

PHYSICAL CONDITION ASSESSMENT

District Name: Hermiston SD 8
 Site Name: 0
 Building Name: West Park 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		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	25%	None	Minor	X Moderate	Major	Replace	20%	\$13,378	Various minor areas of cracking/settling that should be addressed
			Framed w/Masonry Veneer	75%	None	Minor	Moderate	Major	Replace	\$0		
			B2020 Exterior Windows		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		
			Curtain Wall		None	Minor	Moderate	Major	Replace	\$0		
			B2030 Exterior Doors		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		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		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		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
	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		
C3030 Ceiling Finishes	Liquid Applied		None	Minor	Moderate	Major	Replace	\$0		
	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		
D3060 Controls & Instrumentation			None	Minor	Moderate	Major	Replace	\$0		

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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
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	
G3030 Storm Sewer			None	Minor	Moderate	Major	Replace		\$0	

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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			
G40 Site Electrical Utilities														
G4010 Electrical Distribution	Service 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			
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			

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Notes
Area of concern is standing water to the South & Southeast of Building towards High School Athletic Fields	SF	128504	\$ 0.50	\$64,252	Should evaluate drainage swale or similar approach to ensure water table does not create any issues
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	

Physical Condition Budget Sub-Total	\$262,473
Budgeted Development Costs	\$99,740
Physical Condition Budget TOTAL	\$362,213
Replacement Budget	\$25,641,031