

PHYSICAL CONDITION ASSESSMENT

District Name: Hermiston SD 8
 Site Name: 0
 Building Name: Hermiston High 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			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	No known issues; there are some minor signs of settling/cracking in various locations	
<u>A20 Basement Construction</u>												
		A2010 Basement Excavation	NOT USED		None	Minor	Moderate	Major	Replace			
		A2020 Basement Walls		0%	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 known issues	
		B1020 Roof Construction	Wood	25%	None	Minor	Moderate	Major	X Replace	10%	Possible minor structural issues in several areas associated with roof leaks	
			Steel	75%	None	Minor	Moderate	Major	Replace	\$0		
			Concrete		None	Minor	Moderate	Major	Replace	\$0		
<u>B20 Exterior Enclosure</u>												
		B2010 Exterior Walls	Concrete Formed / Tilt	25%	None	Minor	X Moderate	X Major	Replace	20%	\$152,058	Multiple areas have water penetration and peeling paint
			Masonry	10%	None	Minor	X Moderate	X Major	Replace	20%	\$88,470	Multiple areas have water penetration and peeling paint
			Framed w/Panel Siding	20%	None	Minor	X Moderate	X Major	Replace	20%	\$176,941	Multiple areas have water penetration and peeling paint
			Framed w/Stucco	10%	None	Minor	X Moderate	X Major	X Replace	20%	\$204,588	Multiple areas have water penetration and peeling paint
		B2020 Exterior Windows	Framed w/Masonry Veneer	35%	None	Minor	X Moderate	X Major	Replace	20%	\$290,293	Multiple areas have water penetration and peeling paint
			Wood		None	Minor	Moderate	Major	Replace	\$0		
			Aluminum/Steel Clad	100%	None	Minor	Moderate	X Major	X Replace	10%	\$580,587	Several of the Clerestory Windows show signs of failure
			Curtain Wall		None	Minor	Moderate	Major	Replace	\$0		
		B2030 Exterior Doors	Wood		None	Minor	Moderate	Major	Replace	\$0		
			Hollow Metal	90	None	Minor	X Moderate	Major	Replace	40%	\$11,761	
			Storefront	10	None	Minor	X Moderate	Major	Replace	40%	\$2,178	
<u>B30 Roofing</u>												
		B3010 Roof Coverings	Asphalt Shingle	25%	None	Minor	Moderate	Major	X Replace	100%	\$483,822	Asphalt shingle is on the oldest part of the facility and should be replaced
			Built-Up		None	Minor	Moderate	Major	Replace	\$0		

PHYSICAL CONDITION ASSESSMENT

B3020 Roof Openings	Single Ply	75%	None	Minor	Moderate	X Major	X Replace	25%	\$1,244,114	Mutliple areas of flat roof with Single Ply are showing need of replacement and potential water penetration
	Metal		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

C10 Interior Construction

C1010 Partitions	Framed	75%	None	Minor	Moderate	Major	Replace	0%	\$0	No significant issues; some of the FRP wall coverings in high traffic areas could be addressed
	Masonry	25%	None	Minor	Moderate	Major	Replace			
C1020 Interior Doors	Wood	100	None	Minor	Moderate	Major	Replace		\$0	Some minor signs of settling/cracking
	Hollow Metal	300	None	Minor	X Moderate	Major	Replace	50%	\$49,005	Some high traffic doors need to be repaired/potentially replaced
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 appear to be in good shape with no visible need for repair
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	

C30 Interior Finishes

C3010 Wall Finishes	Paint on Masonry	25%	None	X Minor	Moderate	Major	Replace	10%	\$10,368	No significant issues; some of the wall coverings in high traffic areas could be addressed
	Wallboard	25%	None	X Minor	X Moderate	Major	Replace			
C3020 Floor Finishes	Wainscot	50%	None	X Minor	Moderate	Major	Replace	20%	\$41,470	No significant issues; some of the wall coverings in high traffic areas could be addressed
	Ceramic Tile		None	Minor	Moderate	Major	Replace			
	Carpet / Soft Surface	40%	None	Minor	Moderate	Major	X Replace	20%	\$129,388	Carpet appears to be in good shape but several areas have some staining, specifically high traffic or entry areas
	Resilient Tile	45%	None	X Minor	Moderate	Major	Replace			
	Resilient Sheet		None	Minor	Moderate	Major	Replace	25%	\$77,757	Minor cracking, shifting, deterioration of floor tiles
Polished Concrete	10%	None	Minor	Moderate	Major	Replace				
Ceramic Tile		None	Minor	Moderate	Major	Replace				
C3030 Ceiling Finishes	Liquid Applied		None	Minor	Moderate	Major	Replace		\$0	
	Wood Sports Floor	5%	None	Minor	X Moderate	Major	X Replace	100%	\$480,366	Gym floor is aged and showing signs of deterioration; would anticipate needing to replace/repair in short term
	Wallboard	10%	None	X Minor	X Moderate	Major	X Replace			
	Lay-In Ceiling Tile	75%	None	X Minor	Moderate	Major	Replace	15%	\$46,654	Multiple areas of minor damage associated with leaking roof
	Glued-Up Ceiling Tile		None	Minor	Moderate	Major	Replace			

PHYSICAL CONDITION ASSESSMENT

	Painted Structure	15%	None	Minor	Moderate	Major	X	Replace	25%	\$25,919	Multiple areas of minor damage associated with leaking roof
D SERVICES											
<u>D10 Conveying</u>											
	D1010 Elevators & Lifts	100	None	Minor	Moderate	Major		Replace		\$0	Systems are in good working order; no known issues
	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	50%	\$54,500	Sensor faucets are beginning to fail
	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	X Moderate	Major		Replace	25%	\$69,117	Some issues associated with condition of the roof
	D2090 Other Plumbing Systems		None	Minor	Moderate	Major		Replace			
<u>D30 HVAC</u>											
	D3010 Energy Supply		None	Minor	Moderate	Major		Replace		\$0	
	D3020 Heat Generating Systems		None	X Minor	Moderate	Major		Replace	25%	\$103,676	Natural Gas Boilers are in good shape; 15 years of age and are starting to require additional maintenance and parts
	Air Handler	100%	None	Minor	Moderate	X Major		Replace	20%	\$110,588	Air handling units are 15 years old and in fair condition; units should be fully serviced
	Furnace		None	Minor	Moderate	Major		Replace		\$0	
	Heat Exchanger		None	Minor	Moderate	Major		Replace		\$0	
	D3030 Cooling Generating Systems		None	Minor	Moderate	X Major		Replace	15%	\$82,941	Air handling units are 15 years old and in fair condition; units should be fully serviced
	Stand alone chiller	100%	None	Minor	Moderate	Major	X	Replace	10%	\$138,235	Air handling units are 15 years old and in fair condition; units should be fully serviced
	D3040 Distribution Systems		None	Minor	Moderate	Major		Replace		\$0	Plenty of service life left, no issues reported
	D3050 Terminal & Package Units		None	X Minor	Moderate	Major		Replace	25%	\$103,676	Hydronic piping systems have started to show leaks/deterioration
	Above ceiling VAV unit	100%	None	Minor	Moderate	Major		Replace		\$0	Systems are in good working order
	In-room ventilator unit		None	Minor	Moderate	Major		Replace		\$0	
	In-room radiant unit		None	Minor	Moderate	Major		Replace		\$0	
	D3060 Controls & Instrumentation	100%	None	Minor	Moderate	Major	X	Replace	25%	\$138,235	Given the age would recommend control system being commissioned to ensure proper functionality
	D3070 Systems Testing & Balancing	100%	None	Minor	Moderate	Major	X	Replace	10%	\$27,647	Given the age would recommend testing system airflows and water flows
	D3090 Other HVAC Systems & Equipment		None	Minor	Moderate	Major		Replace			
<u>D40 Fire Protection</u>											
	D4010 Sprinklers	100%	None	Minor	Moderate	Major		Replace		\$0	Systems are in good working order
	D4020 Standpipes		None	Minor	Moderate	Major		Replace		\$0	
	D4030 Fire Protection Specialties	100%	None	Minor	Moderate	Major		Replace		\$0	Systems are in good working order
	D4090 Other Fire Protection Systems		None	Minor	Moderate	Major		Replace			
<u>D50 Electrical</u>											
	D5010 Electrical Service & Distribution	100%	None	Minor	Moderate	Major		Replace		\$0	Systems are in good working order; no known issues

PHYSICAL CONDITION ASSESSMENT

D5020 Lighting and Branch Wiring		100%	None		Minor		Moderate		Major		Replace		\$0	Systems are in good working order; no known issues
D5030 Communications & Security	Voice / Data System	100%	None		Minor		Moderate		Major		Replace		\$0	Systems are in good working order; no known issues
	Clock / Intercom System	100%	None		Minor	X	Moderate		Major		Replace	30%	\$124,411	Minor updates to the system
	Closed Circuit Surveillance	100%	None		Minor		Moderate		Major		Replace		\$0	Systems are in good working order; no known issues
	Access Control System	100%	None		Minor		Moderate		Major		Replace		\$0	Systems are in good working order; no known issues
	Intrusion Alarm System	100%	None		Minor		Moderate		Major		Replace		\$0	Systems are in good working order; no known issues
	Fire Alarm / Detection	100%	None		Minor	X	Moderate		Major		Replace	20%	\$27,647	Some notification should be added to comply with current code
	Lighting Control System	100%	None	X	Minor		Moderate		Major		Replace	30%	\$20,735	Minor upgrades to meet current 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	60%	\$331,764	some equipment is nearing end of life and should be considered 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	7500	None		Minor	X	Moderate	X	Major		Replace	10%	\$980,100	Theater and Stage Infrastructure need to be updated; still functional but in need of upgrade
	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	X	Minor	X	Moderate	X	Major	X	Replace	30%	\$1,866,172	Casework is associated with last major renovation; still relevant but items should be considered for replacement; lockers are dated and some consideration for replacement/maintenance should be considered; bleachers need to be considered for replacement
E2020 Movable Furnishings		100%	None		Minor		Moderate		Major	X	Replace	15%	\$746,469	Majority of FF&E is in good shape; some has outlived relevance and should be considered for replacement

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation

NOT USED

G20 Site Improvements

G2010 Roadways			None		Minor		Moderate		Major		Replace		\$0	
G2020 Parking Lots	223082		None	X	Minor		Moderate	X	Major		Replace	25%	\$728,809	Multiple areas of cracking and deteriorations

PHYSICAL CONDITION ASSESSMENT

G2030 Pedestrian Paving		57560	None	Minor	Moderate	X Major	X Replace	50%	\$689,511	This line item includes sidewalks and replacement for deterioration (i.e. snow melt); also includes approximate Square Footage for replacement of Tennis Courts which show severe cracking/settling
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	
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		None	Minor	Moderate	Major	Replace		\$0	
	Generator	100%	None	Minor	X Moderate	Major	Replace	100%	\$16,335	Generator is in working order but budget for replacement parts, etc.
G4020 Site Lighting		100%	None	Minor	Moderate	Major	Replace		\$0	Systems are in working order
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	\$10,755,243
Budgeted Development Costs	\$4,086,992
Physical Condition Budget TOTAL	\$14,842,235
Replacement Budget	\$119,468,498