

Orting School District Facility Condition Assessment Phase 1 Preliminary Findings

September 14, 2021



FCA Process



Learn



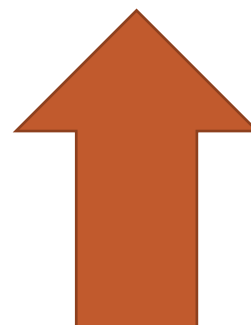
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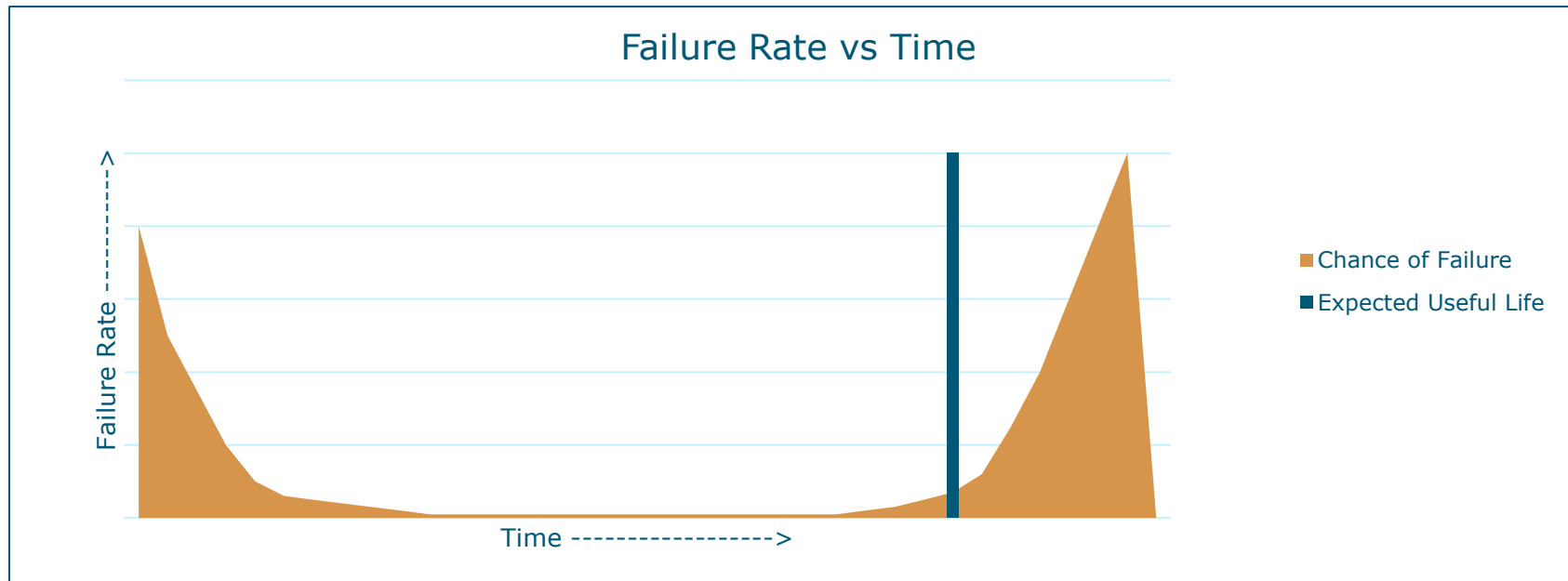
Analyze



Report



The Lifecycle of an Asset



FCA Scoring

- Detailed equipment inventory developed for each facility
- Each line item includes detailed equipment information and is assigned typical lifecycle, estimated remaining life, current condition, and an estimated replacement costs

FCAID	Building	Floor	Location Description	Area Served	Equipment T	Equipment Type	Equipment SubSgs	Equipment System	Equipment Size	Install Date	Estimated Remaining Life	Notes	Asset Condition (1-5)	Classroom Impact (1-5)	Operations Impact (1-5)	Community Impact (1-5)	Estimated Replacement Cost	Life Expectancy (Years)
FCAID-0001	Orting Primary School	1st Floor	Roof	Kitchen	N/A	Exhaust Fan	HVAC	Mechanical	1/4 HP	2002	1		4	4	3		\$2,785	18
FCAID-0002	Orting Primary School	1st Floor	Exterior	Kitchen	N/A	Walk in Freezer	Kitchen Equipment	Kitchen & Food Service Equipment	2 Ton	2000	1	Stand alone walk in refrigerator- Located in fenced in area. Insulation is falling.	4	4	4		\$12,000	20
FCAID-0003	Orting Primary School	1st Floor	Roof	Kitchen	N/A	Exhaust Fan	HVAC	Mechanical	1/4 HP	2002	1		4	4	3		\$2,785	18
FCAID-0004	Orting Primary School	1st Floor	Attic Mechanical Space	Building	B-1	Boiler	HVAC	Mechanical	660,000 BTU/Hr	1993	3	No Pan, No Earthquake Strap. Located in attic space so potential for significant damage if tank fails. Piping/valves showing evidence of leaks	4	4	3	3	\$58,500	24
FCAID-0005	Orting Primary School	1st Floor	Attic Mechanical Space	Building	B-2	Boiler	HVAC	Mechanical	660,000 BTU/Hr	1993	3	No Pan, No Earthquake Strap. Located in attic space so potential for significant damage if tank fails. Piping/valves showing evidence of leaks	4	4	3	3	\$58,500	24
FCAID-0006	Orting Primary School	1st Floor	Attic Mechanical Space	Building	N/A	Air Separator	HVAC	Mechanical	40 Gallon	1977	3		3	3	2	3	\$5,260	18
FCAID-0007	Orting Primary School	1st Floor	Attic Mechanical Space	Building	N/A	Recirculating Pump	HVAC	Mechanical	1/2 HP	2013	15	Replaced 2019	2	3	3	3	\$6,522	16
FCAID-0008	Orting Primary School	1st Floor	Attic Mechanical Space	Building	N/A	Circulation Pump	HVAC	Mechanical	1/2 HP	2010	6	Evidence of previous leaks	3	3	3	3	\$5,522	16
FCAID-0009	Orting Primary School	1st Floor	Attic Mechanical Space	Building	N/A	Expansion Tank	HVAC	Mechanical	200 Gallon	1986	2		4	3	3	3	\$18,143	18
FCAID-0010	Orting Primary School	1st Floor	Attic Mechanical Space	Building	N/A	Air Compressor	Process Systems	Mechanical	1/2 HP	1977	1		4	2	1		\$3,576	22
FCAID-0011	Orting Primary School	1st Floor	Attic Mechanical Space	Building	N/A	Circulation Pump	HVAC	Mechanical	1 HP	2010	1		3	3	3	3	\$2,500	10
FCAID-0012	Orting Primary School	1st Floor	Room 124	Room 124	N/A	Heat Vent Unit	HVAC	Mechanical	1500 CFM	1977	2	Estimated size.	4	4	3	3	\$10,000	24
FCAID-0013	Orting Primary School	1st Floor	Room 124	Room 124	N/A	Heat Vent Unit	HVAC	Mechanical	1500 CFM	1977	2	Estimated size.	4	4	3	3	\$10,000	24
FCAID-0014	Orting Primary School	1st Floor	Custodian	Various-See Panel Schedule	Panel L3 Section 1	Electrical Panel	Distribution	Electrical	120/208V, 400A	1977	5		4	4	3	3	\$5,400	40
FCAID-0015	Orting Primary School	1st Floor	Custodian	Various-See Panel Schedule	Panel L3 Section 2	Electrical Panel	Distribution	Electrical	120/208V, 400A	1977	3		4	4	3	3	\$5,400	40
FCAID-0016	Orting Primary School	1st Floor	Custodian	Building	N/A	Water Heater	Hot & Cold Domestic Water	Mechanical	50 Gallon, 4500 Watts	2009	4		3	4	3	3	\$4,623	15
FCAID-0017	Orting Primary School	1st Floor	Custodian	Building	N/A	Circulation Pump	Hot & Cold Domestic Water	Mechanical	Fractional HP	2003	4		4	2	1	2	\$1,500	10
FCAID-0018	Orting Primary School	1st Floor	Room 101	Room 101	N/A	Heat Vent Unit	HVAC	Mechanical	1500 CFM	1977	2	Estimated size.	4	4	3	3	\$10,000	24
FCAID-0019	Orting Primary School	1st Floor	Room 103	Room 103	N/A	Heat Vent Unit	HVAC	Mechanical	1500 CFM	1977	2	Estimated size.	4	4	3	3	\$10,000	24
FCAID-0020	Orting Primary School	1st Floor	Room 123	Room 123	N/A	Heat Vent Unit	HVAC	Mechanical	1500 CFM	1977	2	Estimated size.	4	4	3	3	\$10,000	24
FCAID-0021	Orting Primary School	1st Floor	Restroom Near Room 123	Restroom Near Room 123	N/A	Exhaust Fan	HVAC	Mechanical	Fractional HP	1990	2		4	2	2		\$1,250	18
FCAID-0022	Orting Primary School	1st Floor	Restroom Near Room 123	Restroom Near Room 123	N/A	Exhaust Fan	HVAC	Mechanical	Fractional HP	1990	2		4	2	2		\$1,250	18
FCAID-0023	Orting Primary School	1st Floor	Room 107	Room 107	N/A	Heat Vent Unit	HVAC	Mechanical	1500 CFM	1977	2	Estimated size.	4	4	3	3	\$10,000	24
FCAID-0024	Orting Primary School	1st Floor	Room 107	Room 107	N/A	Exhaust Fan	HVAC	Mechanical	Fractional HP	1990	2		4	2	2		\$1,250	18
FCAID-0025	Orting Primary School	1st Floor	Room 105	Room 105	N/A	Exhaust Fan	HVAC	Mechanical	Fractional HP	1990	2		4	2	2		\$1,250	18
FCAID-0026	Orting Primary School	1st Floor	Room 105	Room 105	N/A	Heat Vent Unit	HVAC	Mechanical	1500 CFM	1977	2	Estimated size.	4	4	3	3	\$15,000	24
FCAID-0027	Orting Primary School	1st Floor	Hallway near room 105	Hallway near room 105	N/A	Radiator	HVAC	Mechanical	5'	1977	2	Radiator only- No Fan	4	2	1	3	\$2,500	30
FCAID-0028	Orting Primary School	1st Floor	Restroom Near Room 105	Restroom Near Room 105	N/A	Exhaust Fan	HVAC	Mechanical	Fractional HP	1990	2		4	2	2		\$1,250	18
FCAID-0029	Orting Primary School	1st Floor	Restroom Near Room 105	Restroom Near Room 105	N/A	Exhaust Fan	HVAC	Mechanical	Fractional HP	1990	2		4	2	2		\$1,250	18
FCAID-0030	Orting Primary School	1st Floor	Staff Lounge	Staff Lounge	N/A	Radiator	HVAC	Mechanical	5'	1977	2		4	2	1	3	\$2,500	30
FCAID-0031	Orting Primary School	1st Floor	Mens Restroom Near Staff Lounge	Mens Restroom Near Staff Lounge	N/A	Radiator	HVAC	Mechanical	3'	1977	2		4	2	1	3	\$2,500	30
FCAID-0032	Orting Primary School	1st Floor	Staff Lounge	Staff Lounge	N/A	Radiator	HVAC	Mechanical	5'	1977	2		4	2	1	3	\$2,500	30
FCAID-0033	Orting Primary School	1st Floor	Main Office	Main Office	N/A	Heat Vent Unit	HVAC	Mechanical	1500 CFM	1977	2	Estimated size.	3	4	3	3	\$15,000	24
FCAID-0034	Orting Primary School	1st Floor	Main Office	Main Office	N/A	Fire Alarm Panel	Fire Detection/Alarm System	Fire & Life Safety	Panel Only	2019	5		3	5	4		\$15,000	15
FCAID-0035	Orting Primary School	1st Floor	Main Office	Main Office	N/A	Window AC Unit	HVAC	Mechanical	1 Ton	2006	1	Estimated install date and size.	4	2	1		\$1,500	10
FCAID-0036	Orting Primary School	1st Floor	Main Hallway	Main Hallway	N/A	Heat Vent Unit	HVAC	Mechanical	1500 CFM	1977	2	Estimated size.	4	4	3	3	\$15,000	24
FCAID-0037	Orting Primary School	1st Floor	Main Hallway	Main Hallway	N/A	Heat Vent Unit	HVAC	Mechanical	1500 CFM	1977	2	Estimated size.	4	4	3	3	\$15,000	24
FCAID-0038	Orting Primary School	1st Floor	Room 102	Room 102	N/A	Split System Air Handler Unit	Mitsubishi	PCA-A36GAZ	3 Ton	2010	10	Ceiling Mounted	3	4	3		\$16,500	20
FCAID-0039	Orting Primary School	1st Floor	IDF Room	IDF Room	N/A	Window AC Unit	HVAC	Mechanical	1 Ton	2006	1	Large hole in sheetrock next to unit	4	4	4		\$1,500	10
FCAID-0040	Orting Primary School	1st Floor	Room 104	Room 104	N/A	Window AC Unit	HVAC	Mechanical	1 Ton	2006	1	Estimated install date and size.	4	2	1		\$1,500	10
FCAID-0041	Orting Primary School	1st Floor	Restroom Near Room 104	Restroom Near Room 104	N/A	Exhaust Fan	HVAC	Mechanical	Fractional HP	1990	1		4	2	2		\$1,250	18

Data Overview

- Five Sites Assessed in Phase 1:
 - Orting Primary School (7 buildings)
 - Orting High School (19 buildings)
 - Transportation Building (4 buildings)
 - Old Gym
 - Administration Building
- Total Asset Count – 572
- Avg. Asset Condition Score Range: 3.28
 - Good (2.00) Fair (3.00) Poor (4.00)
- Avg. Est. Remaining Life – 7.7 years
- 30 Year Capital Needs NPV - \$11,452,172



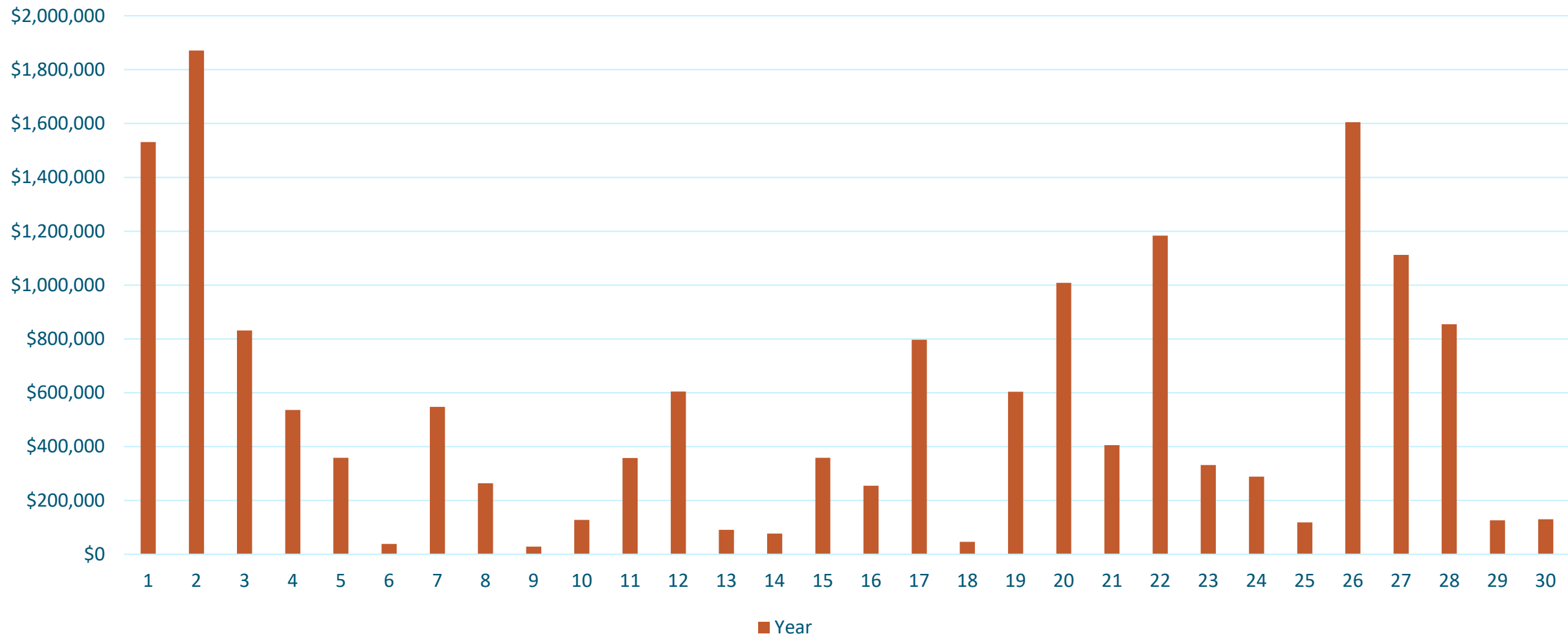
ASSET CONDITION	
1	Excellent Condition – Approximately 80%+ Remaining Life
2	Good Condition – Approximately 60-80% Remaining Life
3	Fair Condition – Approximately 30-60% Remaining Life
4	Poor Condition – Approximately 10-30% Remaining Life
5	Unsatisfactory Condition – Approximately 0-10% Remaining Life

Facility Rankings (Average Asset Condition)

Facility Name	Year Built	Average Condition Score
Orting High School	1987/2007	2.99
Old Gym	1955	3.94
Orting Primary School	1978	3.42
District office/Admin Building	1920	3.7
Transportation/Maintenance	1950	3.68



30 Year Capital NPV



Five Year Capital Needs: by Facility

Orting School District	
Equipment Type	5-Year Estimated Budget
Orting High School	\$2,839,180
Old Gym	\$178,491
Orting Primary School	\$1,302,435
District Office/Administration Building	\$361,075
Transportation/Maintenance	\$445,840
Grand Total	\$5,127,021

Five Year Capital Needs: by System

Orting School District	
Equipment Type	5-Year Estimated Budget
Mechanical	\$2,251,138
Electrical	\$394,330
Fire & Life Safety**	\$90,000
Plumbing	\$305,554
Kitchen & Food Service Equipment and Appliances	\$46,000
Specialty Systems	\$845,717
Architectural Components	\$1,194,282
Grand Total	\$5,127,021

Key Findings: Old Gym

Building Envelope/Structural

- If facility remains, seismic assessment recommended
- Concrete masonry exterior cracked and falling (safety hazard)
- Roof in poor condition

HVAC

- Make-up air unit on roof has by far exceeded useful life (pictured)



Failing CMU exterior on south side



Rooftop makeup air unit/AHU

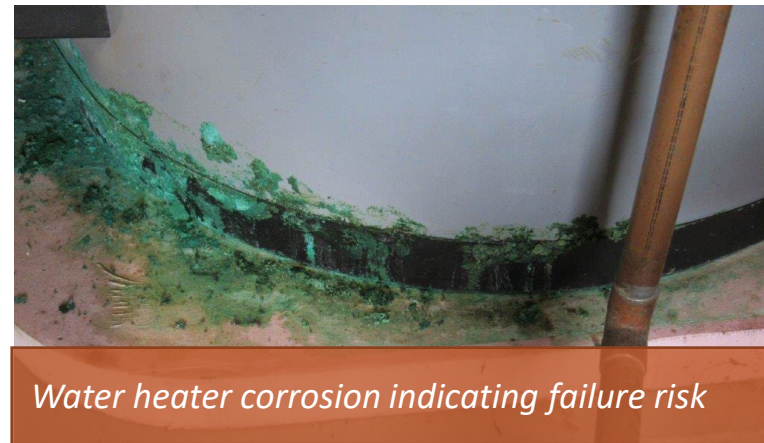
Key Findings: Orting High School

HVAC/Plumbing

- AHUs in old section have exceeded expected useful life
- Water heater in newer section nearing failure

Fields

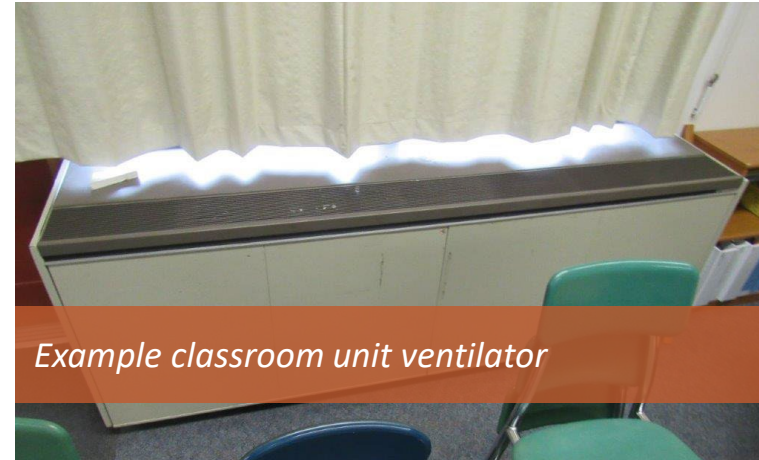
- Year 1 budget includes costs for planned artificial turf football field



Key Findings: Orting Primary School

HVAC

- Classroom unit ventilators well past useful life and less capable than modern systems
- Condensing units on roof have met expected life



Key Findings: Administration Office

Building Envelope/Structural

- Building settling in multiple locations
- Single pane windows throughout facility (energy and comfort impact), glazing failing in several locations

HVAC

- Heating relies on portable AC units and unit ventilators, struggle to maintain comfort with single pane windows

Electrical

- Main switchgear estimated install in 1950-60s. High risk of failure, fire/safety impacts, and long lead time for component replacement/repair



Key Findings: Transportation/Maintenance

Building Envelope

- Original single pane window glazing failing, showing signs of water intrusion. Roof past expected useful life.

HVAC

- Heating relies on portable AC units and small electric heaters, struggle to maintain comfort

Electrical

- Building electrical service is original from 1950. High risk of failure, fire/safety impacts, and long lead time for component replacement/repair





Questions?

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