

PHYSICAL CONDITION ASSESSMENT

District Name: Hermiston SD 8
 Site Name: 0
 Building Name: Armand Larive Middle 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	Moderate	Major	Replace		\$0	
			Framed w/Masonry Veneer	75%	None	Minor	Moderate	Major	Replace		\$0	
		B2020 Exterior Windows	Wood		None	Minor	Moderate	Major	Replace		\$0	
			Aluminum/Steel	100%	None	Minor	Moderate	Major	Replace		\$0	
			Clad		None	Minor	Moderate	Major	Replace		\$0	
			Curtain Wall		None	Minor	Moderate	Major	Replace		\$0	
		B2030 Exterior Doors	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	25%	None	Minor	Moderate	Major	Replace		\$0	
			Metal	75%	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	75%	None	Minor	Moderate	Major	Replace		\$0	
			Masonry	25%	None	Minor	Moderate	Major	Replace		\$0	
		C1020 Interior Doors	Wood		None	Minor	Moderate	Major	Replace		\$0	

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C1030 Fittings	Hollow Metal	100	None	Minor	Moderate	Major	Replace	\$0		
	NOT USED		None	Minor	Moderate	Major	Replace			
C20 Stairs										
C2010 Stair Construction	Wood		None	Minor	Moderate	Major	Replace	\$0		
	Metal		None	Minor	Moderate	Major	Replace	\$0		
	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	15%	None	Minor	Moderate	Major	Replace	\$0		
	Wallboard	75%	None	Minor	Moderate	Major	Replace	\$0		
	Wainscot	10%	None	Minor	Moderate	Major	Replace	\$0		
	Ceramic Tile		None	Minor	Moderate	Major	Replace	\$0		
C3020 Floor Finishes	Carpet / Soft Surface	20%	None	Minor	Moderate	Major	X Replace	10%	\$14,652	Minor areas of carpet tiles peeling up; should budget for minor repairs/replacement as necessary
	Resilient Tile		None	Minor	Moderate	Major	Replace		\$0	
	Resilient Sheet		None	Minor	Moderate	Major	Replace		\$0	
	Polished Concrete	70%	None	X Minor	Moderate	Major	Replace	5%	\$10,958	Minor areas of cracking in seams/joints; should budget for minor repairs as necessary
	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	X Moderate	Major	Replace	25%	\$19,568	Court Floor is approximately 10 years old; finish is in good shape but budget should be provided for refinishing
	Wallboard		None	Minor	Moderate	Major	Replace		\$0	
	Lay-In Ceiling Tile	75%	None	Minor	Moderate	Major	Replace		\$0	
	Glued-Up Ceiling Tile		None	Minor	Moderate	Major	Replace		\$0	
	Painted Structure	25%	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	Moderate	Major	Replace	\$0	
D2020 Domestic Water Distribution		100%	None	Minor	Moderate	Major	Replace	\$0	
D2030 Sanitary Waste		100%	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	Minor	Moderate	Major	Replace	\$0	
	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	

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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	
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		100%		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	50%	\$25,047	Equipment is original; no significant issues identified but recommend budgeting for possible replacement 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		100%		None	Minor	Moderate	Major	Replace		\$0	
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		48900		None	Minor	Moderate	Major	Replace		\$0	
G2020 Parking Lots		181400		None	Minor	Moderate	Major	Replace		\$0	
G2030 Pedestrian Paving		31400		None	Minor	Moderate	X Major	Replace	25%	\$102,584	Mutiple areas of deterioration associated with snow/ice melt application; should be addressed
G2040 Site Development				None	Minor	Moderate	Major	Replace		\$0	
G2050 Landscaping				None	Minor	Moderate	Major	Replace		\$0	

G30 Site Mechanical Utilities

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

OTHER

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

Physical Condition Budget Sub-Total	\$172,809
Budgeted Development Costs	\$65,668
Physical Condition Budget TOTAL	\$238,477
 Replacement Budget	 \$50,625,300