

PHYSICAL CONDITION ASSESSMENT

District Name: Hermiston SD 8
 Site Name: 0
 Building Name: Desert View Elementary School
 Building ID: 0

REMINDER: FILL OUT ALL INFORMATION ON 'BASE INFORMATION SHEET' BEFORE ENTERING DATA ON THIS SHEET

An unused cell or system that should not receive direct user input
 An automatically populated cell from user input elsewhere in the file - do not overwrite

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	LEVEL OF ACTION					% of System or Finish	Automated Budget Estimate	Notes
					None	Minor	Moderate	Major	Replace			
A SUBSTRUCTURE												
<u>A10 Foundations</u>												
			A1010 Standard Foundations	100%	None	Minor	Moderate	Major	Replace	\$0	No known issues or visible signs of settling	
			A1020 Special Foundations		None	Minor	Moderate	Major	Replace	\$0		
			A1030 Slab on Grade	100%	None	Minor	Moderate	Major	Replace	\$0	No known issues or visible signs of settling	
<u>A20 Basement Construction</u>												
			A2010 Basement Excavation	NOT USED	None	Minor	Moderate	Major	Replace			
			A2020 Basement Walls		None	Minor	Moderate	Major	Replace	\$0		
B SHELL												
<u>B10 Superstructure</u>												
			B1010 Floor Construction		None	Minor	Moderate	Major	Replace	\$0		
			Steel		None	Minor	Moderate	Major	Replace	\$0		
			Concrete	100%	None	Minor	Moderate	Major	Replace	\$0		
			B1020 Roof Construction		None	Minor	Moderate	Major	Replace	\$0		
			Wood		None	Minor	Moderate	Major	Replace	\$0		
			Steel	100%	None	Minor	Moderate	Major	Replace	\$0		
			Concrete		None	Minor	Moderate	Major	Replace	\$0		
<u>B20 Exterior Enclosure</u>												
			B2010 Exterior Walls		None	Minor	Moderate	Major	Replace	\$0		
			Masonry		None	Minor	Moderate	Major	Replace	\$0		
			Framed w/Panel Siding		None	Minor	Moderate	Major	Replace	\$0		
			Framed w/Stucco		None	Minor	Moderate	Major	Replace	\$0		
			Framed w/Masonry Veneer	100%	None	Minor	X Moderate	Major	Replace	15%	\$37,114	Some discoloration/deterioration associated with water, likely sprinkler overspray or roof overflow
			B2020 Exterior Windows		None	Minor	Moderate	Major	Replace	\$0		
			Aluminum/Steel Clad	50%	None	Minor	X Moderate	X Major	Replace	15%	\$48,248	Minor areas of deterioration/fogging associated with overspray; recommend replacement
			Clad		None	Minor	Moderate	Major	Replace	\$0		
			B2030 Exterior Doors		None	Minor	X Moderate	X Major	Replace	15%	\$15,588	Minor areas of deterioration/fogging associated with overspray; recommend replacement
			Wood		None	Minor	Moderate	Major	Replace	\$0		
			Hollow Metal		None	Minor	Moderate	Major	Replace	\$0		
			Storefront	100	None	Minor	X Moderate	X Major	Replace	15%	\$31,037	Minor areas of deterioration, specifically areas outside of covered entry systems
<u>B30 Roofing</u>												
			B3010 Roof Coverings		None	Minor	Moderate	Major	Replace	\$0		
			Built-Up		None	Minor	Moderate	Major	Replace	\$0		
			Single Ply	100%	None	Minor	X Moderate	Major	Replace	15%	\$44,537	Minor areas in need of attention; minor deterioration resulting in interior damage
			Metal		None	Minor	Moderate	Major	Replace	\$0		
			B3020 Roof Openings		None	Minor	Moderate	Major	Replace	\$0		
			Concrete Tile		None	Minor	Moderate	Major	Replace	\$0		
			Skylights		None	Minor	Moderate	Major	Replace	\$0		
			Access Hatch		None	Minor	Moderate	Major	Replace	\$0		
C INTERIORS												
<u>C10 Interior Construction</u>												
			C1010 Partitions	100%	None	Minor	Moderate	Major	Replace	\$0	No known issues	
			Masonry		None	Minor	Moderate	Major	Replace	\$0		

PHYSICAL CONDITION ASSESSMENT

C1020 Interior Doors	Wood	100	None	Minor	Moderate	Major	Replace	\$0	Wood doors with steel frames; no known issues	
	Hollow Metal		None	Minor	Moderate	Major	Replace	\$0		
C1030 Fittings	NOT USED		None	Minor	Moderate	Major	Replace			
C20 Stairs										
C2010 Stair Construction	Wood		None	Minor	Moderate	Major	Replace	\$0		
	Metal	100	None	Minor	Moderate	Major	Replace	\$0	Stairs leading down to gym entry; no known issues	
	Concrete		None	Minor	Moderate	Major	Replace	\$0		
C2020 Stair Finishes	Concrete Fill		None	Minor	Moderate	Major	Replace	\$0		
	Resilient		None	Minor	Moderate	Major	Replace	\$0		
C30 Interior Finishes										
C3010 Wall Finishes	Paint on Masonry		None	Minor	Moderate	Major	Replace	\$0		
	Wallboard	100%	None	Minor	X Moderate	Major	Replace	5%	\$7,423	Minor areas for repair associated with roof leaks
	Wainscot		None	Minor	Moderate	Major	Replace	\$0		
	Ceramic Tile		None	Minor	Moderate	Major	Replace	\$0		
C3020 Floor Finishes	Carpet / Soft Surface	80%	None	Minor	Moderate	Major	Replace	\$0	Carpet is in good shape with limited to no visible defects	
	Resilient Tile		None	Minor	Moderate	Major	Replace	\$0		
	Resilient Sheet		None	Minor	Moderate	Major	Replace	\$0		
	Polished Concrete		None	Minor	Moderate	Major	Replace	\$0		
	Ceramic Tile	15%	None	Minor	Moderate	Major	Replace	\$0		
	Liquid Applied		None	Minor	Moderate	Major	Replace	\$0		
	Wood Sports Floor	5%	None	Minor	Moderate	Major	Replace	\$0		
C3030 Ceiling Finishes	Wallboard	25%	None	X Minor	X Moderate	Major	Replace	10%	\$4,949	Minor areas for repair associated with roof leaks
	Lay-In Ceiling Tile	75%	None	Minor	Moderate	Major	Replace	\$0		
	Glued-Up Ceiling Tile		None	Minor	Moderate	Major	Replace	\$0		
	Painted Structure		None	Minor	Moderate	Major	Replace	\$0		

D SERVICES

D10 Conveying										
D1010 Elevators & Lifts			None	Minor	Moderate	Major	Replace	\$0		
D1020 Escalators & Moving Walks			None	Minor	Moderate	Major	Replace	\$0		
D1090 Other Conveying Systems			None	Minor	Moderate	Major	Replace	\$0		
D20 Plumbing										
D2010 Plumbing Fixtures		100%	None	Minor	X Moderate	Major	Replace	5%	\$9,897	Fixtures are in good shape and only require routine maintenance
D2020 Domestic Water Distribution		100%	None	Minor	Moderate	Major	Replace	\$0	No known issues	
D2030 Sanitary Waste		100%	None	Minor	Moderate	Major	Replace	\$0	No known issues	
D2040 Rain Water Drainage		100%	None	Minor	Moderate	Major	Replace	\$0	No known issues	
D2090 Other Plumbing Systems	NOT USED		None	Minor	Moderate	Major	Replace			
D30 HVAC										
D3010 Energy Supply			None	Minor	Moderate	Major	Replace	\$0		
D3020 Heat Generating Systems	Boiler	100%	None	X Minor	Moderate	Major	Replace	20%	\$14,846	Natural gas boilers are in good shape; 15 years old and will start to require add'l maintenance and parts replacement
	Air Handler	100%	None	Minor	Moderate	X Major	Replace	20%	\$19,794	Air handling units are 15 years old, but in good working order; no reported issues, however units should be fully serviced
	Furnace		None	Minor	Moderate	Major	Replace	\$0		
	Heat Exchanger		None	Minor	Moderate	Major	Replace	\$0		
D3030 Cooling Generating Systems	Component of air handler	100%	None	Minor	Moderate	X Major	Replace	20%	\$19,794	Condensing units serving the Air Handling units are 15 years old, but in good working order; no reported issues, but units should be fully serviced
	Stand alone chiller		None	Minor	Moderate	Major	Replace	\$0		
D3040 Distribution Systems	Ductwork	100%	None	Minor	Moderate	Major	Replace	\$0	No known issues	
	Hot water return & supply	100%	None	Minor	Moderate	Major	Replace	\$0	No known issues	

PHYSICAL CONDITION ASSESSMENT

D3050 Terminal & Package Units	Above ceiling VAV unit In-room ventilator unit In-room radiant unit	100%	None	Minor	Moderate	Major	X	Replace	20%	\$19,794	VAV terminal units are 15 years old, and in good working order; no reported issues, but units should be fully serviced
			None	Minor	Moderate	Major		Replace		\$0	
			None	Minor	Moderate	Major		Replace		\$0	
D3060 Controls & Instrumentation		100%	None	Minor	Moderate	Major		Replace	20%	\$9,897	Recommended to have controls system commissioned to ensure systems functioning properly
D3070 Systems Testing & Balancing		100%	None	Minor	Moderate	Major	X	Replace	20%	\$9,897	Recommended to test system airflows and waterflows
D3090 Other HVAC Systems & Equipment	NOT USED		None	Minor	Moderate	Major		Replace			
D40 Fire Protection											
D4010 Sprinklers		100%	None	Minor	Moderate	Major		Replace		\$0	No known issues
D4020 Standpipes			None	Minor	Moderate	Major		Replace		\$0	
D4030 Fire Protection Specialties		100%	None	Minor	Moderate	Major		Replace		\$0	No known issues
D4090 Other Fire Protection Systems	NOT USED		None	Minor	Moderate	Major		Replace			
D50 Electrical											
D5010 Electrical Service & Distribution		100%	None	Minor	Moderate	Major		Replace		\$0	No known issues
D5020 Lighting and Branch Wiring		100%	None	Minor	Moderate	Major		Replace		\$0	No known issues
D5030 Communications & Security	Voice / Data System	100%	None	Minor	Moderate	Major		Replace		\$0	No known issues
	Clock / Intercom System	100%	None	Minor	Moderate	Major		Replace		\$0	No known issues
	Closed Circuit Surveillance	100%	None	Minor	Moderate	Major		Replace		\$0	No known issues
	Access Control System	100%	None	Minor	Moderate	Major		Replace		\$0	No known issues
	Intrusion Alarm System	100%	None	Minor	Moderate	Major		Replace		\$0	No known issues
	Fire Alarm / Detection	100%	None	Minor	Moderate	Major		Replace		\$0	No known issues
	Lighting Control System	100%	None	Minor	Moderate	Major	X	Replace	100%	\$12,371	Minor upgrades to meet code
D5090 Other Electrical Systems	NOT USED		None	Minor	Moderate	Major		Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment

E1010 Commercial Equipment	Food Service	100%	None	Minor	Moderate	Major	X	Replace	50%	\$9,897	Equipment appears original to the building, and future consideration for replacement
	Vocational		None	Minor	Moderate	Major		Replace		\$0	
E1020 Institutional Equipment	Science		None	Minor	Moderate	Major		Replace		\$0	
	Art		None	Minor	Moderate	Major		Replace		\$0	
	Stage Performance		None	Minor	Moderate	Major		Replace		\$0	
	Restroom Accessories/Stalls		None	Minor	Moderate	Major		Replace		\$0	
E1030 Vehicular Equipment	NOT USED		None	Minor	Moderate	Major		Replace			
E1090 Other Equipment	NOT USED		None	Minor	Moderate	Major		Replace			

E20 Furnishings

E2010 Fixed Furnishings		100%	None	Minor	Moderate	Major		Replace		\$0	Appear in good shape
E2020 Movable Furnishings		100%	None	Minor	Moderate	Major		Replace		\$0	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation

NOT USED

G20 Site Improvements

G2010 Roadways		4400	None	Minor	Moderate	Major		Replace		\$0	
G2020 Parking Lots		75350	None	Minor	Moderate	Major		Replace		\$0	
G2030 Pedestrian Paving		9218	None	Minor	Moderate	Major	X	Replace	40%	\$48,184	Multiple areas of cracking and severe deterioration, associated with ice melt and freeze/thaw
G2040 Site Development			None	Minor	Moderate	Major		Replace		\$0	
G2050 Landscaping			None	Minor	Moderate	Major		Replace		\$0	

G30 Site Mechanical Utilities

PHYSICAL CONDITION ASSESSMENT

G3010 Water Supply	Domestic	<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
	Fire	<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G3020 Sanitary Sewer		<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G3030 Storm Sewer		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G3040 Heating Distribution		<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G3050 Cooling Distribution		<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G3060 Fuel Distribution		<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G3090 Other Site Mechanical Utilities	NOT USED	<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace			
G40 Site Electrical Utilities														
G4010 Electrical Distribution	Service Generator	<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
		<input type="checkbox"/>	None	<input type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G4020 Site Lighting		100%	None	<input checked="" type="checkbox"/>	Minor	<input type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G4030 Site Communications & Security		<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input type="checkbox"/>	Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED	<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace			
G90 Other Site Construction	NOT USED	<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	Minor	<input checked="" type="checkbox"/>	Moderate	<input checked="" type="checkbox"/>	Major	<input checked="" type="checkbox"/>	Replace			

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Notes
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	

Physical Condition Budget Sub-Total	\$363,266
Budgeted Development Costs	\$138,041
Physical Condition Budget TOTAL	\$501,307
Replacement Budget	\$18,969,345