into local wetlands.
		D2040 Rain Water Drainage			X						$0	$0	$0	$0	$0	
		D2090 Other Plumbing Systems	NOT USED													

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	D30 HVAC																				
		D3010 Energy Supply			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D3020 Heat Generating Systems	Boiler	10%		None		Minor	X	Moderate		Major		Replace	100%	$36,250	$4,288	$40,538	$42,565	$44,693	Boiler igniter went bad and was replaced. The boiler is still experiencing issues with the igniter.
			Air Handler	5%		None		Minor		Moderate		Major	X	Replace	100%	$40,886	$4,837	$45,723	$48,009	$50,409	Lennox rooftop gaspacks w/ dx cooling in good shape. Old gym supply fan is not operational.
			Furnace		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Heat Exchanger		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D3030 Cooling Generating Systems	Component of air handler		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Stand alone chiller		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D3040 Distribution Systems	Ductwork		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Ductwork cleaned in 2016.
			Hot water return & supply		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D3050 Terminal & Package Units	Above ceiling VAV unit		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			In-room ventilator unit		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			In-room radiant unit		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D3060 Controls & Instrumentation		90%		None		Minor		Moderate	X	Major		Replace	15%	$10,622	$1,257	$11,879	$12,472	$13,096	Johnson Controls - Metasys. Installed in approximately 2014. Control screens indicated some of the sensors are dysfuntional.
		D3070 Systems Testing & Balancing				None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Rooms were re-tested and balanced in 2020.
		D3090 Other HVAC Systems & Equipment	NOT USED			None		Minor		Moderate		Major		Replace							
	D40 Fire Protection																				
		D4010 Sprinklers			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Installed in 2004. Tested annually. Good condition. Fire system in old gym replaced in 2024.
		D4020 Standpipes			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D4030 Fire Protection Specialties			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D4090 Other Fire Protection Systems	NOT USED			None		Minor		Moderate		Major		Replace							
	D50 Electrical																				
		D5010 Electrical Service & Distribution			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D5020 Lighting and Branch Wiring			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D5030 Communications & Security	Voice / Data System		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	VOIP phone lines.
			Clock / Intercom System		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Closed Circuit Surveillance		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Exaqcvision camera system installed in 2017.
			Access Control System		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Kantech door lock system. Installed in 2004.
			Intrusion Alarm System		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	No alarm system.
			Fire Alarm / Detection		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	EST 2 system. Installed 2004. Test annually.
			Lighting Control System		X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Lights are on switches.
		D5090 Other Electrical Systems	NOT USED			None		Minor		Moderate		Major		Replace							
E	**EQUIPMENT & FURNISHINGS**																				
	E10 Equipment																				
		E1010 Commercial Equipment	Food Service	100%		None	X	Minor		Moderate		Major		Replace	20%	$12,645	$1,496	$14,141	$14,848	$15,591	Butcher block not allowed.
			Vocational	0%		None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		E1020 Institutional Equipment	Science	10000		None		Minor		Moderate		Major	X	Replace	100%	$62,101	$7,346	$69,447	$72,919	$76,565	

District Name: Sheridan SD 48J
Site Name: Faulconer Chapman K-8
Building Name: Main
Building ID: 22570100
Date of Estimate: 6/24/2024

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Renovation Schedule	Voter Approved Bond Date:	11/7/2023		
	Design Finish Date:	11/7/2024	Default is	12 months after bond
	Construction Start Date:	11/7/2024	Default is at design finish	
	Construction End Date:	11/7/2026	Default is	24 month construction period
Replacement Schedule	Voter Approved Bond Date:	11/7/2023	Default is	12 months after estimate
	Design Finish Date:	11/7/2024	Default is	12 months after bond
	Construction Start Date:	11/7/2024	Default is at design finish	
	Construction End Date:	11/7/2026	Default is	24 month construction period

					LEVEL OF ACTION (Select 'X' in drop down if applicable)															
Level 1	**Level 2**	**Level 3**	**Type (as applicable)**	**% of Building or Count**		**None**		**Minor**		**Moderate**		**Major**		**Replace as part of Renovation**	**% of System or Finish Affected**	**Automated Budget Estimate**	**Add to escalate to 11/7/2025 (Renovation Construction Midpoint)**	**Escalated to 11/7/2025 (Renovation Construction Midpoint)**	**Escalated to 11/7/2026 (Renovation Construction Midpoint)**	**Escalated to 11/7/2027 (Renovationt Construction Midpoint)**	**Notes**
			Art	1000				Minor		Moderate	X	Major		Replace	100%	$2,635	$312	$2,946	$3,094	$3,248	
			Stage Performance	1200		X		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Cost/SF of Stage Performance Area
			Restroom Accessories/Stalls	10%				Minor		Moderate	X	Major		Replace	100%	$5,480	$648	$6,128	$6,434	$6,756	

District Name: Sheridan SD 48J
Site Name: Faulconer Chapman K-8
Building Name: Main
Building ID: 22570100
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Renovation Schedule
Voter Approved Bond Date: 11/7/2023
Design Finish Date: 11/7/2024 — Default is 12 months after bond
Construction Start Date: 11/7/2024 — Default is at design finish
Construction End Date: 11/7/2026 — Default is 24 month construction period

Replacement Schedule
Voter Approved Bond Date: 11/7/2023 — Default is 12 months after estimate
Design Finish Date: 11/7/2024 — Default is 12 months after bond
Construction Start Date: 11/7/2024 — Default is at design finish
Construction End Date: 11/7/2026 — Default is 24 month construction period

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Count	LEVEL OF ACTION (Select 'X' in drop down if applicable) None	Minor	Moderate	Major	Replace as part of Renovation	% of System or Finish Affected	Automated Budget Estimate	Add to escalate to 11/7/2025 (Renovation Construction Midpoint)	Escalated to 11/7/2025 (Renovation Construction Midpoint)	Escalated to 11/7/2026 (Renovation Construction Midpoint)	Escalated to 11/7/2027 (Renovationt Construction Midpoint)	Notes
		E1030 Vehicular Equipment	NOT USED		None	Minor	Moderate	Major	Replace							
		E1090 Other Equipment	NOT USED		None	Minor	Moderate	Major	Replace							
	E20 Furnishings															
		E2010 Fixed Furnishings		40%	None	Minor	Moderate	X Major	Replace	100%	$210,192	$24,864	$235,057	$246,809	$259,150	Casework repairs are needed. Window coverings in poor condition.
		E2020 Movable Furnishings		100%	None	Minor	Moderate	Major	X Replace	20%	$674,414	$79,778	$754,192	$791,902	$831,497	
F	**SPECIAL CONSTRUCTION & DEMOLITION - NOT USED**															
G	**BUILDING SITE WORK**															
	G10 Site Preparation		NOT USED													
	G20 Site Improvements															
		G2010 Roadways		38000	None	X Minor	Moderate	Major	Replace	100%	$93,559	$11,067	$104,626	$109,857	$115,350	Cost/SF of surface area
		G2020 Parking Lots		27000	None	X Minor	Moderate	Major	Replace	100%	$66,476	$7,864	$74,340	$78,057	$81,959	Cost/SF of surface area
		G2030 Pedestrian Paving		18000	None	Minor	Moderate	X Major	Replace	50%	$141,138	$16,696	$157,834	$165,725	$174,012	Cost/SF of surface area
		G2040 Site Development		1800	None	Minor	Moderate	Major	Replace	100%	$0	$0	$0	$0	$0	Cost/LF of fencing
		G2050 Landscaping		278400	None	Minor	Moderate	Major	X Replace	50%	$545,734	$64,556	$610,290	$640,804	$672,845	Cost/SF of irrigated area
	G30 Site Mechanical Utilities															
		G3010 Water Supply	Domestic		None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of pipe in cell E153
			Fire		None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of pipe in cell E154
		G3020 Sanitary Sewer			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of sewer lines in cell E155
		G3030 Storm Sewer		40700	None	Minor	X Moderate	Major	Replace	50%	$95,739	$11,325	$107,064	$112,417	$118,038	Enter SF of area to be drained
		G3040 Heating Distribution			X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of heating ducts in cell E157
		G3050 Cooling Distribution			X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of duct work in cell E158
		G3060 Fuel Distribution			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of natural gas lines in cell E159
		G3090 Other Site Mechanical Utilities	NOT USED		None	Minor	Moderate	Major	Replace							
	G40 Site Electrical Utilities															
		G4010 Electrical Distribution	Service		None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
			Generator		X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
		G4020 Site Lighting		100%	None	Minor	Moderate	Major	X Replace	100%	$182,654	$21,607	$204,260	$214,473	$225,197	
		G4030 Site Communications & Security		100%	None	Minor	Moderate	Major	X Replace	100%	$112,402	$13,296	$125,699	$131,984	$138,583	
		G4090 Other Site Electrical Utilities	NOT USED		None	Minor	Moderate	Major	Replace							
	G90 Other Site Construction		NOT USED													

District Name: Sheridan SD 48J
Site Name: Faulconer Chapman K-8
Building Name: Main
Building ID: 22570100
Date of Estimate: 6/24/2024

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LEVEL OF ACTION (Select 'X' in drop down if applicable)

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Count	None	Minor	Moderate	Major	Replace as part of Renovation	% of System or Finish Affected	Automated Budget Estimate	Add to escalate to 11/7/2025 (Renovation Construction Midpoint)	Escalated to 11/7/2025 (Renovation Construction Midpoint)	Escalated to 11/7/2026 (Renovation Construction Midpoint)	Escalated to 11/7/2027 (Renovationt Construction Midpoint)	Notes
OTHER																
Description of System							Unit of Measure	Quantity	Unit Budget		Extended		Extended	Extended	Extended	Notes
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	

Renovation Costs

Replacement Costs

Physical Condition Budget Sub-Total		**$5,213,208**
Budgeted Development Costs		**$1,981,019**
Physical Condition Budget TOTAL		**$7,194,227**
Cost with Escalation to (construction mid point):	**11/7/2025**	**$8,045,247** *Escalation is to projected construction mid point, per schedule entered
Cost with Escalation to:	**11/7/2026**	**$8,447,510** *Escalation is to projected construction mid point + 1 year
Cost with Escalation to:	**11/7/2027**	**$8,869,885** *Escalation is to projected construction mid point + 2 years
Replacement Budget		**$77,908,877**
Facility Condition Index (FCI)		**10.3%**

District Name:	Sheridan SD 48J
Site Name:	Faulconer Chapman K-8
Building Name:	Main
Building ID:	22570100
Date:	6/24/2024

SCHOOL SAFETY ASSESSMENT

		YES	NO	N/A	COMMENTS
1	School grounds are fenced.	X			
2	There is one clearly marked and designated entrance for visitors.	X			
3	Signs are posted for visitors to report to main office through a designated entrance.	X			
4	Restricted areas are clearly marked.	X			
5	Shrubs and foliage are trimmed to allow for good line of sight. (3'-0"/8'- 0" rule)	X			
6	Shrubs near building have been trimmed "up" to allow view of bottom of building.	X			Exception at NE corner
7	Bus loading and drop-off zones are clearly defined.	X			
8	There is a schedule for maintenance of:				
	a. Outside lights		X		Per district maintenance
	b. Locks/Hardware		X		
	c. Storage Sheds		X		
	d. Windows		X		
	e. Other exterior buildings	X			
9	Parent drop-off and pick-up area is clearly defined.	X			
10	There is adequate lighting around the building.		X		
11	Lighting is provided at entrances and other points of possible intrusion.	X			
12	The school ground is free from trash or debris.		X		Overflowingr trash can at back of school
13	The school is free of graffiti.		X		Students allowed to use chalk on the building. Evidence of prior graffiti marks on gym building.
14	Play areas are fenced.	X			
15	Playground equipment has tamper-proof fasteners.	X			
16	Visual surveillance of bicycle racks from main office is possible.		X		Bike racks located in front of Gym building out of view of main office.
17	Visual surveillance of parking lots from main office is possible.	X			
18	Parking lot is lighted properly and all lights are functioning.	X			
19	Accessible lenses are protected by some unbreakable material.	X			
20	Staff and visitor parking has been designated.	X			
21	Outside hardware has been removed from all doors except at points of entry.		X		
22	Ground floor windows:				
	a. have no broken panes;	X			
	b. locking hardware is in working order.	X			Fixed windows.
23	Basement windows are protected with grill or well cover.			X	
24	Doors are locked when classrooms are vacant.	X			Classrooms are lockable by key from inside for lockdown.
25	High-risk areas are protected by high security locks and an alarm system:				
	a. Main office		X		
	b. Cafeteria		X		
	c. Computer labs		X		
	d. Industrial arts rooms		X		
	e. Science labs		X		
	f. Nurses office		X		
	g. Boiler room		X		
	h. Electrical rooms		X		
	i. Phone line access closet		X		
26	Unused areas of the school can be closed off during after school activities.		X		
27	There is two-way communication between the main office and:				
	a. Classroom	X			
	b. Duty stations	X			
	c. Re-locatable classrooms			X	
	d. Staff and faculty outside building	X			
	e. Buses	X			
28	There is a central alarm system in the school. If yes, briefly describe:	X			
29	The main entrance is visible from the main office.	X			No secure vestibule.

District Name:	Sheridan SD 48J
Site Name:	Faulconer Chapman K-8
Building Name:	Main
Building ID:	22570100
Date:	6/24/2024

ADA ASSESSMENT

		YES	NO	N/A	COMMENTS
1	There is at least 1 route from site arrival points that does not require the use of stairs.	X			
2	If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).	X			
3	There is at least 1 van accessible parking space among the accessible spaces.	X			
4	The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.	X			
5	The access aisles adjoin an accessible route.	X			
6	Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.	X			
7	There are signs reading "van accessible" at van accessible spaces.				Not observed.
8	If the accessible route crosses a curb, there is a curb ramp.	X			
9	Ramps are sloped no greater than 1:12.		X		Slope of ramp at connection to Gym building exceeds 1:12.
10	The main entrance is accessible.	X			
11	If the main entrance is not accessible, there is an alternative accessible entrance.			X	
12	The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
13	All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.		X		
14	The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			Door operator present.
15	The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
16	In locker rooms, there is at least one room with a bench.		X		
17	At least one toilet room is accessible (either one for each sex or one unisex).	X			Do not meet current standards.
18	There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.		X		
19	There is a route to the accessible toilet room(s) that does not include stairs.	X			
20	The door is equipped with hardware that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
21	The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
22	The door can be opened easily (5 lbs. maximum force).	X			
23	Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
24	Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			

District Name:	Sheridan SD 48J
Site Name:	Faulconer Chapman K-8
Building Name:	Main
Building ID:	22570100
Date:	6/24/2024

INFORMATION TECHNOLOGY ASSESSMENT

		YES	NO	N/A	COMMENTS
1	Connectivity “speed “ to the Facility:				
	a. 10 Gbps or greater		X		
	b. 1 Gbps or greater		X		They are at 500 mbps
	c. 100 Mbps or less		X		
	d. 10 Mbps or less		X		
	e. Less than 10 Mbps		X		
2	Local area network connectivity “speed “ at the individual building level:				
	a. 10 Gbps or greater		X		
	b. 1 Gbps or greater		X		200 mbps
	c. 100 Mbps or less		X		
	d. 10 Mbps or less		X		
	e. Less than 10 Mbps		X		
3	Wireless Coverage:				
	a. Facility Wide	X			
	b. Secure?	X			
	c. Type:				
	i. AC		X		
	ii. N		X		
	iii. A/B/G	X			WPA2 Personal
4	Building cabling:				
	a. Fiber (to the desktop)		X		
	b. CAT 6		X		
	c. CAT 5 E	X			
	d. CAT 5		X		
5	Security:				
	a. Access control	X			Badge Access
	b. Video Surveillance	X			
	c. Central Communications Systems	X			

District Name:	Sheridan SD 48J
Site Name:	Faulconer Chapman K-8
Building Name:	Main
Building ID:	22570100
Date:	6/24/2024

HARMFUL SUBSTANCES ASSESSMENT

		YES	NO	N/A	COMMENTS
1	Lead				
	Has your facility been assessed for lead? If so when?			X	Unknown
	Is there lead in your facility?			X	
	Is lead abatement included in your future bond plans?			X	
2	Asbestos				
	Has your facility been assessed for asbestos? If so when?	X			2022; 6 year schedule with 6 month maintenance inspections
	Is there asbestos in your facility?		X		
	Is asbestos abatement included in your future bond plans?		X		
3	Mold				
	Has your facility been assessed for mold? If so when?		X		
	Is there mold in your facility?		X		Not aware of any
	Is mold abatement included in your future bond plans?		X		
4	Water Quality				
	Has your facility been assessed for water quality (lead, etc)? If so when?	X			2022
	Is there a water quality concern in your facility?		X		
	Is water treatment included in your future bond plans?		X		
5	PCBs				
	Has your facility been assessed for PCBs? If so when?		X		
	Are there PCBs in your facility?			X	Unknown
	Is PCB abatement included in your future bond plans?			X	
6	Radon				
	Has your facility been assessed for Radon? If so when?	X			2022
	Is there Radon in your facility?	X			
	Is Radon management included in your future bond plans?		X		Below EPA action levels

District Name:	Sheridan SD 48J
Site Name:	Faulconer Chapman K-8
Building Name:	Main
Building ID:	22570100
Date:	6/24/2024

INDOOR AIR QUALITY ASSESSMENT

		YES	NO	N/A	COMMENTS
1	Is someone designated to develop and implement an indoor air quality management plan for your school district?	X			
2	Does your district have an indoor air quality management plan that includes steps for preventing and resolving indoor air quality problems?		X		
3	Are school buildings inspected once or twice each year for conditions that may lead to indoor air quality problems?				
4	Is a preventive maintenance schedule established and in operation for the heating, ventilation, and air conditioning (HVAC) system? Is the schedule in accordance with the manufacturer's recommendations or accepted practice for the HVAC system?	X			
5	Does the HVAC preventive maintenance schedule include the following?: checking and/or changing air filters and belts, lubricating equipment parts, checking the motors, and confirming that all equipment is in operating order.	X			
6	Is the maintenance schedule updated to show all maintenance performed on the building systems?	X			In progress
7	Does the maintenance schedule include the dates that the building systems maintenance was performed and the names of the persons or companies performing the work?	X			
8	Are maintenance schedules retained for at least three years?		X		
9	Are damaged or inoperable components of the HVAC system replaced or repaired as appropriate?	X			
10	Are reservoirs or parts of the HVAC system with standing water checked visually for microbial growth?	X			
11	Are water leaks that could promote growth of biologic agents promptly repaired?	X			
12	Are damp or wet materials that could promote growth of biologic agents promptly dried, replaced, removed, or cleaned?	X			
13	Are microbial contaminants removed from ductwork, humidifiers, other HVAC and building system components, and from building surfaces such as carpeting and ceiling tiles when found during regular or emergency maintenance activities or visual inspection?	X			
14	Is general or local exhaust ventilation used where housekeeping and maintenance activities could reasonably be expected to result in exposure to hazardous substances above applicable exposure limits?	X			
15	Does the HVAC system have CO2 monitoring capability (demand control ventilation)?	X			
16	Are humidity levels maintained between 30% to 60% relative humidity?	X			
17	When a contaminant is identified in the make-up air supply, is the source of the contaminant eliminated, or are the make-up inlets or exhaust air outlets relocated to avoid entry of the contaminant into the air system?			X	
18	If buildings do not have mechanical ventilation, are windows, doors, vents, stacks, and other portals used for natural ventilation operating properly?	X			

Base Information

Item	Data	Notes / Explanation
District Name:	Sheridan SD 48J	Pull-down menu of the 197 Districts
Site Name:	Sheridan High School	Typically the name that is used for the facility / campus
Building Name:	Main	If only one building on site, refer to "main"
Building ID:	22570200	Use the School Facilities Building Collection Building ID Number (BIN) Lookup Tool for the eight (8) digit number assigned to the building. To use the tool, first download a copy of it by selecting File -> Save As -> Download a Copy. At the top of the Lookup Tool, enter the District ID which you can find on the Entity ID tab.
Building Type:	High School	Pull-down menu - feeds FCI calculation
Physical Address of Building:	433 S. Bridge St., Sheridan, OR 97378	Informational only - does not link
Original Year of Building Completion:	1955	When was the original building completed and ready for use
Primary Structure Type:	W2 – Wood, Commercial and Industrial	Pull-down menu of primary building construction / structure types
Secondary Structure Type:	RM1 – Reinforced Masonry Bearing Walls With Wood or Metal Deck Dia	Pull-down menu of secondary building construction / structure types
County:	Yamhill	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	89,084	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	15.84	District records
Assessor Company:	BRIC Architecture Inc.	
Assessor Name:	Nancy Rad	For follow up questions
Contact (Phone):	503 595 4900	
Contact (E-Mail):	nancy.rad@bric-arch.com	
Date of Assessment:	6/24/2024	Overwrite formula with the actual date of the assessment - use m/d/yyyy format

Renovations, Additions & Prtbls

A. RENOVATIONS

Renovation Number	Date	Primary Structure Type	Secondary Structure Type (if applicable)	Square Footage	Usage
1	8/31/1997	W2 – Wood, Commercial and Industrial		1,200	
1	8/31/2017	W2 – Wood, Commercial and Industrial		55,343	

B. ADDITIONS

Addition Number	Date	Primary Structure Type	Secondary Structure Type (if applicable)	Square Footage	Usage
1	1/1/1958	W2 – Wood, Commercial and Industrial		4,500	
2	1/1/1963	W2 – Wood, Commercial and Industrial		2,300	
3	1/1/1997	RM1 – Reinforced Masonry Bearing Walls With Wood or Metal Deck Diaphragm		16,808	Gym, weight room, and locker rooms
4	1/1/2000	W2 – Wood, Comme	MH – Mobile Home		Building 1 - Manufactured/modular building

C. PORTABLE CLASSROOMS

Portable Number	Date Placed on Site	Age of Portable	Primary Structure Type	Square Footage	Notes
10	unknown	>20 years	W2 – Wood, Commercial and Industrial	1,792	Used as Storage. Poor condition.
11	unknown	>20 years	W2 – Wood, Commercial and Industrial	1,792	Poor condition. Non-compliant ramp and rails.
16	unknown	>20 years	W2 – Wood, Commercial and Industrial	3,500	2 adjoining classrooms. Poor condition.
17	unknown	>20 years	W2 – Wood, Commercial and Industrial	1,792	Poor condition. Non-compliant ramp and rails.

District Name: Sheridan SD 48J
Site Name: Sheridan High School
Building Name: Main
Building ID: 22570200
Date of Estimate: 6/24/2024

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A SUBSTRUCTURE																
	A10 Foundations															
		A1010 Standard Foundations		100%	X						$0	$0	$0	$0	$0	
		A1020 Special Foundations		0							$0	$0	$0	$0	$0	
		A1030 Slab on Grade		100%			X			10%	$29,756	$3,520	$33,276	$34,940	$36,687	
	A20 Basement Construction															
		A2010 Basement Excavation	NOT USED													
		A2020 Basement Walls		0							$0	$0	$0	$0	$0	
B SHELL																
	B10 Superstructure															
		B1010 Floor Construction	Wood	0%							$0	$0	$0	$0	$0	
			Steel	0%							$0	$0	$0	$0	$0	
			Concrete	0%							$0	$0	$0	$0	$0	
		B1020 Roof Construction	Wood	100%	X						$0	$0	$0	$0	$0	
			Steel	0%							$0	$0	$0	$0	$0	
			Concrete	0%							$0	$0	$0	$0	$0	
	B20 Exterior Enclosure															
		B2010 Exterior Walls	Concrete Formed / Tilt	0%							$0	$0	$0	$0	$0	
			Masonry	15%			X			100%	$68,105	$8,056	$76,161	$79,969	$83,967	
			Framed w/ Wood Siding	15%			X			100%	$64,333	$7,610	$71,943	$75,540	$79,317	
			Framed w/Metal Panel	15%	X						$0	$0	$0	$0	$0	
			Framed w/Stucco	0%							$0	$0	$0	$0	$0	
			Framed w/Masonry Veneer	55%			X			50%	$94,508	$11,180	$105,688	$110,972	$116,521	
		B2020 Exterior Windows	Wood	0%							$0	$0	$0	$0	$0	
			Aluminum/Steel	0%							$0	$0	$0	$0	$0	
			Clad	100%	X						$0	$0	$0	$0	$0	
			Curtain Wall	0%							$0	$0	$0	$0	$0	
		B2030 Exterior Doors	Wood	0							$0	$0	$0	$0	$0	
			Hollow Metal	12				X		75%	$18,348	$2,170	$20,518	$21,544	$22,622	
			Storefront	0%							$0	$0	$0	$0	$0	
	B30 Roofing															
		B3010 Roof Coverings	Asphalt Shingle	0%							$0	$0	$0	$0	$0	
			Built-Up	71%					X	100%	$2,578,892	$305,063	$2,883,954	$3,028,152	$3,179,560	
			Single Ply	5%					X	100%	$167,642	$19,831	$187,473	$196,846	$206,689	
			Metal	24%			X			100%	$180,383	$21,338	$201,721	$211,807	$222,397	
			Concrete Tile	0%							$0	$0	$0	$0	$0	
		B3020 Roof Openings	Skylights	10%					X	100%	$27,940	$3,305	$31,245	$32,808	$34,448	By Building GSF
			Access Hatch	2	X						$0	$0	$0	$0	$0	Per hatch

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Site Name: Sheridan High School
Building Name: Main
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C	**INTERIORS**															
	C10 Interior Construction															
		C1010 Partitions	Framed	90%	X						$0	$0	$0	$0	$0	
			Masonry	10%	X						$0	$0	$0	$0	$0	
		C1020 Interior Doors	Wood	75				X		85%	$129,965	$15,374	$145,338	$152,605	$160,236	
			Hollow Metal	23					X	75%	$43,282	$5,120	$48,402	$50,822	$53,364	
		C1030 Fittings	NOT USED													
	C20 Stairs															
		C2010 Stair Construction	Wood	0							$0	$0	$0	$0	$0	Cost/Flight
			Metal	0							$0	$0	$0	$0	$0	Cost/Flight
			Concrete	0							$0	$0	$0	$0	$0	Cost/Flight
		C2020 Stair Finishes	Concrete Fill	0							$0	$0	$0	$0	$0	Cost/Flight
			Resilient	0							$0	$0	$0	$0	$0	Cost/Flight
	C30 Interior Finishes															
		C3010 Wall Finishes	Paint on Masonry	45%		X				60%	$84,492	$9,995	$94,486	$99,211	$104,171	
			Wallboard	50%		X				60%	$84,659	$10,015	$94,674	$99,407	$104,378	
			Wainscot	0%							$0	$0	$0	$0	$0	
			Ceramic Tile	5%	X						$0	$0	$0	$0	$0	
		C3020 Floor Finishes	Carpet / Soft Surface	2%				X		100%	$13,998	$1,656	$15,654	$16,437	$17,258	
			Resilient Tile	38%		X				100%	$53,617	$6,343	$59,960	$62,958	$66,106	
			Resilient Sheet	10%					X	100%	$167,642	$19,831	$187,473	$196,846	$206,689	
			Polished Concrete	30%	X						$0	$0	$0	$0	$0	
			Ceramic Tile	5%	X						$0	$0	$0	$0	$0	
			Liquid Applied	0%							$0	$0	$0	$0	$0	
			Wood Sports Floor	15%				X		50%	$261,940	$30,986	$292,926	$307,572	$322,951	
		C3030 Ceiling Finishes	Wallboard	10%		X				50%	$21,933	$2,595	$24,528	$25,754	$27,042	
			Lay-In Ceiling Tile	10%		X				50%	$6,985	$826	$7,811	$8,202	$8,612	
			Glued-Up Ceiling Tile	65%		X				20%	$11,805	$1,396	$13,201	$13,861	$14,554	
			Painted Structure	15%					X	70%	$47,086	$5,570	$52,656	$55,289	$58,054	
D	**SERVICES**															
	D10 Conveying															
		D1010 Elevators & Lifts		0							$0	$0	$0	$0	$0	
		D1020 Escalators & Moving Walks		0							$0	$0	$0	$0	$0	
		D1090 Other Conveying Systems	Ramps at Building 1 & Portables	7					X	100%	$274,435	$32,464	$306,899	$322,244	$338,356	
	D20 Plumbing															
		D2010 Plumbing Fixtures		5%					X	100%	$76,836	$9,089	$85,925	$90,221	$94,732	All (N) fixtures must meet ADA requirements by code.
		D2020 Domestic Water Distribution			X						$0	$0	$0	$0	$0	
		D2030 Sanitary Waste			X						$0	$0	$0	$0	$0	
		D2040 Rain Water Drainage			X						$0	$0	$0	$0	$0	
		D2090 Other Plumbing Systems	NOT USED													

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				LEVEL OF ACTION (Select 'X' in drop down if applicable)																	
	D30 HVAC																				
		D3010 Energy Supply				X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D3020 Heat Generating Systems	Boiler			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Air Handler			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Furnace			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Heat Exchanger			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D3030 Cooling Generating Systems	Component of air handler			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Stand alone chiller			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D3040 Distribution Systems	Ductwork			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Ductwork most likely needs cleaning.
			Hot water return & supply			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Piping is chemically treated annually.
		D3050 Terminal & Package Units	Above ceiling VAV unit			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			In-room ventilator unit			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	2 of the 13 unit ventilators in the classroom were not operational.
			In-room radiant unit			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D3060 Controls & Instrumentation		100%			None		Minor		Moderate	X	Major		Replace	15%	$11,735	$1,388	$13,123	$13,779	$14,468	Johnson Controls - Metasys. Installed in approximately 2014. Control screens indicate some of the unit sensors are dysfuntional.
		D3070 Systems Testing & Balancing				X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D3090 Other HVAC Systems & Equipment	NOT USED				None		Minor		Moderate		Major		Replace							
	D40 Fire Protection																					
		D4010 Sprinklers				X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Siemens System 3 fire safety sustem. Tested annually.
		D4020 Standpipes				X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D4030 Fire Protection Specialties				X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D4090 Other Fire Protection Systems	NOT USED				None		Minor		Moderate		Major		Replace							
	D50 Electrical																					
		D5010 Electrical Service & Distribution				X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D5020 Lighting and Branch Wiring				X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D5030 Communications & Security	Voice / Data System			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Phone line VOIP installed in approximately 2011
			Clock / Intercom System	100%			None		Minor		Moderate		Major	X	Replace	50%	$104,776	$12,394	$117,170	$123,029	$129,180	Old "Bogen Amp" runs intercom/speakers and is in poor condition (installed 1963). Some bells run on separate battery.
			Closed Circuit Surveillance			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Exacqvision camera system installed in 2018.
			Access Control System			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Kantech door lock system.
			Intrusion Alarm System			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
			Fire Alarm / Detection			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	Manual switches. Occupancy sensors in new gym.
			Lighting Control System			X	None		Minor		Moderate		Major		Replace		$0	$0	$0	$0	$0	
		D5090 Other Electrical Systems	NOT USED				None		Minor		Moderate		Major		Replace							
E	**EQUIPMENT & FURNISHINGS**																					
	E10 Equipment																					
		E1010 Commercial Equipment	Food Service	50%			None		Minor		Moderate	X	Major		Replace	100%	$62,866	$7,437	$70,302	$73,817	$77,508	
			Vocational	50%			None		Minor		Moderate		Major	X	Replace	50%	$75,439	$8,924	$84,363	$88,581	$93,010	
		E1020 Institutional Equipment	Science	3500			None		Minor		Moderate		Major	X	Replace	100%	$21,735	$2,571	$24,306	$25,522	$26,798	
			Art	1000			None		Minor		Moderate	X	Major		Replace	100%	$2,635	$312	$2,946	$3,094	$3,248	
			Stage Performance	1200			None		Minor		Moderate	X	Major		Replace	100%	$94,092	$11,130	$105,222	$110,484	$116,008	Cost/SF of Stage Performance Area

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			Restroom Accessories/Stalls	20%			None		Minor		Moderate		Major	X	Replace	50%	$27,661	$3,272	$30,933	$32,480	$34,104	

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		E1030 Vehicular Equipment	NOT USED		None	Minor	Moderate	Major	Replace							
		E1090 Other Equipment	NOT USED		None	Minor	Moderate	Major	Replace							
	E20 Furnishings															
		E2010 Fixed Furnishings		50%	None	Minor	X Moderate	Major	Replace	100%	$164,149	$19,418	$183,567	$192,745	$202,383	
		E2020 Movable Furnishings		50%	None	Minor	Moderate	Major	X Replace	30%	$502,926	$59,492	$562,418	$590,539	$620,066	
F	**SPECIAL CONSTRUCTION & DEMOLITION - NOT USED**															
G	**BUILDING SITE WORK**															
	G10 Site Preparation		NOT USED													
	G20 Site Improvements															
		G2010 Roadways		16000	None	Minor	Moderate	Major	X Replace	100%	$376,368	$44,521	$420,890	$441,934	$464,031	Cost/SF of surface area
		G2020 Parking Lots		23000	None	Minor	Moderate	Major	X Replace	100%	$541,029	$64,000	$605,029	$635,280	$667,044	Cost/SF of surface area
		G2030 Pedestrian Paving		10000	None	Minor	Moderate	X Major	Replace	75%	$117,615	$13,913	$131,528	$138,104	$145,010	Cost/SF of surface area
		G2040 Site Development		1600	None	Minor	Moderate	X Major	Replace	75%	$18,818	$2,226	$21,044	$22,097	$23,202	Cost/LF of fencing
		G2050 Landscaping		600000	None	Minor	Moderate	Major	X Replace	25%	$588,075	$69,565	$657,640	$690,522	$725,048	Cost/SF of irrigated area
	G30 Site Mechanical Utilities															
		G3010 Water Supply	Domestic	650	None	Minor	Moderate	Major	X Replace		$0	$0	$0	$0	$0	New water service installed in 2017 from meter.
			Fire		None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of pipe in cell E154
		G3020 Sanitary Sewer		650	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of sewer lines in cell E155
		G3030 Storm Sewer		23000	X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter SF of area to be drained
		G3040 Heating Distribution			X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of heating ducts in cell E157
		G3050 Cooling Distribution			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of duct work in cell E158
		G3060 Fuel Distribution			None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	Enter LF of natural gas lines in cell E159
		G3090 Other Site Mechanical Utilities	NOT USED		None	Minor	Moderate	Major	Replace							
	G40 Site Electrical Utilities															
		G4010 Electrical Distribution	Service	100%	None	Minor	Moderate	Major	X Replace	100%	$346,460	$40,984	$387,443	$406,816	$427,156	
			Generator		X None	Minor	Moderate	Major	Replace		$0	$0	$0	$0	$0	
		G4020 Site Lighting		100%	None	Minor	Moderate	Major	X Replace	100%	$181,612	$21,483	$203,095	$213,250	$223,913	
		G4030 Site Communications & Security		100%	None	Minor	Moderate	Major	X Replace	100%	$111,761	$13,220	$124,982	$131,231	$137,792	
		G4090 Other Site Electrical Utilities	NOT USED		None	Minor	Moderate	Major	Replace							
	G90 Other Site Construction		NOT USED													

District Name: Sheridan SD 48J
Site Name: Sheridan High School
Building Name: Main
Building ID: 22570200
Date of Estimate: 6/24/2024

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

Renovation Schedule	Voter Approved Bond Date:	11/7/2023			
	Design Finish Date:	11/7/2024	Default is	12	months after bond
	Construction Start Date:	11/7/2024	Default is at design finish		
	Construction End Date:	11/7/2026	Default is	24	month construction period
Replacement Schedule	Voter Approved Bond Date:	11/7/2023	Default is	12	months after estimate
	Design Finish Date:	11/7/2024	Default is	12	months after bond
	Construction Start Date:	11/7/2024	Default is at design finish		
	Construction End Date:	11/7/2026	Default is	24	month construction period

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Count	LEVEL OF ACTION (Select 'X' in drop down if applicable) None	Minor	Moderate	Major	Replace as part of Renovation	% of System or Finish Affected	Automated Budget Estimate	Add to escalate to 11/7/2025 (Renovation Construction Midpoint)	Escalated to 11/7/2025 (Renovation Construction Midpoint)	Escalated to 11/7/2026 (Renovation Construction Midpoint)	Escalated to 11/7/2027 (Renovationt Construction Midpoint)	Notes
OTHER																
Description of System							Unit of Measure	Quantity	Unit Budget		Extended		Extended	Extended	Extended	Notes
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	
											$0	$0	$0	$0	$0	

Renovation Costs

Replacement Costs

Physical Condition Budget Sub-Total		**$7,858,335**
Budgeted Development Costs		**$2,986,167**
Physical Condition Budget TOTAL		**$10,844,503**
Cost with Escalation to (construction mid point):	**11/7/2025**	**$12,127,323** *Escalation is to projected construction mid point, per schedule entered
Cost with Escalation to:	**11/7/2026**	**$12,733,689** *Escalation is to projected construction mid point + 1 year
Cost with Escalation to:	**11/7/2027**	**$13,370,373** *Escalation is to projected construction mid point + 2 years
Replacement Budget		**$84,506,758**
Facility Condition Index (FCI)		**14.4%**

District Name:	Sheridan SD 48J
Site Name:	Sheridan High School
Building Name:	Main
Building ID:	22570200
Date:	6/24/2024

SCHOOL SAFETY ASSESSMENT

		YES	NO	N/A	COMMENTS
1	School grounds are fenced.	X			
2	There is one clearly marked and designated entrance for visitors.	X			
3	Signs are posted for visitors to report to main office through a designated entrance.	X			
4	Restricted areas are clearly marked.	X			
5	Shrubs and foliage are trimmed to allow for good line of sight. (3'-0"/8'- 0" rule)	X			
6	Shrubs near building have been trimmed "up" to allow view of bottom of building.	X			Exception along front of buidling at parking area.
7	Bus loading and drop-off zones are clearly defined.	X			
8	There is a schedule for maintenance of:		X		
	a. Outside lights		X		
	b. Locks/Hardware		X		
	c. Storage Sheds		X		
	d. Windows		X		
	e. Other exterior buildings		X		
9	Parent drop-off and pick-up area is clearly defined.	X			
10	There is adequate lighting around the building.		X		Front of building is well lit.
11	Lighting is provided at entrances and other points of possible intrusion.		X		
12	The school ground is free from trash or debris.	X			
13	The school is free of graffiti.	X			
14	Play areas are fenced.			X	
15	Playground equipment has tamper-proof fasteners.			X	
16	Visual surveillance of bicycle racks from main office is possible.	X			Portable bike rack.
17	Visual surveillance of parking lots from main office is possible.		X		
18	Parking lot is lighted properly and all lights are functioning.		X		
19	Accessible lenses are protected by some unbreakable material.	X			
20	Staff and visitor parking has been designated.	X			
21	Outside hardware has been removed from all doors except at points of entry.	X			Excepions at 2 locations.
22	Ground floor windows:				
	a. have no broken panes;	X			Exterior windows recently replaced.
	b. locking hardware is in working order.	X			
23	Basement windows are protected with grill or well cover.			X	
24	Doors are locked when classrooms are vacant.	X			
25	High-risk areas are protected by high security locks and an alarm system:				
	a. Main office		X		
	b. Cafeteria		X		
	c. Computer labs		X		
	d. Industrial arts rooms		X		
	e. Science labs		X		
	f. Nurses office		X		
	g. Boiler room		X		
	h. Electrical rooms		X		
	i. Phone line access closet		X		
26	Unused areas of the school can be closed off during after school activities.		X		Exception is Gymnasium in separate building.
27	There is two-way communication between the main office and:				
	a. Classroom	X			
	b. Duty stations	X			
	c. Re-locatable classrooms	X			
	d. Staff and faculty outside building	X			
	e. Buses	X			
28	There is a central alarm system in the school. If yes, briefly describe:	X			
29	The main entrance is visible from the main office.	X			No secure vestibule.

District Name:	Sheridan SD 48J
Site Name:	Sheridan High School
Building Name:	Main
Building ID:	22570200
Date:	6/24/2024

ADA ASSESSMENT

		YES	NO	N/A	COMMENTS
1	There is at least 1 route from site arrival points that does not require the use of stairs.	X			
2	If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).	X			
3	There is at least 1 van accessible parking space among the accessible spaces.		X		
4	The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.	X			
5	The access aisles adjoin an accessible route.	X			
6	Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.		X		
7	There are signs reading "van accessible" at van accessible spaces.		X		
8	If the accessible route crosses a curb, there is a curb ramp.	X			
9	Ramps are sloped no greater than 1:12.	X			
10	The main entrance is accessible.	X			Reception window, student store, and concessions do not meet ADA standards.
11	If the main entrance is not accessible, there is an alternative accessible entrance.			X	
12	The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
13	All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.	X			
14	The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			Door operator at main building entrance.
15	The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
16	In locker rooms, there is at least one room with a bench.		X		Locker rooms in main building are not accessible.
17	At least one toilet room is accessible (either one for each sex or one unisex).	X			
18	There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.		X		
19	There is a route to the accessible toilet room(s) that does not include stairs.	X			
20	The door is equipped with hardware that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
21	The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
22	The door can be opened easily (5 lbs. maximum force).	X			
23	Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
24	Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			

District Name:	Sheridan SD 48J
Site Name:	Sheridan High School
Building Name:	Main
Building ID:	22570200
Date:	6/24/2024

INFORMATION TECHNOLOGY ASSESSMENT

		YES	NO	N/A	COMMENTS
1	Connectivity “speed “ to the Facility:				
	a. 10 Gbps or greater		X		
	b. 1 Gbps or greater		X		The are at 500 mbps
	c. 100 Mbps or less		X		
	d. 10 Mbps or less		X		
	e. Less than 10 Mbps		X		
2	Local area network connectivity “speed “ at the individual building level:				
	a. 10 Gbps or greater		X		
	b. 1 Gbps or greater		X		350 mbps
	c. 100 Mbps or less		X		
	d. 10 Mbps or less		X		
	e. Less than 10 Mbps		X		
3	Wireless Coverage:				
	a. Facility Wide	X			
	b. Secure?	X			
	c. Type:				
	i. AC		X		
	ii. N		X		
	iii. A/B/G	X			WPA2 Personal
4	Building cabling:				
	a. Fiber (to the desktop)		X		
	b. CAT 6		X		
	c. CAT 5 E	X			
	d. CAT 5		X		
5	Security:				
	a. Access control	X			Badge Access
	b. Video Surveillance	X			
	c. Central Communications Systems	X			

District Name:	Sheridan SD 48J
Site Name:	Sheridan High School
Building Name:	Main
Building ID:	22570200
Date:	6/24/2024

HARMFUL SUBSTANCES ASSESSMENT

		YES	NO	N/A	COMMENTS
1	Lead				
	Has your facility been assessed for lead? If so when?			X	
	Is there lead in your facility?			X	
	Is lead abatement included in your future bond plans?			X	
2	Asbestos				
	Has your facility been assessed for asbestos? If so when?	X			2022
	Is there asbestos in your facility?	X			
	Is asbestos abatement included in your future bond plans?			X	Will be discussed.
3	Mold				
	Has your facility been assessed for mold? If so when?		X		
	Is there mold in your facility?		X		Not aware of any
	Is mold abatement included in your future bond plans?		X		
4	Water Quality				
	Has your facility been assessed for water quality (lead, etc)? If so when?	X			2022
	Is there a water quality concern in your facility?		X		
	Is water treatment included in your future bond plans?		X		
5	PCBs				
	Has your facility been assessed for PCBs? If so when?		X		
	Are there PCBs in your facility?			X	Unknown
	Is PCB abatement included in your future bond plans?			X	
6	Radon				
	Has your facility been assessed for Radon? If so when?	X			2022
	Is there Radon in your facility?	X			
	Is Radon management included in your future bond plans?		X		Below EPA action levels

District Name:	Sheridan SD 48J
Site Name:	Sheridan High School
Building Name:	Main
Building ID:	22570200
Date:	6/24/2024

INDOOR AIR QUALITY ASSESSMENT

		YES	NO	N/A	COMMENTS
1	Is someone designated to develop and implement an indoor air quality management plan for your school district?	X			
2	Does your district have an indoor air quality management plan that includes steps for preventing and resolving indoor air quality problems?		X		
3	Are school buildings inspected once or twice each year for conditions that may lead to indoor air quality problems?		X		
4	Is a preventive maintenance schedule established and in operation for the heating, ventilation, and air conditioning (HVAC) system? Is the schedule in accordance with the manufacturer's recommendations or accepted practice for the HVAC system?	X			
5	Does the HVAC preventive maintenance schedule include the following?: checking and/or changing air filters and belts, lubricating equipment parts, checking the motors, and confirming that all equipment is in operating order.	X			.
6	Is the maintenance schedule updated to show all maintenance performed on the building systems?	X			This is being developed
7	Does the maintenance schedule include the dates that the building systems maintenance was performed and the names of the persons or companies performing the work?	X			
8	Are maintenance schedules retained for at least three years?		X		System being implemented.
9	Are damaged or inoperable components of the HVAC system replaced or repaired as appropriate?	X			
10	Are reservoirs or parts of the HVAC system with standing water checked visually for microbial growth?	X			
11	Are water leaks that could promote growth of biologic agents promptly repaired?	X			
12	Are damp or wet materials that could promote growth of biologic agents promptly dried, replaced, removed, or cleaned?	X			
13	Are microbial contaminants removed from ductwork, humidifiers, other HVAC and building system components, and from building surfaces such as carpeting and ceiling tiles when found during regular or emergency maintenance activities or visual inspection?	X			
14	Is general or local exhaust ventilation used where housekeeping and maintenance activities could reasonably be expected to result in exposure to hazardous substances above applicable exposure limits?	X			
15	Does the HVAC system have CO2 monitoring capability (demand control ventilation)?	X			
16	Are humidity levels maintained between 30% to 60% relative humidity?	X			
17	When a contaminant is identified in the make-up air supply, is the source of the contaminant eliminated, or are the make-up inlets or exhaust air outlets relocated to avoid entry of the contaminant into the air system?			X	
18	If buildings do not have mechanical ventilation, are windows, doors, vents, stacks, and other portals used for natural ventilation operating properly?	X			

Figure 1: Historical Enrollment by Grade

Grade	2017–18	2018–19	2019–20	2020–21	2021–22	2022–23	2023–24	2017–18 to 2023–24
K	53	51	53	48	60	58	49	-4
1	48	46	52	50	43	61	55	7
2	50	47	52	47	58	42	60	10
3	55	47	49	59	49	58	49	-6
4	74	53	51	52	59	57	58	-16
5	59	71	59	50	53	52	58	-1
6	66	65	78	60	47	55	55	-11
7	71	65	65	72	55	42	54	-17
8	80	83	61	66	77	57	46	-34
9	73	75	72	54	64	72	58	-15
10	72	73	69	63	53	61	62	-10
11	67	69	50	56	61	42	70	3
12	56	65	63	51	58	49	30	-26
District-run Total	**824**	**810**	**774**	**728**	**737**	**706**	**704**	**-120**

Notes

Students enrolled in AllPrep Academy are excluded from analysis. The lowest and highest enrollment values per grade are highlighted blue and orange, respectively.

Sources

Oregon Department of Education Fall Membership Reports.

Figure 2: Historical Enrollment by School and Grade Group

School Name	2017–18	2018–19	2019–20	2020–21	2021–22	2022–23	2023–24	2017–18 to 2023–24
Faulconer-Chapman School (K–5)	320	297	302	292	306	328	329	9
Sheridan Japanese School (4–5)	19	18	14	14	16	--	--	-19
K–5 Total	**339**	**315**	**316**	**306**	**322**	**328**	**329**	**-10**
Faulconer-Chapman School (6–8)	178	177	165	163	154	154	155	-23
Sheridan Japanese School (6–8)	39	36	39	35	25	--	--	-39
6–8 Total	**217**	**213**	**204**	**198**	**179**	**154**	**155**	**-62**
Sheridan High School	238	249	220	202	223	224	220	-18
Sheridan Japanese School (9–12)	30	33	34	22	13	--	--	-30
9–12 Total	**268**	**282**	**254**	**224**	**236**	**224**	**220**	**-48**
District-run Total	**824**	**810**	**774**	**728**	**737**	**706**	**704**	**-120**
Sheridan AllPrep Academy (K–5)	24	20	14	46	29	81	99	75
Sheridan AllPrep Academy (6–8)	27	23	26	34	26	48	63	36
Sheridan AllPrep Academy (9–12)	107	85	85	109	90	100	107	-107
Charter Total	**158**	**128**	**125**	**189**	**145**	**229**	**269**	**111**
Grand Total	**982**	**938**	**899**	**917**	**882**	**935**	**973**	**-9**

Notes

The lowest and highest enrollment values per school are highlighted blue and orange, respectively.

Sources

Oregon Department of Education Fall Membership Reports.

Figure 3: Enrollment by Residence

School Name	Total Enrollment	District Resident Students	Out-of-District Students	Percent Out-of-District
Faulconer-Chapman	329	273	56	17.0%
AllPrep Academy	99	16	83	83.8%
K–5 Total	**428**	**289**	**139**	**32.5%**
Faulconer-Chapman	155	121	34	21.9%
AllPrep Academy	63	11	52	82.5%
6–8 Total	**218**	**132**	**86**	**39.4%**
Sheridan HS	220	167	53	24.1%
AllPrep Academy	107	31	76	71.0%
9–12 Total	**327**	**198**	**129**	**39.4%**
K-12 Total	**973**	**619**	**354**	**36.4%**

Source

October 2023 Sheridan School District students geocoded by FLO and adjusted to match counts in Oregon Department of Education enrollment reports.

Figure 4: Home Schooled Students Residing in Sheridan S.D. Registered with Willamette ESD

School Year	Home School Students
2015–16	46
2016–17	57
2017–18	65
2018–19	75
2019–20	N/A
2020–21	105
2021–22	84
2022–23	64
2023–24	53

Notes

Does not include students enrolled in public online charter schools such as Sheridan AllPrep Academy.

Sources

Primary sources are Oregon Department of Education and Willamette Education Service District. Figures from 2018–19 and prior years from Portland State University. Population Research Center, "Sheridan School District: Population and Enrollment Forecasts 2019-20 to 2028-29" (2019). Figures beginning in 2020–21 provided by Sheridan School District in May 2024.

Figure 5: Sheridan S.D. Population by Age Group: 2000 to 2020

	2000 Census	2010 Census	2020 Census	Average Annual Growth	
				2000–2010	2010–2020
Total Population[(a)]	6,861	7,430	7,924	0.8%	0.6%
Excluding federal prisoners[(b)]	4,870	5,635	6,146	1.5%	0.9%
Age 18 and over[(b)]	3,477	4,127	4,742	1.7%	1.4%
Age 5 to 17[(b)]	1,050	1,114	1,061	0.6%	-0.5%
Under age 5	343	394	343	1.4%	-1.4%
Under 18 share[(b)]	29%	27%	23%	--	--

Notes

(a) School District population includes inmates counted at Federal Correctional Institution, Sheridan (FCI Sheridan). Inmate population counted in the census was 1,991 in 2000, 1,795 in 2010, and 1,778 in 2020.

(b) Excludes federal prison population.

Source

U.S. Census Bureau, 2000, 2010, and 2020 Censuses.

Figure 6: County and Urban Growth Boundary (UGB) Population Forecasts

Area[(a)]	2020 Census	2030 Forecast	2040 Forecast	Average Annual Growth	
				2020–2030	2030–2040
Yamhill County[(b)]	107,722	118,182	127,477	0.9%	0.8%
Sheridan UGB	6,518	6,593	6,889	0.1%	0.4%

Notes

(a) Polk County forecasts are not included because they were prepared before detailed 2020 Census data were published. Also, they are not representative of the small portion of the school district within Polk County.

(b) Population forecasts were proposed in March 2024. Final forecasts are under review and scheduled to be released June 30, 2024.

Source

Population Research Center, Portland State University, March 6, 2024.

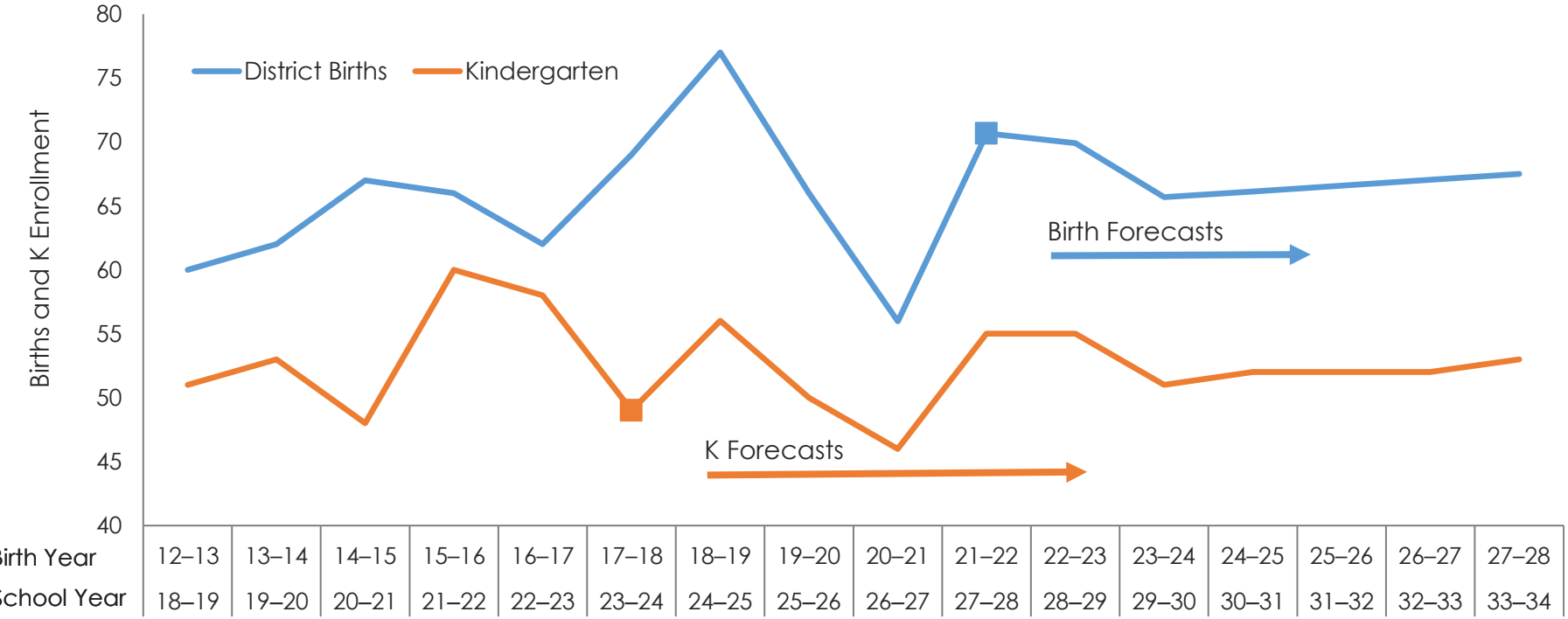
Figure 7: District Births and Kindergarten Enrollment: Preliminary Middle Scenario

Birth Year	12–13	13–14	14–15	15–16	16–17	17–18	18–19	19–20	20–21	21–22	22–23	23–24	24–25	25–26	26–27	27–28
Births	60	62	67	66	62	69	77	66	56	71	70	66	66	67	67	68

Forecasts →

School Year	18–19	19–20	20–21	21–22	22–23	23–24	24–25	25–26	26–27	27–28	28–29	29–30	30–31	31–32	32–33	33–34
Kindergarten	51	53	48	60	58	49	56	50	46	55	55	51	52	52	52	53
Ratio to Births	0.85	0.85	0.72	0.91	0.94	0.71	0.73	0.76	0.82	0.78	0.79	0.78	0.79	0.78	0.78	0.79

Forecasts →



Notes

Enrollment includes students residing outside of the district boundary. Birth cohorts are aligned with K cohorts (e.g., the 17–18 birth year represents births from September 2017 to August 2018, which is the 23–24 K year). The ratio is calculated by dividing each K enrollment by the births five years earlier (e.g., 23–24 K divided by 17–18 births). Births from 2023 to 2028, which inform K classes beginning with the 2028–29 school year, were forecasted based on projections of women of childbearing age and estimated age-specific birth rates.

Sources

Oregon Health Authority 2012 to 2022 births to mothers residing within ZIP code 97378 proportionately allocated to approximate the district boundary and FLO 2023 to 2028 birth forecasts. Sheridan October 2018–19 to 2023–24 enrollment and FLO October 2024–25 to 2033–34 enrollment forecasts (preliminary middle scenario).

Figure 9: Grade Progression Ratios: Preliminary Middle Scenario

Grade Progression Ratios	2017–18 to 2018–19	2018–19 to 2019–20	2019–20 to 2020–21	2020–21 to 2021–22	2021–22 to 2022–23	2022–23 to 2023–24	2023–24 to 2033–34
K–1	0.87	1.02	0.94	0.90	1.02	0.95	1.00
1–2	0.98	1.13	0.90	1.16	0.98	0.98	1.00
2–3	0.94	1.04	1.13	1.04	1.00	1.17	1.03
3–4	0.96	1.09	1.06	1.00	1.16	1.00	1.03
4–5	0.96	1.11	0.98	1.02	0.88	1.02	1.02
5–6	1.10	1.10	1.02	0.94	1.04	1.06	1.05
6–7	0.98	1.00	0.92	0.92	0.89	0.98	0.99
7–8	1.17	0.94	1.02	1.07	1.04	1.10	1.04
8–9	0.94	0.87	0.89	0.97	0.94	1.02	0.97
9–10	1.00	0.92	0.88	0.98	0.95	0.86	0.94
10–11	0.96	0.68	0.81	0.97	0.79	1.15	0.94
11–12	0.97	0.91	1.02	1.04	0.80	0.71	0.91

Notes

Grade progression ratios (GPRs) are calculated as the ratio of enrollment in a specific grade in a given year to the enrollment of the same age cohort in the previous year. GPRs quantify how cohort sizes change as students progress from one grade to the next, accounting for new students that join an existing cohort and for students that do not advance to the next grade. For instance, 150 kindergarteners in 2018–19 becoming 140 first graders in 2019–20 yields a K–1 GPR of 0.93. A GPR value greater than 1.00 indicates that the student cohort increased in size from one grade to the next. Conversely, a GPR value less than 1.00 indicates that the student cohort decreased in size from one grade to the next.

Sources

Sheridan School District October 2018–19 to 2023–24 enrollment and FLO October 2024–25 to 2033–34 enrollment forecasts (preliminary middle scenario).

Figure 11: Enrollment Forecasts by Individual Grade – Preliminary Middle Scenario

Grade	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34
K	49	56	50	46	55	55	51	52	52	52	53
1	55	49	56	50	46	55	55	51	52	52	52
2	60	55	49	56	50	46	55	55	51	52	52
3	49	62	57	50	58	51	47	57	57	52	53
4	58	51	64	59	52	60	53	49	59	59	54
5	58	59	52	65	60	53	61	54	50	60	60
6	55	61	62	55	69	63	56	64	57	53	63
7	54	54	60	61	54	68	62	55	63	56	52
8	46	56	56	62	63	56	71	64	57	66	58
9	58	45	54	54	60	61	54	69	62	55	64
10	62	55	42	51	51	57	58	51	65	59	52
11	70	58	51	39	48	48	53	54	48	61	55
12	30	64	53	46	35	44	44	48	49	44	56
K–5	329	332	328	326	321	320	322	318	321	327	324
6–8	155	171	178	178	186	187	189	183	177	175	173
9–12	220	222	200	190	194	210	209	222	224	219	227
Total	704	725	706	694	701	717	720	723	722	721	724

Note

Students enrolled in Sheridan AllPrep Academy are not included.

Sources

Sheridan School District October 2023–24 enrollment and FLO 2024–25 to 2033–34 enrollment forecasts (preliminary middle scenario).

Educational Adequacy Assessment
FCS

Category	Score Aug. 2020	Score June 2024	Comments
Integration of Technology		2	Security cameras are working but are 15 years old and often have issues. Coverage is not adequate and additional cameras are needed in and around the buildings.
STEM / Project Based Learning		2	Old Gym band and music rooms are very dated, rooms leak, carpet in poor condition, must smell. Science lab hasn't been in full working order in multiple years.
Spaces to support flexible instruction /Varied group sizes		2	This could be a library. Large room upstairs for specific large groups, seating options are limited. Furniture is a mix of Nike donation furniture and furniture from the building's original opening date.
Environmental conditions for learning		2	Massive temperature fluctuations. Consistent HVAC issues. Some water has been leaking in classrooms, Old Gym over recent years. No ability to open windows and overall few windows. Cracks in flooring and on walls in various locations. All light fixtures need to be upgraded to LED
Classroom features		4	Classroom furniture is aging. Water fountains were removed from classrooms.
Support PE		2	Two gyms are present. Old Gym does not have a stage, New Gym does. Stage is often used for storage. Old Gym has a leaky roof, chunks of flooring missing, bathrooms very dated and in poor condition. New gym requires full sand and refinish
Commons / Cafeteria		3	Cafeteria operates efficiently but size limits the master schedule in order to get all grade levels fed in a timely manner.
Safe & Secure Learning		3	Camera system has aged and is frequently having issues. Coverage is not adequate and additional cameras are needed in and around the buildings.

			Front entry needs a secure entry vestibule. Once a person is let inside, there is full access to the schools. Ground floor classrooms should have 2 way mirror coating.
SRTS		4	Secure bus loading and unloading needs to be installed on the south side of the school. Side walk repair/replacement is need and ADA ramps installed. Some tree removal will coincide with this as they are the culprit for sidewalk damage.
Fire and Life Safety		4	The main fire panel in the front office needs to be updated with a modern addressable system.

Educational Adequacy Assessment
SHS

Category	Score Aug. 2020	Score June 2024	Comments
Integration of Technology	2	3	All students are 1:1 with chromebooks. WiFi access is adequate to support use throughout the building Ceiling-mounted data projectors in every classroom, along with outdated SmartBoards that are no longer receiving support or updates from the manufacturer. Only a few staff use the SmartBoards as designed. An aging portable data projector (on a cart) is used in the gym and/or cafeteria when needed. A ceiling-mounted data projector is available in the library.
STEM / Project Based Learning	2	2	Only one true science lab is present; general classrooms are also used for science instruction. The single “true lab” is very dated with countertops severely lifting to the point that it inhibits safe usage. Sinks are non-functional. A hood is present in the prep room only. The lab includes an emergency eye wash. Sinks are stained and discolored. CTE classes consist of business, agriculture, and visual communications. The agriculture program is particularly successful; the onsite greenhouse is used to grow vegetables and plants for purchase by the community. The agriculture program supports a food science class that is very popular. However, the culinary equipment is inadequate to meet demand. A shop is present for both wood construction and metal fabrication. The business program has a maker space for 3d printing, web design, and video production. Dedicated band and choir rooms are present.
Spaces to support flexible instruction /Varied group sizes	2	2	The school does not have extended learning areas. Most classroom furnishings consist of individual student desks with attached chairs which are not conducive to collaborative seating arrangements. Some classrooms have whiteboard tables with unattached chairs that are conducive to collaborative student interaction. The new gym is large enough to accommodate the entire student body for an assembly, but is not suitable for larger music performances.
Environmental conditions for learning	2	2	Classrooms have expansive (operable) windows with ample natural light. However, no A/C is present in this building. Classrooms can be excessive-

			ly warm in early fall and late spring months. Administrative areas are open during the summer with no air conditioning. Acoustical conditions in classrooms are good - no issues reported. No windows are present in the music room – a propped open door creates safety concerns.
Classroom features	3	3	Classroom sizes are not uniform; some are smaller than others. Sinks are not present, but this is typical of many high school classrooms. Class- rooms in the main building have VCT flooring. Aging portable classrooms are onsite; only three (3) of the five(5) are suitable for instruction.
Support SEL	2	2	The school includes positive signage with uplifting messages adorning the hallways. The school does not include any self-contained SPED class- rooms, only a resource center. No de-escalation room or sensory room is present. The school has a mental health counselor stationed in the building; however, the office space is small making it difficult to meet with larger groups. There is a small meeting area just outside the counselors office.
Support PE	3	2	The school has two (2) gyms. The “old” gym had significant seismic retrofits - bracing is present in the middle of the floor limiting use of the space. This space is not typically used for P.E. instruction, but is used for extra-curricular activities and wrestling. A weight room is present. The new gym is functional with an integrated sound system and stage. Bleachers and locker rooms are dated but functional.
Commons / Cafeteria	3	3	Commons is adequately sized with a stage. The school operates one (1) lunch period and has a modified open campus. The serving line reportedly becomes congested at times.
Library / Media Center	3	3	The library media center is generally dated in appearance, but has been made more inviting since the last assessment.
Safe & Secure Learning Environment	2	2	Passive supervision of students is challenging. The perimeter of the campus has been secured since the previous assessment. A secure entry vestibule is not present at the main entry. The school is not zoned for after-hours use; security gates used to be present at corridors but were later removed. The aging PA system is in very poor condition and cannot be heard in many classrooms, corridors, or outside the building. Classroom doors are equipped with intruderm locks allowing them to be locked from both sides. The school

			building is typically entered from either the main entry or the exterior doors on the south side (staff arrival only). A separate, dedicated bus drop-off lane is provided. The school has five (5) full-size buses (three of which have multiple routes). Improved signage is needed along school grounds. Additional exterior lighting is needed along pathways and parking lot areas; students walk to their cars in the dark following after school fall/winter sports.
Admin Space to support school operations	3	2	The main office is undersized for present needs. There is a common office space that is poorly laid out, 2 medium sized offices, and 2 small offices. There is no conference room to support collaboration and caregiver engagement.

BRIC ARCHITECTURE

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Meeting Notes

PROJECT: Sheridan School District – Long Range Facilities Plan
DATE: July 15, 2024
SUBJECT: Long Range Facilities Planning Committee Meeting #1
ATTENDEES: Larry Deibel, Adam DeLatte, Mike Griffith, Molly Griffith, Dan Hess, Dorie Vickery, Elisa Warner

Welcoming Remarks

- This is the kick-off meeting for Sheridan School District's Long Range Facilities Planning Committee.
- Superintendent Dorie Vickery welcomed attendees and thanked them for their participation.
- Dan Hess with BRIC Architecture provided an overview of the agenda and facilitated introductions.

Roles and Responsibilities / Meeting Schedule

- Dan Hess with BRIC described the role of the Long Range Facilities Planning Committee. The purpose of the Long Range Facilities Planning Committee is to advise Sheridan SD in prioritizing capital improvement projects over the next 10+ years.
- The LRFP Committee will meet a total of three (3) times during the next few months. A schedule of meeting was shared (see attached PowerPoint).
- Dan provided an overview of the long range facilities planning process, including State requirements for Long Range Facilities Plans, and how long range planning differs from bond planning.
    - The State requires that school districts complete a Long Range Facilities Plan every 10 years. However, in order to apply for OSCIM grant funding, a district must have completed a LRFP within the last 5 years.
        - The Oregon School Capital Improvement Matching (OSCIM) Program provides matching grants to districts that pass a local general obligation bond. The goal of the program is to encourage local communities to invest in their district's public schools. Commitments are made to districts ahead of the election so districts can inform their communities of the potential for additional funds from the state if the local bond passes.
        - Sheridan's last LRFP process was approximately five years ago and pre-COVID. It is the District's intent to update their LRFP and apply for a future OSCIM grant.

Bond History

- Sheridan School District's last successful school construction bond was nearly 20 years ago; it funded the construction of Faulconer Chapman School.
- Two recent bonds (2022 and 2023) did not pass, but by extremely close margins.

Vision for Long Range Facilities Planning

The group reviewed the Guiding Principles established under the last LRFP effort, as well as the District's Strategic Plan. See PowerPoint for a listing of both.

Some discussion followed:

- A committee member discussed the challenge of prioritizing facilities needs, highlighting that the urgency to address basic building repairs has reached a critical point.
- Safety / security was at the forefront of previous bond attempts; it now feels like basic infrastructure and maintenance needs may be at the top.
- The guiding principles still feel relevant overall, though capacity does not appear to be a pressing need based on recent enrollment projections.

It was explained that the Committee would use the guiding principles and Strategic Plan goals to identify a set of prioritization criteria for capital improvement projects later in the meeting.

Educational Adequacy – Review of Findings

Elisa Warner with BRIC presented an overview of the educational adequacy assessments for Faulconer Chapman School and Sheridan High School. Educational adequacy assessments conducted in 2020 were used as a starting point to the updated assessments, providing principals with the opportunity to review the assessment reports and note any changes. Emphasis was placed on the following:

- General classroom conditions
- Environmental conditions for learning
- Safe and Secure learning Environments
- Integration of technology/support of STEAM and project-based learning
- Ability to support flexible instruction and varied group sizes
- Special education program resources
- Adequacy of core areas (commons, libraries, gymnasiums)
- Availability of specialty classrooms to support electives and/or CTE
- Administrative spaces to support school operations and community programs

See attached PowerPoint for complete list of conditions per building.

Comments by Committee members included:

- Some of the biggest needs at FCS include cafeteria improvements and playground equipment and surfacing replacements. Pick-up / drop-off lane improvements are also needed.
- Science lab renovations are important at both schools, but especially at SHS.
- Concerns about asbestos tiles in corridors at SHS.

Enrollment and Capacity Analysis

- Elisa gave a presentation on enrollment and capacity for Sheridan School District.
- The first part of the presentation was to share BRIC's capacity analyses. Each school was analyzed on how many instructional spaces are available, applying the maximum goals sizes for each grade level and the utilization rate of each instructional space.
- The district employed the services of FLO Analytics to conduct 10-year enrollment projections for the district. Their firm routinely performs similar work for many districts across Oregon.
    - Several data sources were used to forecast enrollment over a 10-year period, including birth rates, residential development data, population forecasting, and enrollment data (all information gained from data sources).
    - The 10-year forecast was then compared to each building's capacity. It was noted that like many districts in Oregon, Sheridan is projected to experience some enrollment decline over the next several years. See attached PowerPoint for additional details.
        - Factors such as a decline in birth rate and the effects the Covid pandemic have contributed to enrollment decline for public school districts.
    - What do these results mean for capital improvement planning?
        - There is adequate capacity within SSD schools to meet projected enrollment needs over the next 10 years.

See attached PowerPoint for the presented enrollment and capacity data.

Comments / questions asked by Committee members included:

- Remove Sheridan Japanese School from the Historical Enrollment table. This is a charter school and most students come from out-of-district.
- *What is the average age of Sheridan residents? Does the community have an aging population? How is the mobility of families accounted for?* The project team will follow up with FLO to provide answers to these questions.

Creating a Prioritization Criteria for Capital Improvement Projects

- The last activity of the evening involved refining a list of prioritization criteria for the district's capital improvement projects. Eleven (11) potential criteria were shared with the Committee as follows:
    - Safety and Security: Addresses immediate safety concerns and/or implements measures to enhance overall security.
    - Improved Learning Environments: Improvements directly impact the quality of education and daily experiences of students, such as comfortable classroom conditions, flexible furnishings, spaces to support STEAM and/or CTE instruction, and other resources that support teaching and learning.
    - Infrastructure and Maintenance: Maintenance needs & infrastructure improvements to ensure the longevity of facilities.
    - Sustainability / Efficiency / Indoor Air Quality: Reduces environmental impacts, improves indoor air quality, and/or results in long-term savings on operational costs.

- **Equity and Inclusion**: Equitable access to educational resources and opportunities for all students.
- **Capacity and Enrollment**: Addresses overcrowding and/or underutilization of facilities.
- **Future-Ready Spaces**: Ensures that school facilities are equipped with up-to-date technology infrastructure and are adaptable to evolving educational needs driven by technological advancements.
- **Community:** Facility improvements align with the needs and aspirations of the local community.
- **Functional Outdoor Environments:** Ensures school sites are fully functional as learning and recreational resources.
- **Cost-Effectiveness**: Provides the greatest impact within budget constraints. May be eligible for grant funding. Can realistically be funded / accomplished without bond funding.
- **Social Emotional Wellness:** Provides spaces and design features that promote the social emotional wellness of students and staff.

- Each Committee member was given a printed sheet with the above criteria and asked to vote for their top 5. Results were as follows:

Criteria	#1	#2	#3	#4	#5	Total:
Safety and Security	x	x	x	x	x	5
Improved Learning Environments	x	x	x	x	x	5
Infrastructure and Maintenance	x	x	x	x	x	5
Community		x	x	x		3
Sustainbility / Efficiency / IAQ		x			x	2
Future-Ready Spaces			x	x		2
Functional Outdoor Environments	x					1
Cost Effectiveness					x	1
Social Emotional Wellness	x					1
Equity and Inclusion						0
Capacity and Enrollment						0

Plan for Next Meeting

- The next meeting will be held on August 19th.
- BRIC will summarize findings of the recent Building Condition Assessments.
- The Committee will work collaboratively to develop a set of criteria for prioritizing capital improvement projects.

Submitted by

Elisa Warner
BRIC Architecture, Inc.
Attachment: PowerPoint Presentation

1

Agenda

- Welcoming Remarks / Introductions
- LRFP Roles and Responsibilities / Group Norms / Meeting Schedule
- What is a Long Range Facilities Plan?
- Bond History
- Vision for Facilities Planning
- Sheridan SD's 10-year Enrollment Projections / Capacity Analysis
- Highlights from the Educational Adequacy Assessments
- Prioritization Criteria for Capital Improvement Projects / Voting Exercise
- Wrap Up / Next Steps

2

Welcome and Introductions

- Share your name and department, role or affiliation with the district and/or the Sheridan community.
- What brought you to this committee? What are you most excited about?

3

Group Agreements

4

Group Agreements

BE PRESENT!
Be on time and participate. Try to refrain from checking email and doing other tasks as much as possible.

STEP UP, STEP BACK.
Be mindful of taking too much or too little space.

ASSUME BEST INTENTIONS.
Everyone comes in with a different set of experiences and knowledge. Seek first to understand and assume best intentions in all interactions.

CALL EACH OTHER IN AS WE CALL EACH OTHER OUT.
When challenging someone's ideas or behavior, give feedback respectfully. When your own ideas or behavior are challenged, receive feedback respectfully.

SHARE GRATITUDE FOR FEEDBACK.
It is a gift when someone takes the time and risk to give feedback. Thank them for the learning opportunity and recognize you may have work to do.

RECOGNIZE THAT INTENT IS DIFFERENT FROM IMPACT.
The things we say or do may have a negative impact on others, despite our intent. Be accountable for the impact of your actions and words.

CREATE A SPACE FOR MULTIPLE TRUTHS.
Speak your truth and seek understanding of truths that differ from yours. Celebrate and embrace different perspectives.

NOTICE POWER DYNAMICS.
Power shows up in many different ways—be aware of how you might be unconsciously using your privilege and power.

CENTER LEARNING AND GROWTH.
This work is sometimes uncomfortable and uncertain. We may not always know the answers nor arrive at neat, tidy resolutions. We will make mistakes along the way. Remember we are all here to learn and grow, both individually and collectively. We won't "fix" it all in one meeting, but we will get closer if we are willing to be uncomfortable.

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Long Range Facilities Planning Overview

6

LRFP Committee Purpose and Responsibilities

The purpose of the Long Range Facilities Planning Committee is to advise Sheridan School District in prioritizing capital improvement projects over the next 10 years.

The LRFP Committee is an advisory committee; it is *not* a decision-making body.

Additional Roles and Responsibilities:

- Attend and actively participate in committee meetings.
- Serve as an advocate for the process in your community (with colleagues and in your neighborhoods).

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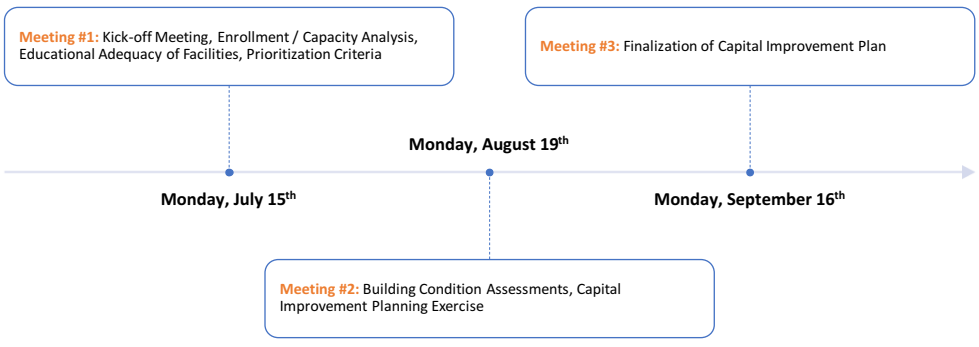
LRFP Committee Meeting Schedule



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What is a Long Range Facilities Plan?

- Summarizes the District's facilities needs over the next 10+ years.
- Aligns facilities needs with the District's educational vision and projected enrollment.

State Requirements as outlined in ORS 195.110 and/or OAR 581-027-0040

- Population projections by school / age group for next 10 years
- Educational adequacy assessments of school facilities
- Capacity analyses of school facilities
- Descriptions of physical improvements needed in existing schools to meet the minimum standards of the district
- Identification of desirable school sites / site acquisition plans (if plans include construction on a new site)
- Description of coordination efforts with local government planning agencies
- Documentation of community outreach / stakeholder involvement
- Identification of historic buildings (if applicable)
- Financial plans to meet school facility needs
- Alternatives to new school construction and major renovation
- Measures to increase efficient use of sites
- Ten-year capital improvement plan

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Long Range Facilities Planning vs. Bond Planning

Long Range Facilities Plan

- Required by the State regardless of whether a district intends to pursue a bond in the near future. However, can provide a foundation or starting point for future bond planning.
  - A recently completed LRFP report is required in order to apply for an OSCIM grant for matching bond funds.
- Results in a comprehensive list of facilities improvement projects spanning 10+ years.
  - Lists all projects regardless of cost or likely funding source.

Bond Planning

Objective is to develop a curated list of facilities improvement projects reflective of the community's goals, drivers of support, and price tolerance.

- Initial prioritization of projects based on a multifactored analysis:
  - Severity of building condition deficiencies
  - Long-term school capacity needs
  - Programmatic needs
- Develop ROM project cost estimates of identified potential projects based on approximate scopes and projected year of construction.
- Community polling to gauge support:
  - Cost sensitivity (size of bond / tax impacts)
  - Popularity of key projects / Drivers of support
  - Hot button issues
- Refine bond package to align with bond amount and community priorities.

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Bond History

11

Bond History

- The District has not passed a school construction bond in over 20 years. The 2003 bond funded the construction of Faulconer-Chapman School.
- Two recent bonds (2022 and 2023) did not pass, but by extremely close margins.

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Vision for Facilities Planning

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LRFP Guiding Principles

Values, Guiding Principles and Public Engagement

The primary goal of LRFP process was to engage the committee to understand key issues, identify potential projects and priorities through a consensus-based process. To accomplish this, the committee established a set of values, which informed guiding principles that were used to evaluate project options. The values were:

- **Investments in Technology** – It's important for Sheridan Schools to use technology and new systems to help students learn (including things like updating existing buildings so that they can use current technology, different smart board systems, computers, and more!).
- **Safety & Security** – Making sure that school buildings keep students safe, and that parents can feel confident that their children are safe at school.
- **School Capacity & Functionality** – Ensuring that buildings have classrooms that are appropriate for our students, and create an environment that best supports learning (from cool or warm air, classroom size, and more).
- **Transportation/Access to Schools** – Finding ways to make it easy and safe for students to get to school, from bus stops on campus, to parent pick-up and drop-off areas.
- **Educational Support** – Tools that can help staff and students work together to make sure that every student gets what they need to learn best. These could include the tools used in shop class, the types of rooms available for different kinds of classrooms, and new kinds of learning spaces. Making sure that classrooms have the right tools for student success.
- **Community Spaces & Collaborations** – Building partnerships with the community. Finding ways to work together with colleges, businesses and local industry to create opportunities for students to get the skills they need for the future they choose.

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District Mission Statement
Each student will be engaged today, inspired for the future, ready for the next set of challenges and accountable for their learning.

SHERIDAN SCHOOL DISTRICT

District Vision Statement
Where all students learn, grow, and succeed.

Draft Strategic Plan 2024-2029

Successful Students

Increase the number of students who are college and/or career ready

Create a culture where students feel safe and welcome

Improve our facilities to better serve our students

Increase the number of students who are on grade level

Invested Employees

Improve meaningful, relevant, professional development opportunities for all employees

Enhance the frequency of clear, effective and open two-way communication

Develop and implement a systematic approach to recognize and celebrate successful and impactful employees

Improve methods for recognizing and addressing the emotional, physical, and personal need of our employees

Connected Community

Build pride in community and our facilities so Sheridan SD is a great place to send your students

Build community support through transparency, communication, and engagement

Build positive relationships that unite the community to support and develop district facilities

Promote a culture of high expectations from the entire community

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Capacity Analysis

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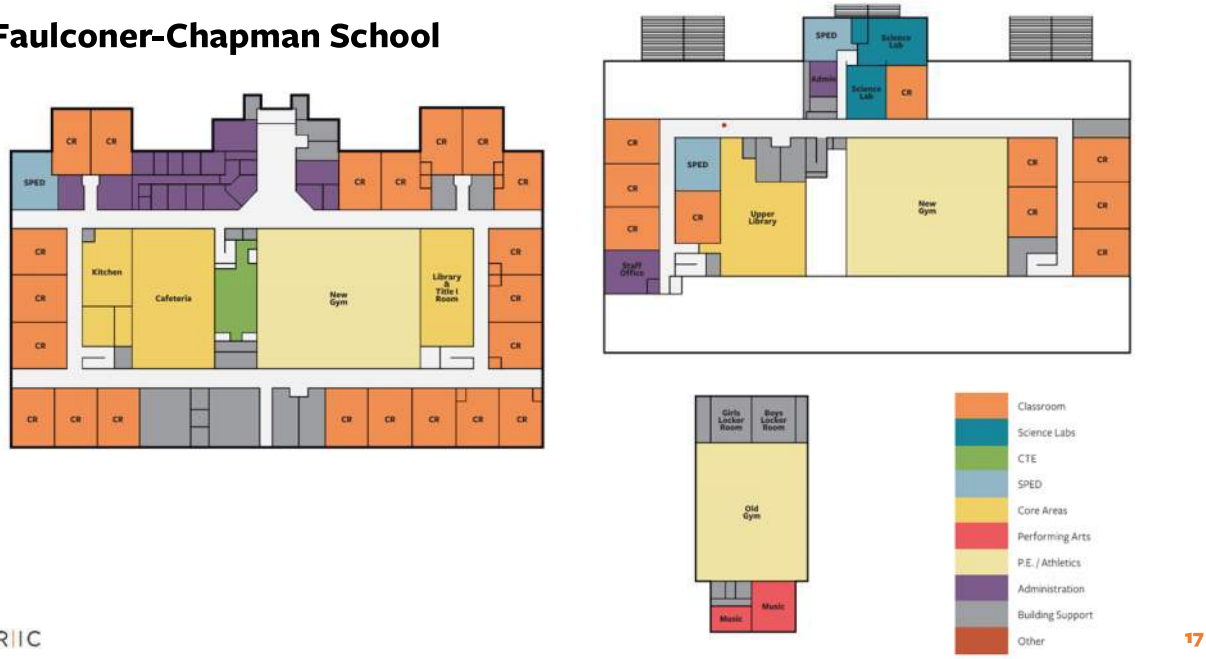
Faulconer-Chapman School



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Faulconer-Chapman School

Faulconer Chapman School (K-8)

Capacity Analysis

Teaching Stations	Qty	Max Class Size Goal (if used as teaching station)	Utilization Rate	Capacity	Notes
General Classrooms - ELEMENTARY	21	25	100.00	525.0	
General Classrooms / Teaching Stations - MIDDLE	12	28	0.85	285.6	
SPED Classrooms	2	15	0.85	25.5	
MS Music Room	1	28	0.85	23.8	Two rooms in "old" gym building - only count MS room as teaching station.
Total Capacity:	**36**			**860**	

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Sheridan High School

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Sheridan High School

Sheridan High School

Capacity Analysis

Teaching Stations	Qty	Max Class Size Goal (if used as teaching station)	Utilization Rate	Capacity	Notes
General Classrooms / Sci Labs (includes portables that are used for general instruction)	10	30	0.85	255.0	Includes 3 portables used for general instruction (Rooms 16, 17a and 17b). Portable 9 was not counted (used for storage) nor was 16a (too small).
Science Lab	1	30	0.85	25.5	
CTE	2	30	0.85	51.0	
Music Classrooms	1	30	0.85	25.5	
Art Classrooms	1	30	0.85	25.5	
P.E. Teaching Spaces	1	30	0.85	25.5	
SPED Classrooms	0	15	0.85	0.0	
Classroom-sized Spaces Used for Other Purposes	1	30	0.85	25.5	Makerspace
Total Capacity:	**17**			**434**	

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Enrollment Projections

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10-Year Enrollment Projections

- Sheridan School District contracted with FLO Analytics this spring to prepare 10-year enrollment projections.
- FLO used the following data sources to inform the enrollment forecasts:
  - Decennial Census and American Community Survey, U.S. Census Bureau
  - Birth data, Oregon Health Authority
  - Population estimates and forecasts, Portland State University Population Research Center
  - Enrollment data, Sheridan School District
  - Property characteristics, Polk and Yamhill County Assessors
  - Interviews, Sheridan Superintendent Dorie Vickery and Mid-Willamette Valley Council of
  - Governments Land Use Planner Liam Bean
  - Spatial data, Polk and Yamhill Counties

Historical Enrollment by School

School Name	2017–18	2018–19	2019–20	2020–21	2021–22	2022–23	2023–24	2017–18 to 2023–24
Faulconer-Chapman School (K–5)	320	297	302	292	306	328	329	9
Sheridan Japanese School (4–5)	19	18	14	14	16	--	--	-19
K–5 Total	**339**	**315**	**316**	**306**	**322**	**328**	**329**	**-10**
Faulconer-Chapman School (6–8)	178	177	165	163	154	154	155	-23
Sheridan Japanese School (6–8)	39	36	39	35	25	--	--	-39
6–8 Total	**217**	**213**	**204**	**198**	**179**	**154**	**155**	**-62**
Sheridan High School	238	249	220	202	223	224	220	-18
Sheridan Japanese School (9–12)	30	33	34	22	13	--	--	-30
9–12 Total	**268**	**282**	**254**	**224**	**236**	**224**	**220**	**-48**
District-run Total	**824**	**810**	**774**	**728**	**737**	**706**	**704**	**-120**

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Current Enrollment by Residence (In-District vs. Out-of-District)

Figure 3: Enrollment by Residence

School Name (Grade Group)	Total Enrollment	District Resident Students	Out-of-District Students	Percent Out-of-District
Faulconer-Chapman (K-5)	329	291	38	11.6%
Faulconer-Chapman (6-8)	155	130	25	16.1%
Sheridan HS (9-12)	220	194	26	11.8%
District-run Total	**704**	**615**	**89**	**12.6%**
AllPrep Academy (K-5)	99	20	79	79.8%
AllPrep Academy (6-8)	63	13	50	79.4%
AllPrep Academy (9-12)	107	33	74	69.2%
Charter Total	**269**	**66**	**203**	**75.5%**

Source

October 2023 Sheridan School District students geocoded by FLO and adjusted to match counts in Oregon Department of Education enrollment reports.

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Annual Population Growth / # of Home Schooled Students

Figure 5: Sheridan SD Population by Age Group – 2000 to 2020

	2000 Census	2010 Census	2020 Census	Average Annual Growth 2000–2010	Average Annual Growth 2010–2020
Total Population[a]	6,861	7,430	7,924	0.8%	0.6%
Excluding federal prisoners[b]	4,870	5,635	6,146	1.5%	0.9%
Age 18 and over[b]	3,477	4,127	4,742	1.7%	1.4%
Age 5 to 17[b]	1,050	1,114	1,061	0.6%	-0.5%
Under age 5	343	394	343	1.4%	-1.4%
Under 18 share[b]	29%	27%	23%	--	--

Notes
(a) School District population includes inmates counted at Federal Correctional Institution, Sheridan (FCI Sheridan). Inmate population counted in the census was 1,991 in 2000, 1,795 in 2010, and 1,778 in 2020.
(b) Excludes federal prison population.
Source
U.S. Census Bureau, 2000, 2010, and 2020 Censuses.

Figure 6: County and Urban Growth Boundary (UGB) Population Forecasts

Area[a]	2020 Census	2030 Forecast	2040 Forecast	Average Annual Growth 2020–2030	Average Annual Growth 2030–2040
Yamhill County[b]	107,722	118,182	127,477	0.9%	0.8%
Sheridan UGB	6,518	6,593	6,889	0.1%	0.4%

Notes
(a) Polk County forecasts are not included because they were prepared before detailed 2020 Census data were published. Also, they are not representative of the small portion of the school district within Polk County.
(b) Population forecasts were proposed in March 2024. Final forecasts are under review and scheduled to be released June 30, 2024.
Source
Population Research Center, Portland State University, March 6, 2024.

Figure 4: Home Schooled Students Residing in Sheridan SD Registered with Willamette ESD

School Year	Home School Students
2015–16	46
2016–17	57
2017–18	65
2018–19	75
2019–20	N/A
2020–21	105
2021–22	84
2022–23	64
2023–24	53

Notes
Does not include students enrolled in public online charter schools such as Sheridan AllPrep Academy.
Sources
Primary sources are Oregon Department of Education and Willamette Education Service District. Figures from 2018–19 and prior years from Portland State University, Population Research Center, "Sheridan School District: Population and Enrollment Forecasts 2019-20 to 2028-29" (2019). Figures beginning in 2020–21 provided by Sheridan School District in May 2024.

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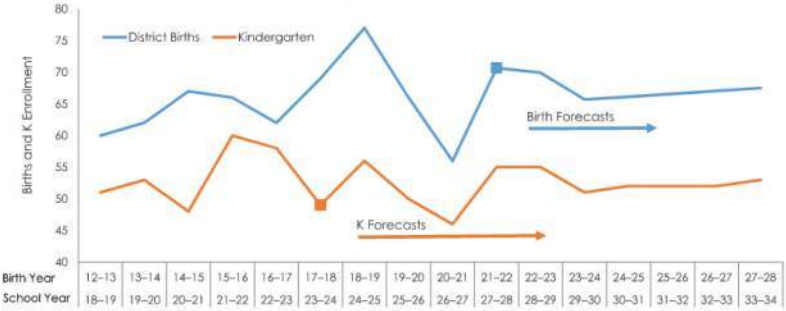
District Births and Kindergarten Enrollment (Middle Scenario)

Birth Year	12–13	13–14	14–15	15–16	16–17	17–18	18–19	19–20	20–21	21–22	22–23	23–24	24–25	25–26	26–27	27–28
Births	60	62	67	66	62	69	77	66	56	71	70	66	66	67	67	68
School Year	**18–19**	**19–20**	**20–21**	**21–22**	**22–23**	**23–24**	**24–25**	**25–26**	**26–27**	**27–28**	**28–29**	**29–30**	**30–31**	**31–32**	**32–33**	**33–34**
Kindergarten	51	53	48	60	58	49	56	50	46	55	55	51	52	52	52	53
Ratio to Births	0.85	0.85	0.72	0.91	0.94	0.71	0.73	0.76	0.82	0.78	0.79	0.78	0.79	0.78	0.78	0.79



Notes
Enrollment includes students residing outside of the district boundary. Birth cohorts are aligned with K cohorts (e.g., the 17–18 birth year represents births from September 2017 to August 2018, which is the 23–24 K year). The ratio is calculated by dividing each K enrollment by the births five years earlier (e.g., 23–24 K divided by 17–18 births). Births from 2023 to 2028, which inform K classes beginning with the 2028–29 school year, were forecasted based on projections of women of childbearing age and estimated age-specific birth rates.
Sources
Oregon Health Authority 2012 to 2022 births to mothers residing within ZIP code 97378 proportionately allocated to approximate the district boundary and FLO 2023 to 2028 birth forecasts. Sheridan October 2018–19 to 2023–24 enrollment and FLO October 2024–25 to 2033–34 enrollment forecasts (middle

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10-Year Enrollment Projections by Grade Level

Figure 11: Enrollment Forecasts by Individual Grade – Middle Scenario

Grade	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34
K	49	56	50	46	55	55	51	52	52	52	53
1	55	49	56	50	46	55	55	51	52	52	52
2	60	55	49	56	50	46	55	55	51	52	52
3	49	62	57	50	58	51	47	57	57	52	53
4	58	51	64	59	52	60	53	49	59	59	54
5	58	59	52	65	60	53	61	54	50	60	60
6	55	61	62	55	69	63	56	64	57	53	63
7	54	54	60	61	54	68	62	55	63	56	52
8	46	56	56	62	63	56	71	64	57	66	58
9	58	45	54	54	60	61	54	69	62	55	64
10	62	55	42	51	51	57	58	51	65	59	52
11	70	58	51	39	48	48	53	54	48	61	55
12	30	64	53	46	35	44	44	48	49	44	56
K–5	329	332	328	326	321	320	322	318	321	327	324
6–8	155	171	178	178	186	187	189	183	177	175	173
9–12	220	222	200	190	194	210	209	222	224	219	227
Total	704	725	706	694	701	717	720	723	722	721	724

Note
Students enrolled in Sheridan AllPrep Academy are not included.
Sources
Sheridan School District October 2023–24 enrollment and FLO 2024–25 to 2033–34 enrollment forecasts (middle scenario).

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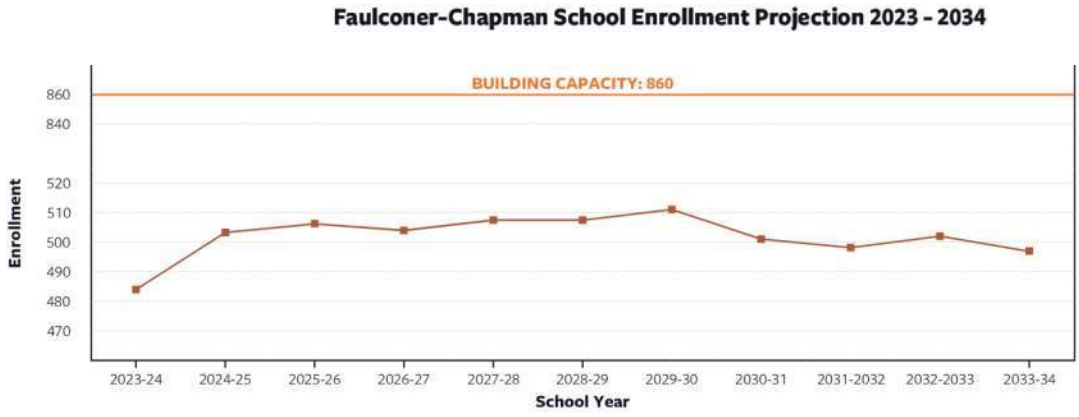
Faulconer-Chapman School



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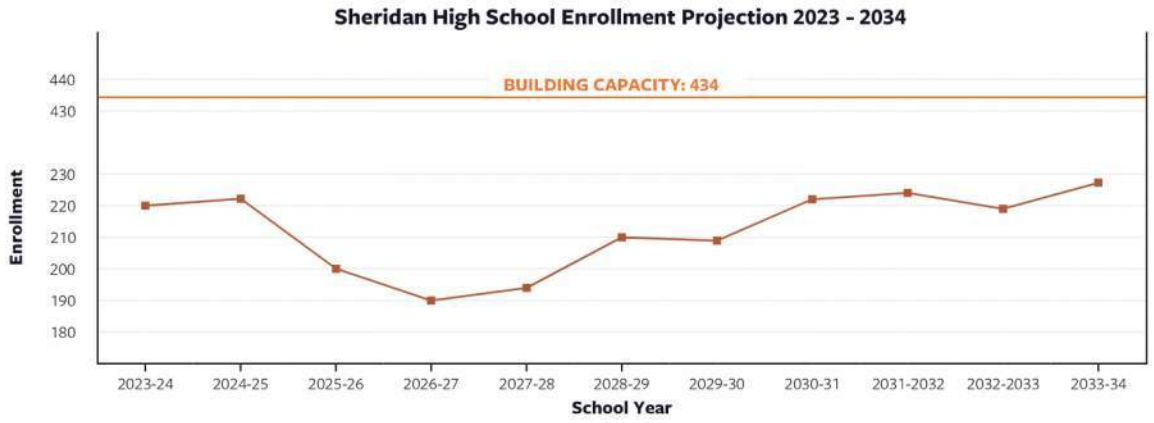
Sheridan High School



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Educational Adequacy Assessments

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Educational Adequacy Assessments

Educational adequacy assessments were conducted at each school based on-site observations from a previous visit as well as follow-up communications with each school principal to confirm documented conditions. Special emphasis was placed on the following features:

- General classroom conditions
- Integration of technology / Support of STEAM and project-based learning
- Ability of spaces to support flexible instruction / varied group sizes
- Environmental conditions for learning (acoustics, thermal comfort, lighting)
- Special education program resources
- Adequacy of core areas (e.g. commons, library, and gymnasiums)
- Availability of specialty classrooms to support electives and/or CTE
- Safe and secure learning environments
- Administrative spaces to support school operations / community programs

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Faulconer-Chapman School

Classroom Features

- Classroom sizes are generally sufficient. Sinks are present in elementary classrooms. Most elementary classrooms have their own dedicated single-use restroom. Aging audio visual equipment is due for replacement.
- Limited daylighting in classrooms (one small window per classroom). Interior lighting is outdated and in need of upgrade to LED.
- Very wide temperature fluctuations between classrooms. Classroom windows are not operable. Acoustics between classrooms are reportedly inconsistent, with noise transmission issues in some areas.
- Classroom furniture is aging and due for replacement. Cracked flooring and walls are visible in areas, as well as stained ceiling tiles.

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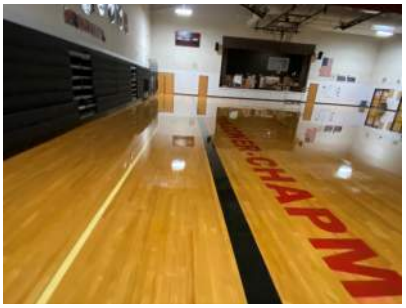
Faulconer-Chapman School

Core Areas

- Two (2) gyms are present: a main gym in the new building and an old aux gym in a separate older building. The old gym's flooring is in very poor condition, to the point of being a tripping hazard. The new gym's flooring is due for refinishing. Nearby restrooms are dated and in poor overall condition.
- The kitchen/servery reportedly operates efficiently. The school holds two (2) middle school lunch periods followed by a series of staggered elementary lunches where classes of students arrive every 15 minutes. The cafeteria is not a visually inviting space, with low ceilings and no natural light. The size of the cafeteria is inadequate if the school were to move to a schedule with fewer lunch periods.
- The library media center is dark and uninviting. Shelving takes up much of the floor area leaving little space for flexible furnishing arrangements or collaborative activities.



Faulconer-Chapman School

STEAM / CTE

- No makerspace is present. Project-based learning and STEAM activities generally occur in classrooms. Elementary classrooms are equipped with sinks and hard surfaced flooring (VCT).
- There is only one science lab available for all middle school grades. The lab has both island and perimeter sinks, an emergency shower and eye wash. The adjacent prep room is equipped with a ventilation hood. However, the space has not been in full working order for years, requiring updates.
- No CTE or specialized elective teaching stations are present.
- Band and music rooms (at old gym) are very dated with carpet in poor condition and poor indoor air quality (past leaks, musty odor, etc.).
- A general classroom is used for art instruction.

Faulconer-Chapman School

Safety and Security

- Although an entry vestibule is present, visitors are not able to be diverted into the main office before proceeding into the building. This presents a security vulnerability as staff are not able to intercept unauthorized visitors.
- The camera system is outdated and inadequate in terms of coverage. An addressable fire / security alarm system is needed.
- A dedicated bus loading / unloading area is desired on the south side of the campus. Sidewalk repairs and ADA ramps are needed.
- Additional exterior lighting is needed along pathways and in the parking lot. Card readers are desired on additional exterior doors and gates.
- Concern over the safety of the playground surfacing, as well as the age of some of the playground equipment.

Sheridan High School

Classroom Features

- Classroom sizes are not uniform; some are smaller than others. Old and outdated student furnishings are not conducive to flexibility. Aging finishes are present.
- Only three (3) of the five (5) portable classrooms onsite are suitable for instruction. All are in need of roof replacements and new flooring.
- Classrooms have expansive (operable) windows with ample natural light. However, central A/C is not present in this building; Only 2 or 3 classrooms are serviced by split unit air conditioning. Classrooms can be excessively warm in early fall and late spring months. Lighting is outdated and in need of upgrade to LED.

Sheridan High School

STEAM / CTE

- Only one true science lab (by design) is present; general classrooms are also used for science instruction. The single "true lab" is very dated with countertops severely lifting to the point that it inhibits safe usage. Sinks are stained and discolored. A hood is present in the prep room only. Its poor condition makes it "useless" for science instruction.
- CTE classes include business, agriscience/horticulture, and animal science. The horticulture program is particularly successful; the onsite greenhouse is used to grow vegetables for purchase by the community. A shop is present. The former home economics classroom is used for general instruction; it would require significant updating to be used for its intended purpose.
- An art classroom was adapted using Measure 98 funds. Two general classrooms were converted into a makerspace.

Sheridan High School

Core Areas

- The school has two (2) gyms. The "old" gym had significant seismic retrofits - bracing is present in the middle of the floor limiting use of the space. This space is not typically used for P.E. instruction, but is used for extra-curricular activities and wrestling. The new gym is functional with an integrated sound system and stage. Locker rooms in the old gym are "terrible and musty."
- The commons is adequately sized with a stage. The school operates one (1) lunch period and has an open campus. The serving line reportedly be-comes congested at times. The stage is in need of safety and lighting upgrades.
- The library media center is generally dated in appearance and uninviting (though it has nice daylighting).

Sheridan High School

Safety and Security

- A secure entry vestibule is not present at the main entry, creating a security vulnerability as visitors can walk into the building without being intercepted by staff.
- The school is not zoned for after-hours use.
- The aging PA system is in very poor condition and cannot be heard in many classrooms, corridors, or outside the building.
- Additional exterior lighting is needed.
- Bollards needed at front entrance and south entrance.
- Fire life safety upgrades are needed. Very outdated camera system with inadequate coverage. An addressable fire / security alarm system is needed.
- The porous campus has incomplete fencing opening along the adjacent railroad tracks.
- Expanded parking is needed.
- Exterior ADA ramps needed for accessible routes to building.

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Creating a Prioritization Criteria for our Capital Improvement Projects

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Potential Considerations for Establishing a Prioritization Criteria

- **Safety and Security:** Addresses immediate safety concerns and/or implements measures to enhance overall security.
- **Improved Learning Environments**: Improvements directly impact the quality of education and daily experiences of students, such as comfortable classroom conditions, flexible furnishings, spaces to support STEAM and/or CTE instruction, and other resources that support teaching and learning.
- **Infrastructure and Maintenance**: Maintenance needs & infrastructure improvements to ensure the longevity of facilities.
- **Sustainability / Efficiency / Indoor Air Quality:** Reduces environmental impacts, improves indoor air quality, and/or results in long-term savings on operational costs.
- **Equity and Inclusion**: Equitable access to educational resources and opportunities for all students.
- **Capacity and Enrollment**: Addresses overcrowding and/or underutilization of facilities.
- **Future-Ready Spaces**: Ensures that school facilities are equipped with up-to-date technology infrastructure and are adaptable to evolving educational needs driven by technological advancements.
- **Community:** Facility improvements align with the needs and aspirations of the local community.
- **Functional Outdoor Environments:** Ensures school sites are fully functional as learning and recreational resources.
- **Cost-Effectiveness**: Provides the greatest impact within budget constraints. May be eligible for grant funding. Can realistically be funded / accomplished without bond funding.
- **Social Emotional Wellness:** Provides spaces and design features that promote the social emotional wellness of students and staff.

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Large Group Discussion and Voting

42

Group Discussion: Finalization and Ranking of Prioritization Criteria

- What's missing?
- What's most important?
- Are there any criteria items that stand out, are polarizing, or require additional discussion?
- Vote for your "Top 5" criteria

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Questions and Next Steps

- Next meeting: August 19, 2024

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BRIC ARCHITECTURE

1233 NW NORTHRUP STREET, SUITE 100
PORTLAND, OR 97209

T 503 595 4900

Meeting Notes

PROJECT: Sheridan School District – Long Range Facilities Plan
DATE: August 12, 2024
SUBJECT: Long Range Facilities Planning Committee Meeting #2
ATTENDEES: Patrick Schrader, Dorie Vickery, Missy Love, Mike Griffith, Karen Daniels, Lisa Heatherly, Sean Vesper, Jeremy Hutchinson, Gwen Fink, Dan Hess, Thea Wayburn, Elisa Warner

Welcoming Remarks

- This is the second meeting for Sheridan School District's Long Range Facilities Planning Committee.
- Superintendent Dorie Vickery welcomed attendees. Dan Hess with BRIC Architecture provided an overview of the agenda and facilitated introductions.

Recap of Last Meeting

Dan Hess provided a recap of the kick-off meeting.

Top Ranked Prioritization Criteria

- Dan provided a recap of the results from the group exercise conducted during Meeting #1 to establish a set of prioritization criteria for capital improvement planning. The following are the criteria identified by this Committee:
    - **Safety and Security:** Addresses immediate safety concerns and/or implements measures to enhance overall security. (100%)
    - **Improved Learning Environments**: Improvements directly impact the quality of education and daily experiences of students, such as comfortable classroom conditions, flexible furnishings, spaces to support STEAM and/or CTE instruction, and other resources that support teaching and learning. (100%)
    - **Infrastructure and Maintenance**: Maintenance needs & infrastructure improvements to ensure the longevity of facilities. (100%)
    - **Community:** Facility improvements align with the needs and aspirations of the local community. (60%)

Facility Condition Assessments – Review of Findings

Thea Wayburn with BRIC presented an overview of facilities conditions at each school and administration building. On-site building condition assessments were conducted during the summer of 2024. Features assessed at each building included:

- Architectural
- Structural

- Mechanical, electrical, plumbing
- Roofs
- School Sites / Playgrounds / Fields

See attached PowerPoint for a list of deficiencies by building.

Capital Improvement Planning

The committee was asked to work in smaller groups to categorize a set of potential capital improvement projects as follows:

- Tier 1: 1-5 years
- Tier 2: 6-10 years
- Tier 3: 11+ years

The committee was asked to remember the "Prioritization Criteria as references in their decision-making. A set of 5" x 7" cards were provided to each of the 2 table groups with various projects; additional blank cards were provided for the groups' use if they felt any projects were missing. The groups were given time to review and discuss the projects and craft their lists (Tiers 1-3). Each group was then asked to present their recommendations to the entire committee. A summary appears below.

POTENTIAL CAPITAL PROJECTS		Group 1			Group 2			TOTAL SCORE	Average Score
Project Description	Impacted Location(s)	Tier 1	Tier 2	Tier 3	Tier 1	Tier 2	Tier 3	Lower # = higher priority	Lower # = higher priority
Construct a secure entry vestibule at FCS where visitors must first pass through a "sallyport" leading to a connected main office before being admitted to the larger building.	FCS	1			1			2	1
New integrated security, clock, camera, fire alarm, and communications systems at FCS.	FCS	1			1			2	1
Acoustical treatments, lighting upgrades, and new instrument storage cabinets in music rooms at FCS.	FCS	1					1	2	1
HVAC system upgrades and/or replacements at FCS for improved functioning and efficiency, promoting the health and comfort of students and staff. This would include adding air conditioning at SHS.	FCS	1			1			2	1
Site and dumpster area improvements at FCS, including replacement of sanitary waste line, new irrigation system, upgraded and expanded exterior lighting, construction of a new retaining wall, pavement repairs, removal of tree next to old gym, and accessibility upgrades such as new ADA ramps.	FCS	1			1			2	1
Construct a secure entry vestibule at SHS where visitors must first pass through a "sallyport" leading to a connected main office before being admitted to the larger building.	SHS	1			1			2	1
Site improvements at SHS campus, including replacement of aging paving along roadways and parking lots, parking lot expansion, upgraded and expanded exterior lighting, stormwater improvements at SHS stadium and old gym (including "the moat" area), new irrigation system, address tree roofs lifting pavement along Jefferson street, and accessibility upgrades such as new ADA ramps.	SHS	1			1			2	1
Replacement of aging flooring at SHS (including asbestos abatement as needed).	SHS	1			1			2	1
New integrated security, clock, camera, fire alarm, and communications systems at SHS.	SHS	1			1			2	1
Science lab upgrades at SHS, including fume hood replacement, new gas lines to lab stations, new casework, sinks, fixtures, and finishes.	SHS	1			1			2	1
Roof replacement at SHS.	SHS	1			1			2	1
Cafeteria, kitchen, and servery upgrades at SHS, as well as safety and lighting upgrades to adjacent stage.	SHS		2		1			3	1.5
Audio visual equipment upgrades in classrooms and core areas at FCS.	FCS		2		1			3	1.5
At FCS, replace gym flooring in old gym / refinish flooring in new gym.	FCS	1				2		3	1.5
Exterior fencing expansion at SHS to fully enclose school site.	SHS	1				2		3	1.5
Audio visual equipment upgrades in classrooms and core areas at SHS.	SHS		2		1			3	1.5
Electrical upgrades at SHS, including additional outlets and new raceways to hide exposed wires in classrooms.	SHS		2		1			3	1.5
Library media center upgrades and new furnishings at SHS to provide engaging, flexible, multifunctional, and welcoming spaces that are inviting to students.	SHS	1				2		3	1.5
Upgrade aging and deteriorating finishes at SHS, such as stained or damaged ceiling tiles, lifting countertops, and faded or chipped interior paint.	SHS		2		1			3	1.5
Student restroom upgrades at FCS to replace broken fixtures and aging partitions, enhance supervision of entries and handwashing areas, and address conditions that discourage use such as accessibility challenges and privacy concerns.	FCS		2		1			3	1.5

POTENTIAL CAPITAL PROJECTS		Group 1			Group 2			TOTAL SCORE	Average Score
Project Description	Impacted Location(s)	Tier 1	Tier 2	Tier 3	Tier 1	Tier 2	Tier 3	Lower # = higher priority	Lower # = higher priority
Interior lighting upgrades at SHS for improved classroom conditions and energy efficiency.	SHS			3	1			4	2
Select improvements to Building 1, including flooring replacements and replacement of aging wood ramps.	SHS		2			2		4	2
HVAC system upgrades and/or replacements at SHS for improved functioning and efficiency, promoting the health and comfort of students and staff. This would include adding air conditioning at SHS.	SHS			3	1			4	2
At FCS, installation of new accessible playground equipment and replacement of existing wood chips with rubberized surfacing for improved access and fall safety. New walking / jogging path along fence.	FCS		2			2		4	2
Art room improvements at SHS.	SHS		2			2		4	2
Plumbing fixture replacements at SHS.	SHS		2			2		4	2
New fire sprinkler system at SHS.	SHS	1					3	4	2
Art room improvements at FCS.	FCS		2			2		4	2
Removal of aging lockers in the corridors at SHS.	SHS			3	1			4	2
Replacement of aging flooring at FCS (including asbestos abatement as needed).	FCS	1					3	4	2
Roof replacement at FCS.	FCS			3	1			4	2
Replacement of single-pane windows at FCS.	FCS			3	1			4	2
Improvements to “Old Gym” at SHS, including flooring repairs, ceiling tile replacements, interior paint, and locker room renovations.	SHS		2			2		4	2
Installation of bollards at front of SHS to guard against vehicle impacts.	SHS	1					3	4	2
Student restroom upgrades at SHS to replace broken fixtures and aging partitions, enhance supervision of entries and handwashing areas, and address conditions that discourage use such as accessibility challenges and privacy concerns.	SHS		2			2		4	2
Interior lighting upgrades at FCS for improved classroom conditions and energy efficiency.	FCS			3	1			4	2
Creation of a new, dedicated bus loading / unloading area on the south side of campus at FCS.	FCS			3	1			4	2
Renovate and repurpose underutilized space to better support AVID, ESD and Counselors at SHS.	SHS			3	1			4	2
Replacement of single-pane windows at SHS.	SHS			3	1			4	2
Upgrade aging and deteriorating finishes at FCS, such as stained or damaged ceiling tiles, lifting countertops, and faded or chipped interior paint.	FCS		2			2		4	2
Acoustical treatments, lighting upgrades, and new instrument storage cabinets in music rooms at SHS.	SHS		2			2		4	2
Locker room renovations at FCS.	FCS			3		2		5	2.5
Cafeteria upgrades at FCS to create a more inviting and functional space for students.	FCS			3		2		5	2.5
Transform and repurpose underutilized space at FCS to create a new makerspace, offering students the chance to develop hands-on skills in art, science, and career-technical education.	FCS			3		2		5	2.5
At SHS, renovate spaces accessed by students enrolled in special education programs to better meet the educational, physical, neurological, and behavioral needs of the students, fostering a sense of dignity and inclusion.	SHS		2				3	5	2.5

POTENTIAL CAPITAL PROJECTS		Group 1				Group 2			TOTAL SCORE	Average Score
Project Description	Impacted Location(s)	Tier 1	Tier 2	Tier 3	Tier 1	Tier 2	Tier 3		Lower # = higher priority	Lower # = higher priority
New water bottle filling stations at SHS.	SHS			3		2			5	2.5
At FCS, renovate spaces accessed by students enrolled in special education programs to better meet the educational, physical, neurological, and behavioral needs of the students, fostering a sense of dignity and inclusion.	FCS		2				3		5	2.5
Provide new flexible classroom furnishings at FCS to support a range of activities, room configurations, and small group work, supporting evolving learning approaches.	FCS			3			3		6	3
Library media center upgrades and new furnishings at FCS to provide engaging, flexible, multifunctional, and welcoming spaces that are inviting to students.	FCS			3			3		6	3
Science lab upgrades at FCS to meet Next Generation Science Standards for middle school students.	FCS			3			3		6	3
Repurpose and renovate existing space to provide "reset" room(s) for students to practice self-regulation skills at FCS.	FCS			3			3		6	3
Athletic field improvements at SHS.	SHS			3			3		6	3
Construction of a new storage building at SHS.	SHS			3			3		6	3
New gym addition at SHS.	SHS			3			3		6	3
Renovation of former Home Economics room into a modern Culinary Arts teaching space at SHS.	SHS			3			3		6	3
Provide new flexible classroom furnishings at SHS to support a range of activities, room configurations, and small group work, supporting evolving learning approaches.	SHS			3			3		6	3
Repurpose and renovate existing space to provide "reset" room(s) for students to practice self-regulation skills at SHS.	SHS			3			3		6	3

Submitted by

Elisa Warner
BRIC Architecture, Inc.
Attachment: PowerPoint Presentation

1

Agenda

- Welcoming Remarks
- Brief Recap of Last Meeting
- Ranked Prioritization Criteria for Capital Planning
- Building Conditions Assessment Findings by School
- Group Exercise: Capital Improvement Planning
- Share Back
- Wrap Up / Next Steps

2

Group Agreements

3

Group Agreements

BE PRESENT!
Be on time and participate. Try to refrain from checking email and doing other tasks as much as possible.

STEP UP, STEP BACK.
Be mindful of taking too much or too little space.

ASSUME BEST INTENTIONS.
Everyone comes in with a different set of experiences and knowledge. Seek first to understand and assume best intentions in all interactions.

CALL EACH OTHER IN AS WE CALL EACH OTHER OUT.
When challenging someone's ideas or behavior, give feedback respectfully. When your own ideas or behavior are challenged, receive feedback respectfully.

SHARE GRATITUDE FOR FEEDBACK.
It is a gift when someone takes the time and risk to give feedback. Thank them for the learning opportunity and recognize you may have work to do.

RECOGNIZE THAT INTENT IS DIFFERENT FROM IMPACT.
The things we say or do may have a negative impact on others, despite our intent. Be accountable for the impact of your actions and words.

CREATE A SPACE FOR MULTIPLE TRUTHS.
Speak your truth and seek understanding of truths that differ from yours. Celebrate and embrace different perspectives.

NOTICE POWER DYNAMICS.
Power shows up in many different ways—be aware of how you might be unconsciously using your privilege and power.

CENTER LEARNING AND GROWTH.
This work is sometimes uncomfortable and uncertain. We may not always know the answers nor arrive at neat, tidy resolutions. We will make mistakes along the way. Remember we are all here to learn and grow, both individually and collectively. We won't "fix" it all in one meeting, but we will get closer if we are willing to be uncomfortable.

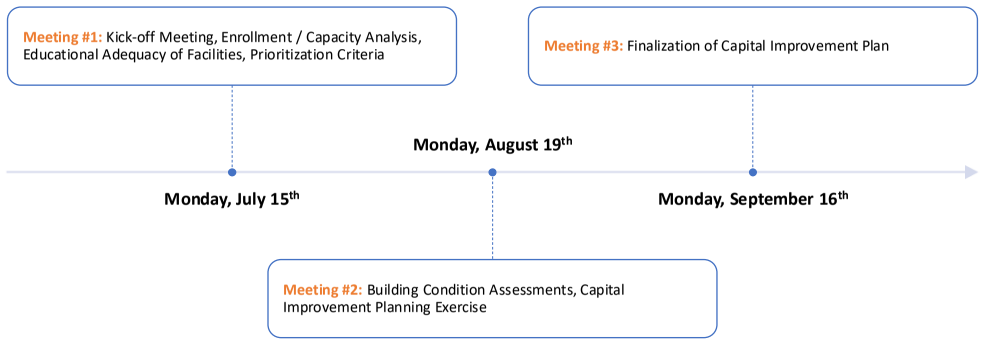
4

Meeting Schedule

5

SHERIDAN SCHOOL DISTRICT I LONG RANGE FACILITIES PLAN

LRFP Committee Meeting Schedule



BRIC

6

6

Brief Recap of Last Meeting

7

Brief Recap of Last Meeting

- Overview of 10-year school enrollment projections vs. current school capacity
- Presentation on educational adequacy assessments of school facilities.
- Discussion and voting on bond prioritization criteria.

8

Top Ranked Prioritization Criteria

9

Top Ranked Prioritization Criteria

- **Safety and Security:** Addresses immediate safety concerns and/or implements measures to enhance overall security. (100%)
- **Improved Learning Environments**: Improvements directly impact the quality of education and daily experiences of students, such as comfortable classroom conditions, flexible furnishings, spaces to support STEAM and/or CTE instruction, and other resources that support teaching and learning. (100%)
- **Infrastructure and Maintenance**: Maintenance needs & infrastructure improvements to ensure the longevity of facilities. (100%)
- **Community:** Facility improvements align with the needs and aspirations of the local community. (60%)

10

Building Condition Assessments

11

Facility Condition Assessments

- Architectural
- Structural
- Mechanical, electrical, plumbing
- Roofs
- School Sites / Playgrounds / Fields

12

Faulconer Chapman School

- Paint doors, walls, ceilings
- Replace select flooring (hard surface flooring, stairs and floors)
- Replace single ply and built-up roofing
- Upgrade science and art rooms
- Restroom upgrades, including replacement of aging and/or damaged partitions and accessories
- Replace boiler
- Replace sanitary waste line and irrigation system
- Minor repairs to parking lot and roadways surfaces
- Window replacements



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Sheridan High School

- Paint walls and ceilings
- Flooring replacements throughout school
- Replace/upgrade food service equipment in kitchen and in vocational classrooms
- Remodel science classroom(s)
- Upgrade art rooms and stage equipment
- Replace select plumbing fixtures
- Upgrade/remodel toilet rooms and accessories
- Replace select roofing and replace skylights
- Replace roadway and parking lots
- Replace irrigation system
- Replace clock/intercom systems
- Replace carpeting in Building 1.
- Replace existing wood ramps for Building 1.






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Capital Improvement Planning

15

Capital Improvement Planning

- A tiered system is commonly used in long range facilities plan as a prioritization framework.
- Intent is to organize projects according to their level of urgency, timeliness, and/or degree of impact.
- The final Tier 1 project list will serve as the starting point for developing a bond package.
  - Cost estimates will be generated for Tier 1 projects.
  - Not all Tier 1 projects will be included in the next bond; the final bond package will be reflective of the bond amount and community priorities (assessed via polling).


PART 8 – DISTRICT-WIDE CAPITAL IMPROVEMENT PLAN

Capital Improvement Plan

Based on the results of the various assessments and enrollment/capacity analysis, the following district-wide priorities were identified by the Gladstone School District Long Range Facilities Planning Committee. The Capital Improvement Plan (CIP) addresses the District's facility needs over the next 10+ years, including building improvements at all buildings. Recommendations were prioritized across three categories: Tier I (1-5 years); Tier II (6-10 years); and Tier III (10+ years).

PRIORITIZATION CRITERIA FOR CAPITAL IMPROVEMENT PROJECTS

During the second meeting of the LRFP Committee on April 30, 2024, committee members worked together to contemplate a list of prioritization criteria for evaluating the timing of capital improvement projects. After a list of over a dozen potential criteria was finalized, Committee members engaged in a voting "dot" exercise to pick the top six (6) criteria to reference when comparing and prioritizing projects. The final condensed list of criteria is listed below:

- **Improved Learning Environments:** Improvements directly impact the quality of education, such as updated classrooms, technology infrastructure, and resources that support teaching and learning, outdoor education, and recreation.
- **Safety and Belonging:** Addresses all/potential security concerns. Balance emotional and physical safety for all inside and out.
- **Future-Ready Spaces:** Ensures that school facilities are equipped with up-to-date technology infrastructure, equipment, furniture and translation technology and are adaptable to evolving educational needs driven by technological advancements.
- **Infrastructure and Maintenance:** Maintenance needs & infrastructure improvements to ensure the longevity of facilities.
- **Equity and Inclusion:** Equitable access to educational resources and opportunities, center those most impacted by inequity.
- **Functional Outdoor Environments:** Ensures school sites are fully functional as learning and recreational resources.

TIER I (1-5 YEARS)

- Security improvements (including window coverings and upgrades at main entrances to provide secure vestibules where missing and improving lines of sight/supervision) at all schools.
- Restroom renovations for improved ADA access, safety, privacy, and inclusion at all schools.
- Roofing repairs and/or replacements at all buildings at all schools.
- Interior and/or Exterior ADA upgrades at all schools.
- Replace security systems at all schools.
- HVAC Upgrades/Boiler replacements at all schools.
- Fire life safety upgrades/fire panels at all buildings.
- Structural and/or seismic upgrades at all buildings.
- Select door & window replacements - JWE, WLK, GHS.
- Plumbing upgrades and/or re-piping upgrades at all buildings.
- Athletic facility upgrades at GHS (e.g., weight room upgrades, synthetic turf field, exterior LED lighting, etc.).
- ADA playground upgrades and surfacing upgrades at GCCF and JWE.
- Electrical panel upgrades (including panel upgrades, sound systems and audio visual equipment) at JWE and GHS.
- Site repairs/replacements (including drainage improvements, paving, fencing, bollards) at all schools.
- Aux gym upgrades for safety at JWE.
- Exterior Envelope Maintenance at JWE and WLK.
- Replacement of classroom furnishings in critical disrepair.
- Sanitary sewer upgrades to resolve basement flooding at District Office.

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Capital Improvement Planning

A list of potential capital improvement projects was generated based on the following sources:

- Uncompleted projects documented in the 2019 Long Range Facilities Plan
- Building condition assessment reports
- Educational adequacy assessment reports
- Committee comments from kick-off meeting

Capital Improvement Planning Exercise

Working in small groups, categorize each of the potential capital improvement projects as follows:

- Tier I: 1-5 years
- Tier II: 6-10 years
- Tier III: 11+ years

Things to Remember:

- Use the Committee's Guiding Principles and Prioritization Criteria as a reference for decision-making.
- Blank cards are also supplied – feel free to write in other projects if you feel something important is missing.

Share Back

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Questions and Next Steps

- Next meeting: September 16, 2024

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BRIC ARCHITECTURE

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Meeting Notes

PROJECT: Sheridan School District – Long Range Facilities Plan
DATE: September 16, 2024
SUBJECT: Long Range Facilities Planning Committee Meeting #3
ATTENDEES: Adam DeLathe, Mike Griffith, Dorie Vickery, Missy Love, Molly Griffith, Lisa Heatherly, Sean Vesper, Jeremy Hutchinson, Gwen Fink, Dan Hess, Elisa Warner

Welcoming Remarks

- This is the third and final meeting for Sheridan School District's Long Range Facilities Planning Committee.
- Dan Hess with BRIC Architecture provided an overview of the agenda and provided a recap of the last meeting.

Results of Capital Improvement Planning Exercise

Elisa walked the committee members through the results of the capital improvement planning exercise conducted at the last session. Results of each group were tallied, averaged, and ranked to identify overall Tier 1, Tier 2, and Tier 3.

See attached PowerPoint for original lists.

Final Capital Improvement Plan

Several adjustments were made to the items presented. The following list reflects the Capital Improvement Plan following all changes.

Tier 1: 1-5 Years

Faulconer-Chapman School

Safety and Security

- Construct a secure entry vestibule at FCS where visitors must first pass through a "sallyport" leading to a connected main office before being admitted to the larger building.
- New integrated security, clock, camera, fire alarm, and communications systems at FCS.

Building Condition Improvements / Replacement of Aging Systems

- HVAC system upgrades and/or replacements at FCS for improved functioning and efficiency, promoting the health and comfort of students and staff.
- At FCS, replace rubberized gym flooring in old gym / refinish flooring in new gym.

- Student restroom upgrades at FCS to replace broken fixtures and aging partitions, enhance supervision of entries and handwashing areas, and address conditions that discourage use such as accessibility challenges and privacy concerns.
- Roof repairs at FCS.
- Interior lighting upgrades at FCS for improved classroom conditions and energy efficiency.

Educational Adequacy Improvements

- Music room upgrades (2 rooms – music and band) at FCS, including acoustical treatments, lighting upgrades, and new instrument storage cabinets.
- Audio visual equipment upgrades in classrooms and core areas at FCS.

Sheridan High School

Safety and Security

- Construct a secure entry vestibule at SHS where visitors must first pass through a "sallyport" leading to a connected main office before being admitted to the larger building.
- New integrated security, clock, camera, fire alarm, and communications systems at SHS.

Building Condition Improvements / Replacement of Aging Systems

- HVAC system upgrades and/or replacements at SHS for improved functioning and efficiency, promoting the health and comfort of students and staff + adding air conditioning at SHS.
- Replacement of aging flooring at SHS (including asbestos abatement as needed).
- Roof replacement at SHS.
- Cafeteria, kitchen, and servery upgrades at SHS, as well as safety and lighting upgrades to adjacent stage.
- Electrical upgrades at SHS, including additional outlets and new raceways to hide exposed wires in classrooms.
- Upgrade aging and deteriorating finishes at SHS, such as stained or damaged ceiling tiles, lifting countertops, and faded or chipped interior paint.
- Interior lighting upgrades at SHS for improved classroom conditions and energy efficiency.

Site Improvements

- Site improvements at SHS campus, including replacement of aging paving along roadways and parking lots, parking lot expansion, upgraded and expanded exterior lighting, stormwater improvements at SHS stadium, address tree roofs lifting pavement along Jefferson Street, and accessibility upgrades such as new ADA ramps.

Educational Adequacy Improvements

- Science lab upgrades at SHS, including fume hood replacement, new gas lines to lab stations, new casework, sinks, fixtures, and finishes.
- Audio visual equipment upgrades in classrooms and core areas at SHS.

Tier 2: 6-10 Years

Faulconer-Chapman School

Building Condition Improvements / Replacement of Aging Systems

- Replacement of most windows at FCS (fogged or broken seals).
- Replacement of aging flooring at FCS (including asbestos abatement as needed).
- Upgrade aging and deteriorating finishes at FCS, such as stained or damaged ceiling tiles, lifting countertops and faded or chipped interior paint.

Site Improvements

- At FCS, installation of new accessible playground equipment and replacement of existing wood chips with rubberized surfacing for improved access and fall safety. New walking / jogging path along fence.
- Site and dumpster area improvements at FCS, including replacement of sanitary waste line, new irrigation system, upgraded and expanded exterior lighting, construction of a new retaining wall, pavement repairs, removal of tree next to old gym, stormwater improvements at old gym (including "the moat" area, and accessibility upgrades such as new ADA ramps.
- Creation of a new, dedicated bus loading / unloading area on the south side of campus at FCS.

Educational Adequacy Improvements

- Science lab upgrades at FCS to meet Next Generation Science Standards for middle school students.

Sheridan High School

Safety and Security

- Installation of bollards at front of SHS to guard against vehicle impacts.
- New fire sprinkler system at SHS Stadium.
- Exterior fencing expansion at SHS to fully enclose school site.

Building Condition Improvements / Replacement of Aging Systems

- Replacement of single-pane windows at SHS.
- Improvements to "Old Gym" at SHS, including flooring repairs, ceiling tile replacements, interior paint, and locker room renovations.
- Removal of aging lockers in the corridors at SHS.
- Student restroom upgrades at SHS to replace broken fixtures and aging partitions, enhance supervision of entries and handwashing areas, and address conditions that discourage use such as accessibility challenges and privacy concerns.

- Plumbing fixture replacements at SHS.
- Select improvements to Building 1, including flooring replacements and replacement of aging wood ramps.

Educational Adequacy Improvements

- Art room improvements at SHS.
- Renovate and repurpose underutilized space to better support AVID and Counselors at SHS.
- Acoustical treatments, lighting upgrades, and new instrument storage cabinets in music room at SHS.

Tier 3: 11+ Years

Faulconer-Chapman School

Educational Adequacy Improvements

- At FCS, renovate spaces accessed by students enrolled in special education programs to better meet the educational, physical, neurological, and behavioral needs of the students, fostering a sense of dignity and inclusion.
- Library media center upgrades and new furnishings at FCS to provide engaging, flexible, multifunctional, and welcoming spaces that are inviting to students.
- Provide new flexible classroom furnishings at FCS to support a range of activities, room configurations, and small group work, supporting evolving learning approaches.
- Repurpose and renovate existing space to provide “reset” room(s) for students to practice self-regulation skills at FCS.
- Transform and repurpose underutilized space at FCS to create a new makerspace, offering students the chance to develop hands-on skills in art, science, and career-technical education.
- Art room improvements at FCS.
- Locker room renovations at FCS.
- Cafeteria upgrades at FCS to create a more inviting and functional space for students.

Sheridan High School

Building Condition Improvements / Replacement of Aging Systems

- New water bottle filling stations at SHS.

Site Improvements

- Athletic field improvements at SHS.

Educational Adequacy Improvements

- At SHS, renovate spaces accessed by students enrolled in special education programs to better meet the educational, physical, neurological, and behavioral needs of the students, fostering a sense of dignity and inclusion.

- Library media center upgrades and new furnishings at SHS to provide engaging, flexible, multifunctional, and welcoming spaces that are inviting to students.
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- Repurpose and renovate existing space to provide "reset" room(s) for students to practice self-regulation skills at SHS.
- New gym addition at SHS.
- Renovation of former Home Economics room into a modern Culinary Arts teaching space at SHS.

Misc.

- Construction of a new storage building at SHS.

After some discussion (described above), Dan asked the committee to vote on accepting the Tier 1-3 lists, with a "fist to five" voting (see graphic below).

- All committee members unanimously expressed support for moving forward with the recommendation (with all voting 4 or 5).

Next Steps

- The team will prepare a final Capital Improvement Plan reflective of tonight's discussions.
- BRIC is continuing to work on completing the Long Range Facilities Plan report.
- Presentation of the final LRFP report (including the CIP) will occur at a future School Board meeting

Submitted by

Elisa Warner
BRIC Architecture, Inc.

Attachment: PowerPoint Presentation

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Agenda

- Welcoming Remarks
- Brief Recap of Last Meeting
- Review of Combined Results of CIP Exercise
- Clarifying Discussions (as needed)
- Fist-to-Five Votes/Finalization of CIP
- Wrap Up / Next Steps

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Group Agreements

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Group Agreements

BE PRESENT!

Be on time and participate. Try to refrain from checking email and doing other tasks as much as possible.

STEP UP, STEP BACK.

Be mindful of taking too much or too little space.

ASSUME BEST INTENTIONS.

Everyone comes in with a different set of experiences and knowledge. Seek first to understand and assume best intentions in all interactions.

CALL EACH OTHER IN AS WE CALL EACH OTHER OUT.

When challenging someone's ideas or behavior, give feedback respectfully. When your own ideas or behavior are challenged, receive feedback respectfully.

SHARE GRATITUDE FOR FEEDBACK.

It is a gift when someone takes the time and risk to give feedback. Thank them for the learning opportunity and recognize you may have work to do.

RECOGNIZE THAT INTENT IS DIFFERENT FROM IMPACT.

The things we say or do may have a negative impact on others, despite our intent. Be accountable for the impact of your actions and words.

CREATE A SPACE FOR MULTIPLE TRUTHS.

Speak your truth and seek understanding of truths that differ from yours. Celebrate and embrace different perspectives.

NOTICE POWER DYNAMICS.

Power shows up in many different ways—be aware of how you might be unconsciously using your privilege and power.

CENTER LEARNING AND GROWTH.

This work is sometimes uncomfortable and uncertain. We may not always know the answers nor arrive at neat, tidy resolutions. We will make mistakes along the way. Remember we are all here to learn and grow, both individually and collectively. We won't "fix" it all in one meeting, but we will get closer if we are willing to be uncomfortable.

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Meeting Schedule

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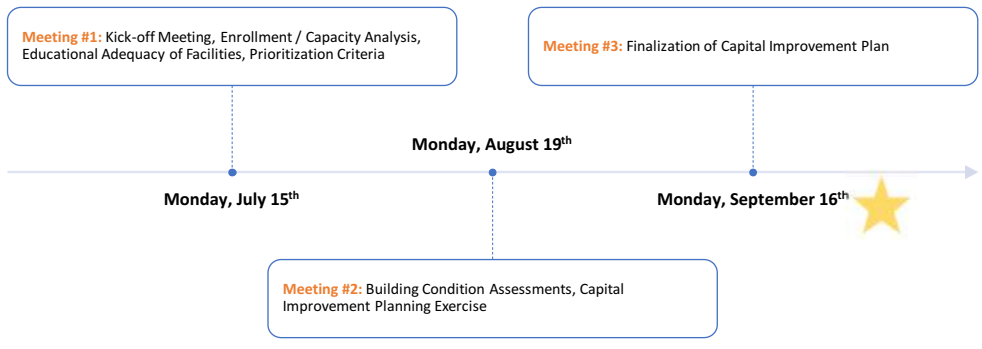
LRFP Committee Meeting Schedule



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Brief Recap of Last Meeting

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Brief Recap of Last Meeting

- Review of Top Ranked Prioritization Criteria
- Building Conditions Presentation
- Capital Improvement Plan Exercise

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Top Ranked Prioritization Criteria

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Top Ranked Prioritization Criteria

- **Safety and Security:** Addresses immediate safety concerns and/or implements measures to enhance overall security. (100%)
- **Improved Learning Environments**: Improvements directly impact the quality of education and daily experiences of students, such as comfortable classroom conditions, flexible furnishings, spaces to support STEAM and/or CTE instruction, and other resources that support teaching and learning. (100%)
- **Infrastructure and Maintenance**: Maintenance needs & infrastructure improvements to ensure the longevity of facilities. (100%)
- **Community:** Facility improvements align with the needs and aspirations of the local community. (60%)

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Results of Capital Improvement Planning Exercise

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Results of CIP Exercise

- Results of each group were tallied, averaged, and ranked to identify overall Tier 1, Tier 2, and Tier 3 lists.
- The was a strong emphasis on safety & security + building condition and site improvements for Tier 1 projects.
- Steering Committee reviewed the results through a facilities condition lens to identify any areas of concern with the rankings.

Tier 1: 1-5 Years

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- At FCS, replace gym flooring in old gym / refinish flooring in new gym.
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Site Improvements

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Tier 2: 6-10 Years

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Sheridan High School

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Tier 3: 11+ Years

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Misc.

- Construction of a new storage building at SHS.

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Discussion: Potential Projects to Elevate by 1 Tier

- Lighting upgrades at FCS and SHS (propose moving from Tier 2 to Tier 1).
- Roofing repairs at FCS (propose moving from Tier 3 to Tier 2).
- Fire sprinkler system at SHS Stadium (propose moving from Tier 2 to Tier 1).
- Are there any other projects that committee members would like to propose reprioritizing?

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Fist-to-Five Voting

Vote on final Capital Improvement Plan Lists: Tier 1, Tier 2, and Tier 3.

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Wrap-Up and Next Steps

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Next Steps

- The team will prepare a final Capital Improvement Plan reflective of tonight's discussions.
- The Long Range Facilities Plan report will be completed.
- Presentation of the final LRFP report (including the CIP) will occur at a future School Board meeting (October 16th).
  - Would like 1-2 representatives from the Committee to help present the recommendations.

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Thank You

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