



Physical Needs Assessment

City of Brownsville
145 Park Ave.
Brownsville, OR 97327

Property Inspected For

City of Brownsville
225 N. Main Street
Brownsville, OR 97327



Physical Needs Assessment

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of
Inspections Unlimited, Inc
PO Box 5215
Salem, OR, 97304
503-581-5855

Date: 04/06/2018 File name: CO10976
Person ordering inspection: Scott McDowell

Client
City of Brownsville
225 N. Main Street
Brownsville, OR 97327
541-466-5880
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Inspection
City of Brownsville
145 Park Ave.
Brownsville, OR 97327

Contact
Scott McDowell
City of Brownsville
541-466-5880
admin@ci.brownsville.or.us

Inspections Unlimited Inc.



Dan Lubbers

OCHI 003 CCB 91335 PCA 109474

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Purpose & Scope

This evaluation was conducted to assist in establishing the condition of and rehabilitation plans for the City of Brownsville property. This assessment is intended to address the current condition of the facilities and the post rehabilitation projected capital needs over a 30 year replacement cycle.

Inspections Unlimited Inc. conducted the physical inspections of the facilities. The physical inspection included the exterior and interior components. For this inspection, building components were accessed for evaluation. In order to assure consistency in evaluation, each component of the inspection was completed by a specific individual. For the purpose of this evaluation, evaluations were completed by Dan Lubbers

The building components are visually evaluated. There is no destructive inspection conducted as part of this evaluation. The exterior building and site components are evaluated from the ground. All sides of the buildings are evaluated provided there are no extenuating accessibility issues. The raised foundation areas are evaluated by vent to vent and from the access entrances. The roofing material, flashing and gutters are evaluated by walking on the roof, from the roof edge and the ground. The attic spaces are evaluated by head and shoulder inspection from the access entrance to prevent damage to the insulation and ceilings. The interior areas are evaluated by walking through each room, from the door of closet spaces. A representative number of outlets, lights and switches are operated. Appliances, plumbing, heating and ventilation systems are evaluated by an on/off test for function. A representative number of electrical panel covers were removed for evaluation. Tenant belongings are not disturbed and may limit the accessibility to some components. Inaccessible components beyond normal occupant belongings were not evaluated. Common areas, office space and maintenance areas are evaluated in a similar manner to that described.

The report includes a property description of the major systems, executive summary, rehabilitation plan (including critical repair and health and safety items). No site plan or building architectural drawings were provided. Cost estimates are based on the best information available and do not take into account potential design changes or future building alterations.

Executive Summary

The Central Linn Recreation Center Complex is located in the incorporated area of Brownsville, Oregon, a short distance from Main Street and the Brownsville City Hall. The Recreation Center adjoins and some buildings are located within Pioneer Park. Pioneer Park is bordered on two sides by the Calapooia River. The complex is the home of various community activities including the Pioneer Picnic and youth sports, and houses a child care center in the Recreation Center Building.

The site, building exterior, roof, interior and common areas were evaluated for this report. Components were evaluated for condition, remaining useful life and replacement and maintenance recommendations. Smaller maintenance related issues, such as minor vandalism, missing lights, broken outlet covers, minor plumbing leaks, and general maintenance are not addressed by this evaluation.

Due to the historic nature of the buildings, the term replacement can be interchanged with substantial rehabilitation. These restoration projects may be as costly or more costly than an actual replacement, but necessary to maintain the historic appeal. Not all rehabilitation is able to be reflected in the attached cost estimates. Additional funds may be required depending upon the restrictions of rehabilitation.

Site

The site is serviced by paved lighted municipal access streets including some areas with curbs and sidewalks. The public sidewalks are in fair condition overall. There is no sidewalk along the Fisher Street section, nor would installation be anticipated. The area above the amphitheater should be evaluated for appropriate vehicle/pedestrian separation and access. No funds are included in this budget for additional sidewalks.

The monument sign at the Recreation Center is in good condition. There is no additional signage for the park facilities beyond the park sign.

Utility Services

The property utility services are provided by the local or city utility companies and include underground power, water, and sewer service lines. The water piping is galvanized and PVC. Minimal water service is provided on the site. The water service was off and the property winterized at the time of this evaluation. Upgrading for additional service points could be considered. There are no visible or reported issues with the existing piping. Replacements are budgeted starting in year 5 as piping reaches its estimated useful life (EUL). There is ABS sewer piping around the Pavilion and Recreation Building. Camera scope evaluation of the lines are recommended in year 1. Additional funds may be needed if repair needs are discovered. No visible or reported problems were evident at the time of the site evaluations. There are two sewage ejection tanks for the Recreation Center Building and one for the Pavilion/Bathrooms. These systems require regular maintenance. Upgrading of the system should be considered. The age of the components was not able to be determined. Replacement of the lift station is budgeted in year 17. There are no utilized telephone, cable and internet services to the buildings. Installations, if desired, should be considered in conjunction with siding or other improvements to prevent future penetrations in the exterior structure of buildings.

Property Conditions

The majority of the roadways are gravel. Some areas are becoming compacted and have limited rock

visible. Regular additional rock is needed to maintain the roadways. Additional rock is budgeted in year 3. There is no curbing to help maintain vehicle and pedestrian separation. Some areas have boulders added to limit vehicle traffic in grassy areas. Updating of the vehicle to pedestrian barriers should be considered to help maintain vehicles in proper traffic areas.

There are several buildings on the site including the Recreation Center Building, Pavilion, Grandstand, Flower Barn, Art Building, and a Stage. The buildings are a combination of single and two story construction. There are lawns and/or some landscaping area around the buildings. There is street frontage to the south and east for access. There are concrete path/walkways integrated into the park walkways to provide access to the buildings. The existing concrete walkways at the Recreation Center appear to be original and are in poor condition. There is cracking and damage evident to walkways at the Art Building. Redesign of the walkways should be considered with replacements. Some funds for replacements are included in year 1. Additional funds may be needed if walkways are extended and redesigned.

The lawn area is not serviced by a watering system. Installation of a watering system should be considered to allow for shade and heavier usage of the grass areas and help to direct tree root structures away from the buildings. Regular replanting/seeding of the lawns are needed to maintain the area. An allowance has been included in year 1 for maintenance of the lawn areas. There are minimal landscape beds around buildings and earth to wood clearance at buildings is not well maintained which has lead to deterioration starting in some siding and building components. An allowance for updating or repairs to some landscape beds is included in year 1. A replanting and maintenance plan is needed for the site trees. An allowance for evaluation by an arborist is included in year 1. Additional funds will be needed once the plan is established to address tree removal, maintenance, and replacement.

The lighting for the parking lot and walkways is minimal. Replacements are budgeted for existing lighting in year 1. Updating of existing lighting should be considered for energy efficiency and to assure the integrity of the poles and mounts. Consideration should be given to installation of utility provider maintained lighting for the property. There are some building mounted outlets for vendor use that appear to be in serviceable condition. Replacement of outlets is budgeted for year 10.

Trash Enclosure

There are no trash enclosures provided around the trash containers. Installation of an enclosure should be considered including recycling space. A budget line has been provided.

Stage, Art Building and Flower Barn

The structures are various lapped wood siding over wood studs. The siding is finished with a wood sealer. The structures have varying construction practices and are not constructed to more currently expected construction standards. There is deterioration starting, most evident in the Flower Barn along the base and behind the planter. The bark covered exterior wood, though aesthetically pleasing, encourages wood boring beetle activity and deterioration. Some temporary repairs have been completed on the Art Building; however, some damage remains. Allowances for siding repairs and some structure repairs are included in the year 1 budget. Regular sealing of the buildings is budgeted at 8 year intervals starting in year 1.

There are no gutters or drainage provided around the structures. Appropriate drainage is needed to prevent damage to the building and foundations. Funds for installation of drainage are included in year 1. Overall, the foundations are doing well considering the age and style. Measures to limit excess moisture around the foundations and inhibit animal activity/borrowing under the floors are needed to extend the life of the concrete. There is some foundation damage evident due to tree roots noted at the Flower Barn and and the Stage. The

Flower Barn slab appears to have been recently replaced. There is evidence of settlement in the Art Building foundation causing the wood inlay expansion joint to raise. A more permanent repair will be needed to address this issue.

Exterior Entries - Stage, Art Building and Flower Barn

There are minimal or no landings for some doorways. The existing stairways do not meet current commercial standards for design of handrails, landings and structural strength. Updating of entries and the additional of entry landings where not existing should be considered. Funds for upgrading the landing at the Art Building are included in year 1. Additional funds may be needed for strict adherence to handicap accessibility upgrades. Many of the doors have been vandalized to achieve access to the buildings. There is a conflict between the door and the porch lighting at the Flower Barn entrance. Continued maintenance will be needed to maintain the doors. Replacements are budgeted starting in year 5.

Pitched Roof - Stage, Art Building and Flower Barn

The structures are provided with metal roofing material estimated to be approximately 20 years of age on average. The roofing material appears to be serviceable; however, some typical fastener leakage was noted. The gutters and downspouts are missing on the majority of the buildings. Installation is recommended to help maintain the siding and foundations. The roof structures for these buildings are not constructed to current standards. The Flower Barn rafters do not set on the heel. Though there is no visible evidence of current failures in this construction, further evaluation of the design and alterations should be considered. An allowance for design evaluation is included in year 1. Additional funds will be needed for recommended alterations.

Grandstands

The structure is a wood framed roof with metal roofing material. There is concrete with wood benches for the seating area. The roofing material is estimated to be approximately 10 years of age. The roofing material appears to be serviceable; however, some typical fastener leakage at the front center and debris build-up were noted. Regular tightening or sealing and removal of debris are needed to maintain the roof. The gutters and downspouts are missing on the back of the Grandstands and are bent along the front. Installation of back gutters are recommended to help maintain the foundation.

The metal support structure for the trusses is not welded properly for a structural member. The center supports have been removed or are bent and the beams are notched more than is typically recommended. Structural evaluation by an engineer is needed to assure the proper structural strength and uplift protection are in place. An allowance for structural engineering is included in year 1. Additional funds may be needed if repairs are required. There is a concrete foundation supporting the wood plank seating. Some undermining and movement is evident in the concrete, most notable in the apron. The wood benches required ongoing repairs. An allowance for estimated repairs is included in year 1.

Pavilion

The structure has lapped wood siding over wood studs. The siding is finished with a wood sealer. There are no shear panels, insulation or interior finished walls in the building. There is some splitting and moisture damage, most evident along the base of the siding. Replacement of the siding is budgeted for year 3. Deterioration was noted in the southeast corner and along the center back walls and in the south posts. The building appears to be leaning slightly to the south. Cabling was installed, presumably to address the movement in the building. Further evaluation of the movement and lack of sheer walls is needed. An allowance is included in year 1 to address evaluation and some anticipated repairs.

There is no gutter drainage provided around the structure. Appropriate gutters and drainage are needed to

prevent damage to the building and foundation. Funds for installation of drainage are included in year 1.

Exterior Entries - Pavilion

The bathroom, dance hall and picnic area entry is an elevated pressure treated wood entry and landings for the building. There is a mixture of concrete and wood ramping to reach the entry. The ramps have metal railings. The entry and ramp are in serviceable condition and would be expected to remain serviceable for a period of time. The wood entry appears to have been recently painted. Replacement of the wood entry is budgeted in year 3 as it reaches its EUL; however, may out last this standard EUL. Metal railings do not reach their EUL until year 26 when replacements are budgeted. Concrete replacements are budgeted in year 15.

The bathroom and dance hall doors are metal. They are near their EUL on average and budgeted for replacements in year 3.

Pitched Roof - Pavilion

The structure is provided with metal roofing material overlaid on 3 tab roofing. The ridge and some fasteners are loose. Leaking onto the overlaid composition roofing is evident. The roofing will continue to deteriorate. Replacements is anticipated to be necessary in the near future and is budgeted for year 3. The gutters and downspouts are missing in some places and damaged in others. Installation of missing gutters are recommended to help maintain the siding and foundation. The roof decking and framing are serviceable; however, some loose bracing was noted on the bottom chord of trusses. Evaluation due to the long span is needed for load and uplift. An allowance for structural evaluation is included in year 1.

Kitchen -Pavilion

The kitchen has a painted concrete floor, counters, sink, range refrigerator and dishwasher. The kitchen is provided with a 50 gallon propane water heater. There is a covered metal and concrete barbecue pit nearby. The kitchen counters and appliances vary with some commercial and some residential types; however, are serviceable. Budget lines are provided for estimating replacements and upgrades to commercially designed components and appliances. The barbecue pit is covered. The cover supports are starting to exhibit evidence of deterioration. Boring the wood and treatment are needed to extend the life of the posts if replacements are not planned.

Bathroom - Pavilion

The structure is provided with a bathroom including drywall and wainscot walls, painted concrete floors, sink and toilet. The bathroom components are in good condition. Replacements are budgeted for year 13 as components reach their EUL.

Foundation - Pavilion

The Dance Hall portion of the building has a raised foundation; however, there is not adequate clearance to evaluate the under floor area. There is no vapor barrier on the ground. A vent to vent evaluation did not reveal evidence of wood destroying insect infestation or deterioration; however, some would be anticipated. The flooring is swelling from excessive moisture and lack of heat and vapor barrier. Updating the underlayment to a more moisture resistant option is recommended at time of replacement, which is budgeted for year 1. installation of a vapor barrier and under structure insulation are recommended for year 1 also.

The remainder of the building is on a concrete slab foundation. Monitoring and periodic grinding are recommended to help elevate trip hazards in the concrete. The life of the slab is anticipated to exceed this replacement schedule.

Plumbing - Pavilion

The structure is provided with copper water plumbing and ABS waste pipe. The plumbing is primarily inside the structure walls and under the floors. The plumbing system was winterized, limiting evaluation. The system would be expected to be serviceable for the remaining useful life of 16 years with replacements scheduled at that time.

Environmental Notations

The structures were constructed prior to 1978. An environmental assessment was not completed or provided. Based on the age of the structures, they may have lead based paint. Asbestos materials were more likely to have been utilized in this construction. The structures are located in a Zone 3 radon area and some are on a slab or basement foundation and enclosed; therefore, elevated radon levels are possible. Some copper plumbing exists; therefore, lead solder joints may exist and brass plumbing components may be in place. Confirmation of radon levels, testing for lead based paint, an asbestos survey and testing of water for lead should be considered. Other site related issues are not addressed by this evaluation. Budget lines for baseline environmental evaluations are provided if testing is desired. Abatement or containment costs are not included in the budget lines, if needed.

Recreation Center Building

The structure has lapped wood siding over wood studs. The siding is finished with a two color painted finish. There is some deterioration noted along the bottom of the siding in places, splits and other damage in miscellaneous areas. The larger areas of deterioration should be considered for replacement. An allowance for repairs is included in year 1. The substructure does not have any areas of significant structural deterioration that were visible. Removal of siding may reveal additional damage not currently visible. There is evidence of previous termite activity and repairs. This could result in undiscovered damage. The exterior paint is in fair condition with some peeling, flaking and rust evident at nail heads. Some areas of siding need to be re-prepped and repainted. Nearly complete repainting should be considered. Funds for some painting repairs are included in year 1.

There are wood windows and frames on the building. The windows are nonfunctional and some have been removed. Window removal is anticipated to have been related to deterioration. A replacement plan for windows should be established. Funds for replacements are included in budget year 3.

There is no gutter drainage provided around the structure. Appropriate drainage is needed to prevent damage to the building and water out of the basement. Funds for installation of some drainage are included in year 1.

Exterior Entries - Recreation Center Building

There concrete entry and landings for the building. The back stairway is wood. The concrete landings and steps are showing typical wear and weathering. No railings are provided for the landings. Upgrading should be considered. The wood stairway is starting to show evidence of deterioration. Evaluation of the landing and stairway are recommended to assure it is constructed with appropriate structural strength to withstand necessary loads for fire escape and commercial use/occupancy. Complete upgrading should be considered. Additional funds may be necessary depending upon updated design.

The entry doors are wood or composite. They are near their EUL on average and budgeted for replacements in year 5, except the preschool door which is budgeted for replacement in year 1 due to delamination.

Pitched Roof - Recreation Center Building

The structure is provided with architectural roofing material that is approximately 3 years old. The roofing material is serviceable; however, monitoring edge flashing will be needed unless upgraded with siding replacement or repair. Replacement of roofing material is budgeted in year 17 as it reaches its EUL. The gutters were installed with the recent roofing replacement. There are no gutters for the front entries. The downspouts should be shielded and relocated to drain directly in the gutters to prevent overloading the flashing. Some upgrading should be considered. Replacements are budgeted in year 17.

Attic - Recreation Center Building

The attic has a mixture of plywood and OSB roof decking evident. The decking appears to be serviceable and is not anticipated for replacement during this schedule. There is approximately 6 inches of cellulose insulation in the attic. Some traffic damage is evident. Updating of insulation for energy efficiency should be considered.

Kitchen - Recreation Center Building

The kitchen has a vinyl floor, wood cabinets, laminate counters, a cast sink, residential style ranges and refrigerator. There is a pass through that has been vandalized and some damage evident to the cabinets. Upgrading of the pass through to improve firewall protection should be considered. The ranges are beyond their EUL and should be upgraded to include an appropriate range hood. Funds for replacements are included in year 1.

Shower Rooms - Recreation Center Building

There are two shower rooms provided. The walls are a mixture of cinder block and drywall. The floors are sealed concrete. The floor is recommended for resealing in year 1 to maintain the finish. The wood doors remain serviceable and are budgeted for replacement in year 3. The toilets have been upgraded to low flow fixtures in most areas and are not budgeted for replacements until year 20. The laminate shower stalls are in good condition with 9 years RUL. The vent fans are serviceable, but showing age. Upgrading the ventilation should be considered.

Basement Toilet & Kitchenette - Recreation Center Building

There is a small toilet room and a kitchenette in the basement. The kitchenette has pressboard cabinets, a enamel sink and laminate countertop. The toilet room is not provided with a sink separate from the kitchenette. The toilet should be considered for upgrade to a low flow design. The bathroom does not have a vent fan. Installation of a vent fan should be considered. The counter, cabinet and sink are in good condition though at their EUL. Replacements are budgeted starting in year 3; however, consideration should be given to the overall design and use of this space to upgrade for proper commercial expectations.

Interior - Recreation Center Building

The interior of the building has a mixture of finishes. The gymnasium and other miscellaneous areas are celatex tiles on the ceiling and wood walls. The basement and classrooms are primarily plaster and drywall finishes. Most surfaces are finished with paint. Some of the ceiling tiles are damage and there are holes remaining from a recent lighting upgrade. Some areas of replacement, primarily in the gymnasium would be recommended. An allowance for repairs is included in year 1. There is some damage and water staining to the painted walls. Repainting or touch-up in some areas is included in year 1.

The gymnasium floor is wood with a clear finish. The wood has been sanded and refinished numerous times and is becoming thin at the edge of the tongue and groove tab. There are areas of termite and wood boring beetle activity; however, no currently active areas were noted. Some water damage was noted as well.

Complete replacement of the floor should be considered. Replacement is budgeted for year 5 as the floor reaches its EUL. The classroom and basement floors are a combination of laminate and carpet. The classroom laminate is separating and warping. The carpeting is showing its age. Floor covering replacements should be considered. The equivalent of 2 rooms are budgeted for year 1 to start the replacement cycle. The stairways are wood with metal railings. Updating of the bleacher and stage railings and installation of handrails in the west stairway are recommended in the year 1 budget. The treads in the west stairway are becoming worn. Some repairs should be considered to help prevent tripping.

There are a mixture of wood and panel doors in the building. Some of the doors have been removed, some are damaged and most are exhibiting wear. Repairs and upgrading of doors should be considered. Two replacements are budgeted for year 1 to start the replacement cycle.

There are various tables and chairs for furnishing the gymnasium and classrooms. They are in serviceable condition and showing typical wear and damage. A budget line is provided for allowance to begin replacements of the furnishings in year 1.

Electrical - Recreation Center Building

The lighting is fluorescent in a majority of the building. The lighting is showing age and upgrading should be considered for energy efficiency. Budgeted replacements start in year 3. The maintenance and storage areas have incandescent porcelain fixtures. These are serviceable and budgeted for replacement in year 15. The emergency and exit lighting is serviceable. The gymnasium fixtures are of an older style. Updating for energy efficiency should be considered. Additional evaluation should be completed prior to replacement to assure placement and types meet current standards.

The building is service by a 200 amp breaker panel. The panel is of an older design but remains serviceable. The panel is filling up and depending upon the building and occupancy power needs, upgrading of the panel or sub-panels should be considered.

Water Heater - Recreation Center Building

The building is provided with an 80 gallon gas water heater. The water heater is budgeted for replacement in year 8 as it reaches its EUL. Evaluation of the chimney for moisture damage should be considered.

Foundation - Recreation Center Building

The structure is partially on a raised foundation and part basement. The raised foundation area has evidence of inactive subterranean termites in the floor system, extending from the wall adjoining the bleachers. Some deterioration may become evidence with flooring replacements. There is 6 inches of fiberglass insulation and a vapor barrier evident in the crawlspace. Some animal damage was noted in insulation in the corners.

The basement concrete is serviceable and would be expected to remain serviceable for the duration of this replacement schedule. There is some inactive deterioration in the wall at the classroom entry. The extent of deterioration is not visible. Repairs should be anticipated to be completed in conjunction with other work in this area. An allowance for anticipated repairs is included in the year 1 budget.

Plumbing - Recreation Center Building

The structure is provided with combination of galvanized and copper water plumbing and cast and ABS waste pipe. There is some galvanized pipe remaining in the service line and the majority of the basement bathroom appears to be galvanized plumbing. Replacement of the galvanized piping is anticipated to be necessary with any repairs or alterations in the area. Replacements should be planned with other renovations as

appropriate.

HVAC System - Recreation Center Building

The building is provided with three gas forced air heating systems. No air conditioning is provided. There is no make-up air system in place. The heating system is in good condition and anticipated for the next replacement in year 10. The addition of a make-up air/economizer system should be considered to allow for fresh air intake for activities and building occupancy loads.

Evaluation Summary

This report addresses the areas that need further evaluation prior to final determination on condition, scope, or repairs. The items listed are not typically included in the Replace in Rehabilitation costing and are not scheduled for replacement. Funds, additional funds, or alterations to expected costing may be needed based on the findings of the professionals addressing these issues.

The sewer system should be camera scope evaluated to determine the condition of the underground lines. No reported or visible problems were noted at the time of this evaluation. An allowance for camera scope evaluation is included in year 1. Additional funds will be needed if repairs are required.

The site has many trees of various types and condition. Consultation with an arborist is recommended to develop a plan for management of the site trees and to develop a plan for replanting to maintain the tree canopy. Some funds are included in year 1 for the evaluation.

The buildings were not constructed to current standards. The roof structure for the Flower Barn and Grandstands have irregular notching. The Grandstand roof weld joints do not appear structural. The Pavilion appears to be leaning slightly and has been cabled to the dance hall. The Grandstand and Pavilion have large spans in these buildings. Further evaluation of the framing is needed to verify structural strength, sheer and uplift protection are provided. Evaluation for earthquake should also be considered. An allowance for structural engineer evaluation is included in year 1. Additional funds may be needed depending upon the determination of the structural engineer. A structural review of all buildings may be cost effective and could be considered.

The Gymnasium back stairway should be evaluated for structural strength and fire escape loads based on the occupancy and usage of the building. Additional funds may be needed to upgrade the entrance design to meet fire codes and structural recommendations.

The firewalls , fire extinguisher placement, emergency lighting, exit signs, building egress and occupancy standards should be reviewed for adherence to life safety standards in all buildings.

Replacement Costing

How Replacement Costs are Determined

Repair and replacement costs are calculated through RS Means Cost Data and material supply resources. Additional information was obtained from LMC Construction Inc. and other customary expenses from related recent project bids and utilized as a comparison to determine the final costing listed. Individual unit and building costing is based on sizes and numbers that are averaged for units, buildings, or components within this complex. (i.e. an average unit may have 2.4 windows due to 1 and 2 bedroom units and extra windows on the ends of buildings)

Addendums

Recreation Center Location Map
145 Park Avenue
Brownsville OR



Aerial View



**Central Linn Recreation Center
Capital Needs Assessment**

April 2018



Complex Description

1964 Year Built



Property Location:
145 Park Avenue
Brownsville OR 97327


Rehab Budget Type	Totals
Capital	\$236,695
Maintenance/Operations	\$17,500
	\$254,195
 Cost of Rehab Total:	 \$254,195
 Additional Rehab SubTotal:	 \$443,210
Total Rehab + Additional:	\$697,405

The Cost of Rehab is divided into 2 logical budget areas: Capital, Maintenance/Operations based on what a specific line item includes. These represent the totals for these budget areas and suggested allocation.

This total includes the Health & Safety and Rehabilitation items that are recommended for repair or replacements within the scope of the rehabilitation. Items that would logically be replaced in conjunction with other replacements, such as sinks replaced with counter tops. The costing is derived from RS Means Data and other customary sources.

This total represents the optional additional funds that would be needed to bring the complex into like new condition. All items with a "C-" rating are included in this total as well as items that could be upgraded or fully replaced rather than repaired or have partial replacements. Where additional funds are available the Repl Schedule Additional Rehab can help to highlight the areas that should be considered first for these funds.

This represents the total of the Rehabilitation items plus the Additional Rehab items.

April 2018																													
	C.N.A. Replacement Cost Sheet																												
	Summary																												
	Central Linn Recreation Center, Brownsville OR																												
CATEGORY / ITEM	CURRENT DESCRIPTION TYPE	EUL	AGE	RUL	COND	ACTION	DUR	QTY	UNIT	UNIT COST	# Repl in Rehab / Year 1	Year 1 / REHAB TOTAL COST	Replacement Schedule Notes	Source	Budget														
Site Condition																													
Public Sidewalks & curbing	Concrete	50	5	45	Good	Replace	1	1	prop	5100	0		03.2.1.3	RSM	C														
Signage - Monument	Wood and Vinyl	25	4	21	Good	Replace	1	2	ea	4500	0		03.2.6.8 HDU Wood	LMC	C														
Gates	Metal Pipe Gate	50	50	0	Fair	Replace	1	2	ea	800	1	800		RSM	C														
Utility Services																													
Electrical Meter Base	Underground	40	44	-4	Good	Construct	2	2	avg bldg	3400	0		03.4.4.1.1	RSM	M														
Water Service - Pavilion, Flower Rec and Site	City, Galvanized & PVC	50	45	5	Good	Maintain	3	3	avg bldg	8400	0		03.2.8.1.1	RSM	M														
Sewer – Pavilion, Bath, & Rec	City, ABS	75	23	52	Good	Maintain	3	3	avg bldg	20000	0	1500	3.4.1.1.5 Allowance for pipe cleaning and inspection minimum	RSM	M														
Sewage Lift Station	Grinding pump with alarm	40	23	17	Fair	Replace	2	3	avg area	7500	0		0excludes excavation	RSM	C														
Property Condition																													
Parking & Road	Gravel	20	20	0	Fair	Maintain	2	2	avg area	18000	0		03.2.4.1	RSM	C														
Curbing/Wheel Stop	Rocks & None	50	0	50	N/P	Construct	2	2	avg area	13900	0		03.2.4.4	RSM	C														

CATEGORY / ITEM	CURRENT DESCRIPTION TYPE	EUL	AGE	RUL	COND	ACTION	DUR	QTY	UNIT	UNIT COST	# Repl in Rehab / Year 1	Year 1 / REHAB TOTAL COST	Replacement Schedule Notes	Source	Budget
Walkways	Concrete	50	15	35	Good	Replace	3	3	avg area	6000	1	6000	3.2.5.2	RSM	C
Lawns	Grass	25	25	0	Fair	Maintain	2	2	avg area	5000	1	5000	reseeding only	Allowance	M
Trees	Doug Fir, Pine & Deciduous	50	50	0	Fair	Replace	2	2	avg area	4000	0.5	3000		Allowance	M
Landscape Beds	Minimal, Rocks and Bark	25	24	1	Fair	Maintain	2	2	avg area	8000	1	8000		Allowance	M
Watering System	None	25	0	25	N/P	Construct	2	2	avg bldg	25000	0	0	3.2.8.1.3	RSM	M
Parking Lot/Landscape Lighting	Street light & Mercury Vapor	25	25	0	Fair	Replace	2	5	ea	1900	5	9500	3.2.8.2.7	RSM	C
Vendor Outlets	Building Mounted	25	15	10	Good	Replace	3	3	avg area	300	0	0	3.4.4.3.2	Allowance	C
Signage, Bldg	Wood & Vinyl	15	4	11	Good	Replace	1	3	ea	500	0	0	3.2.6.8	Allowance	M
Trash Enclosure				0							0	0			
Enclosure	None	40	0	40	N/P	Construct	2	2	each	1800	0	0	3.2.6.1	RSM	C
Recycling Area	None	40	0	40	N/P	Construct	2	2	each	950	0	0	3.2.6.1 Allowance to add recycling area	RSM	C
Electrical				0							0	0			


CATEGORY / ITEM	CURRENT DESCRIPTION TYPE	EUL	AGE	RUL	COND	ACTION	DUR	QTY	UNIT	UNIT COST	# Repl in Rehab / Year 1	Year 1 / REHAB TOTAL COST	Replacement Schedule Notes	Source	Budget
Lighting – Bathrooms /Kitchen /Security /Art /Backstage	Fluorescent 8' & 4'	20	30	-10	Good	Replace	5	5	avg area	1200	2	2400		RSM	C
Lighting – Dance/ Dining /Flower /Stage	Incandescent Porcelain	50	40	10	Good	Replace	4	4	avg area	1000	0	0		RSM	C
Outlets and Switches	3 prong & Toggle Switch	40	25	15	Fair	Replace	8	8	avg area	1500	0	0	3.4.4.3.1	Allowance	C
Panel Condition	200, 125 & 100 amp Breaker	50	25	25	Fair	Replace	5	5	each	2240	1	2240	3.4.4.1.1	RSM	C
Stage, Art, Flower Buildings				0											
Exterior Structure				0							0	0			
Siding Condition	Lapped Wood	45	44	1	Fair	Replace	3	3	avg bldg	18600	0.5	9300	3.3.3.1.3	RSM	C
Substructure	Wood Studs only	100	44	56	Fair	Maintain	3	3	avg area	6700	1	6700	3.3.2.1.1 Allowance for projected repair needs	RSM	C
Painted Surface, Body	Sealer	8	10	-2	Fair	Maintain	3	3	avg bldg	4000	3	12000	3.3.2.4.5	RSM	C
Gutter Drainage	None	30	0	30	N/P	Construct	3	3	avg bldg	1500	3	4500	3.2.2.4 Allowance for drywells	RSM	C

CATEGORY / ITEM	CURRENT DESCRIPTION TYPE	EUL	AGE	RUL	COND	ACTION	DUR	QTY	UNIT	UNIT COST	# Repl in Rehab / Year 1	Year 1 / REHAB TOTAL COST	Replacement Schedule Notes	Source	Budget
Foundation & Slab	Concrete	100	44	56	Fair	Replace	3	3	avg bldg	0	0	5000	3.3.1.1 no costing provided, expected to exceed replacement schedule	Allowance	C
Exterior Entries				0							0	0			
Landing	Concrete	50	44	6	Fair	Maintain	3	3	ea	2000	1	2000		Allowance	C
Stairway, Guardrail & Handrails	Wood	20	5	15	Good	Replace	1	2	ea	4600	0	0	3.3.2.7.12	RSM	C
Door & Locks - Exterior	Wood & Metal	25	20	5	Fair	Replace	1	3	each	550	0	0	3.3.2.8.3	RSM	C
Pitched Roof				0							0	0			
Roofing Material	Metal	30	20	10	Good	Replace	3	3	avg bldg	15000	0	0	3.3.4.1.1	RSM	C
Gutters & Downspouts	Continuous Aluminum	30	15	15	Fair	Replace	3	3	avg bldg	1200	1.5	1800	3.3.4.3.1	RSM	C
Roof Decking & Framing	Wood	75	44	31	Good	Maintain	3	3	avg bldg	2000	0	1000	3.3.2.3.1 – cost for decking only	RSM	C
Grandstands				0							0	0			
Roofing Material	Metal	30	10	20	Good	Replace	1	1	avg bldg	23000	0	0	3.3.4.1.1	RSM	C

CATEGORY / ITEM	CURRENT DESCRIPTION TYPE	EUL	AGE	RUL	COND	ACTION	DUR	QTY	UNIT	UNIT COST	# Repl in Rehab / Year 1	Year 1 / REHAB TOTAL COST	Replacement Schedule Notes	Source	Budget
Gutters & Downspouts	Continuous	30	15	15	Fair	Replace	1	1	avg bldg	3500	0.5	1750	3.3.4.3.1	RSM	C
Roof Decking & Framing	Wood & Metal	75	57	18	Good	Maintain	1	1	avg bldg	6200	0	1500	3.3.2.3.1	RSM	C
Foundation & Seating	Concrete & Wood	100	35	65	Fair	Replace	1	1	avg bldg	8000	0.5	4000	3.3.1.1 no replacement costing provided, expected to exceed replacement schedule; repair estimate only	Allowance	C
Pavilion				0								0			
Exterior Structure				0							0	0			
Siding Condition	Lapped Wood	45	71	-26	Fair	Replace	2	2	avg area	24200	0	0	3.3.3.1.3	RSM	C
Substructure	Wood Studs	100	71	29	Fair	Maintain	2	2	avg area	14600	1	14600	3.3.2.1.1 Allowance for projected repair needs	RSM	C
Painted Surface, Body	Sealer	8	10	-2	Fair	Maintain	2	2	avg area	7900	2	15800	3.3.2.4.5	RSM	C
Gutter Drainage	None	30	0	30	N/P	Construct	1	2	avg area	2000	2	4000	3.2.2.4	RSM	C
Exterior Entries				0							0	0			

CATEGORY / ITEM	CURRENT DESCRIPTION TYPE	EUL	AGE	RUL	COND	ACTION	DUR	QTY	UNIT	UNIT COST	# Repl in Rehab / Year 1	Year 1 / REHAB TOTAL COST	Replacement Schedule Notes	Source	Budget
Elevated Deck & Structure	Wood & PT Wood	25	24	1	Good	Replace	1	1	ea	10300	0	0	3.3.2.7.7	RSM	C
Stairway Guardrail & Handrails, Ramp	Painted metal	50	24	26	Good	Replace	1	1	ea	7000	0	0	3.3.2.7.12	RSM	C
Landing	Concrete	50	35	15	Good	Maintain	1	1	ea	5000	0	0		RSM	C
Door & Locks - Exterior	Metal	25	24	1	Good	Replace	2	3	ea	2300	0	0	3.3.2.8.3	RSM	C
Pitched Roof – Pavilion				0							0	0			
Roofing Material Condition -Pavilion	Metal over 3 tab	30	35	-5	Good	Replace	2	2	avg area	38000	0	0	3.3.4.1.1	RSM	C
Gutters & Downspouts	Continuous	20	24	-4	Fair	Replace	1	2	avg bldg	4460	0.5	2230	3.3.4.3.1	RSM	C
Roof Decking & Framing	Wood	75	57	18	Good	Maintain	1	2	avg bldg	3615	0	1000	3.3.2.3.1	RSM	C
Kitchen				0							0	0			
Flooring	Paint concrete	15	20	-5	Poor	Replace	1	1	each	2500	1	2500	3.7.1.1.10	RSM	C
Cabinets, sink & faucet	Counters, Stainless steel, lever	20	30	-10	Fair	Replace	1	1	each	23000	0	0	3.7.1.2.7	RSM	C
Appliances	Range, Refrigerator, Dishwasher	20	30	-10	Fair	Replace	1	1	each	14000	0	0	3.7.1.3	RSM	C
Water Heater	50 gallon LP	12	6	6	Good	Replace	1	1	each	2100	0	0	3.4.1.2.6	RSM	C

CATEGORY / ITEM	CURRENT DESCRIPTION TYPE	EUL	AGE	RUL	COND	ACTION	DUR	QTY	UNIT	UNIT COST	# Repl in Rehab / Year 1	Year 1 / REHAB TOTAL COST	Replacement Schedule Notes	Source	Budget
Barbecue	Cover & Concrete	30	32	-2	Good	Replace	1	1	ea	10000	0	0		Allowance	C
Bathroom				0							0	0			
Ceiling and Walls	Drywall	35	24	11	Good	Maintain	1	1	each	1100	0	0	3.7.1.1.1	RSM	C
Ceiling & Wall Finish	Paint & Wainscot	15	2	13	Good	Maintain	1	1	each	400	0	0	3.7.1.1.3	RSM	C
Floor Cover	Painted Concrete	15	2	13	Good	Replace	1	1	each	950	0	0	3.7.1.1.10	RSM	C
Bathroom Fixtures	Toilet & Sink	40	11	29	Good	Replace	1	1	each	2500	0	0	3.4.1.3.3	RSM	M
Public Bathroom Accessories	Stalls, Mirror, grab bars, toilet and towel dispensers	20	11	9	Good	Replace	1	1	each	400	0	0	3.7.2.4.1	Allowance	M
Raised Foundation – Dance Hall				0							0	0			
Floor Cover	Composite Underlayment	6	24	-18	Poor	Replace	1	1	each	5000	1	5000	3.7.1.1.11	RSM	C
Wood Structure	Joist & Beam	40	79	-39	Fair	Replace	1	1	avg area	10000	0	400	3.3.1.5 Allowance for full Wood Destroying Organism evaluation	Allowance	C
Insulation & Vapor Barrier	None	60	0	60	N/P	Construct	1	1	avg area	8500	1	8500	3.3.2.6.2 Additional funds may be needed to provide access.	RSM	C
Slab Foundation				0							0	0			
Slab	Concrete	100	64	36	Fair	Replace	1	1	avg bldg	0	0	0	3.3.1.1 no costing provided, expected to exceed replacement schedule	Allowance	C
Plumbing				0							0	0			

April 2018												
												
CATEGORY / ITEM	Photo	Addtl Repl	Additional Total Rehab Cost	Inspection Condition Notes	Energy QTY	Energy Fund	Energy COMMENTS	# Yr 1	2016	# Yr 2	2017	
Site Condition												
Public Sidewalks & curbing	627	0	0	There is no sidewalk along Fisher St. and likely will not be. Verification of appropriate access method and vehicle separation is recommended above the amphitheater.		0		0	0	0	0	
Signage - Monument	620 629	1	4500	Serviceable, There is not a sign at the park for facilities separate from the park sign.		0	sign lighting, if existing, should be considered for energy efficiency upgrades	0	0	0	0	
Gates	614	2	1600	Serviceable; however, bent.		0		1	800	0	0	
Utility Services												
Electrical Meter Base	139 140	1	3400	Serviceable, the rec center is older and should be considered for upgrading.		0		0	0	0	0	
Water Service - Pavilion, Flower Rec and Site	146 337 338 339 348	1	8400	There were no reported or visible problems. The majority of the exposed piping is galvanized. There is some evidence of PVC piping. There is minimal water on the site upgrading should be considered.		0	Individual meters could be considered to reduce water usage.	0	0	0	0	
Sewer – Pavilion, Bath, & Rec	240 583	0	0	There were no reported or visible problems. Camera evaluation would be recommended.		0		0	1500	0	0	
Sewage Lift Station	203 583	2	15000	Serviceable, the two ejection tanks at the rec center should be considered for upgrading. Pumps should be regularly maintained and are not aged.		0		0	0	0	0	
Property Condition												
Parking & Road	331 325 326 621	0.5	9000	Serviceable, the back driveway and some areas are starting to get compacted. Some added rock will be needed on a regular basis.		0		0	0	0	0	
Curbing/Wheel Stop	324 402	1	13900	There is no curbing to maintain vehicle and pedestrian separation. There have been some added rocks to keep vehicles off the grass. Updating should be considered.		0		0	0	0	0	

CATEGORY / ITEM	Photo	Addtnl Repl	Additional Total Rehab Cost	Inspection Condition Notes	Energy QTY	Energy Fund	Energy COMMENTS	# Yr 1	2016	# Yr 2	2017
Walkways	347 403 170	0	0	The rec center front entry walkways are near original and in poor condition. Replacing and redesign are recommended. There is some crack damage near the art building.		0		1	6000	0	0
Lawns	345 334	0	0	Serviceable. Regular reseeding is needed to maintain lawns under trees in areas of heavy usage.		0		1	5000	0	0
Trees	335 626 624	0	0	Regular replanting and maintenance is needed. Consultant an arborist for evaluation of trees and develop replanting schedule to maintain safety and canopy.		0		0.5	3000	0	0
Landscape Beds	395 292 298 392 398 346 365 328 292	0	0	There is minimal landscaping. There is inappropriate clearance on the inner corner of the kitchen of the rec center and around the flower building. Landscaping should be maintained to provide a minimum of 6 inches of clearance from wood siding. There is some deterioration in the flower building.		0		1	8000	0.5	4000
Watering System		0	0	Installation should be considered to allow for higher usage.		0	installation of automatic timers on water systems should be considered to reduce water usage	0	0	0	0
Parking Lot/Landscape Lighting	621 340	0	0	Updating is recommended for energy efficiency and to assure the pole and mount integrity of lighting. Installation of utility maintained street lights should be considered.	5	9500	upgrade to energy efficient lighting on sensors	5	9500	0	0
Vendor Outlets	143 171 175	0	0	Serviceable	0	0	upgrade to energy efficient lighting on sensors	0	0	0	0
Signage, Bldg	168 192 299	0	0	Serviceable		0		0	0	0	0
Trash Enclosure			0			0		0	0		
Enclosure	405 607	2	3600	Installation should be consider.		0		0	0	0	0
Recycling Area		2	1900	There is no space designated for recycling.		0	provide recycling area to encourage consumer recycling and lower refuse disposal costs	0	0	0	0
Electrical		0	0			0		0	0		

CATEGORY / ITEM	Photo	Addtnl Repl	Additional Total Rehab Cost	Inspection Condition Notes	Energy QTY	Energy Fund	Energy COMMENTS	# Yr 1	2016	# Yr 2	2017
Lighting – Bathrooms /Kitchen /Security /Art /Backstage	234 255 282	0	0	The kitchen lighting is showing some age & not covered. The art building lights are not covered and some fixtures are loose. Upgrading all eight-foot for energy efficiency should be considered.	2	2400	upgrade with energy efficient fixture or bulb; motion sensors or timers should be considered where appropriate	2	2400	0	0
Lighting – Dance/ Dining /Flower /Stage	261 271 276 322	0	0	Serviceable	0	0	upgrade with energy efficient fixture or bulb	0	0	0	0
Outlets and Switches	150 183	0	0	There is minimal outlets, most have been added in the recent past.		0		0	0	0	0
Panel Condition	317 159 160 178 286	0	0	All our modern except for the flower building. Updating of stat lock panels are recommended.		0		1	2240	0	0
Stage, Art, Flower Building			0			0		0	0		
Exterior Structure			0			0		0	0		
Siding Condition	172 294 297 306	1	18600	The flower building has deterioration along the base and behind concrete planter. The bark encourages beetle activity and deterioration. Repairs are needed if not complete residing. There is some damage and temporary repairs in the art building.		0		0.5	9300	0.83	15500
Substructure	312 315 316	1	6700	All of the buildings have some structural deficiency to today's construction standards; however, are not showing failures. There is some wood boring beetle activity starting in the flower building. Treatment or sealing and close monitoring to prevent excessive moisture levels in the wood are needed.		0		1	6700	0	0
Painted Surface, Body	143 171 292	0	0	There is some staining and growth on the siding. Regular sealing is needed to maintain paint and prevent deterioration.		0		3	12000	0	0
Gutter Drainage	305 175 131	0	0	Appropriate gutters and drainage away from buildings are needed to help prevent foundation damage and encroachment of tree roots. Installation of dry wells away from buildings should be considered.		0		3	4500	0	0

CATEGORY / ITEM	Photo	Addnl Repl	Additional Total Rehab Cost	Inspection Condition Notes	Energy QTY	Energy Fund	Energy COMMENTS	# Yr 1	2016	# Yr 2	2017
Foundation & Slab	131 304 181	0	0	The slab inside the flower building was recently replaced. There is some foundation damage from the tree. The stage corner is lifting from tree roots. Managing water away from buildings will prevent enlarging roots i.e sinks and downspouts. Preventing ground squirrels from removing material from under slabs and foundations will prevent settlement. The art building has settled causing the center to rise opening the wood inlay expansion joint. A more permanent repair is needed. The foundations are doing well considering age and style.		0		0	5000	0	0
Exterior Entries		0	0		0	0		0	0		
Landing	304 296 178 180	1	2000	The flower building has no landing on the park side door and there is tree damage on the end of the building. Installation and repair should be considered. The art building entry does not have appropriate landing, upgrading would be recommended.		0		1	2000	0	0
Stairway, Guardrail & Handrails	139 147	2	9200	Serviceable; however. they do not meet current commercial standards i.e. handrails, landing size, structural strength.		0		0	0	0	0
Door & Locks - Exterior	148 154 179 302	2	1100	Serviceable. The stage doors have been vandalized for access. The flower door conflicts with porch light. Continued maintenance and upgrades are needed.		0		0	0	0	0
Pitched Roof			0			0		0	0		
Roofing Material	164 300 145	0	0	Serviceable, there are some loose fasteners from wind and tree damage. Periodic sealing and tightening are needed to prevent leaks on metal roofs.		0		0	0	0	0
Gutters & Downspouts	141 175 176	0	0	They are missing gutters on most buildings. Installation of gutters is recommended to help prevent excessive moisture around foundations and on wood siding.		0		1.5	1800	0	0
Roof Decking & Framing	322 320	0	0	All of the roof structures are not to current standards. The flower building rafters do not set on the heel. There is no evidence of failure. Further evaluation or alterations should be considered.	0	0		0	1000	0	0
Grandstands			0			0		0	0		
Roofing Material	126 119 120	0	0	There is a fastener leak in the front center. Regular removal of debris & periodic tightening or sealing are needed to prevent leaks on metal roofs.		0		0	0	0	0

CATEGORY / ITEM	Photo	Addtnl Repl	Additional Total Rehab Cost	Inspection Condition Notes	Energy QTY	Energy Fund	Energy COMMENTS	# Yr 1	2016	# Yr 2	2017
Gutters & Downspouts	108	0.5	1750	There are missing gutters on back. Installation of gutters is recommended to help prevent excessive moisture around foundations. The front gutters are bent.		0		0.5	1750	0	0
Roof Decking & Framing	112 113 114 118 122 128	0	0	The welding on the trust supports is not consistent with structural welding. Some center supports have been removed or are bent. There is some excessive notching in some of the beams. There is some deterioration starting in the base of the supports along the back. Complete evaluation by an engineer for appropriate structural strength and uplift protection is needed.	0	0		0	1500	0	0
Foundation & Seating	103 110 123 125	0.5	4000	There is some undermining and movement in the added apron. There is evidence of continued repairs to wood benches. Upgrading should be considered.		0		0.5	4000	0	0
Pavilion			0			0		0	0		
Exterior Structure			0			0		0	0		
Siding Condition	195 197 240	1	24200	The siding is showing some splitting, damage and moisture damage along the bottom. Some deterioration may become evident with prep for sealing and other repairs.		0		0	0	0	0
Substructure	193 257 267	1	14600	There is some deterioration in the southeast corner and center back walls. The south posts are starting to deteriorate. Repairs are needed. The building appears to be leaning slightly to the south and was cabled to the dance hall. Further evaluation of movement and lack of sheer walls.		0		1	14600	0	0
Painted Surface, Body	197 333 609 608	0	0	There is some staining and growth on the siding. Regular sealing is needed to maintain appearance and prevent deterioration.		0		2	15800	0	0
Gutter Drainage	195 206	0	0	Appropriate gutters and drainage away from buildings is needed to help prevent foundation damage and deterioration. Installation of dry wells away from buildings should be considered.		0		2	4000	0	0
Exterior Entries			0			0		0	0		

CATEGORY / ITEM	Photo	Addnl Repl	Additional Total Rehab Cost	Inspection Condition Notes	Energy QTY	Energy Fund	Energy COMMENTS	# Yr 1	2016	# Yr 2	2017
Elevated Deck & Structure	207 211 217	0	0	Serviceable, freshly painted may outlast the estimated useful life.		0		0	0	0	0
Stairway Guardrail & Handrails, Ramp	209	0	0	Serviceable		0		0	0	0	0
Landing	245 194	0	0	Serviceable, upgrading for accessibility should be considered where possible.		0		0	0	0	0
Door & Locks - Exterior	219 220 221	0	0	Serviceable		0		0	0	1.5	3450
Pitched Roof – Pavilion			0			0		0	0		
Roofing Material Condition -Pavilion	608 215 251 341	2	76000	There is some loose ridge. There are significant loose fasteners and finish wear. The roof is leaking into the overlaid composition roofing. The roofing will continue to deteriorate. Replacement will be needed at some point.		0		0	0	0	0
Gutters & Downspouts	196 197 212 246	0.5	2230	There are missing gutters and there are some that are bent. Installation of missing gutters is recommended to prevent excessive moisture around foundations and on-site.		0		0.5	2230	0	0
Roof Decking & Framing	264 322 320	0	0	Serviceable; however, there is some loose bracing on the bottom chord of trusses. The span is large and should be evaluated for load including multiple layers of roofing and uplifting.	0	0		0	1000	0	0
Kitchen			0			0		0	0		
Flooring	279	0	0	The kitchen floor paint has nearly completely worn off. Maintaining a cleanable surface is recommended.		0		1	2500	0	0
Cabinets, sink & faucet	259 282 283	0.5	11500	Some counter updating should be considered.		0		0	0	0	0
Appliances	280 281	0	0	Serviceable	0	0	install energy star appliances	0	0	0	0
Water Heater		0	0	Serviceable	0	0	install energy efficient unit	0	0	0	0

CATEGORY / ITEM	Photo	Addnl Repl	Additional Total Rehab Cost	Inspection Condition Notes	Energy QTY	Energy Fund	Energy COMMENTS	# Yr 1	2016	# Yr 2	2017
Barbecue	235 236	0	0	Serviceable; however, the posts are starting to sound hollow due to deterioration. Boring for treatment or replacement is recommended.		0		0	0	0	0
Bathroom		0	0			0		0	0		
Ceiling and Walls	226 227	0	0	Serviceable		0		0	0	0	0
Ceiling & Wall Finish	221 223	0	0	Serviceable		0		0	0	0	0
Floor Cover	222	0	0	Serviceable		0		0	0	0	0
Bathroom Fixtures	223 224 230	0	0	Serviceable	0	0	upgrade to low flow toilets	0	0	0	0
Public Bathroom Accessories	221 227 231	0	0	Serviceable		0		0	0	0	0
Raised Foundation – Danc			0			0		0	0		
Floor Cover	269	0	0	The flooring is swelling from excessive moisture due to the lack the heat and lack of vapor barrier. Upgrading to a more moisture resistant underlayment is recommended.		0		1	5000	0	0
Wood Structure	198 200 201	0.5	5000	There is no clearance or visible access to the substructure. There is no vapor barrier. There is no evidence in a vent to vent inspection of insect or deterioration. Some insect and deterioration damage would be expected to be discovered with floor repairs. Upgrading to current standards is recommended.		0		0	400	0	0
Insulation & Vapor Barrier	199	0	0	Installation of vapor barrier is recommended to prevent deterioration and infestation.	1	8500	upgrade insulation for better efficiency	1	8500	0	0
Slab Foundation			0		0	0		0	0		
Slab	258 256	0	0	Serviceable, monitoring and grinding to prevent trip hazards should be considered.		0		0	0	0	0
Plumbing			0			0		0	0		

April 2018



C.N.A. REPLACEMENT SCHEDULE

30 Yr Projections

Central Linn Recreation Center, Brownsville OR

CATEGORY / ITEM	# Yr 3 2018	# Yr 4 2019	# Yr 5 2020	# Yr 6 2021	# Yr 7 2022	# Yr 8 2023	# Yr 9 2024	# Yr 10 2025	# Yr 11 2026	# Yr 12 2027	# Yr 13
Site Condition											
Public Sidewalks & curbing	0	0	0	0	0	0	0	0	0	0	0
Signage - Monument	0	0	0	0	0	0	0	0	0	0	0
Gates	1	800	0	0	0	0	0	0	0	0	0
Utility Services											
Electrical Meter Base	1	3400	1	3400	0	0	0	0	0	0	0
Water Service - Pavilion, Flower Rec and Site	0	0	0	0	1	8400	1	8400	1	8400	0
Sewer – Pavilion, Bath, & Rec	0	0	0	0	0	0	0	0	0	0	0
Sewage Lift Station	0	0	0	0	0	0	0	0	0	0	0
Property Condition											
Parking & Road	1	18000	1	18000	0	0	0	0	0	0	0
Curbing/Wheel Stop	0	0	0	0	0	0	0	0	0	0	0

CATEGORY / ITEM	# Yr 3	2018	# Yr 4	2019	# Yr 5	2020	# Yr 6	2021	# Yr 7	2022	# Yr 8	2023	# Yr 9	2024	# Yr 10	2025	# Yr 11	2026	# Yr 12	2027	# Yr 13
Walkways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lawns	0.5	2500	0.5	2500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Trees	0.75	3000	0.75	3000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscape Beds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Watering System	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parking Lot/Landscape Lighting	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vendor Outlets	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	300	1	300	1	300	0
Signage, Bldg	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1500	0	0	0
Trash Enclosure																					
Enclosure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Recycling Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Electrical																					

CATEGORY / ITEM	# Yr 3	2018	# Yr 4	2019	# Yr 5	2020	# Yr 6	2021	# Yr 7	2022	# Yr 8	2023	# Yr 9	2024	# Yr 10	2025	# Yr 11	2026	# Yr 12	2027	# Yr 13
Lighting – Bathrooms /Kitchen /Security /Art /Backstage	0.6	720	0.6	720	0.6	720	0.6	720	0.6	720	0	0	0	0	0	0	0	0	0	0	0
Lighting – Dance/ Dining /Flower /Stage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1000	1	1000	1	1000	1
Outlets and Switches	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Panel Condition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stage, Art, Flower Building																					
Exterior Structure																					
Siding Condition	0.83	15500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Substructure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Painted Surface, Body	0	0	0	0	0	0	0	0	0	0	1	4000	1	4000	1	4000	0	0	0	0	0
Gutter Drainage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0


CATEGORY / ITEM	# Yr 3	2018	# Yr 4	2019	# Yr 5	2020	# Yr 6	2021	# Yr 7	2022	# Yr 8	2023	# Yr 9	2024	# Yr 10	2025	# Yr 11	2026	# Yr 12	2027	# Yr 13
Foundation & Slab	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exterior Entries																					
Landing	0	0	0	0	0	0	0.67	1333.33	0.67	1333.33	0.67	1333.33	0	0	0	0	0	0	0	0	0
Stairway, Guardrail & Handrails	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Door & Locks - Exterior	0	0	0	0	3	1650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pitched Roof																					
Roofing Material	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	15000	1	15000	1	15000	0
Gutters & Downspouts	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roof Decking & Framing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grandstands																					
Roofing Material	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

CATEGORY / ITEM	# Yr 3	2018	# Yr 4	2019	# Yr 5	2020	# Yr 6	2021	# Yr 7	2022	# Yr 8	2023	# Yr 9	2024	# Yr 10	2025	# Yr 11	2026	# Yr 12	2027	# Yr 13
Gutters & Downspouts	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roof Decking & Framing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Foundation & Seating	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pavilion																					
Exterior Structure																					
Siding Condition	1	24200	1	24200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Substructure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Painted Surface, Body	0	0	0	0	0	0	0	0	0	0	1	7900	1	7900	0	0	0	0	0	0	0
Gutter Drainage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exterior Entries																					

CATEGORY / ITEM	# Yr 3	2018	# Yr 4	2019	# Yr 5	2020	# Yr 6	2021	# Yr 7	2022	# Yr 8	2023	# Yr 9	2024	# Yr 10	2025	# Yr 11	2026	# Yr 12	2027	# Yr 13
Elevated Deck & Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stairway Guardrail & Handrails, Ramp	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Door & Locks - Exterior	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pitched Roof – Pavilion																					
Roofing Material Condition -Pavilion	1	38000	1	38000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gutters & Downspouts	1.5	6690	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roof Decking & Framing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kitchen																					
Flooring	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cabinets, sink & faucet	1	23000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Appliances	1	14000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water Heater	0	0	0	0	0	0	1	2100	0	0	0	0	0	0	0	0	0	0	0	0	0

CATEGORY / ITEM	# Yr 3	2018	# Yr 4	2019	# Yr 5	2020	# Yr 6	2021	# Yr 7	2022	# Yr 8	2023	# Yr 9	2024	# Yr 10	2025	# Yr 11	2026	# Yr 12	2027	# Yr 13
Barbecue	1	10000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bathroom																					
Ceiling and Walls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1100	0	0
Ceiling & Wall Finish	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Floor Cover	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Bathroom Fixtures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Public Bathroom Accessories	0	0	0	0	0	0	0	0	0	0	0	0	1	400	0	0	0	0	0	0	0
Raised Foundation – Danc																					
Floor Cover	0	0	0	0	0	0	1	5000	0	0	0	0	0	0	0	0	0	0	1	5000	0
Wood Structure	1	10000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Insulation & Vapor Barrier	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Slab Foundation																					
Slab	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Plumbing																					

CATEGORY / ITEM	# Yr 3	2018	# Yr 4	2019	# Yr 5	2020	# Yr 6	2021	# Yr 7	2022	# Yr 8	2023	# Yr 9	2024	# Yr 10	2025	# Yr 11	2026	# Yr 12	2027	# Yr 13
Water & Waste Pipe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Environmental																					
Asbestos	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lead Based Paint	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Radon	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lead in water	1	2000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		171810		89820		10770		17553.33		10453.33		13233.33		12300		20300		18900		21300	
		1.06		1.09		1.13		1.16		1.19		1.23		1.27		1.3		1.34		1.38	
		182273.23		98148.74		12121.73		20349.12		12481.83		16275.33		15581.27		26486.9		25400.02		29484.18	
Ver 03-24-16																					

April 2018																					
																					
CATEGORY / ITEM		2028	# Yr 14	2029	# Yr 15	2030	# Yr 16	2031	# Yr 17	2032	# Yr 18	2033	# Yr 19	2034	# Yr 20	2035	# Yr 21	2036	# Yr 22	2037	# Yr 23
Site Condition																					
	Public Sidewalks & curbing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Signage - Monument	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	9000	0	0	0	0
	Gates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Utility Services																					
	Electrical Meter Base	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Water Service - Pavilion, Flower Rec and Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Sewer – Pavilion, Bath, & Rec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Sewage Lift Station	0	0	0	0	0	0	1.5	11250	1.5	11250	0	0	0	0	0	0	0	0	0	0
Property Condition																					
	Parking & Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	Curbing/Wheel Stop	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

CATEGORY / ITEM	2028	# Yr 14	2029	# Yr 15	2030	# Yr 16	2031	# Yr 17	2032	# Yr 18	2033	# Yr 19	2034	# Yr 20	2035	# Yr 21	2036	# Yr 22	2037	# Yr 23
Walkways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lawns	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Trees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscape Beds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Watering System	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parking Lot/Landscape Lighting	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vendor Outlets	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Signage, Bldg	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Trash Enclosure																				
Enclosure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Recycling Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Electrical																				

CATEGORY / ITEM	2028	# Yr 14	2029	# Yr 15	2030	# Yr 16	2031	# Yr 17	2032	# Yr 18	2033	# Yr 19	2034	# Yr 20	2035	# Yr 21	2036	# Yr 22	2037	# Yr 23
Lighting – Bathrooms /Kitchen /Security /Art /Backstage	0	0	0	0	0	0	0	0	0	0	0	0	0	0.4	480	0.4	480	0.4	480	1
Lighting – Dance/ Dining /Flower /Stage	1000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Outlets and Switches	0	0	0	1	1500	1	1500	1	1500	1	1500	1	1500	1	1500	1	1500	1	1500	0
Panel Condition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stage, Art, Flower Building																				
Exterior Structure																				
Siding Condition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Substructure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Painted Surface, Body	0	0	0	0	0	1	4000	1	4000	1	4000	0	0	0	0	0	0	0	0	0
Gutter Drainage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0


CATEGORY / ITEM	2028	# Yr 14	2029	# Yr 15	2030	# Yr 16	2031	# Yr 17	2032	# Yr 18	2033	# Yr 19	2034	# Yr 20	2035	# Yr 21	2036	# Yr 22	2037	# Yr 23
Foundation & Slab	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exterior Entries																				
Landing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stairway, Guardrail & Handrails	0	0	0	2	9200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Door & Locks - Exterior	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pitched Roof																				
Roofing Material	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gutters & Downspouts	0	0	0	0.5	600	0.5	600	0.5	600	0	0	0	0	0	0	0	0	0	0	0
Roof Decking & Framing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grandstands																				
Roofing Material	0	0	0	0	0	0	0	0	0	0	0	0	0	1	23000	0	0	0	0	0

CATEGORY / ITEM	2028	# Yr 14	2029	# Yr 15	2030	# Yr 16	2031	# Yr 17	2032	# Yr 18	2033	# Yr 19	2034	# Yr 20	2035	# Yr 21	2036	# Yr 22	2037	# Yr 23
Gutters & Downspouts	0	0	0	0.5	1750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roof Decking & Framing	0	0	0	0	0	0	0	0	0	1	6200	0	0	0	0	0	0	0	0	0
Foundation & Seating	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pavilion																				
Exterior Structure																				
Siding Condition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Substructure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Painted Surface, Body	0	0	0	0	0	1	7900	1	7900	0	0	0	0	0	0	0	0	0	0	0
Gutter Drainage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exterior Entries																				

CATEGORY / ITEM	2028	# Yr 14	2029	# Yr 15	2030	# Yr 16	2031	# Yr 17	2032	# Yr 18	2033	# Yr 19	2034	# Yr 20	2035	# Yr 21	2036	# Yr 22	2037	# Yr 23
Elevated Deck & Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stairway Guardrail & Handrails, Ramp	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Landing	0	0	0	1	5000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Door & Locks - Exterior	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pitched Roof – Pavilion																				
Roofing Material Condition -Pavilion	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gutters & Downspouts	0	0	0	0	0	0	0	0	0	0	0	0	0	0.5	2230	0	0	0	0	1.5
Roof Decking & Framing	0	0	0	0	0	0	0	0	0	2	7230	0	0	0	0	0	0	0	0	0
Kitchen																				
Flooring	0	0	0	1	2500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cabinets, sink & faucet	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Appliances	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Water Heater	0	0	0	0	0	0	0	0	0	1	2100	0	0	0	0	0	0	0	0	0

CATEGORY / ITEM	2028	# Yr 14	2029	# Yr 15	2030	# Yr 16	2031	# Yr 17	2032	# Yr 18	2033	# Yr 19	2034	# Yr 20	2035	# Yr 21	2036	# Yr 22	2037	# Yr 23
Barbecue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bathroom																				
Ceiling and Walls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ceiling & Wall Finish	400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Floor Cover	950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bathroom Fixtures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Public Bathroom Accessories	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Raised Foundation – Dance																				
Floor Cover	0	0	0	0	0	0	0	0	0	1	5000	0	0	0	0	0	0	0	0	0
Wood Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Insulation & Vapor Barrier	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Slab Foundation																				
Slab	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Plumbing																				

CATEGORY / ITEM	2028	# Yr 14	2029	# Yr 15	2030	# Yr 16	2031	# Yr 17	2032	# Yr 18	2033	# Yr 19	2034	# Yr 20	2035	# Yr 21	2036	# Yr 22	2037	# Yr 23
Water & Waste Pipe	0	0	0	0	0	1	4200	0	0	0	0	0	0	0	0	0	0	0	0	0
Environmental																				
Asbestos	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lead Based Paint	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Radon	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lead in water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	2350		0		20550		18200		25250		37280		1500		27210		10980		1980	
	1.43		1.47		1.51		1.56		1.6		1.65		1.7		1.75		1.81		1.86	
	3350.54		0		31083.72		28355.01		40518.84		61618.16		2553.65		47712.9		19831.1		3683.38	
Ver 03-24-16																				

April 2018																	
																	
CATEGORY / ITEM	2038	# Yr 24	2039	# Yr 25	2040	# Yr 26	2041	# Yr 27	2042	# Yr 28	2043	# Yr 29	2044	# Yr 30	2045	30 Year Total	Item Replacement Total Yr 2-30
Site Condition																	
Public Sidewalks & curbing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Signage - Monument	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9000	9000
Gates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1600	800
Utility Services																	
Electrical Meter Base	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6800	6800
Water Service - Pavilion, Flower Rec and Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25200	25200
Sewer – Pavilion, Bath, & Rec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1500	0
Sewage Lift Station	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22500	22500
Property Condition																	
Parking & Road	18000	1	18000	0	0	0	0	0	0	0	0	0	0	0	0	72000	72000
Curbing/Wheel Stop	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

CATEGORY / ITEM	2038	# Yr 24	2039	# Yr 25	2040	# Yr 26	2041	# Yr 27	2042	# Yr 28	2043	# Yr 29	2044	# Yr 30	2045	30 Year Total	Item Replacement Total Yr 2-30
Walkways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6000	0
Lawns	0	0	0	0.5	2500	0.5	2500	0	0	0.5	2500	0.5	2500	0	0	20000	15000
Trees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9000	6000
Landscape Beds	0	0	0	0.5	4000	1	8000	0.5	4000	0	0	0	0	0	0	28000	20000
Watering System	0	0	0	1	25000	1	25000	0	0	0	0	0	0	0	0	50000	50000
Parking Lot/Landscape Lighting	0	0	0	2.5	4750	2.5	4750	0	0	0	0	0	0	0	0	19000	9500
Vendor Outlets	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	900	900
Signage, Bldg	0	0	0	0	0	3	1500	0	0	0	0	0	0	0	0	3000	3000
Trash Enclosure																0	0
Enclosure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Recycling Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Electrical																0	0

CATEGORY / ITEM	2038	# Yr 24	2039	# Yr 25	2040	# Yr 26	2041	# Yr 27	2042	# Yr 28	2043	# Yr 29	2044	# Yr 30	2045	30 Year Total	Item Replacement Total Yr 2-30
Lighting – Bathrooms /Kitchen /Security /Art /Backstage	1200	1	1200	0.6	720	0.6	720	0.6	720	0	0	0	0	0	0	12000	9600
Lighting – Dance/ Dining /Flower /Stage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4000	4000
Outlets and Switches	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12000	12000
Panel Condition	0	0	0	0.8	1792	0.8	1792	0.8	1792	0.8	1792	0.8	1792	0	0	11200	8960
Stage, Art, Flower Building																0	0
Exterior Structure																0	0
Siding Condition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40300	31000
Substructure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6700	0
Painted Surface, Body	0	1	4000	1	4000	1	4000	0	0	0	0	0	0	0	0	48000	36000
Gutter Drainage	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1500	6000	1500


CATEGORY / ITEM	2038	# Yr 24	2039	# Yr 25	2040	# Yr 26	2041	# Yr 27	2042	# Yr 28	2043	# Yr 29	2044	# Yr 30	2045	30 Year Total	Item Replacement Total Yr 2-30
Foundation & Slab	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5000	0
Exterior Entries																0	0
Landing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6000	4000
Stairway, Guardrail & Handrails	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9200	9200
Door & Locks - Exterior	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1650	3300	3300
Pitched Roof																0	0
Roofing Material	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45000	45000
Gutters & Downspouts	0	0	0	0	0	0	0	0	0	0	0	0	0	0.5	600	4200	2400
Roof Decking & Framing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1000	0
Grandstands																0	0
Roofing Material	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23000	23000

CATEGORY / ITEM	2038	# Yr 24	2039	# Yr 25	2040	# Yr 26	2041	# Yr 27	2042	# Yr 28	2043	# Yr 29	2044	# Yr 30	2045	30 Year Total	Item Replacement Total Yr 2-30
Gutters & Downspouts	0	0	0	0	0	0	0	0	0	0	0	0	0	0.5	1750	5250	3500
Roof Decking & Framing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7700	6200
Foundation & Seating	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4000	0
Pavilion																0	0
Exterior Structure																0	0
Siding Condition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48400	48400
Substructure	0	0	0	0	0	0	0	0	0	0	0	0.5	7300	0.5	7300	29200	14600
Painted Surface, Body	0	1	7900	1	7900	0	0	0	0	0	0	0	0	0	0	63200	47400
Gutter Drainage	0	0	0	0	0	0	0	0	0	0	0	0	0	2	4000	8000	4000
Exterior Entries																0	0

CATEGORY / ITEM	2038	# Yr 24	2039	# Yr 25	2040	# Yr 26	2041	# Yr 27	2042	# Yr 28	2043	# Yr 29	2044	# Yr 30	2045	30 Year Total	Item Replacement Total Yr 2-30
Elevated Deck & Structure	0	0	0	0	0	1	10300	0	0	0	0	0	0	0	0	10300	10300
Stairway Guardrail & Handrails, Ramp	0	0	0	0	0	1	7000	0	0	0	0	0	0	0	0	7000	7000
Landing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5000	5000
Door & Locks - Exterior	0	0	0	0	0	1.5	3450	1.5	3450	0	0	0	0	0	0	10350	10350
Pitched Roof – Pavilion																0	0
Roofing Material Condition -Pavilion	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	76000	76000
Gutters & Downspouts	6690	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17840	15610
Roof Decking & Framing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8230	7230
Kitchen																0	0
Flooring	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2500	7500	5000
Cabinets, sink & faucet	23000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46000	46000
Appliances	14000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28000	28000
Water Heater	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2100	6300	6300

CATEGORY / ITEM	2038	# Yr 24	2039	# Yr 25	2040	# Yr 26	2041	# Yr 27	2042	# Yr 28	2043	# Yr 29	2044	# Yr 30	2045	30 Year Total	Item Replacement Total Yr 2-30
Barbecue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10000	10000
Bathroom																0	0
Ceiling and Walls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1100	1100
Ceiling & Wall Finish	0	0	0	0	0	0	0	0	0	1	400	0	0	0	0	800	800
Floor Cover	0	0	0	0	0	0	0	0	0	1	950	0	0	0	0	1900	1900
Bathroom Fixtures	0	0	0	0	0	0	0	0	0	0	0	1	2500	0	0	2500	2500
Public Bathroom Accessories	0	0	0	0	0	0	0	0	0	0	0	1	400	0	0	800	800
Raised Foundation – Danc																0	0
Floor Cover	0	1	5000	0	0	0	0	0	0	0	0	0	0	1	5000	30000	25000
Wood Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10400	10000
Insulation & Vapor Barrier	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8500	0
Slab Foundation																0	0
Slab	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Plumbing																0	0

CATEGORY / ITEM	2038	# Yr 24	2039	# Yr 25	2040	# Yr 26	2041	# Yr 27	2042	# Yr 28	2043	# Yr 29	2044	# Yr 30	2045	30 Year Total	Item Replacement Total Yr 2-30
Water & Waste Pipe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4200	4200
Environmental																0	0
Asbestos	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4000	0
Lead Based Paint	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4000	0
Radon	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lead in water	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2000	2000
																0	0
																0	0
	62890		36100		50662		69012		9962		5642		14492		26400	979870	829850
	1.92		1.97		2.03		2.09		2.16		2.22		2.29		2.36		
	120503.74		71246.47		102985.42		144495.8		21483.96		12532.51		33156.65		62213.33	1419586.03	1269566.03
							30 Year Replacement SUBTOTAL:					\$979,870					
Ver 03-24-16							Inflated Replacement TOTAL:					\$1,419,586					

April 2018																
 C.N.A. Replacement Cost Sheet Recreation Center Building Central Linn Recreation Center, Brownsville OR																
CATEGORY / ITEM	CURRENT DESCRIPTION TYPE	EUL	AGE	RUL	COND	ACTION	DUR	QTY	UNIT	UNIT COST	# Repl in Rehab / Year 1	Year 1 / REHAB TOTAL COST	Replacement Schedule Notes	Source	Budget	
Recreation Center																
Exterior Structure																
	Siding Condition	Lapped Wood	45	70	-25	Fair	Replace	1	1	avg bldg	50000	0.1	5000	3.3.3.1.3	RSM	C
	Substructure	Wood Studs	100	70	30	Good	Maintain	1	1	avg bldg	25620	0	0	3.3.2.1.1 Allowance for projected repair needs	RSM	C
	Window, Frames and trim.	Wood	35	70	-35	Fair	Replace	1	1	avg bldg	11400	0	0	3.3.3.2.3	RSM	C
	Painted Surface, Body	Two color	8	2	6	Fair	Maintain	1	1	avg bldg	14100	0.25	3525	3.3.2.4.5	RSM	C


	CATEGORY / ITEM	CURRENT DESCRIPTION TYPE	EUL	AGE	RUL	COND	ACTION	DUR	QTY	UNIT	UNIT COST	# Repl in Rehab / Year 1	Year 1 / REHAB TOTAL COST	Replacement Schedule Notes	Source	Budget
Recreation Center					0							0	0			
	Gutter Drainage	None	30	0	30	N/P	Replace	1	1	avg bldg	2900	1	2900	3.2.2.4 Allowance for drywells	RSM	C
Exterior Entries					0							0	0			
	Landing & Ramp	Concrete	50	50	0	Fair	Maintain	3	4	ea	10200	0	0		RSM	C
	Stairway/Ramp, Guardrail & Handrails	Wood	20	20	0	Fair	Replace	1	2	ea	8000	1	8000	3.3.2.7.12	RSM	C
	Door & Locks - Exterior	Original Wood & Composite Wood	25	20	5	Fair	Replace	3	5	each	2100	1	2100	3.3.2.8.3	RSM	C
Pitched Roof					0							0	0			
	Roofing Material Condition	Architectural	20	3	17	Good	Replace	1	1	avg bldg	69500	0	0	3.3.4.1.1 includes high level ventilation	RSM	C
	Gutters & Downspouts	Continuous	20	3	17	Good	Replace	1	1	avg bldg	4500	0	0	3.3.4.3.1	RSM	C
Attic					0							0	0			
	Roof Decking	Plywood	75	45	30	Good	Maintain	1	1	avg bldg	19000	0	0	3.3.2.3.1	RSM	C
	Insulation	Approximately 6 " Cellulose	50	40	10	Fair	Maintain	1	1	avg bldg	18800	0	0	3.3.2.6.1	RSM	C
Kitchen					0							0	0			
	Flooring	Vinyl	15	10	5	Good	Replace	1	1	each	2000	0	0	3.7.1.1.10	RSM	C

	CATEGORY / ITEM	CURRENT DESCRIPTION TYPE	EUL	AGE	RUL	COND	ACTION	DUR	QTY	UNIT	UNIT COST	# Repl in Rehab / Year 1	Year 1 / REHAB TOTAL COST	Replacement Schedule Notes	Source	Budget
Recreation Center					0							0	0			
	Cabinets	Wood	30	50	-20	Fair	Replace	1	1	each	6500	1	6500	3.7.1.2.7	RSM	C
	Counters, sink & faucet	Laminate, Cast, Lever	20	45	-25	Good	Replace	1	1	each	23000	0	0	3.7.1.2.7	RSM	C
	Appliances	Ranges, Refrigerator	20	30	-10	Good	Replace	1	1	each	14000	1	14000	3.7.1.3	RSM	C
Shower rooms					0							0	0			
	Ceiling and Walls	Drywall & Cinder block	50	39	11	Good	Maintain	2	2	each	3200	0	0	3.7.1.1.1	RSM	C
	Ceiling & Wall Finish	Paint	10	11	-1	Good	Maintain	2	2	each	2900	0	0	3.7.1.1.3	RSM	C
	Floor Cover	Sealed concrete	8	15	-7	Fair	Replace	2	2	each	3200	1	3200	3.7.1.1.10	RSM	C
	Interior Doors	Wood	20	26	-6	Good	Replace	2	2	each	500	0	0	3.7.1.2.1	RSM	C
	Bathroom Fixtures	Toilet & Sink	40	20	20	Good	Replace	2	2	each	8500	0	0	3.4.1.3.3	RSM	M
	Bathroom Accessories	Mirror, grab bars, toilet and towel dispensers	20	20	0	Good	Replace	2	2	each	1700	0	0	3.7.2.4.1	Allowance	M
	Toilet stalls, shower doors	Laminate	20	11	9	Good	Replace	2	2	each	2700	0	0	3.7.2.4.1	Allowance	M
	Ventilation	Fan	15	20	-5	Fair	Replace	2	2	each	380	0	0	3.7.1.4.7	RSM	M
Toilet/Kitchenette – Basement					0							0	0			
	Floor Cover	Vinyl over Concrete	15	22	-7	Good	Replace	1	1	each	1100	0	0	3.7.1.1.10	RSM	C

	CATEGORY / ITEM	CURRENT DESCRIPTION TYPE	EUL	AGE	RUL	COND	ACTION	DUR	QTY	UNIT	UNIT COST	# Repl in Rehab / Year 1	Year 1 / REHAB TOTAL COST	Replacement Schedule Notes	Source	Budget
Recreation Center					0							0	0			
	Interior Doors	Hollow composite	20	22	-2	Good	Replace	1	1	each	500	0	0	03.7.1.2.1	RSM	C
	Cabinets, sink & faucet	Pressboard, Enamel, lever	20	22	-2	Good	Replace	1	1	each	1500	0	0	03.7.1.2.7	RSM	C
	Bathroom Fixtures	Toilet	40	22	18	Good	Replace	1	1	each	5200	0	0	03.4.1.3.3	RSM	M
	Ventilation	Fan	15	0	15	N/P	Construct	1	1	each	380	0	0	03.7.1.4.7	RSM	M
Interior					0							0	0			
	Ceiling & Wall Condition - Gymnasium & Most Misc	Wood & Celatex Tile	50	70	-20	Fair	Maintain	2	2	avg area	17000	0.25	4250	3.7.1.1.1	RSM	C
	Ceiling & Wall Condition - Classroom & Basement	Plaster and Drywall	35	35	0	Good	Maintain	2	2	avg area	6100	0	0	3.7.1.1.1	RSM	C
	Ceiling & Wall	Paint	15	10	5	Fair	Maintain	4	4	avg area	2500	1	2500	3.7.1.1.3	RSM	C
	Floor Cover - Gym	Wood	75	70	5	Fair	Replace	1	1	avg area	53000	0	0	03.7.1.1.11	RSM	C
	Wood Floor Finish - Gym	Clear	8	4	4	Poor	Replace	1	1	avg area	9700	1	9700	3.7.1.1.11	RSM	C

	CATEGORY / ITEM	CURRENT DESCRIPTION TYPE	EUL	AGE	RUL	COND	ACTION	DUR	QTY	UNIT	UNIT COST	# Repl in Rehab / Year 1	Year 1 / REHAB TOTAL COST	Replacement Schedule Notes	Source	Budget
Recreation Center					0							0	0			
	Floor Cover – Classroom & Basement	Carpeting & Laminate	8	10	-2	Fair	Replace	2	2	avg area	10200	0.5	5100	3.7.1.1.11	RSM	C
	Stairways, Handrails & Railings	Wood & Metal	30	35	-5	Fair	Replace	3	3	avg area	6000	2	12000	3.7.1.1.10	RSM	C
	Interior Doors – Misc	Wood & Panel	20	45	-25	Fair	Replace	4	16	each	1600	4	6400	3.7.1.2.1	RSM	C
	Interior Doors – Classroom	Fire rated	20	22	-2	Good	Replace	1	1	each	1900	0	0	3.7.1.2.1	RSM	C
	Furniture – Gym and Classroom	Chairs and tables	20	45	-25	Fair	Replace	2	2	avg area	12000	0.5	6000		Allowance	C
Electrical					0							0	0			
	Lighting – Gym, Classroom, Stage, Office and Kitchen	Fluorescent	20	19	1	Fair	Replace	4	4	avg area	3000	1	3000		RSM	C
	Lighting – Maintenance /Storage	Incandescent Porcelain	50	35	15	Good	Replace	3	3	avg area	1200	0	0		RSM	C
	Lighting – Emergency & Exit	Mixture	10	35	-25	Good	Replace	1	7	ea	350	0	0		RSM	M
	Outlets and Switches	3 prong & Toggle Switch	35	45	-10	Good	Replace	4	7	avg area	1500	0	0	3.4.4.3.1	Allowance	C

	CATEGORY / ITEM	CURRENT DESCRIPTION TYPE	EUL	AGE	RUL	COND	ACTION	DUR	QTY	UNIT	UNIT COST	# Repl in Rehab / Year 1	Year 1 / REHAB TOTAL COST	Replacement Schedule Notes	Source	Budget
Recreation Center					0							0	0			
	Panel Condition	200 amp Breaker	50	50	0	Good	Replace	1	1	each	2500	0	0	3.4.4.1.1	RSM	C
Water Heater					0							0	0			
	Water Heater	80 gallon	12	4	8	Good	Replace	1	1	each	2900	0	0	3.4.1.2.6	RSM	C
Raised Foundation					0							0	0			
	Wood Structure	Joist & Beam	100	70	30	Good	Replace	1	1	avg bldg	10000	0.5	5000	3.3.1.5 Allowance for Wood Destroying Organism repairs if needed	Allowance	C
	Insulation & Vapor Barrier	Fiberglass 6+'' & Plastic	60	25	35	Fair	Replace	1	1	avg bldg	15000	0	0	3.3.2.6.2	RSM	C
Basement					0							0	0			
	Concrete Slab	Concrete	100	70	30	Good	Replace	1	1	avg bldg	0	0	0	3.3.1.1 no costing provided, expected to exceed replacement schedule	Allowance	C
	Wood Deterioration		100	70	30	Good	Replace	1	1	avg bldg	10000	0.5	5000		Allowance	C
Plumbing Unit					0							0	0			
	Water & Waste Pipe	Galvanized /Copper & Cast/ABS	40	45	-5	Maintain	Replace	2	2	avg area	5000	0	0	3.4.1.1	Allowance	C
HVAC					0							0	0			
	Central Forced Air	Gas	20	10	10	Good	Replace	3	3	avg area	10000	0	0	3.4.3.1.4	RSM	C
	Makeup Air / Ventilators	None	20	0	20	Good	Replace	3	3	avg area	8100	0	0	3.4.3.1.12	RSM	C

April 2018												
												
CATEGORY / ITEM	Photo	Addtnl Repl	Additional Total Rehab Cost	Inspection Condition Notes	Energy QTY	Energy Fund	Energy COMMENTS	# Yr 1	2016	# Yr 2	2017	
Recreation Center		0	0			0		0	0			
Exterior Structure			0			0		0	0			
Siding Condition	354 367 390 395	0.2	10000	There is deterioration along the bottom in the front and most likely the inner corner of the kitchen. There is some split, broken and animal holes on the west side. Paint prep will continue to identify areas of repairs needed. Some larger areas should be considered for replacement or upgrading to allow for installation.		0		0.1	5000	0	0	
Substructure		0	0	There are no areas of deterioration noted that should require significant structural repairs. Extent of damage will not become evident until siding is removed. There is evidence of previous repairs from termites which result in undiscovered damage.		0		0	0	0	0	
Window, Frames and trim.	357 362 372 379 385	1	11400	The windows all appear to be nonfunctional. Some have been removed, likely due to deterioration. Some frame and sash deterioration are starting to become evident on the south side. A replacement/upgrading plan is needed.	0	0	upgrade to low E high efficiency windows	0	0	0	0	
Painted Surface, Body	360 369 386 392	0.5	7050	There is peeling flaking and rusty nail heads which is common with poor coverage or paint quality. There are some small areas of deterioration, splitting and heavy paint causing some peeling. Some large areas need re-prepped and repainted, Near complete repainting should be considered.		0		0.25	3525	0	0	

	CATEGORY / ITEM	Photo	Addtnl Repl	Additional Total Rehab Cost	Inspection Condition Notes	Energy QTY	Energy Fund	Energy COMMENTS	# Yr 1	2016	# Yr 2	2017
Recreation Center			0	0			0		0	0		
	Gutter Drainage	359 365 378	0	0	Appropriate gutters and drainage away from buildings are needed to help prevent foundation damage and excessive moisture in basements. Installation of drains to daylight or dry wells away from buildings should be considered.		0		1	2900	0	0
Exterior Entries			0	0		0	0		0	0		
	Landing & Ramp	350 355 346	2	20400	The gymnasium landings are showing some normal wear and weathering. There is some damage on step edges. There are no handrails or railings on landings. Upgrading should be considered.		0		0	0	0	0
	Stairway/Ramp, Guardrail & Handrails	382 381	1	8000	The back gymnasium stairway is starting to deteriorate. Evaluation of appropriate structural strength for commercial/fire escape loads for the occupancy/usage. Complete upgrading should be considered.		0		1	8000	0	0
	Door & Locks - Exterior	389 564 318	2	4200	The preschool entry door is delaminating and has had temporary repairs, replacement is recommended.		0		1	2100	0	0
Pitched Roof				0			0		0	0		
	Roofing Material Condition	400 624 620	0	0	Serviceable, maintaining and monitoring wall edge flashing is needed. Some repairs in conjunction with siding should be considered.		0		0	0	0	0
	Gutters & Downspouts	391 358 388 401	0.1	450	The front entries are missing gutters. Regular moss treatment and debris removal are needed. Downspouts should be shielded and relocated to drain directly in the gutters to prevent overloading flashing. Some upgrading should be considered.		0		0	0	0	0
Attic				0			0		0	0	0	0
	Roof Decking	484 485	0	0	Serviceable. The front is OSB.	0	0		0	0	0	0
	Insulation	427 497 487	1	18800	There is some minor traffic damage.	0	0	upgrade insulation for better efficiency	0	0	0	0
Kitchen			0	0			0		0	0	0	0
	Flooring	460	0	0	Serviceable		0		0	0	0	0

	CATEGORY / ITEM	Photo	Addtnl Repl	Additional Total Rehab Cost	Inspection Condition Notes	Energy QTY	Energy Fund	Energy COMMENTS	# Yr 1	2016	# Yr 2	2017
Recreation Center			0	0			0		0	0		
	Cabinets	462 461	0	0	There is some vandalism and damage to the cabinets and pass through. Upgrading of the pass through to improve firewall should be considered.		0		1	6500	0	0
	Counters, sink & faucet	463 464	0	0	Some repairs are needed around the sink. Maintaining watertight area is important.		0		0	0	0	0
	Appliances	465 466 469	0	0	Stoves are beyond their useful life and upgrading of range hood should be considered.	1	14000	install energy star appliances	1	14000	0	0
Shower rooms			0	0			0		0	0		
	Ceiling and Walls	438 450 458	0	0	Serviceable		0		0	0	0	0
	Ceiling & Wall Finish	433 436 439	0	0	Serviceable		0		0	0	0	0
	Floor Cover	436	0	0	The floor showing staining and wear. Cleaning and resealing is recommended.		0		1	3200	0	0
	Interior Doors	456	0	0	Serviceable		0		0	0	0	0
	Bathroom Fixtures	440 441 453	0.2	1700	Most of the toilets of been upgraded to low-flow.	0	0	upgrade to low flow toilets	0	0	0	0
	Bathroom Accessories	436 440 446	0.2	340	Some upgrades for durability should be considered i.e. mirrors There are some repairs needed to the shower seat.		0		0	0	0	0
	Toilet stalls, shower doors	432 450 446	0	0	Serviceable		0		0	0	0	0
	Ventilation	452	2	760	Serviceable; showing some age, upgrading should be considered.		0		0	0	0	0
Toilet/Kitchenette – Base			0	0			0		0	0		
	Floor Cover	536	0	0	Serviceable		0		0	0	0	0

	CATEGORY / ITEM	Photo	Addtnl Repl	Additional Total Rehab Cost	Inspection Condition Notes	Energy QTY	Energy Fund	Energy COMMENTS	# Yr 1	2016	# Yr 2	2017
Recreation Center			0	0			0		0	0		
	Interior Doors	536	0	0	Serviceable		0		0	0	0	0
	Cabinets, sink & faucet	539	0	0	Serviceable		0		0	0	0	0
	Bathroom Fixtures	540	0	0	Serviceable	0	0	upgrade to low flow toilets	0	0	0	0
	Ventilation		1	380	Installation of ventilation should be considered.		0		0	0	0	0
Interior			0	0			0		0	0		
	Ceiling & Wall Condition - Gymnasium & Most Misc	418 422 425 470 477	0.75	12750	There are some loose and damaged ceiling tiles. There are some holes from lighting upgrade. Some replacements may be needed in areas of the gymnasium.		0		0.25	4250	0	0
	Ceiling & Wall Condition – Classroom & Basement	458 575 530	0	0	Serviceable		0		0	0	0	0
	Ceiling & Wall	425 477	0	0	There is some damage and water staining will become less noticeable with paint.		0		1	2500	0	0
	Floor Cover – Gym	419 412 413 409	1	53000	The upper groove tab is thin and peeling up from numerous sandings. There is numerous areas of wood boring beetle and termite damage, That all appears inactive. There is some water damage repairs. The above have all contributed along with age and movement to loose areas in the floor. Replacement should be considered.		0		0	0	0	0
	Wood Floor Finish – Gym	410 411	0	0	The most recent finish is peeling. Peeling finishes may need complete removal to prevent peeling of new finish. Proper prep and refinishing will be needed.		0		1	9700	0	0

	CATEGORY / ITEM	Photo	Addtnl Repl	Additional Total Rehab Cost	Inspection Condition Notes	Energy QTY	Energy Fund	Energy COMMENTS	# Yr 1	2016	# Yr 2	2017
Recreation Center			0	0			0		0	0		
	Floor Cover – Classroom & Basement	570 569	0.5	5100	The laminate in the classroom is separating and is warping. The carpeting is starting to show some age replacement should be considered.		0		0.5	5100	0	0
	Stairways, Handrails & Railings	523 525 526 507 506 407	1	6000	Updating of bleachers and stage railings to an appropriate height. Installation of appropriate handrails in the West stairway and miscellaneous improvements are needed. The treads are wearing, worst in the west staircase. Some repairs should be considered.		0		2	12000	0	0
	Interior Doors – Misc	476 577 426 456 457 503 528 568	8	12800	Serviceable. There are some doors that are been removed, some have been damaged or worn. Most of them around latches. Some repairs and upgrading should be considered.		0		4	6400	0	0
	Interior Doors – Classroom	567	0	0	Serviceable		0		0	0	0	0
	Furniture – Gym and Classroom	426 535 568	1	12000	Serviceable but showing age and normal damage		0		0.5	6000	0	0
Electrical			0	0			0		0	0		
	Lighting – Gym, Classroom, Stage, Office and Kitchen	418 452 470 479 530 567	1	3000	The lighting is showing some age. Upgrading for energy efficiency should be considered.	1	3000	upgrade with energy efficient fixture or bulb; motion sensors or timers should be considered where appropriate	1	3000	0.75	2250
	Lighting – Maintenance /Storage	504 533	0	0	Serviceable	0	0	upgrade with energy efficient fixture or bulb	0	0	0	0
	Lighting – Emergency & Exit	406 581	4	1400	Serviceable. Upgrading for energy efficiency should be considered. Evaluation of proper placement to meet current standards and usage should be considered. The gym area has older styles.	0	0	replace with energy efficient fixture or bulb	0	0	0	0
	Outlets and Switches	524 580	0	0	Serviceable, continued replacement as needed.		0		0	0	0	0

	CATEGORY / ITEM	Photo	Addtnl Repl	Additional Total Rehab Cost	Inspection Condition Notes	Energy QTY	Energy Fund	Energy COMMENTS	# Yr 1	2016	# Yr 2	2017
Recreation Center			0	0			0		0	0		
	Panel Condition	474 475	1	2500	Serviceable. Older and filling up, upgrading should be considered.		0		0	0	0	0
Water Heater				0			0		0	0		
	Water Heater	552 553 555	0	0	Serviceable, Evaluation of chimney for moisture damage should be considered.	0	0	install energy efficient unit	0	0	0	0
Raised Foundation				0			0		0	0		
	Wood Structure	596 600 584	0	0	There is evidence of inactive subterranean termites in the floor system extending from the bleachers wall. Some deterioration may become evident with floor replacement that requires repair.		0		0.5	5000	0	0
	Insulation & Vapor Barrier	603 588	0	0	The insulation appears to be in acceptable condition overall. There is some animal damage to the northeast corner and the south west corner.	0	0	upgrade insulation for better efficiency	0	0	0	0
Basement				0		0	0		0	0		
	Concrete Slab		0	0	Serviceable		0		0	0	0	0
	Wood Deterioration	524	0.5	5000	There's some inactive deterioration in the wall in the classroom entry. The extent of deterioration is not visible repairs should be completed in conjunction with other work.		0		0.5	5000	0	0
Plumbing Unit				0			0		0	0		
	Water & Waste Pipe	548 549 550 551	1	5000	The service appears to have some galvanized remaining. The majority of the basement bathroom appears to be galvanized. Replacement will be needed at some point and should be planned around other renovations.		0		0	0	0	0
HVAC				0			0		0	0		
	Central Forced Air	566 515 517 521	0	0	Serviceable	0	0	upgrade to high efficiency unit	0	0	0	0
	Makeup Air / Ventilators	516 480	0	0	There is no makeup air or economizer. Installation of fresh air intake/economizer should be considered. Re-purposing of old boiler chimney chase should be considered.	0	0	upgrade to high efficiency unit	0	0	0	0

	CATEGORY / ITEM	Photo	Addtnl Repl	Additional Total Rehab Cost	Inspection Condition Notes	Energy QTY	Energy Fund	Energy COMMENTS	# Yr 1	2016	# Yr 2	2017
Recreation Center			0	0			0		0	0		
	Central Forced Air Thermostat	415 574	0	0	Serviceable	0	0	upgrade to set back thermostats with access lock outs for better efficiency	0	0	0	0
							0					
										104175		2250
					Energy Fund SubTotal		\$17,000		1	1		1.03
							included in Rehab Total					
										104175		2317.5
Ver 03-24-16												
								Budget Subtotals w/Inflation				

April 2018																							
		C.N.A. REPLACEMENT SCHEDULE																					
		30 Yr Projections																					
		Central Linn Recreation Center, Brownsville OR																					
CATEGORY / ITEM		# Yr	2018	# Yr	2019	# Yr	2020	# Yr	2021	# Yr	2022	# Yr	2023	# Yr	2024	# Yr	2025	# Yr	2026	# Yr	2027	# Yr	2028
Recreation Center																							
Exterior Structure																							
	Siding Condition	0.9	45000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Substructure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Window, Frames and trim.	1	11400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Painted Surface, Body	0	0	0	0	0	0	0	0.75	10575	0	0	0.25	3525	0	0	0	0	0	0	0	0	0

	CATEGORY / ITEM	# Yr 3	2018	# Yr 4	2019	# Yr 5	2020	# Yr 6	2021	# Yr 7	2022	# Yr 8	2023	# Yr 9	2024	# Yr 10	2025	# Yr 11	2026	# Yr 12	2027	# Yr 13
Recreation Center																						
	Gutter Drainage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Exterior Entries																						
	Landing & Ramp	1.33	13600	1.33	13600	1.33	13600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Stairway/Ramp, Guardrail & Handrails	1	8000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Door & Locks - Exterior	0	0	0	0	1.33	2800	1.33	2800	1.33	2800	0	0	0	0	0	0	0	0	0	0	
Pitched Roof																						
	Roofing Material Condition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Gutters & Downspouts	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Attic		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Roof Decking	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Insulation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	18800	0	0	0	0	
Kitchen		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Flooring	0	0	0	0	1	2000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	


	CATEGORY / ITEM	# Yr 3	2018	# Yr 4	2019	# Yr 5	2020	# Yr 6	2021	# Yr 7	2022	# Yr 8	2023	# Yr 9	2024	# Yr 10	2025	# Yr 11	2026	# Yr 12	2027	# Yr 13
Recreation Center																						
	Cabinets	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Counters, sink & faucet	1	23000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Appliances	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shower rooms																						
	Ceiling and Walls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	3200	1	3200	0
	Ceiling & Wall Finish	1	2900	1	2900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	Floor Cover	0.5	1600	0.5	1600	0	0	0	0	0	0.5	1600	0.5	1600	0	0	0	0.5	1600	0.5	1600	0
	Interior Doors	1	500	1	500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Bathroom Fixtures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Bathroom Accessories	1	1700	1	1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Toilet stalls, shower doors	0	0	0	0	0	0	0	0	0	0	0	1	2700	1	2700	0	0	0	0	0	0
	Ventilation	1	380	1	380	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Toilet/Kitchenette – Baser																						
	Floor Cover	1	1100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

	CATEGORY / ITEM	# Yr 3	2018	# Yr 4	2019	# Yr 5	2020	# Yr 6	2021	# Yr 7	2022	# Yr 8	2023	# Yr 9	2024	# Yr 10	2025	# Yr 11	2026	# Yr 12	2027	# Yr 13
Recreation Center																						
	Interior Doors	1	500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Cabinets, sink & faucet	1	1500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Bathroom Fixtures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Ventilation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interior																						
	Ceiling & Wall Condition - Gymnasium & Most Misc	0.88	14875	0.88	14875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Ceiling & Wall Condition – Classroom & Basement	1	6100	1	6100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Ceiling & Wall	0	0	0	0	0.75	1875	0.75	1875	0.75	1875	0.75	1875	0	0	0	0	0	0	0	0	0
	Floor Cover – Gym	0	0	0	0	1	53000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Wood Floor Finish – Gym	0	0	0	0	0	0	0	0	0	0	1	9700	0	0	0	0	0	0	0	0	0

	CATEGORY / ITEM	# Yr 3	2018	# Yr 4	2019	# Yr 5	2020	# Yr 6	2021	# Yr 7	2022	# Yr 8	2023	# Yr 9	2024	# Yr 10	2025	# Yr 11	2026	# Yr 12	2027	# Yr 13
Recreation Center																						
	Floor Cover – Classroom & Basement	0.75	7650	0.75	7650	0	0	0	0	0	0	0.25	2550	0.25	2550	0	0	0.75	7650	0.75	7650	0
	Stairways, Handrails & Railings	0.33	2000	0.33	2000	0.33	2000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interior Doors – Misc	3	4800	3	4800	3	4800	3	4800	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interior Doors – Classroom	1	1900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Furniture – Gym and Classroom	0.75	9000	0.75	9000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Electrical																						
	Lighting – Gym, Classroom, Stage, Office and Kitchen	0.75	2250	0.75	2250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Lighting – Maintenance /Storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Lighting – Emergency & Exit	7	2450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
	Outlets and Switches	1.75	2625	1.75	2625	1.75	2625	1.75	2625	0	0	0	0	0	0	0	0	0	0	0	0	0

	CATEGORY / ITEM	# Yr 3	2018	# Yr 4	2019	# Yr 5	2020	# Yr 6	2021	# Yr 7	2022	# Yr 8	2023	# Yr 9	2024	# Yr 10	2025	# Yr 11	2026	# Yr 12	2027	# Yr 13
Recreation Center																						
	Panel Condition	1	2500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Water Heater																						
	Water Heater	0	0	0	0	0	0	0	0	0	0	1	2900	0	0	0	0	0	0	0	0	
Raised Foundation																						
	Wood Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Insulation & Vapor Barrier	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Basement																						
	Concrete Slab	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Wood Deterioration	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Plumbing Unit																						
	Water & Waste Pipe	1	5000	1	5000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HVAC																						
	Central Forced Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	10000	1	10000	1	10000	
	Makeup Air / Ventilators	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

	CATEGORY / ITEM	# Yr 3	2018	# Yr 4	2019	# Yr 5	2020	# Yr 6	2021	# Yr 7	2022	# Yr 8	2023	# Yr 9	2024	# Yr 10	2025	# Yr 11	2026	# Yr 12	2027	# Yr 13
Recreation Center																						
	Central Forced Air Thermostat	0	0	0	0	1	300	1	300	1	300	0	0	0	0	0	0	0	0	0	0	0
			172330		74980		83000		22975		4975		22150		6850		31500		22450		22450	
			1.06		1.09		1.13		1.16		1.19		1.23		1.27		1.3		1.34		1.38	
			182824.9		81932.67		93417.23		26634.32		5940.41		27241.71		8677.38		41100.36		30170.92		31076.05	
Ver 03-24-16																						

April 2018																					
																					
	CATEGORY / ITEM	2028	# Yr 14	2029	# Yr 15	2030	# Yr 16	2031	# Yr 17	2032	# Yr 18	2033	# Yr 19	2034	# Yr 20	2035	# Yr 21	2036	# Yr 22	2037	# Yr 23
Recreation Center																					
Exterior Structure																					
	Siding Condition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Substructure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Window, Frames and trim.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Painted Surface, Body	0	0.75	10575	0	0	0.25	3525	0	0	0	0	0	0	0	0	0	0.75	10575	0	0

	CATEGORY / ITEM	2028	# Yr 14	2029	# Yr 15	2030	# Yr 16	2031	# Yr 17	2032	# Yr 18	2033	# Yr 19	2034	# Yr 20	2035	# Yr 21	2036	# Yr 22	2037	# Yr 23
Recreation Center																					
	Gutter Drainage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exterior Entries																					
	Landing & Ramp	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Stairway/Ramp, Guardrail & Handrails	0	0	0	0	0	0	0	0	0	0	0	0	0	1	8000	0	0	0	0	1
	Door & Locks - Exterior	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pitched Roof																					
	Roofing Material Condition	0	0	0	0	0	0	0	1	69500	0	0	0	0	0	0	0	0	0	0	0
	Gutters & Downspouts	0	0	0	0	0	0	0	1	4500	0	0	0	0	0	0	0	0	0	0	0
Attic																					
	Roof Decking	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Insulation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kitchen																					
	Flooring	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2000	0	0	0	0	0


	CATEGORY / ITEM	2028	# Yr 14	2029	# Yr 15	2030	# Yr 16	2031	# Yr 17	2032	# Yr 18	2033	# Yr 19	2034	# Yr 20	2035	# Yr 21	2036	# Yr 22	2037	# Yr 23
Recreation Center																					
	Cabinets	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Counters, sink & faucet	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	Appliances	0	0	0	0	0	0	0	0	0	0	0	0	0	1	14000	0	0	0	0	0
Shower rooms																					
	Ceiling and Walls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Ceiling & Wall Finish	2900	1	2900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	Floor Cover	0	0	0	0	0	0.5	1600	0.5	1600	0	0	0.5	1600	0.5	1600	0	0	0	0	0
	Interior Doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	Bathroom Fixtures	0	0	0	0	0	0	0	0	0	0	0	0	0	1	8500	1	8500	0	0	0
	Bathroom Accessories	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	Toilet stalls, shower doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Ventilation	0	0	0	0	0	0	0	0	0	1	380	1	380	0	0	0	0	0	0	0
Toilet/Kitchenette – Baser																					
	Floor Cover	0	0	0	0	0	0	0	0	0	1	1100	0	0	0	0	0	0	0	0	0

	CATEGORY / ITEM	2028	# Yr 14	2029	# Yr 15	2030	# Yr 16	2031	# Yr 17	2032	# Yr 18	2033	# Yr 19	2034	# Yr 20	2035	# Yr 21	2036	# Yr 22	2037	# Yr 23
Recreation Center																					
	Interior Doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	Cabinets, sink & faucet	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	Bathroom Fixtures	0	0	0	0	0	0	0	0	0	1	5200	0	0	0	0	0	0	0	0	0
	Ventilation	0	0	0	1	380	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interior																					
	Ceiling & Wall Condition - Gymnasium & Most Misc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Ceiling & Wall Condition – Classroom & Basement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Ceiling & Wall	0	0	0	0.25	625	0.25	625	0.25	625	0.25	625	0	0	0.75	1875	0.75	1875	0.75	1875	0.75
	Floor Cover – Gym	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Wood Floor Finish – Gym	0	0	0	0	0	1	9700	0	0	0	0	0	0	0	0	0	0	0	0	0

	CATEGORY / ITEM	2028	# Yr 14	2029	# Yr 15	2030	# Yr 16	2031	# Yr 17	2032	# Yr 18	2033	# Yr 19	2034	# Yr 20	2035	# Yr 21	2036	# Yr 22	2037	# Yr 23
Recreation Center																					
	Floor Cover – Classroom & Basement	0	0	0	0	0	0.25	2550	0.25	2550	0	0	0.75	7650	0.75	7650	0	0	0	0	0
	Stairways, Handrails & Railings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interior Doors – Misc	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1600	1	1600	1	1600	4
	Interior Doors – Classroom	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	Furniture – Gym and Classroom	0	0	0	0	0	0	0	0	0	0	0	0	0.25	3000	0.25	3000	0	0	0	0.75
Electrical																					
	Lighting – Gym, Classroom, Stage, Office and Kitchen	0	0	0	0	0	0	0	0	0	0	0	0	0.25	750	1	3000	1	3000	1	1
	Lighting – Maintenance /Storage	0	0	0	1	1200	1	1200	1	1200	0	0	0	0	0	0	0	0	0	0	0
	Lighting – Emergency & Exit	2450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
	Outlets and Switches	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

	CATEGORY / ITEM	2028	# Yr 14	2029	# Yr 15	2030	# Yr 16	2031	# Yr 17	2032	# Yr 18	2033	# Yr 19	2034	# Yr 20	2035	# Yr 21	2036	# Yr 22	2037	# Yr 23
Recreation Center																					
	Panel Condition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water Heater																					
	Water Heater	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2900	0	0	0	0	0
Raised Foundation																					
	Wood Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Insulation & Vapor Barrier	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Basement																					
	Concrete Slab	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Wood Deterioration	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Plumbing Unit																					
	Water & Waste Pipe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HVAC																					
	Central Forced Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Makeup Air / Ventilators	0	0	0	0	0	0	0	0	0	0	0	0	0	1	8100	1	8100	1	8100	0

	CATEGORY / ITEM	2028	# Yr 14	2029	# Yr 15	2030	# Yr 16	2031	# Yr 17	2032	# Yr 18	2033	# Yr 19	2034	# Yr 20	2035	# Yr 21	2036	# Yr 22	2037	# Yr 23
Recreation Center																					
	Central Forced Air Thermostat	0	0	0	0	0	0	0	0	0	0	0	0	0	1	300	1	300	1	300	0
		5350		13475		2205		19200		79975		7305		9630		60275		26375		25450	
		1.43		1.47		1.51		1.56		1.6		1.65		1.7		1.75		1.81		1.86	
		7627.82		19788.49		3335.26		29912.97		128336.4		12074.05		16394.43		105692.58		47636.18		47344.5	
Ver 03-24-16																					

April 2018																	
																	
CATEGORY / ITEM	2038	# Yr 24	2039	# Yr 25	2040	# Yr 26	2041	# Yr 27	2042	# Yr 28	2043	# Yr 29	2044	# Yr 30	2045	30 Year Total	Item Replacement Total Yr 2-30
Recreation Center																0	0
Exterior Structure																0	0
Siding Condition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50000	45000
Substructure	0	0	0	0	0	0	0	0	0	0	0	0	0	1	25620	25620	25620
Window, Frames and trim.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11400	11400
Painted Surface, Body	0	0.25	3525	0	0	0	0	0	0	0	0	0	0	0.75	10575	56400	52875

	CATEGORY / ITEM	2038	# Yr 24	2039	# Yr 25	2040	# Yr 26	2041	# Yr 27	2042	# Yr 28	2043	# Yr 29	2044	# Yr 30	2045	30 Year Total	Item Replacement Total Yr 2-30	
Recreation Center																		0	0
	Gutter Drainage	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2900	5800	2900	
Exterior Entries																		0	0
	Landing & Ramp	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40800	40800	
	Stairway/Ramp, Guardrail & Handrails	8000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32000	24000	
	Door & Locks - Exterior	0	0	0	0.33	700	0.33	700	0.33	700	0	0	0	0	1.33	2800	15400	13300	
Pitched Roof																		0	0
	Roofing Material Condition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	69500	69500	
	Gutters & Downspouts	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4500	4500	
Attic																		0	0
	Roof Decking	0	0	0	0	0	0	0	0	0	0	0	0	0	1	19000	19000	19000	
	Insulation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18800	18800	
Kitchen																		0	0
	Flooring	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4000	4000	

	CATEGORY / ITEM	2038	# Yr 24	2039	# Yr 25	2040	# Yr 26	2041	# Yr 27	2042	# Yr 28	2043	# Yr 29	2044	# Yr 30	2045	30 Year Total	Item Replacement Total Yr 2-30
Recreation Center																	0	0
	Cabinets	0	0	0	0	0	0	0	0	0	0	0	0	0	1	6500	13000	6500
	Counters, sink & faucet	23000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46000	46000
	Appliances	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28000	14000
Shower rooms																	0	0
	Ceiling and Walls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6400	6400
	Ceiling & Wall Finish	2900	1	2900	0	0	0	0	0	0	0	0	0	0	0	0	17400	17400
	Floor Cover	0	0.5	1600	0.5	1600	0	0	0.5	1600	0.5	1600	0	0	0	0	25600	22400
	Interior Doors	500	1	500	0	0	0	0	0	0	0	0	0	0	0	0	2000	2000
	Bathroom Fixtures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17000	17000
	Bathroom Accessories	1700	1	1700	0	0	0	0	0	0	0	0	0	0	0	0	6800	6800
	Toilet stalls, shower doors	0	0	0	0	0	0	0	0	0	0	0	1	2700	1	2700	10800	10800
	Ventilation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1520	1520
Toilet/Kitchenette – Baser																	0	0
	Floor Cover	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2200	2200

	CATEGORY / ITEM	2038	# Yr 24	2039	# Yr 25	2040	# Yr 26	2041	# Yr 27	2042	# Yr 28	2043	# Yr 29	2044	# Yr 30	2045	30 Year Total	Item Replacement Total Yr 2-30
Recreation Center																	0	0
	Interior Doors	500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1000	1000
	Cabinets, sink & faucet	1500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3000	3000
	Bathroom Fixtures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5200	5200
	Ventilation	0	0	0	0	0	0	0	0	0	0	0	0	0	1	380	760	760
Interior																	0	0
	Ceiling & Wall Condition - Gymnasium & Most Misc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34000	29750
	Ceiling & Wall Condition - Classroom & Basement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12200	12200
	Ceiling & Wall	1875	0	0	0	0	0	0	0	0	0	0	0	0	0.25	625	20625	18125
	Floor Cover - Gym	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53000	53000
	Wood Floor Finish - Gym	0	1	9700	0	0	0	0	0	0	0	0	0	0	0	0	38800	29100

	CATEGORY / ITEM	2038	# Yr 24	2039	# Yr 25	2040	# Yr 26	2041	# Yr 27	2042	# Yr 28	2043	# Yr 29	2044	# Yr 30	2045	30 Year Total	Item Replacement Total Yr 2-30
Recreation Center																	0	0
	Floor Cover – Classroom & Basement	0	0.25	2550	0.25	2550	0	0	0.75	7650	0.75	7650	0	0	0	0	81600	76500
	Stairways, Handrails & Railings	0	0	0	0	0	0	0	0	0	0	0	0	0	0.67	4000	22000	10000
	Interior Doors – Misc	6400	3	4800	3	4800	3	4800	0	0	0	0	0	0	0	0	51200	44800
	Interior Doors – Classroom	1900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3800	3800
	Furniture – Gym and Classroom	9000	0.75	9000	0	0	0	0	0	0	0	0	0	0	0	0	48000	42000
Electrical																	0	0
	Lighting – Gym, Classroom, Stage, Office and Kitchen	3000	0.75	2250	0	0	0	0	0	0	0	0	0	0	0	0	21750	18750
	Lighting – Maintenance /Storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3600	3600
	Lighting – Emergency & Exit	2450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7350	7350
	Outlets and Switches	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10500	10500

	CATEGORY / ITEM	2038	# Yr 24	2039	# Yr 25	2040	# Yr 26	2041	# Yr 27	2042	# Yr 28	2043	# Yr 29	2044	# Yr 30	2045	30 Year Total	Item Replacement Total Yr 2-30	
Recreation Center																		0	0
	Panel Condition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2500	2500	
Water Heater																		0	0
	Water Heater	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5800	5800	
Raised Foundation																		0	0
	Wood Structure	0	0	0	0	0	0	0	0	0	0	0	0	0	0.5	5000	10000	5000	
	Insulation & Vapor Barrier	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Basement																		0	0
	Concrete Slab	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	
	Wood Deterioration	0	0	0	0	0	0	0	0	0	0	0	0	0	0.5	5000	10000	5000	
Plumbing Unit																		0	0
	Water & Waste Pipe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10000	10000	
HVAC																		0	0
	Central Forced Air	0	0	0	0	0	0	0	0	0	0	0	0	0	1	10000	40000	40000	
	Makeup Air / Ventilators	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24300	24300	

	CATEGORY / ITEM	2038	# Yr 24	2039	# Yr 25	2040	# Yr 26	2041	# Yr 27	2042	# Yr 28	2043	# Yr 29	2044	# Yr 30	2045	30 Year Total	Item Replacement Total Yr 2-30
Recreation Center																	0	0
	Central Forced Air Thermostat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1800	1800
		62725		38525		9650		5500		9950		9250		2700		95100	1052725	948550
		1.92		1.97		2.03		2.09		2.16		2.22		2.29		2.36		
		120187.59		76032.42		19616.46		11515.78		21458.08		20546.92		6177.4		224109.38	1553295.16	1449120.16
								30 Year Replacement SUBTOTAL:				\$1,052,725						
	Ver 03-24-16							Inflated Replacement TOTAL:				\$1,553,295						



**POST REHABILITATION
REPLACEMENT RESERVE ANALYSIS**

Central Linn Recreation Center

NOTE: To alter suggested budget change the letter C, M, or U in the Suggested Budget column to the desired budget C, M, or U

SITE SHEET		Post Rehab Total \$	Suggested Budget	Capital – C	Maintenance – M
Site Condition		\$0	0	0	0
	Public Sidewalks & curbing	\$0	C	\$0	0
	Signage - Monument	\$9,000	C	\$9,000	0
	Gates	\$800	C	\$800	0
Utility Services		\$0	0	0	0
	Electrical Meter Base	\$6,800	M	0	\$6,800
	Water Service - Pavilion, Flower Rec and Site	\$25,200	M	0	\$25,200
	Sewer – Pavilion, Bath, & Rec	\$0	M	0	\$0
	Sewage Lift Station	\$22,500	C	\$22,500	0
Property Condition		\$0	0	0	0
	Parking & Road	\$72,000	C	\$72,000	0
	Curbing/Wheel Stop	\$0	C	\$0	0
	Walkways	\$0	C	\$0	0
	Lawns	\$15,000	M	0	\$15,000
	Trees	\$6,000	M	0	\$6,000
	Landscape Beds	\$20,000	M	0	\$20,000
	Watering System	\$50,000	M	0	\$50,000
	Parking Lot/Landscape Lighting	\$9,500	C	\$9,500	0
	Vendor Outlets	\$900	C	\$900	0
	Signage, Bldg	\$3,000	M	0	\$3,000
Trash Enclosure		\$0	0	0	0
	Enclosure	\$0	C	\$0	0
	Recycling Area	\$0	C	\$0	0
Electrical		\$0	0	0	0
	Lighting – Bathrooms /Kitchen /Security /Art /Backstage	\$9,600	C	\$9,600	0
	Lighting – Dance/ Dining /Flower /Stage	\$4,000	C	\$4,000	0
	Outlets and Switches	\$12,000	C	\$12,000	0
	Panel Condition	\$8,960	C	\$8,960	0
Stage, Art, Flower Buildings		\$0	0	0	0
Exterior Structure		\$0	0	0	0
	Siding Condition	\$31,000	C	\$31,000	0
	Substructure	\$0	C	\$0	0
	Painted Surface, Body	\$36,000	C	\$36,000	0
	Gutter Drainage	\$1,500	C	\$1,500	0

	Foundation & Slab	\$0	C	\$0	0
Exterior Entries		\$0	0	0	0
	Landing	\$4,000	C	\$4,000	0
	Stairway, Guardrail & Handrails	\$9,200	C	\$9,200	0
	Door & Locks - Exterior	\$3,300	C	\$3,300	0
Pitched Roof		\$0	0	0	0
	Roofing Material	\$45,000	C	\$45,000	0
	Gutters & Downspouts	\$2,400	C	\$2,400	0
	Roof Decking & Framing	\$0	C	\$0	0
Grandstands		\$0	0	0	0
	Roofing Material	\$23,000	C	\$23,000	0
	Gutters & Downspouts	\$3,500	C	\$3,500	0
	Roof Decking & Framing	\$6,200	C	\$6,200	0
	Foundation & Seating	\$0	C	\$0	0
Pavilion		\$0	0	0	0
Exterior Structure		\$0	0	0	0
	Siding Condition	\$48,400	C	\$48,400	0
	Substructure	\$14,600	C	\$14,600	0
	Painted Surface, Body	\$47,400	C	\$47,400	0
	Gutter Drainage	\$4,000	C	\$4,000	0
Exterior Entries		\$0	0	0	0
	Elevated Deck & Structure	\$10,300	C	\$10,300	0
	Stairway Guardrail & Handrails, Ramp	\$7,000	C	\$7,000	0
	Landing	\$5,000	C	\$5,000	0
	Door & Locks - Exterior	\$10,350	C	\$10,350	0
Pitched Roof – Pavilion		\$0	0	0	0
	Roofing Material Condition -Pavilion	\$76,000	C	\$76,000	0
	Gutters & Downspouts	\$15,610	C	\$15,610	0
	Roof Decking & Framing	\$7,230	C	\$7,230	0
Kitchen		\$0	0	0	0
	Flooring	\$5,000	C	\$5,000	0
	Cabinets, sink & faucet	\$46,000	C	\$46,000	0
	Appliances	\$28,000	C	\$28,000	0
	Water Heater	\$6,300	C	\$6,300	0
	Barbecue	\$10,000	C	\$10,000	0
Bathroom		\$0	0	0	0
	Ceiling and Walls	\$1,100	C	\$1,100	0
	Ceiling & Wall Finish	\$800	C	\$800	0
	Floor Cover	\$1,900	C	\$1,900	0
	Bathroom Fixtures	\$2,500	M	0	\$2,500
	Public Bathroom Accessories	\$800	M	0	\$800
Raised Foundation – Dance Hall		\$0	0	0	0
	Floor Cover	\$25,000	C	\$25,000	0
	Wood Structure	\$10,000	C	\$10,000	0
	Insulation & Vapor Barrier	\$0	C	\$0	0

COMMON SHEET		Post Rehab Total \$	Suggested Budget	Capital – C	Maintenance – M
Recreation Center	0	\$0	0	\$0	\$0
Exterior Structure	0	\$0	0	\$0	\$0
	0 Lapped Wood	\$45,000	C	\$45,000	\$0
	0 Wood Studs	\$25,620	C	\$25,620	\$0
	0 Wood	\$11,400	C	\$11,400	\$0
	0 Two color	\$52,875	C	\$52,875	\$0
	0 None	\$2,900	C	\$2,900	\$0
Exterior Entries	0	\$0	0	\$0	\$0
	Concrete	\$40,800	C	\$40,800	\$0
	0 Wood	\$24,000	C	\$24,000	\$0
	Original Wood & Composite 0 Wood	\$13,300	C	\$13,300	\$0
Pitched Roof	0	\$0	0	\$0	\$0
	0 Architectural	\$69,500	C	\$69,500	\$0
	0 Continuous	\$4,500	C	\$4,500	\$0
Attic	0	\$0	0	\$0	\$0
	0 Plywood	\$19,000	C	\$19,000	\$0
	0 Approximately 6 " Cellulose	\$18,800	C	\$18,800	\$0
Kitchen	0	\$0	0	\$0	\$0
	0 Vinyl	\$4,000	C	\$4,000	\$0
	0 Wood	\$6,500	C	\$6,500	\$0
	0 Laminate, Cast, Lever	\$46,000	C	\$46,000	\$0
	0 Ranges, Refrigerator	\$14,000	C	\$14,000	\$0
Shower rooms	0	\$0	0	\$0	\$0
	0 Drywall & Cinder block	\$6,400	C	\$6,400	\$0
	0 Paint	\$17,400	C	\$17,400	\$0
	0 Sealed concrete	\$22,400	C	\$22,400	\$0
	0 Wood	\$2,000	C	\$2,000	\$0
	0 Toilet & Sink	\$17,000	M	\$0	\$17,000
	0 Mirror, grab bars, toilet and towel dispensers	\$6,800	M	\$0	\$6,800
	0 Laminate	\$10,800	M	\$0	\$10,800
	0 Fan	\$1,520	M	\$0	\$1,520
Toilet/Kitchenette – Basement	0	\$0	0	\$0	\$0
	0 Vinyl over Concrete	\$2,200	C	\$2,200	\$0
	0 Hollow composite	\$1,000	C	\$1,000	\$0

	0 Pressboard, Enamel, lever	\$3,000	C	\$3,000	\$0
	0 Toilet	\$5,200	M	\$0	\$5,200
	0 Fan	\$760	M	\$0	\$760
Interior	0	\$0	0	\$0	\$0
	0 Wood & Celatex Tile	\$29,750	C	\$29,750	\$0
	0 Plaster and Drywall	\$12,200	C	\$12,200	\$0
	0 Paint	\$18,125	C	\$18,125	\$0
	0 Wood	\$53,000	C	\$53,000	\$0
	0 Clear	\$29,100	C	\$29,100	\$0
	0 Carpeting & Laminate	\$76,500	C	\$76,500	\$0
	0 Wood & Metal	\$10,000	C	\$10,000	\$0
	0 Wood & Panel	\$44,800	C	\$44,800	\$0
	0 Fire rated	\$3,800	C	\$3,800	\$0
	0 Chairs and tables	\$42,000	C	\$42,000	\$0
Electrical	0	\$0	0	\$0	\$0
	0 Fluorescent	\$18,750	C	\$18,750	\$0
	0 Incandescent Porcelain	\$3,600	C	\$3,600	\$0
	0 Mixture	\$7,350	M	\$0	\$7,350
	0 3 prong & Toggle Switch	\$10,500	C	\$10,500	\$0
	0 200 amp Breaker	\$2,500	C	\$2,500	\$0
Water Heater	0	\$0	0	\$0	\$0
	0 80 gallon	\$5,800	C	\$5,800	\$0
Raised Foundation	0	\$0	0	\$0	\$0
	0 Joist & Beam	\$5,000	C	\$5,000	\$0
	0 Fiberglass 6+" & Plastic	\$0	C	\$0	\$0
Basement	0	\$0	0	\$0	\$0
	0 Concrete	\$0	C	\$0	\$0
	0	\$5,000	C	\$5,000	\$0
Plumbing Unit	0	\$0	0	\$0	\$0
	0 Galvanized /Copper & Cast/ABS	\$10,000	C	\$10,000	\$0
HVAC	0	\$0	0	\$0	\$0
	0 Gas	\$40,000	C	\$40,000	\$0
	0 None	\$24,300	C	\$24,300	\$0
	0 Electronic	\$1,800	M	\$0	\$1,800
				\$0	\$0
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				\$0	\$0
				\$0	\$0

CAPITAL Budget Replacement Reserve Post Rehab				\$1,591,670.00	
					29 years
				\$54,885	per year
MAINTENANCE Budget Post Rehab				\$180,530.00	
					29 years
				\$6,225	per year
			Replacements year 2-30 non-inflated totals		
			totals represent current dollars without inflation		

DESCRIPTIONS AND DEFINITIONS

Following is a summary of the terms used in the report and a description of the layout.

DESCRIPTION - WORKSHEETS

Replacement Schedules – Site – Common:

The Replacement Schedule is contained under 3 tabs – Site, Unit, and Common – there are several reports within the worksheet. The Replacement Cost Sheet, Accessible costing (if requested), Energy Fund costing, and the 30 Year Replacement Schedule. The Cost Sheets are an overall summary of the project; which includes the Estimated Useful Life (EUL), the average Age of the item based on all units (AGE), Remaining Useful Life (RUL), Condition, Replacement action, Rehab recommendations and the cost to replace each individual item in a category for budgetary and rehab numbers. The 30 Year Replacement Schedule allows you to formulate a year-by-year budgetary plan with regard to replacements within the complex.

DEFINITIONS - REPLACEMENT SCHEDULES – SITE – UNIT – COMMON

CATEGORY	The main components of the complex such as SITE, UTILITY, PROPERTY, ANCILLARY, TRASH, FENCE, EXTERIOR STRUCTURE, KITCHEN, BATH, INTERIOR, ELECTRICAL.
ITEM	Individual items/components related to each category
CURRENT DESCRIPTION TYPE	This is the CURRENT description of the item such as T-1-11 or aluminum double pane, which is NOT the RECOMMENDED replacement of the item; such as cementitious lap siding or vinyl double pane.
AGE -	Actual or estimated age of the item or system in the complex. The age used in dwelling units categories is the average age calculated from each unit components inspected. The age designates the starting time frame for replacements of the component in the 30 year replacement schedule. Ages may be a composite based on known or estimated replacements.
RUL -	Remaining Useful Life is the Age of the component subtracted from the EUL. This Remaining Useful Life is used to calculate in which year to start the replacement process of the component in the 30 Yr Replacement Schedule
COND	The overall condition of the components of the property or the the average condition of the dwelling units at the time of the report.
ACTION	The action is based upon what the replacement costing is calculated for; whether to REPLACE, REPAIR, CONSTRUCT or MAINTAIN the component at the time of action. This does not designate the action needed immediately. The determination for action in rehab is designated by the #Repl in Rehab column.
DUR	Duration - Used in the 30 Year Replacement Schedule, the duration is used to determine over how many number of years the component(s) will be replaced in the current 30 year cycle. For instance, a DUR of 5 would divide the total possible replacements over a 5 year period.
QTY	The total number of components or items in the complex. The number is based upon the unit of measurement used, such as number of units, number of buildings, or number on the property, etc. Some components are divided, especially large dollar items, by logical divisions to create the quantity. For instance a parking lot may be stated as a quantity of 4 due to the determination that the parking lot has 4 logical sections.
UNIT	Unit of measurement -bldg (Building), unit, prop (property), avg unit (average unit), avg bldg (average bldg), ea (each), floor and etc.
UNIT COST	The cost to replace, repair, construct or maintain the component. Information is derived from a variety of sources such as RSMMeans, data from Site Mgr/Prop Mgr, contractor data, etc.
# REPL IN REHAB	Recommended number of components to be replaced in the initial rehab process. Unit related components typically represent the number of items that received a D rating, unless all components of that type are recommended for replacement.
REHAB TOTAL COST	The total cost of replacement for the specific item in rehabilitation.
Replacement Schedule Notes	These notes indicate where there are deviations or adjustments made that effect the replacements, ages, or costing.
SOURCE	The source for the cost data used. Commonly used references are RSM (RSMMeans Cost Data) LMC (LMC Construction), HD (HD Supply Company), and other reference will be found in this column.
BUDGET	A property typically has three major budget lines; long term Capitol Needs Budget (C), Unit Turn Over Budget (U), ongoing Maintenance Budget (M) . This column is designed to help you designate which budget each line item would typically be considered as an included item in. Only the items listed in the Capitol budget or in the current replacement for year one will appear in the USDA RD reporting format. Totals of each budget line are shown at the bottom of each sheet.
Photo Examples	This column lists the number which represents the filename of example photos related to the line item. These photos often will depict the condition or problem noted and are to be used as an example of the item or conditions noted in the inspection process. The photos can be found in the report and on the associated disk.

ADD'L REPL	If additional replacement funds are available, these are the components that should be considered for replacements before other components not designated here. Unit related components typically represent the number of items that received a C- rating, unless all components of that type are recommended for consideration for replacement.
Inspection Condition Notes	Information related to the inspection of the property and the condition of the component overall.
Energy Qty	The quantity of a particular item that would be expected to be related to energy modifications or maintenance related components within the scope of the year 1 rehab.
Energy Fund	The replacement cost in the year 1 rehab for the item related to energy efficiency improvements, replacements or maintenance. Depending upon the funding source these line items and costs may be able to be utilized as the required funds for energy efficiency upgrades. A total for the rehab cost is provided at the bottom of the column.
Energy Comments	These comments assist in defining what the replaced component may be.
# Yr & Date	The remaining columns in the spreadsheet are the replacements by year. Each year is number 1 through 30. Below these numbers are the quantity of the component that will be replaced in the given year. Under the year date columns, the amount of the replacement is show in current year dollars.
Totals	At the bottom of the spreadsheet are several totals. The Cost of Rehab Total is the total of the items listed in the year 1 rehab column on the sheet. The additional rehab total is the cost of the items listed in the Additional Total Rehab Cost column for the sheet. The Total Potential Rehab is the total of the Cost of Rehab Total and Additional Rehab Total for the sheet. The Rehab Budget Type Capital, Maintenance/Operation, Unit Turn Over totals are the totals from the sheet for each of those designated budget lines related to the Rehab Total Cost.
30 year replacement inflation factoring	The total cost for each year of replacement schedule is provided at the bottom of the column for each year. Below that is the inflation factor for the given year. This is followed by the total of the current cost times the inflation factor to given the cost of the replacements for the year including inflation.
30 year Totals	To the far right of the sheet is a 30 year cost for the item on any given line to maintain that item for 30 years, without inflation factors. At the lower bottom corner of the sheet are the total costs for the 30 years of all items and the total cost of all items for the 30 years with the inflation factor.



Photos Referenced in Report
Physical Needs Assessment

Client
City of Brownsville
225 N. Main Street
Brownsville, OR 97327
541-466-5880

Inspection
City of Brownsville
145 Park Ave.
Brownsville, OR 97327

Date: 04/06/2018

The following pages consist of the photos referenced in the Physical Needs Assessment report.

If you have access to the internet you can view the photos at an enlarged size through this PDF file. Simply click on a photo and your browser will open to a secure website of your photo. These photos can only be accessed via this document.

You can view the comment associated with the photo by hovering your mouse over the comment icon (☰). These photos and comments appear in the order they are found in the report. Comments do not appear in the printed version and are visible only in the PDF file.

These photos are intended to further document the conditions noted during the inspection process and should be utilized in conjunction with the Physical Needs Assessment report. Not all photos taken, nor all conditions noted in the inspection are represented here. These photos may be used in conjunction with this inspection report only. Reproduction for any other purpose is restricted under the copyright of Inspections Unlimited.

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PO Box 5215 Salem, OR 97304
503-581-5855



[Photo #631](#)
Signage, Monument –



[Photo #626](#)
Site –



[Photo #625](#)
Site –



[Photo #324](#)
Site - Art Building –



[Photo #335](#)
Grandstands and Stage –



[Photo #100](#)
Grandstands –



[Photo #109](#)
Grandstands and Stage –



[Photo #291](#)
Flower Barn –



[Photo #176](#)
Community Art Building –



[Photo #330](#)
Pavilion –



[Photo #245](#)
Pavilion –



[Photo #280](#)
Flower Barn –



[Photo #323](#)
Flower Barn –



[Photo #280](#)
Pavilion Kitchen –



[Photo #268](#)
Pavilion Dance Hall –



[Photo #624](#)
Recreation Center –



[Photo #406](#)
Rec Center Gymnasium –



[Photo #460](#)
Rec Center Kitchen –



[Photo #568](#)

Rec Center Preschool –



[Photo #627](#)

Public Sidewalks & curbing – Concrete



[Photo #620](#)

Signage - Monument – Wood and Vinyl



[Photo #629](#)

Signage - Monument – Wood and Vinyl



[Photo #614](#)

Gates – Metal Pipe Gate



[Photo #139](#)

Electrical Meter Base – Underground



[Photo #140](#)

Electrical Meter Base – Underground



[Photo #146](#)

Water Service - Pavilion, Flower Rec and Site –



[Photo #337](#)

Water Service - Pavilion, Flower Rec and Site –



[Photo #338](#)

Water Service - Pavilion, Flower Rec and Site –



[Photo #339](#)

Water Service - Pavilion, Flower Rec and Site –



[Photo #348](#)

Water Service - Pavilion, Flower Rec and Site –



[Photo #240](#)

Sewer - Pavilion, Bath, & Rec – City, ABS



[Photo #583](#)

Sewer - Pavilion, Bath, & Rec – City, ABS



[Photo #203](#)

Sewage Lift Station – Grinding pump with alarm



[Photo #583](#)

Sewage Lift Station – Grinding pump with alarm



[Photo #331](#)

Parking & Road – Gravel



[Photo #325](#)

Parking & Road – Gravel



[Photo #326](#)
Parking & Road – Gravel



[Photo #621](#)
Parking & Road – Gravel



[Photo #324](#)
Curbing/Wheel Stop – Rocks & None



[Photo #402](#)
Curbing/Wheel Stop – Rocks & None



[Photo #347](#)
Walkways – Concrete



[Photo #403](#)
Walkways – Concrete



[Photo #170](#)
Walkways – Concrete



[Photo #345](#)
Lawns – Grass



[Photo #334](#)
Lawns – Grass



[Photo #335](#)
Trees – Doug Fir, Pine & Deciduous



[Photo #626](#)
Trees – Doug Fir, Pine & Deciduous



[Photo #624](#)
Trees – Doug Fir, Pine & Deciduous



[Photo #395](#)

Landscape Beds – Minimal, Rocks and Bark



[Photo #292](#)

Landscape Beds – Minimal, Rocks and Bark



[Photo #298](#)

Landscape Beds – Minimal, Rocks and Bark



[Photo #392](#)

Landscape Beds – Minimal, Rocks and Bark



[Photo #398](#)

Landscape Beds – Minimal, Rocks and Bark



[Photo #346](#)

Landscape Beds – Minimal, Rocks and Bark



[Photo #365](#)

Landscape Beds – Minimal, Rocks and Bark



[Photo #328](#)

Landscape Beds – Minimal, Rocks and Bark



[Photo #292](#)

Landscape Beds – Minimal, Rocks and Bark



[Photo #621](#)

Parking Lot/Landscape Lighting – Street light &



[Photo #340](#)

Parking Lot/Landscape Lighting – Street light &



[Photo #143](#)

Vendor Outlets – Building Mounted



[Photo #171](#)

Vendor Outlets – Building Mounted



[Photo #175](#)

Vendor Outlets – Building Mounted



[Photo #168](#)

Signage, Bldg – Wood & Vinyl



[Photo #192](#)

Signage, Bldg – Wood & Vinyl



[Photo #299](#)

Signage, Bldg – Wood & Vinyl



[Photo #405](#)

Enclosure – None



[Photo #607](#)
Enclosure – None



[Photo #234](#)
Lighting - Bathrooms /Kitchen /Security /Art



[Photo #255](#)
Lighting - Bathrooms /Kitchen /Security /Art



[Photo #282](#)
Lighting - Bathrooms /Kitchen /Security /Art



[Photo #261](#)
Lighting - Dance/ Dining /Flower /Stage –



[Photo #271](#)
Lighting - Dance/ Dining /Flower /Stage –



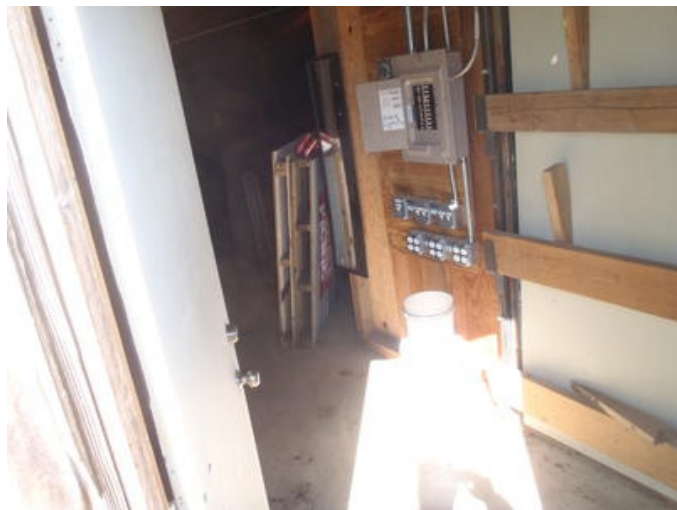
[Photo #276](#)

Lighting - Dance/ Dining /Flower /Stage –



[Photo #322](#)

Lighting - Dance/ Dining /Flower /Stage –



[Photo #150](#)

Outlets and Switches – 3 prong & Toggle Switch



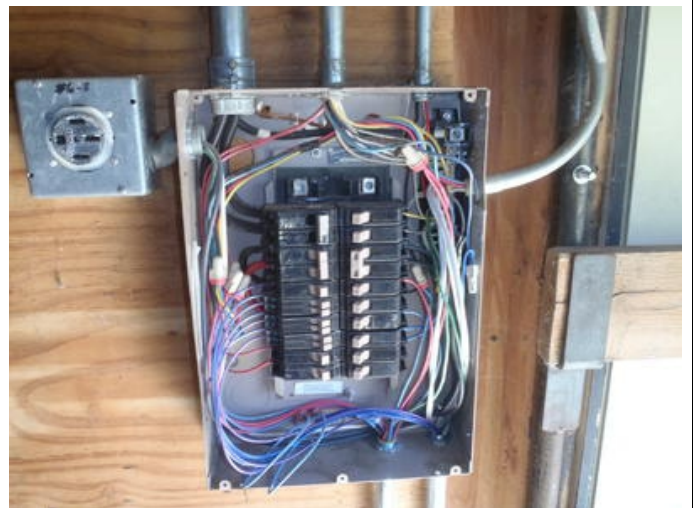
[Photo #183](#)

Outlets and Switches – 3 prong & Toggle Switch



[Photo #317](#)

Panel Condition – 200, 125 & 100 amp Breaker



[Photo #159](#)

Panel Condition – 200, 125 & 100 amp Breaker



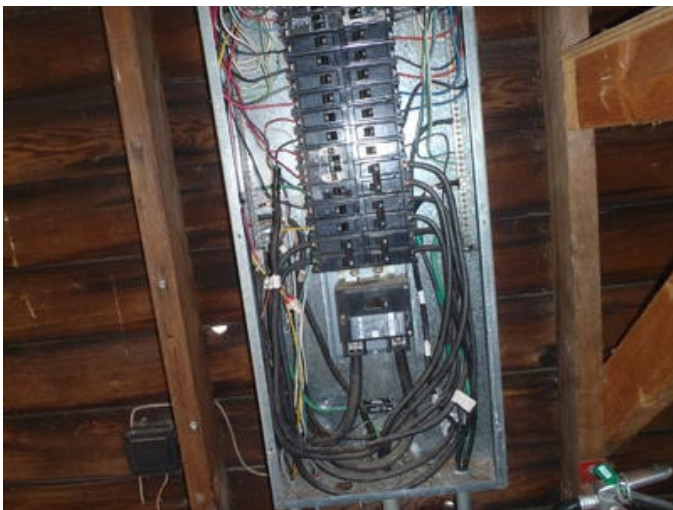
[Photo #160](#)

Panel Condition – 200, 125 & 100 amp Breaker



[Photo #178](#)

Panel Condition – 200, 125 & 100 amp Breaker



[Photo #286](#)

Panel Condition – 200, 125 & 100 amp Breaker



[Photo #172](#)

Siding Condition – Lapped Wood



[Photo #294](#)

Siding Condition – Lapped Wood



[Photo #297](#)

Siding Condition – Lapped Wood



[Photo #306](#)
Siding Condition – Lapped Wood



[Photo #312](#)
Substructure – Wood Studs only



[Photo #315](#)
Substructure – Wood Studs only



[Photo #316](#)
Substructure – Wood Studs only



[Photo #143](#)
Painted Surface, Body – Sealer



[Photo #171](#)
Painted Surface, Body – Sealer



[Photo #292](#)

Painted Surface, Body – Sealer



[Photo #305](#)

Gutter Drainage – None



[Photo #175](#)

Gutter Drainage – None



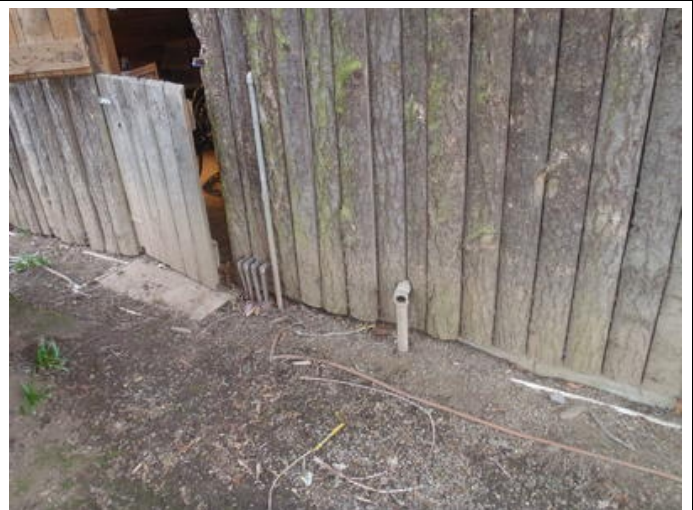
[Photo #131](#)

Gutter Drainage – None



[Photo #131](#)

Foundation & Slab – Concrete



[Photo #304](#)

Foundation & Slab – Concrete



[Photo #181](#)
Foundation & Slab – Concrete



[Photo #304](#)
Landing – Concrete



[Photo #296](#)
Landing – Concrete



[Photo #178](#)
Landing – Concrete



[Photo #180](#)
Landing – Concrete



[Photo #139](#)
Stairway, Guardrail & Handrails – Wood



[Photo #147](#)

Stairway, Guardrail & Handrails – Wood



[Photo #148](#)

Door & Locks - Exterior – Wood & Metal



[Photo #154](#)

Door & Locks - Exterior – Wood & Metal



[Photo #179](#)

Door & Locks - Exterior – Wood & Metal



[Photo #302](#)

Door & Locks - Exterior – Wood & Metal



[Photo #164](#)

Roofing Material – Metal



[Photo #300](#)

Roofing Material – Metal



[Photo #145](#)

Roofing Material – Metal



[Photo #141](#)

Gutters & Downspouts – Continuous Aluminum



[Photo #175](#)

Gutters & Downspouts – Continuous Aluminum



[Photo #176](#)

Gutters & Downspouts – Continuous Aluminum



[Photo #322](#)

Roof Decking & Framing – Wood



[Photo #320](#)

Roof Decking & Framing – Wood



[Photo #126](#)

Roofing Material – Metal



[Photo #119](#)

Roofing Material – Metal



[Photo #120](#)

Roofing Material – Metal



[Photo #108](#)

Gutters & Downspouts – Continuous



[Photo #112](#)

Roof Decking & Framing – Wood & Metal



[Photo #113](#)

Roof Decking & Framing – Wood & Metal



[Photo #114](#)

Roof Decking & Framing – Wood & Metal



[Photo #118](#)

Roof Decking & Framing – Wood & Metal



[Photo #122](#)

Roof Decking & Framing – Wood & Metal



[Photo #128](#)

Roof Decking & Framing – Wood & Metal



[Photo #103](#)

Foundation & Seating – Concrete & Wood



[Photo #110](#)

Foundation & Seating – Concrete & Wood



[Photo #123](#)

Foundation & Seating – Concrete & Wood



[Photo #125](#)

Foundation & Seating – Concrete & Wood



[Photo #195](#)

Siding Condition – Lapped Wood



[Photo #197](#)

Siding Condition – Lapped Wood



[Photo #240](#)

Siding Condition – Lapped Wood



[Photo #193](#)
Substructure – Wood Studs



[Photo #257](#)
Substructure – Wood Studs



[Photo #267](#)
Substructure – Wood Studs



[Photo #197](#)
Painted Surface, Body – Sealer



[Photo #333](#)
Painted Surface, Body – Sealer



[Photo #609](#)
Painted Surface, Body – Sealer



[Photo #608](#)

Painted Surface, Body – Sealer



[Photo #195](#)

Gutter Drainage – None



[Photo #206](#)

Gutter Drainage – None



[Photo #207](#)

Elevated Deck & Structure – Wood & PT Wood



[Photo #211](#)

Elevated Deck & Structure – Wood & PT Wood



[Photo #217](#)

Elevated Deck & Structure – Wood & PT Wood



[Photo #209](#)

Stairway Guardrail & Handrails, Ramp – Painted



[Photo #245](#)

Landing – Concrete



[Photo #194](#)

Landing – Concrete



[Photo #219](#)

Door & Locks - Exterior – Metal



[Photo #220](#)

Door & Locks - Exterior – Metal



[Photo #221](#)

Door & Locks - Exterior – Metal



[Photo #608](#)

Roofing Material Condition -Pavilion – Metal



[Photo #215](#)

Roofing Material Condition -Pavilion – Metal



[Photo #251](#)

Roofing Material Condition -Pavilion – Metal



[Photo #341](#)

Roofing Material Condition -Pavilion – Metal



[Photo #196](#)

Gutters & Downspouts – Continuous



[Photo #197](#)

Gutters & Downspouts – Continuous



[Photo #212](#)

Gutters & Downspouts – Continuous



[Photo #246](#)

Gutters & Downspouts – Continuous



[Photo #264](#)

Roof Decking & Framing – Wood



[Photo #322](#)

Roof Decking & Framing – Wood



[Photo #320](#)

Roof Decking & Framing – Wood



[Photo #279](#)

Flooring – Paint concrete



[Photo #259](#)

Cabinets, sink & faucet – Counters, Stainless



[Photo #282](#)

Cabinets, sink & faucet – Counters, Stainless



[Photo #283](#)

Cabinets, sink & faucet – Counters, Stainless



[Photo #280](#)

Appliances – Range, Refrigerator, Dishwasher



[Photo #281](#)

Appliances – Range, Refrigerator, Dishwasher



[Photo #235](#)

Barbecue – Cover & Concrete



[Photo #236](#)

Barbecue – Cover & Concrete



[Photo #226](#)

Ceiling and Walls – Drywall



[Photo #227](#)

Ceiling and Walls – Drywall



[Photo #221](#)

Ceiling & Wall Finish – Paint & Wainscot



[Photo #223](#)

Ceiling & Wall Finish – Paint & Wainscot



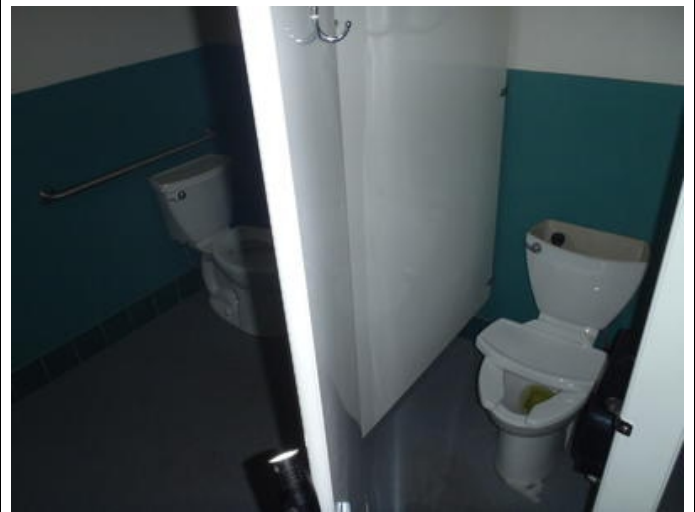
[Photo #222](#)

Floor Cover – Painted Concrete



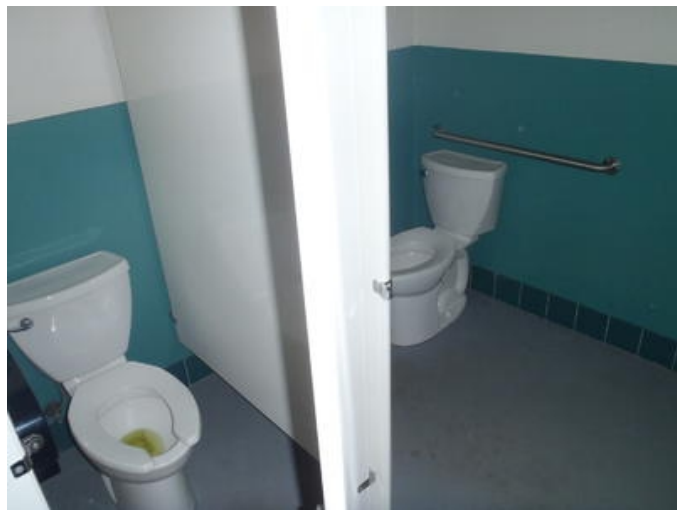
[Photo #223](#)

Bathroom Fixtures – Toilet & Sink



[Photo #224](#)

Bathroom Fixtures – Toilet & Sink



[Photo #230](#)

Bathroom Fixtures – Toilet & Sink



[Photo #221](#)

Public Bathroom Accessories – Stalls, Mirror,



[Photo #227](#)

Public Bathroom Accessories – Stalls, Mirror,



[Photo #231](#)

Public Bathroom Accessories – Stalls, Mirror,



[Photo #269](#)

Floor Cover – Composite Underlayment



[Photo #198](#)

Wood Structure – Joist & Beam



[Photo #200](#)

Wood Structure – Joist & Beam



[Photo #201](#)

Wood Structure – Joist & Beam



[Photo #199](#)

Insulation & Vapor Barrier – None



[Photo #258](#)

Slab – Concrete



[Photo #256](#)
Slab – Concrete



[Photo #240](#)
Water & Waste Pipe – Copper & ABS



[Photo #354](#)
Siding Condition – Lapped Wood



[Photo #367](#)
Siding Condition – Lapped Wood



[Photo #390](#)
Siding Condition – Lapped Wood



[Photo #395](#)
Siding Condition – Lapped Wood



[Photo #357](#)
Window, Frames and trim. – Wood



[Photo #362](#)
Window, Frames and trim. – Wood



[Photo #372](#)
Window, Frames and trim. – Wood



[Photo #379](#)
Window, Frames and trim. – Wood



[Photo #385](#)
Window, Frames and trim. – Wood



[Photo #360](#)
Painted Surface, Body – Two color



[Photo #369](#)

Painted Surface, Body – Two color



[Photo #386](#)

Painted Surface, Body – Two color



[Photo #392](#)

Painted Surface, Body – Two color



[Photo #359](#)

Gutter Drainage – None



[Photo #365](#)

Gutter Drainage – None



[Photo #378](#)

Gutter Drainage – None



[Photo #350](#)

Landing & Ramp – Concrete



[Photo #355](#)

Landing & Ramp – Concrete



[Photo #346](#)

Landing & Ramp – Concrete



[Photo #382](#)

Stairway/Ramp, Guardrail & Handrails – Wood



[Photo #381](#)

Stairway/Ramp, Guardrail & Handrails – Wood



[Photo #389](#)

Door & Locks - Exterior – Original Wood &



[Photo #564](#)

Door & Locks - Exterior – Original Wood &



[Photo #318](#)

Door & Locks - Exterior – Original Wood &



[Photo #400](#)

Roofing Material Condition – Architectural



[Photo #624](#)

Roofing Material Condition – Architectural



[Photo #620](#)

Roofing Material Condition – Architectural



[Photo #391](#)

Gutters & Downspouts – Continuous



[Photo #358](#)

Gutters & Downspouts – Continuous



[Photo #388](#)

Gutters & Downspouts – Continuous



[Photo #401](#)

Gutters & Downspouts – Continuous



[Photo #484](#)

Roof Decking – Plywood



[Photo #485](#)

Roof Decking – Plywood



[Photo #427](#)

Insulation – Approximately 6 “ Cellulose



[Photo #497](#)

Insulation – Approximately 6 “ Cellulose



[Photo #487](#)

Insulation – Approximately 6 “ Cellulose



[Photo #460](#)

Flooring – Vinyl



[Photo #462](#)

Cabinets – Wood



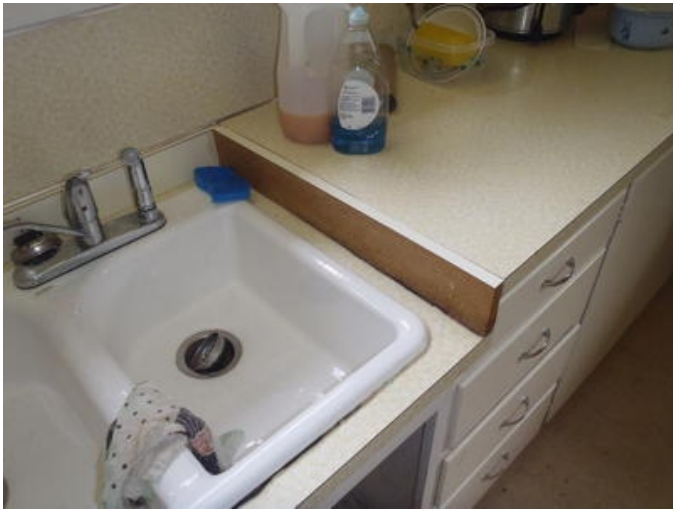
[Photo #461](#)

Cabinets – Wood



[Photo #463](#)

Counters, sink & faucet – Laminate, Cast, Lever



[Photo #464](#)

Counters, sink & faucet – Laminate, Cast, Lever



[Photo #465](#)

Appliances – Ranges, Refrigerator



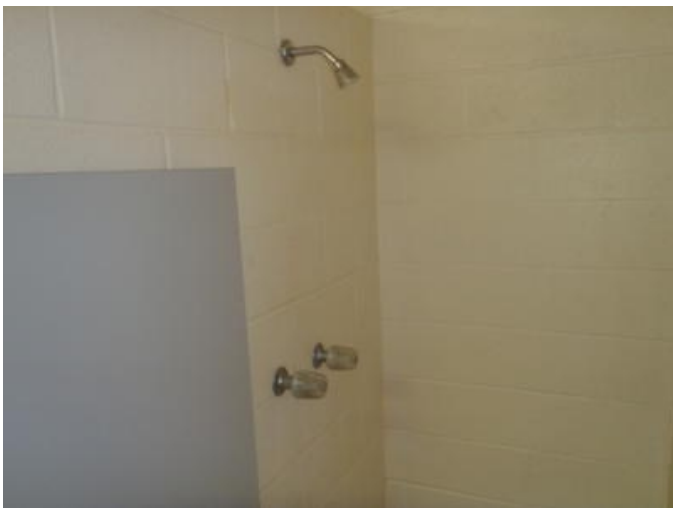
[Photo #466](#)

Appliances – Ranges, Refrigerator



[Photo #469](#)

Appliances – Ranges, Refrigerator



[Photo #438](#)

Ceiling and Walls – Drywall & Cinder block



[Photo #450](#)

Ceiling and Walls – Drywall & Cinder block



[Photo #458](#)

Ceiling and Walls – Drywall & Cinder block



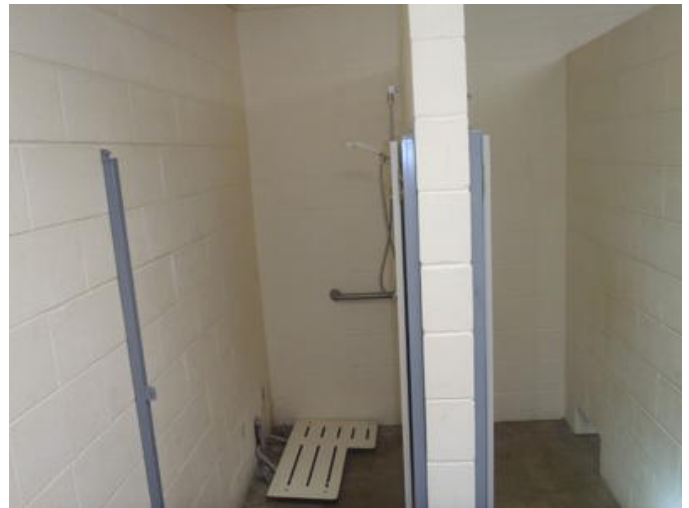
[Photo #433](#)

Ceiling & Wall Finish – Paint



[Photo #436](#)

Ceiling & Wall Finish – Paint



[Photo #439](#)

Ceiling & Wall Finish – Paint



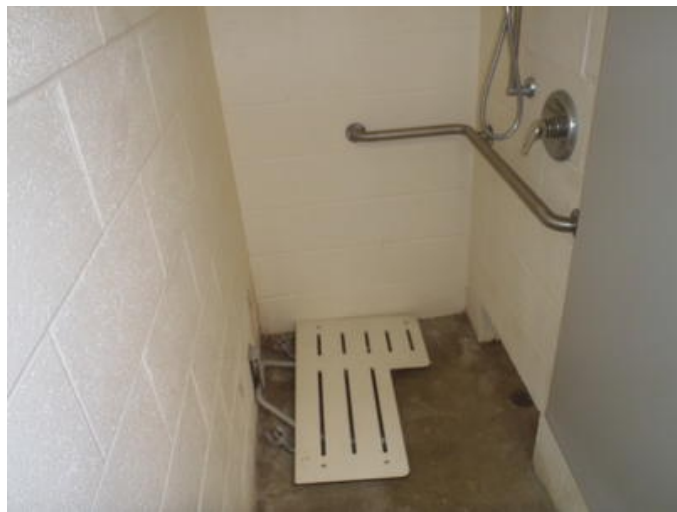
[Photo #436](#)

Floor Cover – Sealed concrete



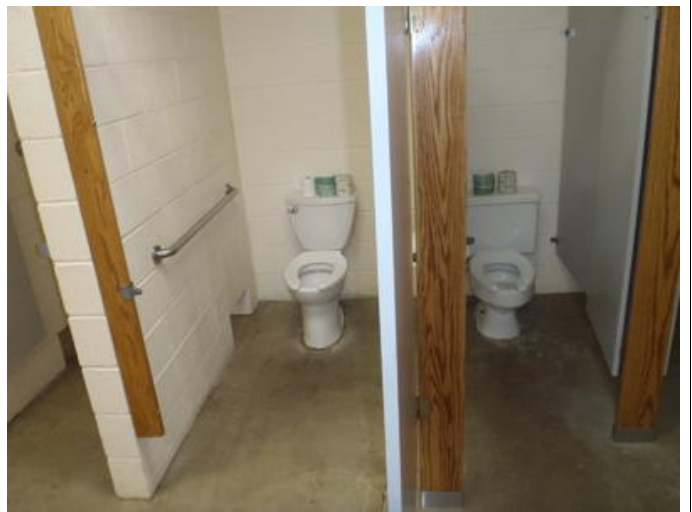
[Photo #456](#)

Interior Doors – Wood



[Photo #440](#)

Bathroom Fixtures – Toilet & Sink



[Photo #441](#)

Bathroom Fixtures – Toilet & Sink



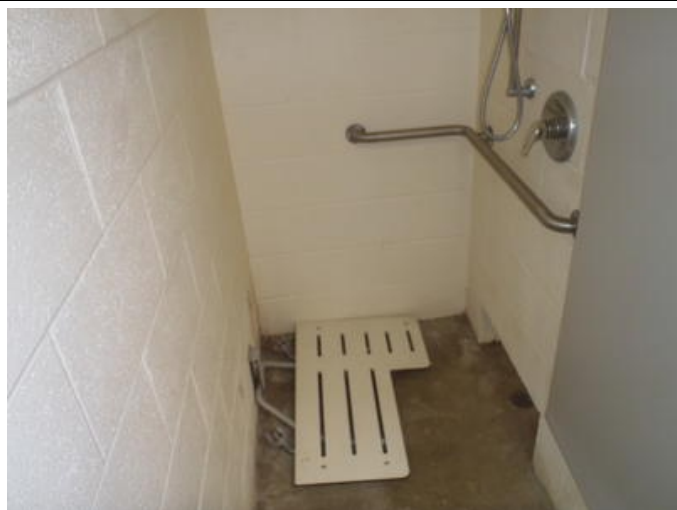
[Photo #453](#)

Bathroom Fixtures – Toilet & Sink



[Photo #436](#)

Bathroom Accessories – Mirror, grab bars, toilet



[Photo #440](#)

Bathroom Accessories – Mirror, grab bars, toilet



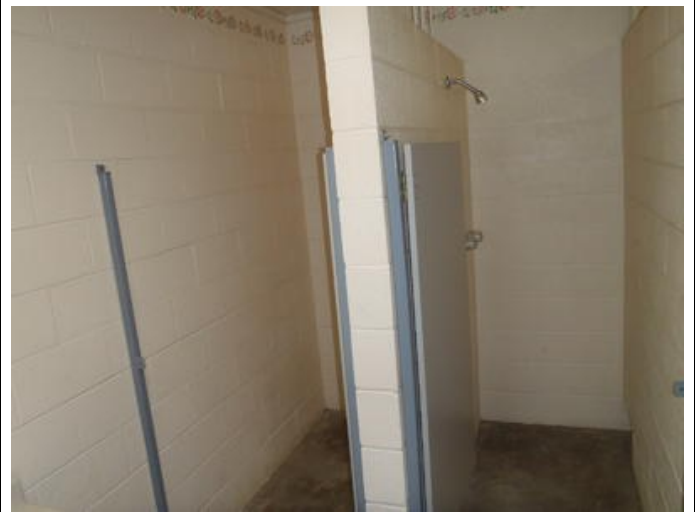
[Photo #446](#)

Bathroom Accessories – Mirror, grab bars, toilet



[Photo #432](#)

Toilet stalls, shower doors – Laminate



[Photo #450](#)

Toilet stalls, shower doors – Laminate



[Photo #446](#)

Toilet stalls, shower doors – Laminate



[Photo #452](#)

Ventilation – Fan



[Photo #536](#)

Floor Cover – Vinyl over Concrete



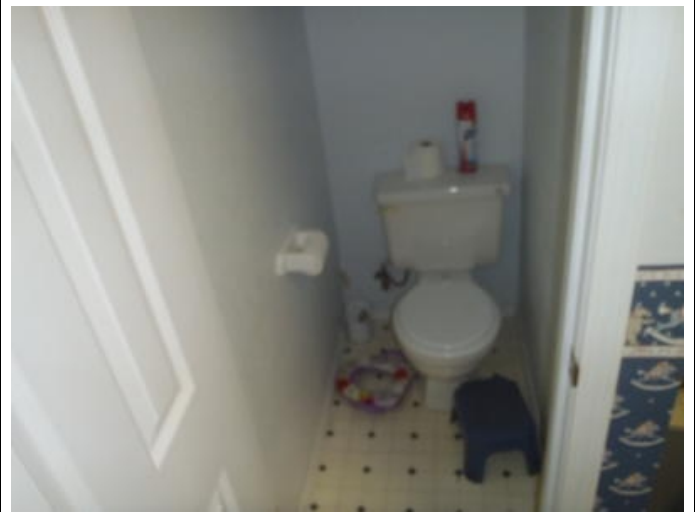
[Photo #536](#)

Interior Doors – Hollow composite



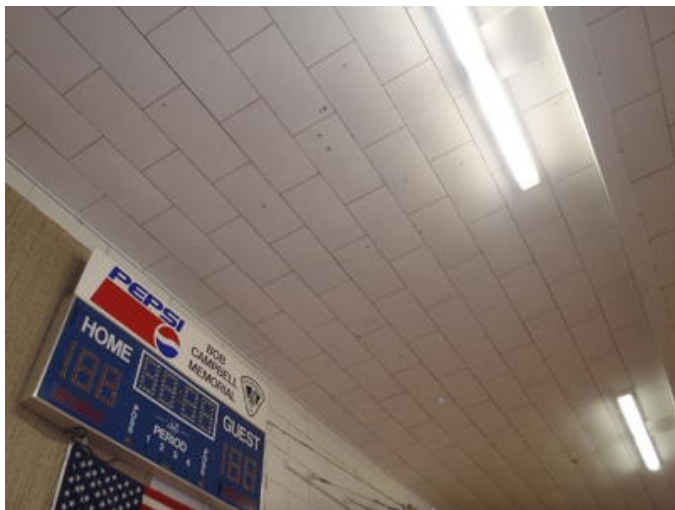
[Photo #539](#)

Cabinets, sink & faucet – Pressboard, Enamel,



[Photo #540](#)

Bathroom Fixtures – Toilet



[Photo #418](#)

Misc – Wood & Celatex Tile



[Photo #422](#)

Misc – Wood & Celatex Tile



[Photo #425](#)

Misc – Wood & Celatex Tile



[Photo #470](#)

Misc – Wood & Celatex Tile



[Photo #477](#)
Misc – Wood & Celatex Tile



[Photo #458](#)
Ceiling & Wall Condition - Classroom &



[Photo #575](#)
Ceiling & Wall Condition - Classroom &



[Photo #530](#)
Ceiling & Wall Condition - Classroom &



[Photo #425](#)
Ceiling & Wall – Paint



[Photo #477](#)
Ceiling & Wall – Paint



[Photo #419](#)
Floor Cover - Gym – Wood



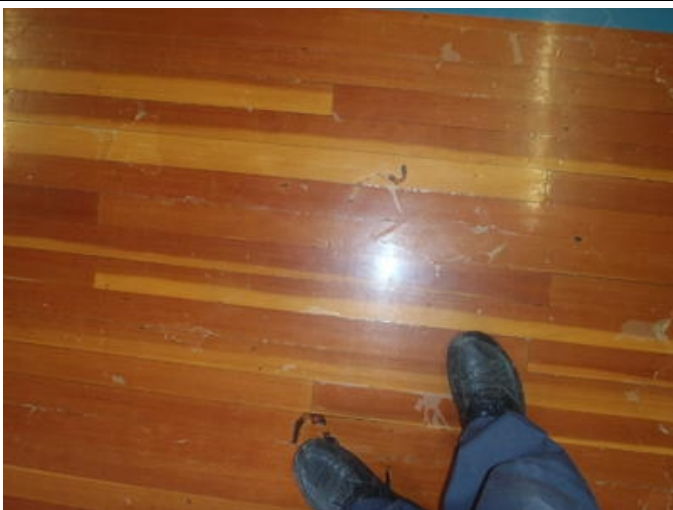
[Photo #412](#)
Floor Cover - Gym – Wood



[Photo #413](#)
Floor Cover - Gym – Wood



[Photo #409](#)
Floor Cover - Gym – Wood



[Photo #410](#)
Wood Floor Finish - Gym – Clear



[Photo #411](#)
Wood Floor Finish - Gym – Clear



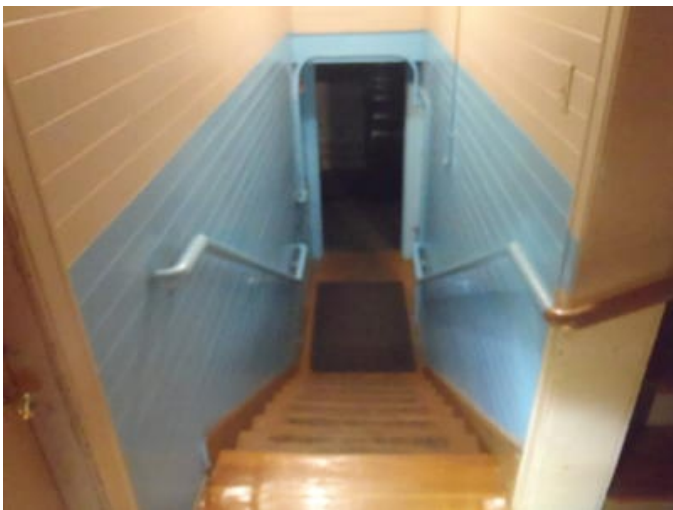
[Photo #570](#)

Floor Cover - Classroom & Basement –



[Photo #569](#)

Floor Cover - Classroom & Basement –



[Photo #523](#)

Stairways, Handrails & Railings – Wood &



[Photo #525](#)

Stairways, Handrails & Railings – Wood &



[Photo #526](#)

Stairways, Handrails & Railings – Wood &



[Photo #507](#)

Stairways, Handrails & Railings – Wood &



[Photo #506](#)

Stairways, Handrails & Railings – Wood &



[Photo #407](#)

Stairways, Handrails & Railings – Wood &



[Photo #476](#)

Interior Doors - Misc – Wood & Panel



[Photo #577](#)

Interior Doors - Misc – Wood & Panel



[Photo #426](#)

Interior Doors - Misc – Wood & Panel



[Photo #456](#)

Interior Doors - Misc – Wood & Panel



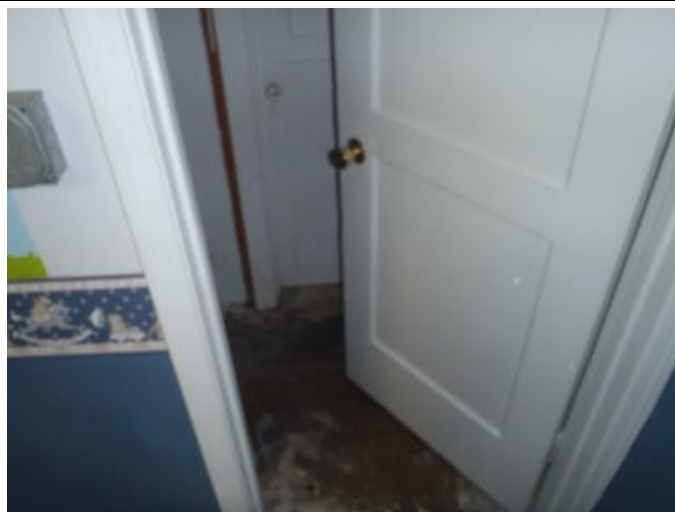
[Photo #457](#)

Interior Doors - Misc – Wood & Panel



[Photo #503](#)

Interior Doors - Misc – Wood & Panel



[Photo #528](#)

Interior Doors - Misc – Wood & Panel



[Photo #568](#)

Interior Doors - Misc – Wood & Panel



[Photo #567](#)

Interior Doors - Classroom – Fire rated



[Photo #426](#)

Furniture - Gym and Classroom – Chairs and



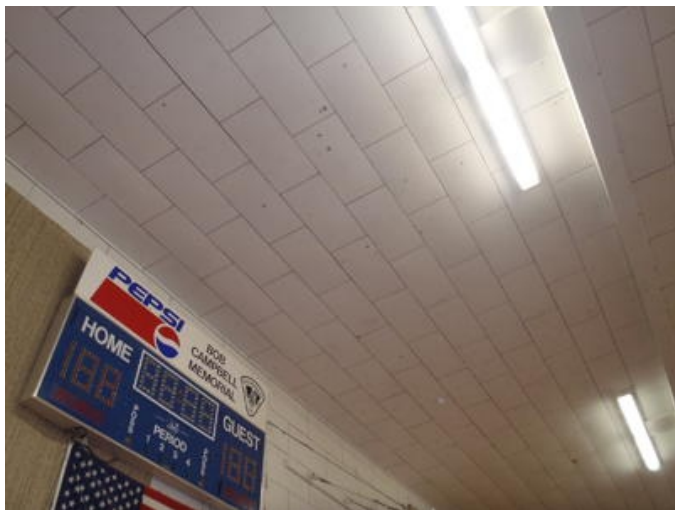
[Photo #535](#)

Furniture - Gym and Classroom – Chairs and



[Photo #568](#)

Furniture - Gym and Classroom – Chairs and



[Photo #418](#)

Lighting - Gym, Classroom, Stage, Office and



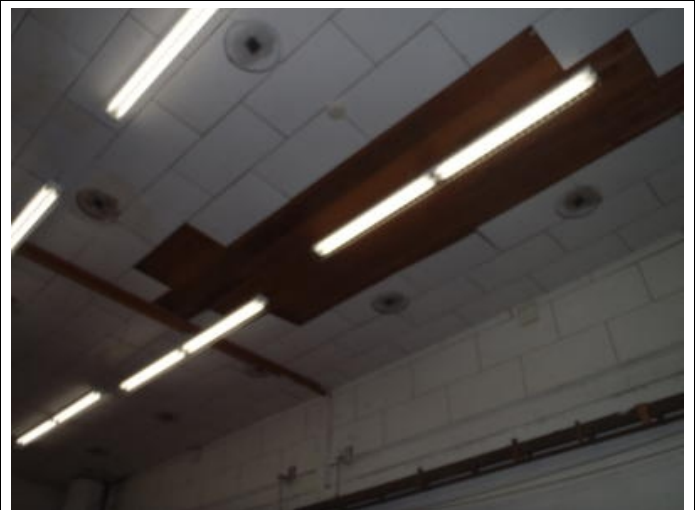
[Photo #452](#)

Lighting - Gym, Classroom, Stage, Office and



[Photo #470](#)

Lighting - Gym, Classroom, Stage, Office and



[Photo #479](#)

Lighting - Gym, Classroom, Stage, Office and



[Photo #530](#)

Lighting - Gym, Classroom, Stage, Office and



[Photo #567](#)

Lighting - Gym, Classroom, Stage, Office and



[Photo #504](#)

Lighting - Maintenance /Storage – Incandescent



[Photo #533](#)

Lighting - Maintenance /Storage – Incandescent



[Photo #406](#)

Lighting - Emergency & Exit – Mixture



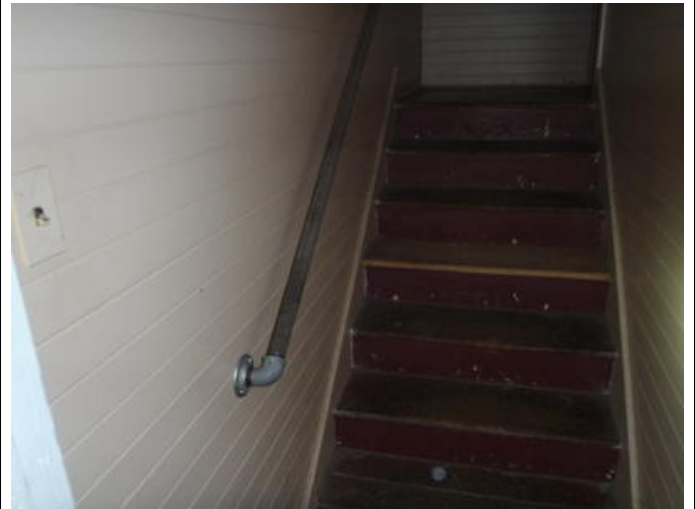
[Photo #581](#)

Lighting - Emergency & Exit – Mixture



[Photo #524](#)

Outlets and Switches – 3 prong & Toggle Switch



[Photo #580](#)

Outlets and Switches – 3 prong & Toggle Switch



[Photo #474](#)

Panel Condition – 200 amp Breaker



[Photo #475](#)

Panel Condition – 200 amp Breaker



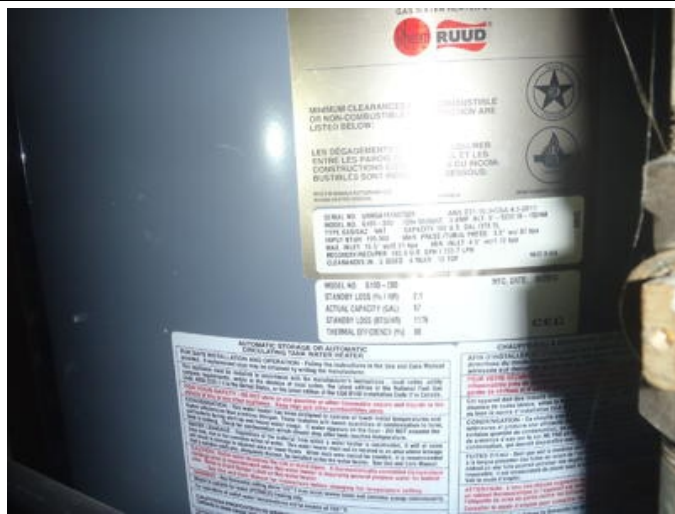
[Photo #552](#)

Water Heater – 80 gallon



[Photo #553](#)

Water Heater – 80 gallon



[Photo #555](#)
Water Heater – 80 gallon



[Photo #596](#)
Wood Structure – Joist & Beam



[Photo #600](#)
Wood Structure – Joist & Beam



[Photo #584](#)
Wood Structure – Joist & Beam



[Photo #603](#)
Insulation & Vapor Barrier – Fiberglass 6+\" &



[Photo #588](#)
Insulation & Vapor Barrier – Fiberglass 6+\" &



[Photo #524](#)
Wood Deterioration –



[Photo #548](#)
Water & Waste Pipe – Galvanized /Copper &



[Photo #549](#)
Water & Waste Pipe – Galvanized /Copper &



[Photo #550](#)
Water & Waste Pipe – Galvanized /Copper &



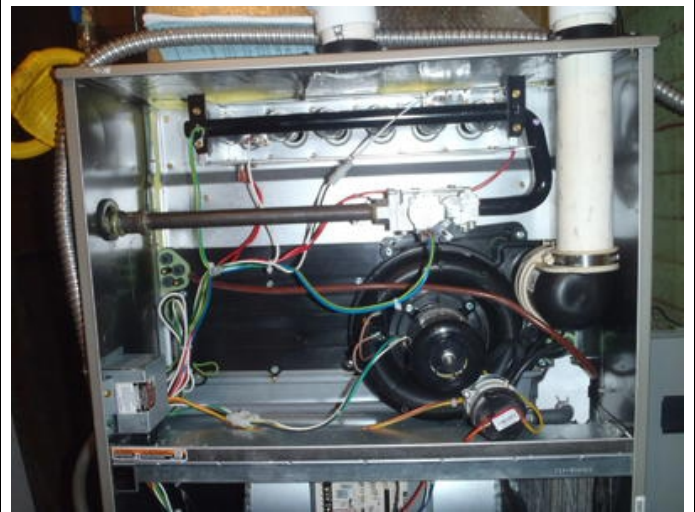
[Photo #551](#)
Water & Waste Pipe – Galvanized /Copper &



[Photo #566](#)
Central Forced Air – Gas



[Photo #515](#)
Central Forced Air – Gas



[Photo #517](#)
Central Forced Air – Gas



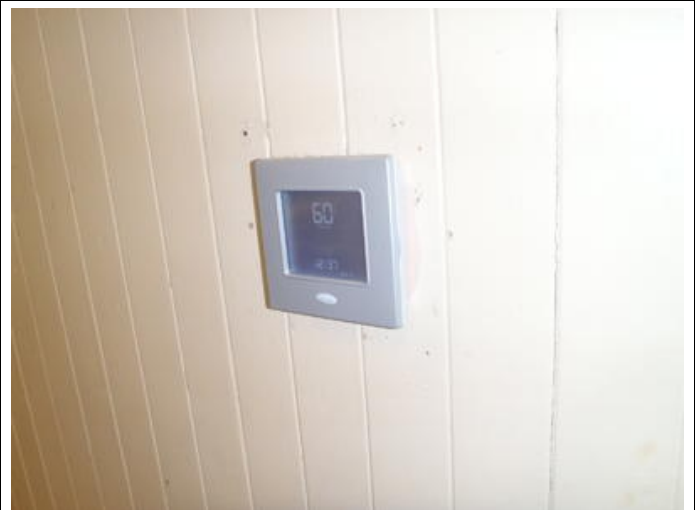
[Photo #521](#)
Central Forced Air – Gas



[Photo #516](#)
Makeup Air / Ventilators – None



[Photo #480](#)
Makeup Air / Ventilators – None



[Photo #415](#)
Central Forced Air Thermostat – Electronic



[Photo #574](#)

Central Forced Air Thermostat – Electronic