

# Beaverton High School

## Facility Condition Assessment Summary

### QUICK FACTS

#### General Information

**School:** Beaverton High School  
**Age:** 1915/1938  
**Size (SF):** 264,016  
**Area:** 26.23 acres  
**Assessment Date:** 6/19/19  
**Student Population:** 1,469

#### School Ratings

**Facility Conditions Index:** 0.337  
**Avg Condition Score:** 3.04 out of 5  
**Asset Count:** 508

#### Energy Use Intensity: 61.4

**EUI Target (<50 hrs/wk):** <37  
**EUI Target (>50 hrs/wk):** <61

#### Cost Information

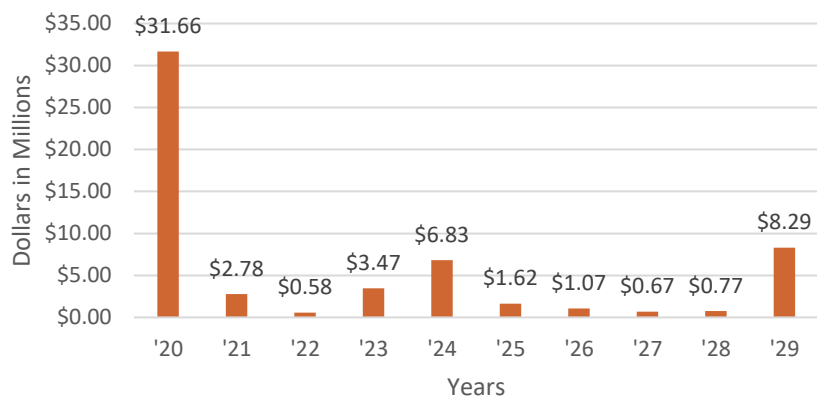
**NPV of Assets:** \$155,756,239  
**Year 1 Asset Replacement Cost:** \$31,657,738  
**Current Replacement Value:** \$103,302,624  
**Energy Spend\***  
**Electricity:** \$199,374  
**Natural Gas:** \$58,616  
**Water Spend\*:** \$35,006

\*3/19 – 2/20

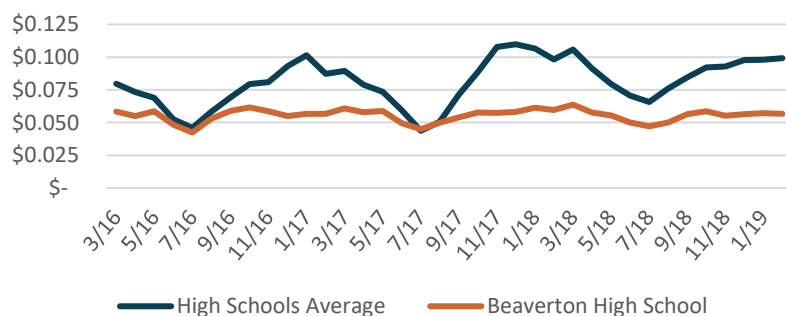
### Critical Asset Infrastructure – Replacement Priority

Equipment	Equipment Type	Replacement Cost (NPV)	Condition Score	Remaining Life
Structural – Main Building	Seismic	\$29,092,532	S6	NA
Structural - Cafeteria	Seismic	\$878,662	S3	NA
Electrical	Switchboards, Panels	\$618,361	5	1
Mechanical	HVAC – Air Handling Units	\$903,046	5	1
Mechanical	Other	\$414,101	5	1
Mechanical	HVAC- Chillers	\$365,932	4	2
Roof	Built-Up	\$4,118,650	4	5

NPV Chart  
Asset Replacement Schedule



Monthly Energy Cost (\$/SF)





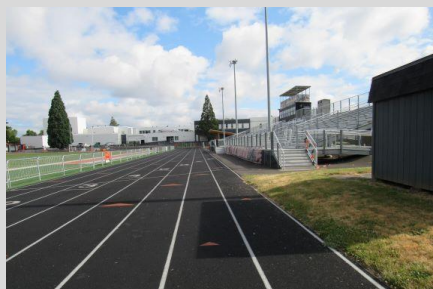
moss build up and drainage issues



pneumatic controls



corroded water heater



worn out track

## General Building Condition

Call out special issues resolved due to walk through, general condition summary, qualitative information



### Roof

- Moss build-up, exposed seams, and partially clogged drains on rooftop  
Recommend moss removal, seal, and drain cleaning



### Mechanical/HVAC

- Restrooms reported to be ventilated poorly; recommend study to determine adequate additional exhaust
- Exhaust fans for locker rooms do not operate
- West side of the building's control system is pneumatic and obsolete
- Science rooms should be considered for increased ventilation
- Recommend additional ventilation for Annex Building due to change in space use
- Boilers have maintenance issues with tripping breakers and chemical balance
- Building needs a complete rebalancing (Existing Building Commissioning) project



### Electrical

- Panel 2H near concessions has exposed busway (notified maintenance of hazard)
- T-12 lighting should be upgrading (Mostly Annex Building)



### Plumbing

- In cafeteria, water heaters have corrosion at the base and are leaking (notified maintenance already); causing damage to wallboard
- Mixing station for domestic hot water of the east side of campus is heavily corroded and leaking (district has been notified)



### Fire, Life, Safety

- All storm drains should be cleaned



### Interior Finishes

- Ceiling tiles are stained and damaged in many areas; recommend spot replacement
- In general, tile floors are at or near poor condition; recommend repair and maintenance program if they aren't going to be replaced



### Conveyance

- Grandstand elevator has corrosion due to driving rain and no shielding



### Utilities

- Recommend increasing surveillance coverage
- Oil leaking in compartment of the 100 KW generator (Notified maintenance)



### Site Improvements

- Synthetic track has many patches and rubber is showing a lot of deterioration
- Tennis court surface is warped, and fence needs repair