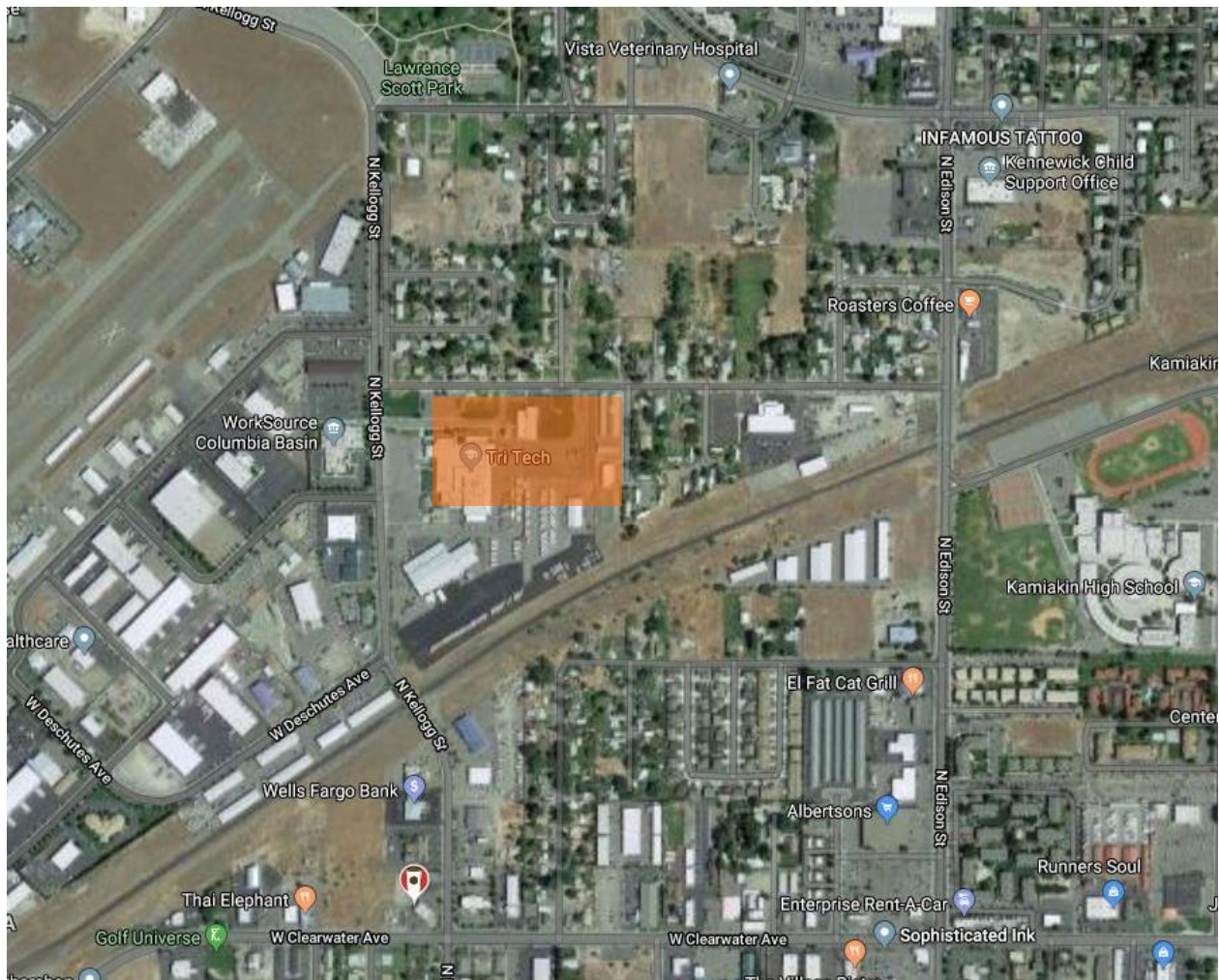


Tri-Tech Skills Center

Kennewick School District No. 17

5929 W. Metaline Avenue
Kennewick, WA 99336

Site Map



NORTH



Building Condition Summary Report

School: Tri-Tech Skills Center
Address: 5929 W. Metaline Avenue
 Kennewick, WA 99336
County: Benton
Telephone: 509.222.7300
Site: 16.15 Acre

Area Summary:

Year	Area	Area Name	Square Footage
1981	Skills Center	Original	66,033
2007	Addition	2007 Addition	24,755
2018	Addition (Stand Alone)	East	11,649
		TOTAL AREA	102,437

General Building Description

The regional Skills Center was constructed in 1981. The original portion of the facility is still in use today by students and staff, but the building is showing its age. In 2007, an addition was added to the north end of the facility, adding new classroom and laboratory spaces. In 2018, the Tri-Tech East stand alone building came on line. The East project was an addition and modernization to an existing pre-engineered building on an adjacent parcel acquired by the Skills Center. Currently another addition is under construction and will increase the skill center again to the north, adding classroom space and new north parking lot.

Surrounding Site Description

The Skill Center sits on a 16 acre parcel. The southern end of this property is shared with Kennewick School District to house school buses. The site has two frontage roads and site adjacent to both commercial and residential uses. Kellogg Street fronts the Skill Center to the west and Metaline Avenue buffers the properties north edge.

Building Exterior (1981 & 2007)

Foundation Foundations are continuous poured-in-place concrete with no apparent problems. Apron around exterior of 1981 addition was added in 1996 to address moisture issues.

Exterior Walls Exterior walls are reinforced brick or concrete masonry units. Walls have 3 1/2" metal stud furring on the interior with unfaced batt insulation. Exterior walls also include concrete and EFIS wall systems.

Roof The original building has a silver-coated built-up roofing system. All original roof areas except the area over the main entry were renovated in 1984. The roof was re-coated in 2017. Areas of concern include plant material growing in gutters.

Windows	Exterior windows in the original building are 1" insulating glass in hollow metal frames. Glass and frames are in good condition. Operable windows function properly.
Doors and Hardware	Exterior doors and frames are painted hollow metal. Many doors have relights, transoms and side lights with glazing. Corridor exit doors have panic devices and thumb press handles. Knob and lever handles exist throughout building. Doors, frames, and hardware are in good condition.

Building Interior (1981 & 2007)

Floors	Subfloors throughout the building are concrete slab on grade. In the original building, classrooms and corridors have carpet which is at least 10 years old. Entry vestibules have entry mats in good condition. Rubber base throughout the building is in fair condition.
Interior Walls	Most of the interior partitions in the original building are painted gypsum board on metals studs. Corridor walls in the addition are painted CMU, FRP and vinyl with tackable cork underneath. Room partitions in the addition are either painted gypsum board or moveable walls. Gang toilet rooms have FRP and sheet vinyl base.
Ceilings	Ceilings in the original building are painted gypsum board. Ceilings in the addition are suspended acoustical tile. All ceilings are in fair condition.
Windows	Interior windows are wire glass in hollow metal frames. Most windows are in good condition.
Doors and Hardware	Interior doors in the building are wood doors in hollow metal frames. Doors in the original building have a mix of knob and lever handles. Doors in the addition have lever handles. Doors and hardware are generally in good condition.
Acoustical Treatment	All interior partitions and all corridor ceilings in the original building have gypsum board finish. The café area has some acoustical panels on the walls and ceilings. Classrooms and corridors in the addition have acoustical insulation in the walls and suspended acoustical tile ceilings.
Casework	Casework throughout is in fair condition and shows the age of the facility.

Structural System Description (1981 & 2007)

Slab/Foundations	Reinforced concrete perimeter foundation walls, typical. There are no wood floor framed areas with storage below. Raised mechanical area on the second mezzanine is 5-1/2" concrete slab on 3" steel deck.
------------------	--

Floor/Roof Roof structure is steel joist roof framing with 1:12 sloped metal roof. LH joists span at 6'-0" o.c. run across the building. Joists bear on reinforced masonry walls some load bearing concrete walls at exterior and corridor, steel beams and column line at ridge. Purlins are bolted to clip angles welded at top of joists. WB operable wall support beams are independent of roof.

Summary While the existing structure exhibits no signs of significant distress, some of the detailing does not meet code requirements for lateral load as part of any significant modernization program as they could represent a hazard in the event of seismic activity.

Mechanical & Electrical System Description (1981 & 2007)

Mechanical The spaces are heated and cooled with a various roof top air handlers and package roof top units. Some units are original to 1981 and require constant maintenance. Other units have been updated over the years, but in general the HVAC system is old and under-performing. Natural gas lines are visible on the roof and is used for heat.

Controls There are no system controls for the building.

Electrical Electrical service to the skill center is currently being upgraded in the Tri-Tech Growth project. A new service transformer is being set to by the local utility company and new service and main switch gear are being set on the west side of the building under and existing covered storage area. The new building service will be on-line in summer 2020 and meet current code requirements with the ability for future expansion and load.

Building Exterior (2018 East)

Foundation Foundations are continuous poured-in-place concrete with no apparent problems. The existing foundation and slab remain on the original pre-engineering portion of the building. New 4" reinforced slab with vapor barrier was constructed under the new portion of the project.

Exterior Walls Exterior walls are all metal framed stud supporting both masonry veneer and metal wall panels. The original portion utilized pre-engineered steel wall girt on steel frame. The new porting of the facility is post and beam red iron frame.

Roof The entire roof was redone in 2018. The original part of the building was re-roofed and insulated with standing seam metal panels while the addition incorporate low slope TPO

single-ply roof membrane with internal roof drains over rigid insulation on metal roof deck.

Windows Exterior windows in the building are 1” insulating glass in aluminum storefront frames. Glass and frames are in excellent condition. Operable windows function properly.

Doors and Hardware Exterior doors and frames are painted hollow metal. Exterior doors are insulated. Corridor exit doors have panic devices. Lever handles were installed throughout building in 2018. Doors, frames, and hardware are in excellent condition.

Building Interior (2018 East)

Floors Subfloors throughout the building are concrete slab on grade. In the original building, slabs are exposed in the shop areas. Entry vestibules have entry mats in good condition. Rubber base carpeting throughout the remainder of the building is in excellent condition.

Interior Walls Most of the interior partitions of the building are painted gypsum board on metals studs. Corridor walls in the addition are painted with FRP and vinyl wall surface. Gang toilet rooms have FRP and tile floor with wall base.

Ceilings Ceilings are painted gypsum board and suspended acoustical tile. Shop space ceilings are painted and open to structure above. All ceilings are in excellent condition.

Windows Interior windows are safety rated glass in hollow metal frames or aluminum storefront. Windows are in excellent condition.

Doors and Hardware Interior doors in the building are hollow metal doors and frames. All doors have lever handles. Doors and hardware are generally excellent condition.

Acoustical Treatment All interior partitions and all corridor ceilings have gypsum board finish. Acoustical panels on the walls and ceilings had been included in the shop areas. Classrooms and corridors have acoustical insulation in the walls and suspended acoustical tile ceilings.

Casework Casework throughout is new and in excellent condition.

Structural System Description (2018 East)

Slab/Foundations Reinforced concrete perimeter foundation wall area typical. There are no wood floor framed areas. All slabs and footings are reinforced.

Floor/Roof Roof structure on the addition portion is steel joist roof framing with 1:12 sloped metal roof. LH joists span at 6’-0” o.c. run across the building. Joists bear on reinforced masonry walls some load bearing concrete walls at exterior

and corridor, steel beams and column line at ridge. Purlins are bolted to clip angles welded at top of joists. The structural original to the pre-engineered building remains and was not additional loaded during the design.

Summary The existing structure exhibits no signs of distress, and should last for many years.

Mechanical & Electrical System Description (2018 East)

Mechanical The spaces are heated and cooled with package roof top units. The units were set in 2018 and fed with propane. As natural gas became available on-site, the units have been retrofitted for natural gas. Some excessive vibration and rattling have been observed with the units. The mechanical subcontractor and Daikin representative have suggested possible solutions. Tri-Tech is still working on an acceptable outcome.

Controls Alerton DDC controls are installed at the building.

Electrical Electrical service Tri-Tech East was new in 2018 and meets current code and utility regulations. Switchgear is located inside the interior electrical room.

General Code Requirements

Actual square footage 102,437 s.f.

Under current International Building Code (IBC) and Washington State Code, school buildings are required to be fire sprinkled.

Code

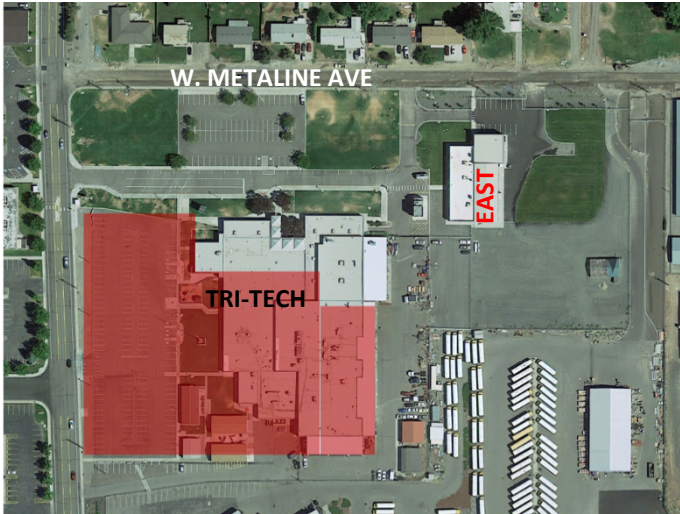
Fire Code The building has a fire alarm system, monitored type, with enunciator panel at main entry.
The building is fully sprinkled.

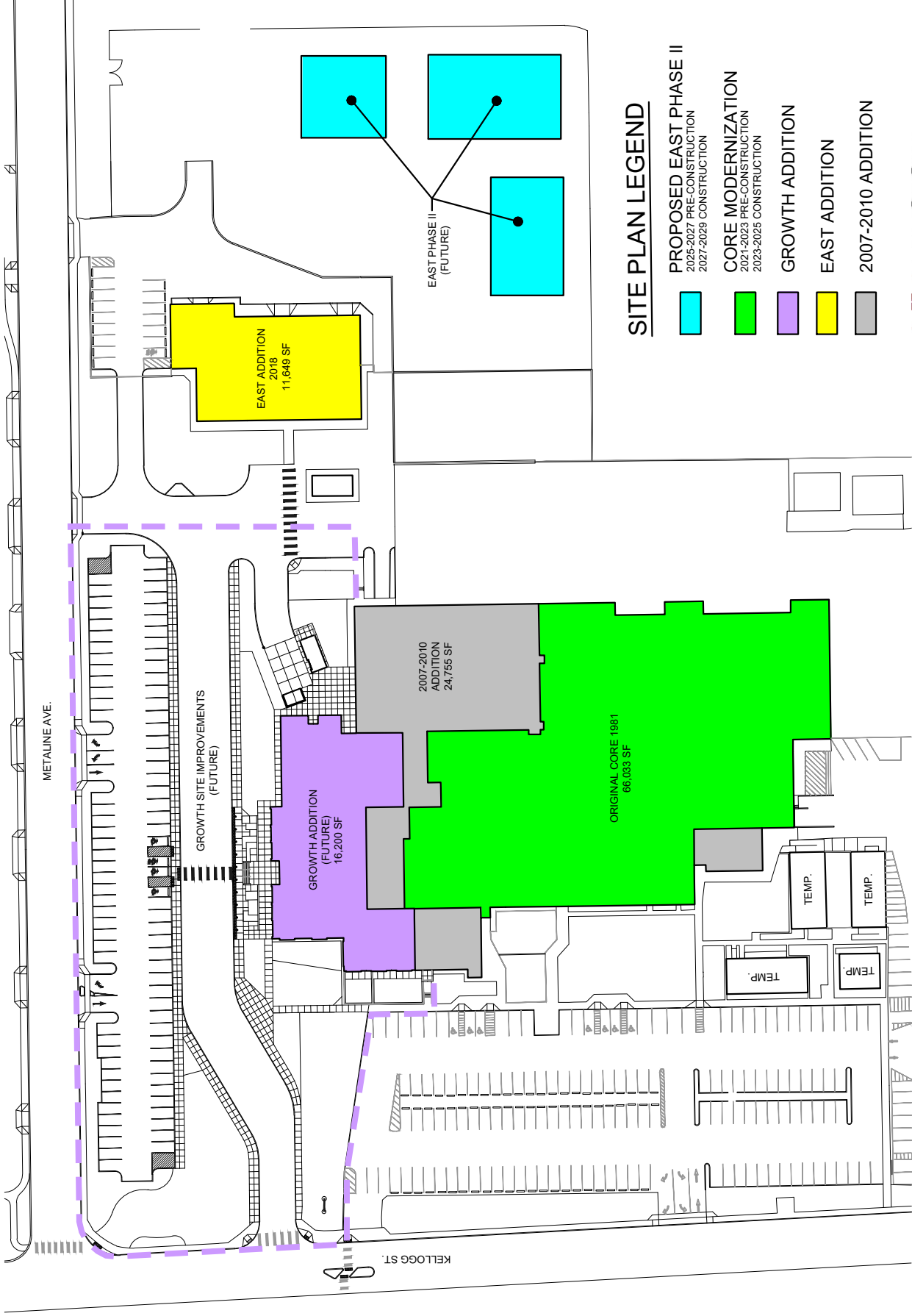
Energy Code Whereas the building/system met codes in effect when constructed, the building is non-compliant with current state energy codes.

Handicap Accessibility

NOTE! Washington State has adopted the provisions of the American's with Disabilities Act into its Building Laws (WAC 51-40). Therefore, the Access Deficiencies listed herein are also Code Deficiencies.

- No corrections observed at this time.





SITE PLAN LEGEND

- PROPOSED EAST PHASE II
2025-2027 PRE-CONSTRUCTION
2027-2029 CONSTRUCTION
- CORE MODERNIZATION
2021-2023 PRE-CONSTRUCTION
2023-2025 CONSTRUCTION
- GROWTH ADDITION
- EAST ADDITION
- 2007-2010 ADDITION



CAPITAL PROJECTS - SITE PLAN

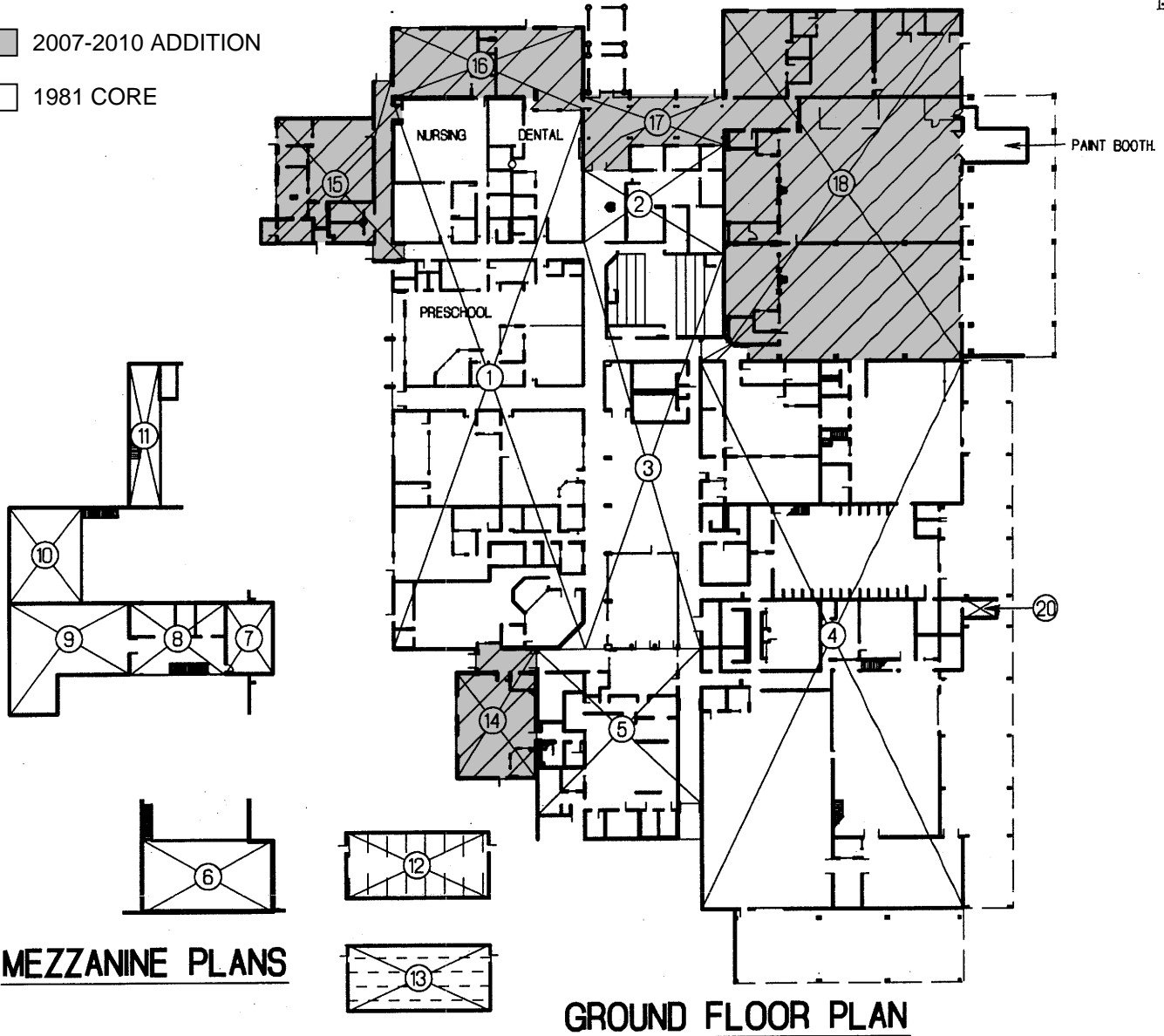
TRI-TECH SKILLS CENTER - KENNEWICK, WA

DRAWING NOT TO SCALE





2007-2010 ADDITION
 1981 CORE



MEZZANINE PLANS

GROUND FLOOR PLAN

BUILDING AREA SUMMARY							
YEAR	AREA NO.	AREA NAME	SQ. FT.	YEAR	AREA NO.	AREA NAME	SQ. FT.
1981	1	CLASSROOMS	18,085	*	*	TRI-TECH EAST BLDG	6,500
1981	2	ADMINISTRATION	2,372	2007	14	CLASSROOM	1,779
1981	3	MULTI / COMMONS	8,702	2007	15	CLASSROOM	2,905
1981	4	CLASSROOMS/SHOPS	24,422	2007	16	CLASSROOMS	2,506
1981	5	KITCHEN / DELI	5,260	2007	17	LOBBY	1,395
1981	6	STORAGE MEZZANINE	1,687	2007	18	CLASSROOMS/SHOPS	14,764
1981	7	ELECTRICAL	634	2007 SUBTOTAL			23,349
1981	8	STORAGE MEZZANINE	1,180	2010	19	TRAINING TOWER	1,280 **
1981	9	MECHANICAL	1,769	2010	20	MECHANICAL	126
1981	10	STORAGE MEZZANINE	1,180	2010 SUBTOTAL			1,406
1981	11	STORAGE MEZZANINE	742	GRAND TOTAL			99,368
1981 SUBTOTAL			66,033				
1991	12	TEMP. CLASSROOM	1,680				
1992	13	TEMP. CLASSROOM	1,680				

24,755 SF

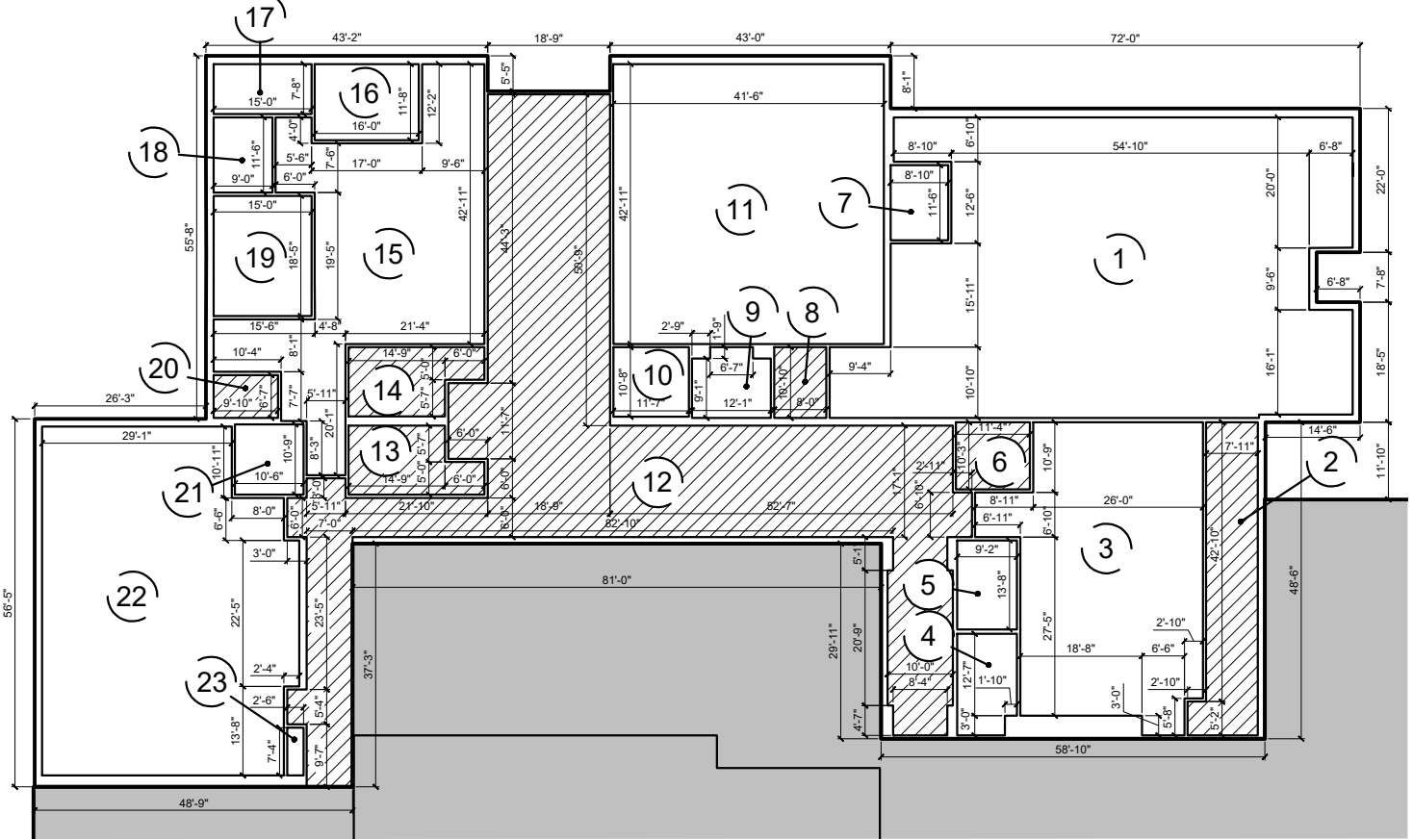
* CONSTRUCTED IN 2001. PURCHASED BY SCHOOL DISTRICT IN 2011. SEE SITE PLAN FOR CONFIGURATION.
 ** 3 STORY TRAINING EQUIPMENT - NOT INCLUDED IN GRAND TOTAL.

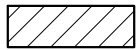


NORTH SCALE : 1" = 70'-0"

TRI TECH SKILLS CENTER - FLOOR PLANS

Future Addition



 NON-ASSIGNABLE SF

BUILDING AREA SUMMARY		
NO.	AREA NAME	SQ. FT.
	STRUCTURAL	1610
1	LABORATORY	3094
2	CORRIDOR	395
3	CLASSROOM	1275
4	SER. & SUPPORT	135
5	SER. & SUPPORT	125
6	MECHANICAL	117
7	OFFICE SPACE	102
8	MECHANICAL	87
9	GEN. SUPPORT	121
10	STUDENT SER.	124
11	ASSEMBLY	1780

BUILDING AREA SUMMARY		
12	CORRIDOR	2852
13	RESTROOM	187
14	RESTROOM	187
15	OFFICE SPACE	1186
16	OFFICE SPACE	186
17	OFFICE SPACE	115
18	OFFICE SPACE	104
19	OFFICE SPACE	276
20	RESTROOM	64
21	SER. & SUPPORT	113
22	CLASSROOM	1947
23	SER. & SUPPORT	18
TOTAL AREA		16,200



GROWTH ADDITION - PLAN

TRI-TECH SKILLS CENTER - KENNEWICK, WA



DRAWING NOT TO SCALE