

PHYSICAL CONDITION ASSESSMENT

District Name: Hermiston SD 8
 Site Name: 0
 Building Name: Sunset 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	
		A1020 Special Foundations			None	Minor	Moderate	Major	Replace		\$0	
		A1030 Slab on Grade		100%	None	Minor	Moderate	Major	Replace		\$0	
<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	Wood		None	Minor	Moderate	Major	Replace		\$0	
			Steel		None	Minor	Moderate	Major	Replace		\$0	
			Concrete	100%	None	Minor	Moderate	Major	Replace		\$0	
		B1020 Roof Construction	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	Concrete Formed / Tilt		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	25%	None	Minor	X Moderate	Major	Replace	20%	\$13,378	Various areas of minor cracking/settling that should be addressed
		B2020 Exterior Windows	Framed w/Masonry Veneer	75%	None	Minor	Moderate	Major	Replace		\$0	
			Wood		None	Minor	Moderate	Major	Replace		\$0	
			Aluminum/Steel	100%	None	Minor	Moderate	Major	Replace		\$0	
			Clad		None	Minor	Moderate	Major	Replace		\$0	
		B2030 Exterior Doors	Curtain Wall		None	Minor	Moderate	Major	Replace		\$0	
			Wood		None	Minor	Moderate	Major	Replace		\$0	
			Hollow Metal		None	Minor	Moderate	Major	Replace		\$0	
			Storefront	100	None	Minor	Moderate	Major	Replace		\$0	
<u>B30 Roofing</u>												
		B3010 Roof Coverings	Asphalt Shingle		None	Minor	Moderate	Major	Replace		\$0	
			Built-Up		None	Minor	Moderate	Major	Replace		\$0	
			Single Ply	15%	None	Minor	Moderate	Major	Replace		\$0	
			Metal	85%	None	Minor	Moderate	Major	Replace		\$0	
			Concrete Tile		None	Minor	Moderate	Major	Replace		\$0	
		B3020 Roof Openings	Skylights		None	Minor	Moderate	Major	Replace		\$0	
			Access Hatch		None	Minor	Moderate	Major	Replace		\$0	
C INTERIORS												
<u>C10 Interior Construction</u>												
		C1010 Partitions	Framed	85%	None	Minor	Moderate	Major	Replace		\$0	
			Masonry	15%	None	Minor	Moderate	Major	Replace		\$0	

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C1020 Interior Doors	Wood	90	None	Minor	Moderate	Major	Replace		\$0	
	Hollow Metal	10	None	Minor	Moderate	Major	Replace		\$0	
C1030 Fittings	NOT USED		None	Minor	Moderate	Major	Replace			
<u>C20 Stairs</u>										
C2010 Stair Construction	Wood		None	Minor	Moderate	Major	Replace		\$0	
	Metal		None	Minor	Moderate	Major	Replace		\$0	
C2020 Stair Finishes	Concrete		None	Minor	Moderate	Major	Replace		\$0	
	Concrete Fill		None	Minor	Moderate	Major	Replace		\$0	
	Resilient		None	Minor	Moderate	Major	Replace		\$0	
<u>C30 Interior Finishes</u>										
C3010 Wall Finishes	Paint on Masonry	5%	None	Minor	Moderate	Major	Replace		\$0	
	Wallboard	90%	None	Minor	Moderate	Major	Replace		\$0	
	Wainscot	5%	None	Minor	Moderate	Major	Replace		\$0	
	Ceramic Tile		None	Minor	Moderate	Major	Replace		\$0	
C3020 Floor Finishes	Carpet / Soft Surface	50%	None	Minor	Moderate	Major	X Replace	5%	\$9,783	Minor areas of staining/deterioration that should be addressed
	Resilient Tile		None	Minor	Moderate	Major	Replace		\$0	
	Resilient Sheet		None	Minor	Moderate	Major	Replace		\$0	
	Polished Concrete	40%	None	Minor	Moderate	Major	Replace		\$0	
	Ceramic Tile		None	Minor	Moderate	Major	Replace		\$0	
	Liquid Applied		None	Minor	Moderate	Major	Replace		\$0	
C3030 Ceiling Finishes	Wood Sports Floor	10%	None	Minor	Moderate	Major	Replace		\$0	
	Wallboard		None	Minor	Moderate	Major	Replace		\$0	
	Lay-In Ceiling Tile	90%	None	Minor	Moderate	Major	Replace		\$0	
	Glued-Up Ceiling Tile		None	Minor	Moderate	Major	Replace		\$0	
	Painted Structure	10%	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			None	Minor	Moderate	Major	Replace		\$0	
D2020 Domestic Water Distribution			None	Minor	Moderate	Major	Replace		\$0	
D2030 Sanitary Waste			None	Minor	Moderate	Major	Replace		\$0	
D2040 Rain Water Drainage			None	Minor	Moderate	Major	Replace		\$0	
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	12%	\$12,040	Equipment is original; recommend service as necessary
	Air Handler		None	Minor	Moderate	Major	Replace		\$0	
	Furnace		None	Minor	Moderate	Major	Replace		\$0	
	Heat Exchanger		None	Minor	Moderate	Major	Replace		\$0	
D3030 Cooling Generating Systems	Component of air handler		None	Minor	Moderate	Major	Replace		\$0	
	Stand alone chiller	100%	None	Minor	Moderate	Major	Replace		\$0	
D3040 Distribution Systems	Ductwork		None	Minor	Moderate	Major	Replace		\$0	
	Hot water return & supply		None	Minor	Moderate	Major	Replace		\$0	
D3050 Terminal & Package Units	Above ceiling VAV unit		None	Minor	Moderate	Major	Replace		\$0	
	In-room ventilator unit		None	Minor	Moderate	Major	Replace		\$0	
	In-room radiant unit		None	Minor	Moderate	Major	Replace		\$0	

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D3060 Controls & Instrumentation			None	Minor	Moderate	Major	Replace	\$0	
D3070 Systems Testing & Balancing			None	Minor	Moderate	Major	Replace	\$0	
D3090 Other HVAC Systems & Equipment	NOT USED		None	Minor	Moderate	Major	Replace		
D40 Fire Protection									
D4010 Sprinklers			None	Minor	Moderate	Major	Replace	\$0	
D4020 Standpipes			None	Minor	Moderate	Major	Replace	\$0	
D4030 Fire Protection Specialties			None	Minor	Moderate	Major	Replace	\$0	
D4090 Other Fire Protection Systems	NOT USED		None	Minor	Moderate	Major	Replace		
D50 Electrical									
D5010 Electrical Service & Distribution			None	Minor	Moderate	Major	Replace	\$0	
D5020 Lighting and Branch Wiring			None	Minor	Moderate	Major	Replace	\$0	
D5030 Communications & Security	Voice / Data System		None	Minor	Moderate	Major	Replace	\$0	
	Clock / Intercom System		None	Minor	Moderate	Major	Replace	\$0	
	Closed Circuit Surveillance		None	Minor	Moderate	Major	Replace	\$0	
	Access Control System		None	Minor	Moderate	Major	Replace	\$0	
	Intrusion Alarm System		None	Minor	Moderate	Major	Replace	\$0	
	Fire Alarm / Detection		None	Minor	Moderate	Major	Replace	\$0	
	Lighting Control System		None	Minor	Moderate	Major	Replace	\$0	
D5090 Other Electrical Systems	NOT USED		None	Minor	Moderate	Major	Replace		

E EQUIPMENT & FURNISHINGS

E10 Equipment										
E1010 Commercial Equipment	Food Service	100%	None	X Minor	Moderate	Major	Replace	25%	\$6,689	Equipment is original to date of construction; should budget to address replacement/repair as necessary
	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			None	Minor	Moderate	Major	Replace		\$0	
E2020 Movable Furnishings			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		17580	None	Minor	Moderate	Major	Replace		\$0	
G2020 Parking Lots		96859	None	Minor	Moderate	Major	Replace		\$0	
G2030 Pedestrian Paving		170899	None	Minor	Moderate	X Major	Replace	7%	\$156,332	Various areas of deterioration associated with snow/ice melt; recommend replacement and/or repair
G2040 Site Development			None	Minor	Moderate	Major	Replace		\$0	
G2050 Landscaping			None	Minor	Moderate	Major	Replace		\$0	
G30 Site Mechanical Utilities										
G3010 Water Supply	Domestic		None	Minor	Moderate	Major	Replace		\$0	
	Fire		None	Minor	Moderate	Major	Replace		\$0	
G3020 Sanitary Sewer			None	Minor	Moderate	Major	Replace		\$0	

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G3030 Storm Sewer			None		Minor		Moderate		Major		Replace		\$0	
G3040 Heating Distribution			None		Minor		Moderate		Major		Replace		\$0	
G3050 Cooling Distribution			None		Minor		Moderate		Major		Replace		\$0	
G3060 Fuel Distribution			None		Minor		Moderate		Major		Replace		\$0	
G3090 Other Site Mechanical Utilities	NOT USED		None		Minor		Moderate		Major		Replace			
G40 Site Electrical Utilities														
G4010 Electrical Distribution	Service Generator		None		Minor		Moderate		Major		Replace		\$0	
G4020 Site Lighting			None		Minor		Moderate		Major		Replace		\$0	
G4030 Site Communications & Security			None		Minor		Moderate		Major		Replace		\$0	
G4090 Other Site Electrical Utilities	NOT USED		None		Minor		Moderate		Major		Replace			
G90 Other Site Construction	NOT USED		None		Minor		Moderate		Major		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	\$198,221
Budgeted Development Costs	\$75,324
Physical Condition Budget TOTAL	\$273,545
 Replacement Budget	 \$25,641,031