

PHYSICAL CONDITION ASSESSMENT

District Name: Hermiston SD 8
 Site Name: 0
 Building Name: Sandstone 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	No visible issues or signs of settling
		A1020 Special Foundations			None	Minor	Moderate	Major	Replace		\$0	
		A1030 Slab on Grade		100%	None	Minor	Moderate	Major	Replace		\$0	No visible issues or 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	Wood		None	Minor	Moderate	Major	Replace		\$0	
			Steel		None	Minor	Moderate	Major	Replace		\$0	
			Concrete	100%	None	Minor	Moderate	Major	Replace		\$0	No visible issues or signs of settling
		B1020 Roof Construction	Wood		None	Minor	Moderate	Major	Replace		\$0	
			Steel	100%	None	Minor	Moderate	Major	Replace		\$0	No visible issues or signs of settling
			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	50%	None	Minor	x Moderate	Major	Replace	100%	\$185,627	Multiple points of deterioration and water penetration
		B2020 Exterior Windows	Framed w/Masonry Veneer	50%	None	Minor	x Moderate	Major	Replace	100%	\$232,033	Multiple points of deterioration and water penetration
			Wood		None	Minor	Moderate	Major	Replace		\$0	
			Aluminum/Steel Clad	90%	None	Minor	Moderate	Major	x Replace	75%	\$814,437	Majority of exterior window and door systems have failed or experiencing severe deterioration
					None	Minor	Moderate	Major	Replace		\$0	
		B2030 Exterior Doors	Curtain Wall	10%	None	Minor	Moderate	Major	X Replace	75%	\$174,025	Majority of exterior window and door systems have failed or experiencing severe deterioration
			Wood		None	Minor	Moderate	Major	Replace		\$0	
			Hollow Metal	90	None	Minor	Moderate	Major	X Replace	100%	\$127,413	Majority of exterior window and door systems have failed or experiencing severe deterioration
			Storefront	10	None	Minor	Moderate	Major	X Replace	100%	\$22,869	Majority of exterior window and door systems have failed or experiencing severe deterioration
<u>B30 Roofing</u>												
		B3010 Roof Coverings	Asphalt Shingle		None	Minor	Moderate	Major	Replace		\$0	
			Built-Up	100%	None	Minor	Moderate	Major	X Replace	100%	\$928,133	Multiple signs of leaking; advocate complete replacement

PHYSICAL CONDITION ASSESSMENT

B3020 Roof Openings	Single Ply		None	Minor	Moderate	Major	Replace		\$0	
	Metal		None	Minor	Moderate	Major	Replace		\$0	
	Concrete Tile		None	Minor	Moderate	Major	Replace		\$0	
	Skylights		None	Minor	Moderate	Major	Replace		\$0	
	Access Hatch	100	None	Minor	Moderate	Major	X Replace	100%	\$2,178	Replace with roof

C INTERIORS

<u>C10 Interior Construction</u>										
C1010 Partitions	Framed	100%	None	Minor	Moderate	Major	Replace		\$0	
	Masonry		None	Minor	Moderate	Major	Replace		\$0	
C1020 Interior Doors	Wood	75	None	Minor	Moderate	X Major	Replace	80%	\$58,806	Multiple interior doors are damaged/delaminating
	Hollow Metal	25	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	
	Concrete	100	None	Minor	Moderate	Major	Replace		\$0	No visible issues or signs of settling
C2020 Stair Finishes	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		None	Minor	Moderate	Major	Replace		\$0	
	Wallboard	80%	None	Minor	X Moderate	Major	Replace	50%	\$111,376	Some areas damaged by roof leaks, or use
	Wainscot	20%	None	X Minor	Moderate	Major	Replace	50%	\$13,922	Some areas could be addressed due to age
C3020 Floor Finishes	Ceramic Tile		None	Minor	Moderate	Major	Replace		\$0	
	Carpet / Soft Surface	30%	None	Minor	Moderate	Major	Replace		\$0	Looks to be in good condition overall
	Resilient Tile	70%	None	X Minor	Moderate	Major	Replace	40%	\$64,969	Areas of damaged/cracked tile, high traffic
	Resilient Sheet		None	Minor	Moderate	Major	Replace		\$0	
	Polished Concrete		None	Minor	Moderate	Major	Replace		\$0	
C3030 Ceiling Finishes	Ceramic Tile		None	Minor	Moderate	Major	Replace		\$0	
	Liquid Applied		None	Minor	Moderate	Major	Replace		\$0	
	Wood Sports Floor		None	Minor	Moderate	Major	Replace		\$0	
	Wallboard		None	Minor	Moderate	Major	Replace		\$0	
	Lay-In Ceiling Tile	75%	None	X Minor	x Moderate	Major	Replace	10%	\$27,844	Multiple areas of damage due to roof
	Glued-Up Ceiling Tile		None	Minor	Moderate	Major	Replace		\$0	
Painted Structure	25%	None	Minor	Moderate	Major	Replace		\$0		

D SERVICES

<u>D10 Conveying</u>										
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	
<u>D20 Plumbing</u>										
D2010 Plumbing Fixtures		100%	None	Minor	X Moderate	Major	Replace	100%	\$371,253	Fixtures are nearing end of service life; will require routine maintenance to extend life
D2020 Domestic Water Distribution		100%	None	X Minor	Moderate	Major	Replace	10%	\$23,203	In fair condition
D2030 Sanitary Waste		100%	None	X Minor	Moderate	Major	Replace	10%	\$23,203	In fair condition
D2040 Rain Water Drainage		100%	None	Minor	Moderate	Major	X Replace	100%	\$139,220	Roof will need to be replaced in near future, resulting in drain work
D2090 Other Plumbing Systems	NOT USED		None	Minor	Moderate	Major	Replace			
<u>D30 HVAC</u>										
D3010 Energy Supply			None	Minor	Moderate	Major	Replace		\$0	

PHYSICAL CONDITION ASSESSMENT

D3020 Heat Generating Systems	Boiler	100%	None	Minor	Moderate	X Major	Replace	25%	\$69,610	Natural Gas boilers are in fair condition; will reach end of service life in next 8 to 10 years
	Air Handler	100%	None	Minor	Moderate	X Major	Replace	25%	\$46,407	Air handling units are in fair condition; will reach end of service life in next 8 to 10 years
	Furnace		None	Minor	Moderate		Replace		\$0	
	Heat Exchanger		None	Minor	Moderate		Replace		\$0	
D3030 Cooling Generating Systems	Component of air handler	100%	None	Minor	Moderate	X Major	Replace	95%	\$176,345	Condensing units serving the Air Handling Units are 20 years old and nearing end of service life
	Stand alone chiller		None	Minor	Moderate		Replace		\$0	
D3040 Distribution Systems	Ductwork	100%	None	Minor	Moderate	X Major	Replace	25%	\$23,203	Ductwork and air outlets are showing signs of dirt; ductwork cleaning recommended
	Hot water return & supply	100%	None	X Minor	Moderate		Replace	15%	\$20,883	In fair condition
D3050 Terminal & Package Units	Above ceiling VAV unit		None	Minor	Moderate		Replace		\$0	
	In-room ventilator unit		None	Minor	Moderate		Replace		\$0	
	In-room radiant unit		None	Minor	Moderate		Replace		\$0	
D3060 Controls & Instrumentation		100%	None	Minor	Moderate	X Major	Replace	25%	\$23,203	Given the age of the system, recommend DDC commissioned to ensure proper systems functionality
D3070 Systems Testing & Balancing		100%	None	Minor	Moderate		X Replace	25%	\$23,203	Given the age of the system, recommend testing system airflows and water flows
D3090 Other HVAC Systems & Equipment	NOT USED		None	Minor	Moderate		Replace			
D40 Fire Protection										
D4010 Sprinklers		100%	None	Minor	Moderate		Replace		\$0	Systems are in good working order
D4020 Standpipes			None	Minor	Moderate		Replace		\$0	
D4030 Fire Protection Specialties		100%	None	Minor	Moderate		Replace		\$0	Systems are in good working order
D4090 Other Fire Protection Systems	NOT USED		None	Minor	Moderate		Replace			
D50 Electrical										
D5010 Electrical Service & Distribution		100%	None	Minor	Moderate		Replace		\$0	Systems are in good working order; no known issues
D5020 Lighting and Branch Wiring		100%	None	Minor	Moderate		Replace		\$0	Systems are in good working order; no known issues
D5030 Communications & Security	Voice / Data System	100%	None	Minor	Moderate		Replace		\$0	Systems are in good working order; no known issues
	Clock / Intercom System	100%	None	Minor	X Moderate		Replace	30%	\$41,766	Minor updates to the system
	Closed Circuit Surveillance	100%	None	Minor	Moderate		Replace		\$0	Systems are in good working order; no known issues
	Access Control System	100%	None	Minor	Moderate		Replace		\$0	Systems are in good working order; no known issues
	Intrusion Alarm System	100%	None	Minor	Moderate		Replace		\$0	Systems are in good working order; no known issues
	Fire Alarm / Detection	100%	None	Minor	X Moderate		Replace	20%	\$9,281	Some notification should be added to comply with code
	Lighting Control System	100%	None	Minor	Moderate		X Replace	100%	\$92,813	Minor upgrades to meet code
D5090 Other Electrical Systems	NOT USED		None	Minor	Moderate		Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment

E1010 Commercial Equipment	Food Service	100%	None	Minor	Moderate	X Major	Replace	100%	\$74,251	Equipment is in good shape but original; budget for rotation/replacement
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E1020 Institutional Equipment	Vocational		None	Minor	Moderate	Major	Replace		\$0	
	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	X Major	Replace	25%	\$139,220	Casework is original; functions but some areas (i.e. library, office) should be considered for replacement
E2020 Movable Furnishings		100%	None	Minor	Moderate	Major	X Replace	25%	\$417,660	Original to building; functions but could be considered for replacement

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

<u>G10 Site Preparation</u>		NOT USED								
<u>G20 Site Improvements</u>										
G2010 Roadways		43815	None	X Minor	Moderate	Major	Replace	100%	\$66,801	Minor areas of cracking and damage; should be addressed
G2020 Parking Lots		65340	None	X Minor	Moderate	Major	Replace	100%	\$213,466	Minor areas of cracking and damage; should be addressed
G2030 Pedestrian Paving		16500	None	Minor	Moderate	X Major	X Replace	60%	\$237,184	Area of damage due to snow melt, deterioration of front walk way/entry and adjacent flatwork
G2040 Site Development			None	Minor	Moderate	Major	Replace		\$0	
G2050 Landscaping		2500	None	Minor	Moderate	Major	X Replace	100%	\$7,759	Trees adjacent to building should be trimmed or removed
<u>G30 Site Mechanical Utilities</u>										
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	
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			
<u>G40 Site Electrical Utilities</u>										
G4010 Electrical Distribution	Service		None	Minor	Moderate	Major	Replace		\$0	
	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	

PHYSICAL CONDITION ASSESSMENT

				\$0	
				\$0	
				\$0	

Physical Condition Budget Sub-Total	\$5,003,567
Budgeted Development Costs	\$1,901,355
Physical Condition Budget TOTAL	\$6,904,922
Replacement Budget	\$37,519,070