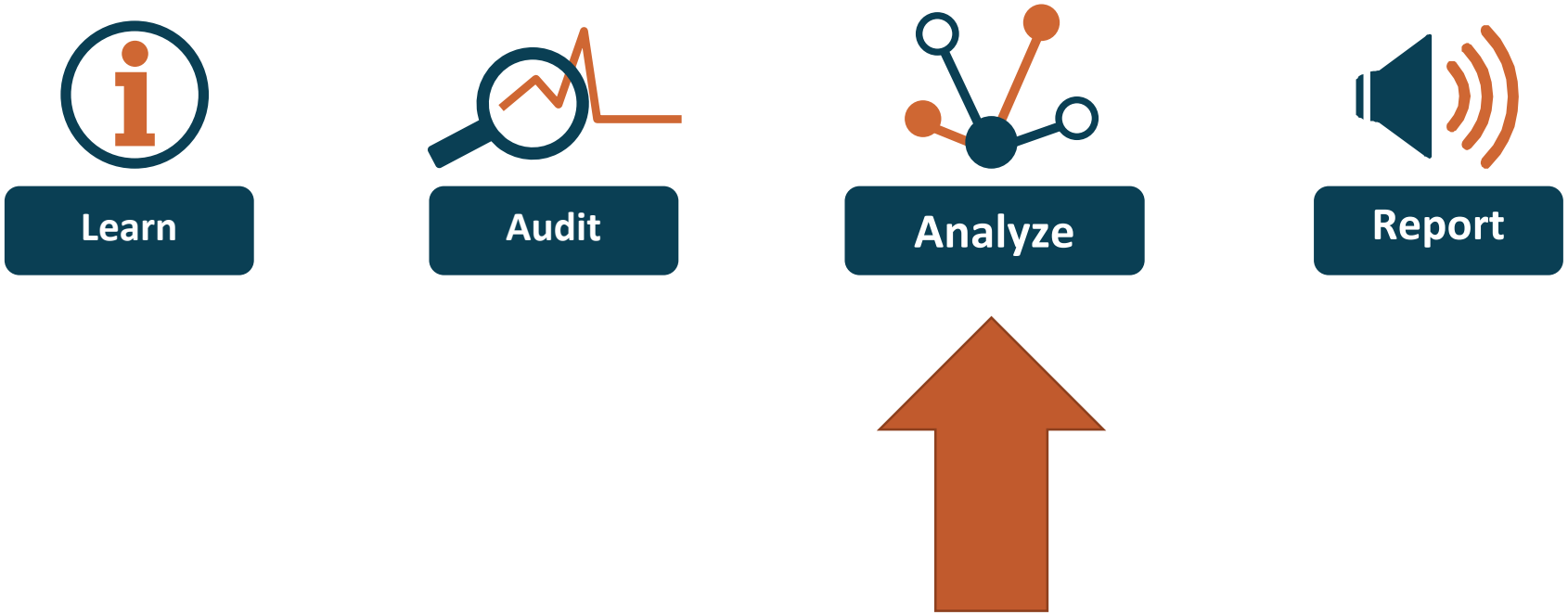
Orting School District

Facility Condition Assessment
Phase 1 Preliminary Findings

September 14, 2021

FCA Process



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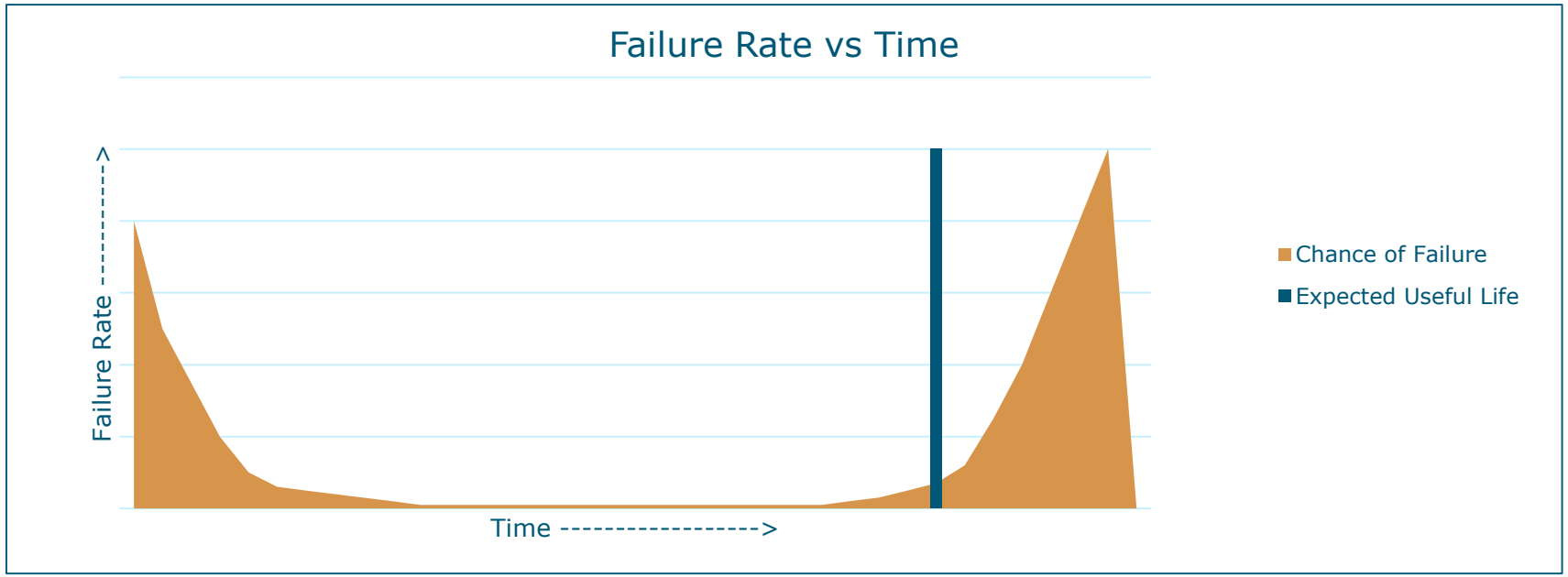
The Lifecycle of an Asset



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 Tag	Equipment Type	Equipment SubSystem	Equipment System	Equipment Size	Install Date	Estimated Remaining Life	Notes	Asset Condition (1-5)	Classroom Impact (1-5)	Operations Impact	Community Impact (1	Estimated Replacement Cost	Life Expectancy
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 failing	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	1999	3	No Pan, No Earthquake Strap. Loccated in attic space so potential for significanrt 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	1999	3	No Pan, No Earthquake Strap. Loccated in attic space so potential for significanrt 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	2019	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	$6,522	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	$4,629	15
FCAID-0017	Orting Primary School	1st Floor	Custodian	Building	N/A	Circulation Pump	Hot & Cold Domestic Water	Mechanical	Fractional HP	2009	1		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	1		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.	4	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	2010	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	Restrooms Near Room 104	Restrooms Near Room 104	N/A	Exhaust Fan	HVAC	Mechanical	Fractional HP	1990	1		4	2	2		$1,250	18

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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

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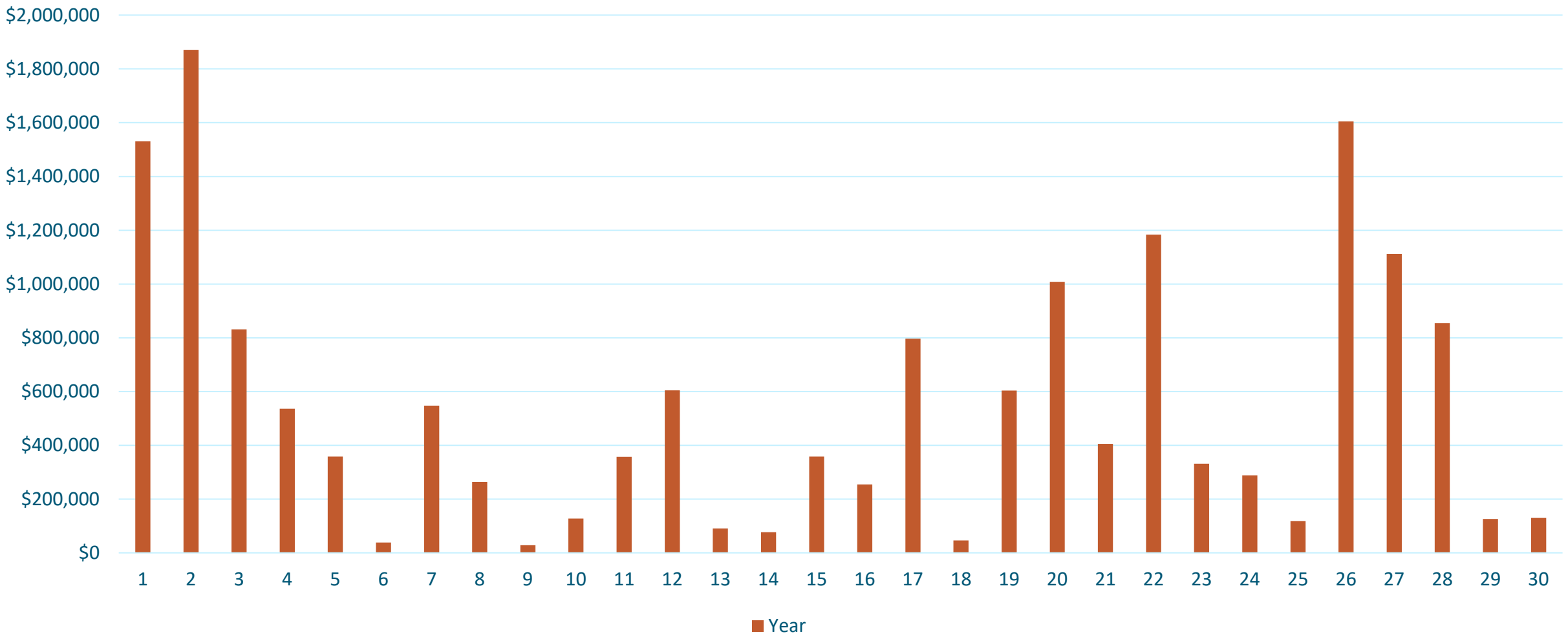
Facility Rankings (Average Asset Condition)

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**

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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**

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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

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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

High school Air Handling Unit

Water heater corrosion indicating failure risk

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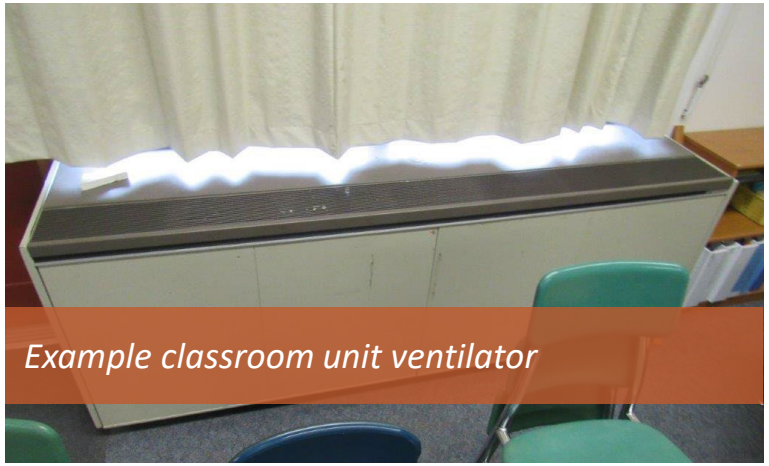
Key Findings: Orting Primary School

HVAC

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



Example classroom unit ventilator

Condensing Unit recommended for replacement

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

Foundation issues

Outdated electrical systems

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Key Findings: Transportation/Maintenance

Building Envelope

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

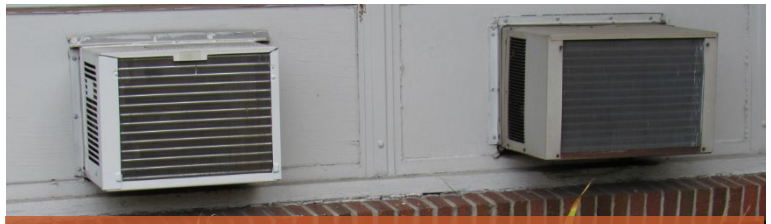
HVAC

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

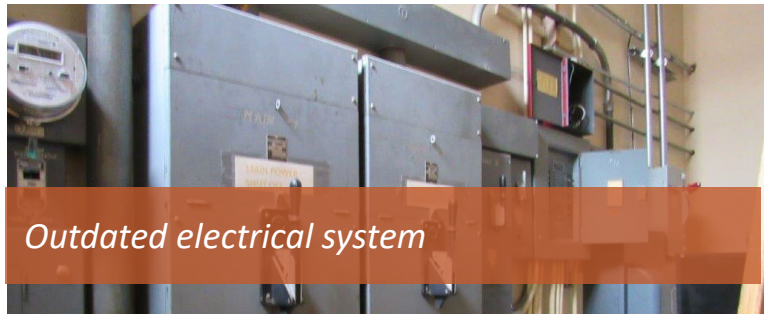
Electrical

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

Typical water intrusion at windowpane



Window AC units in individual rooms



Outdated electrical system

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Questions?

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