

# COMPONENTS OF THE ASSESSMENT

## SCOPE

Portland Parks and Recreation currently maintains in excess of 200 structures at various locations around the City. Many of these buildings are considered “minor” structures, e.g., restrooms, picnic shelters, storage buildings, etc. These types of buildings are utilized on a limited and primarily seasonal basis. Therefore, a decision was made to make an initial assessment of only the major structures within the parks system.

Information provided by Lee Pudwill, Senior Facilities and Maintenance Supervisor-Structures, indicates that Portland Parks and Recreation cares for 69 major structures within the City. The criteria for selection as a “major building” were:

- open to the public
- used year-round
- occupied as a staff headquarters

## METHODOLOGY

With the assistance of the Task Force, a strategy was developed to assess these major buildings and produce a work plan that would provide for:

- Development of a comprehensive inventory system including data on age, life expectancy, square feet, current replacement costs, and current use of the facility. The inventory would include data on the key building components – structural, mechanical, and electrical - as well as an overall building condition assessment;
- A process for determining the condition of each building, including the condition of all major infrastructure components;
- A schedule of frequency of building assessments.

Since a full assessment of many of Parks’ older buildings had never been documented, the plan included a visual inspection of each component, combined with data on age and frequency of repair to arrive at a current life expectancy of the buildings and their systems.

Using a variety of sources<sup>1</sup>, we identified the following major components of our buildings that require regularly scheduled Condition Assessments and updates:

- air conditioning systems
- doors
- electrical systems

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<sup>1</sup> Means Facilities Maintenance Standards; Means Facilities Maintenance & Repair Cost Data; Maintaining the Facilities Portfolio; Stewardship of Federal Facilities  
Building Assessment and Deferred Maintenance  
January 2001

- elevators
- exterior coatings
- floors
- heating systems
- paving – concrete entrances and walkways
- plumbing - fixtures
- pool heat and filter systems
- pool shells
- retaining walls
- roofs
- sprinkler systems
- structures
- ventilating systems
- water heaters
- windows

## **PROCESS**

The physical assessment of the structures was originally scheduled to begin May 1, 2000 and was to be completed by January 1, 2001. Due to increased demands on Structures staff, the assessment began somewhat later than planned; however, the work has been accomplished within the established time frame.

One of the difficulties facing the assessment team has been the lack of information available on original costs, and in some cases, even the original construction or acquisition dates. Since many of the buildings currently maintained by Parks were originally constructed for other purposes – such as schools, fire stations, and private homes – original information is frequently unavailable. Research in the City’s Archives, the Bureau of Buildings’ Historic Resource Inventory, and the Bureau of General Services’ depreciation information has yielded most of the information obtained in this report. Some information was also obtained from the Bureau’s Public Affairs Office and long-time Bureau employees provided anecdotal information.

## **VALIDATION**

The decision to conduct the assessment in-house rather than hire a consultant was made by Operations Facilities supervisory staff after consulting with members of the Task Force. The consensus was that the maintenance staff have a working knowledge of the building components, their day-to-day use, the particular needs of each site, and historical knowledge of repair frequency. The intent of the assessment is to provide a baseline for each building from which future repairs and capital improvements will be determined. Since Operations staff will continue to maintain the buildings and perform future scheduled assessments, their specialized knowledge and familiarity

with the buildings and systems offered the opportunity for an accurate assessment along with the training to continue to perform assessments utilizing the same standards and criteria.

Park Operations contracted with McCann Engineering to provide an independent assessment of the following buildings:

- Matt Dishman Community Center & Pool
- Montavilla Community Center
- Northeast District Headquarters

These buildings were selected on the basis of their age, diversity of use, and as being representative of the types of maintenance challenges typically seen within the Parks bureau.

The consultant's findings are included in the Appendix and do not deviate significantly from those of Operations staff.



# Columbia Pool

North District

7701 N Chautauqua

17,680 sf

Built 1949

Facility Type: Pool

## Building Assessment

<u>Item</u>	<u>Rating</u>	<u>Comments</u>
Doors	4	
Exterior Paint	1	Paint is peeling.
Exterior Walls	Brick rated 4; wood rated 1	Wood shingles are rotted. Needs replacement now.
Masonry Chimney	3	
Floor	4	
Floor Coverings	2	Showers tile rated 2, changing room vinyl rated 0, family changing area and lobby rated 3. Tile installed over black sealer, each year 5-25 sf areas come loose, tile should be removed, slab cleaned to bare concrete and re-tiled to alleviate problems. Sheet vinyl must be repaired yearly. Loose, wrinkled, seams open with water underneath, getting beyond repair. Replace next shutdown.
Paving / Walkways	4	East side apron rated 2; South side catch basin too low, rated 0.
Retaining Wall	4	
Roof	3	
Windows	2	Poor condition.

## Mechanical Assessment

<u>Item</u>	<u>Rating</u>	<u>Comments</u>
Controls	5	
HVAC	Overall 5, AHU-1 0, AHU-2 2	Due to corrosion AHU-1 is rated 0, unit will fail soon. AHU-2 is in poor shape and is rated 2.
Plumbing (fixtures)	5	
Water Heater	5	

## Electrical Assessment

<u>Item</u>	<u>Rating</u>	<u>Comments</u>
Electrical Systems	3	Some electrical beyond life.

## Pool Assessment

<u>Item</u>	<u>Rating</u>	<u>Comments</u>
Pool Shell	5	
Pool System	5	



# Eastmoreland Golf Course Clubhouse

Southeast District

2425 SE Bybee Blvd

12,294 sf

Built 1990

Facility Type: Clubhouse

## Building Assessment

<u>Item</u>	<u>Rating</u>	<u>Comments</u>
Doors	3	Kitchen service entry rated 2, metal back doors rated 3, front doors rated 4, all need paint / finish, fronts need weather-strip replaced.
Exterior Paint	1	Needs paint NOW. Serious damage to wood trim has already begun.
Exterior Walls	5	Stucco lower 3', wood shingles upper, good condition except for paint.
Fireplace Chimney	5	S/S flue in wood chase, unable to inspect.
Floor	5	First floor slab on grade, second floor wood frame, concealed, no apparent defects.
Floor Coverings	3	Men's restroom rated 1, carpet on main floor lobby & pro shop rated 2, women's main floor restroom rated 2, rest of building rated 3-4.
Paving / Walkways	4	Front entry & patio rated 3, several cracks, monitor for changes; front steps rated 3, heavy wear, crack in center. Monitor annually.
Retaining Walls	5	
Roof	5	Overall good, although several broken or loose tiles need repair ASAP.
Windows	5	Wood clad, insulated, good condition.

## Mechanical Assessment

<u>Item</u>	<u>Rating</u>	<u>Comments</u>
Sprinkler System	5	
HVAC	5	
Plumbing (fixtures)	5	
Water Heater	5	

## Electrical Assessment

<u>Item</u>	<u>Rating</u>	<u>Comments</u>
Electrical Systems	4	



# Matt Dishman Community Center and Pool

Northeast District  
77 NE Knott

38,884 sf (Pool 14,000 sf)

Center Acquired 1950; Pool Built 1992

Facility Type: Community Center & Pool



## Building Assessment

<u>Item</u>	<u>Rating</u>	<u>Comments</u>
Doors	Exterior 5, Interior 4	Hardware rusted in pool area.
Exterior Paint	0	Needs repainted.
Exterior Walls	5	
Floor Coverings	Ceramic 4, VC Tile 4, Gym 4, Auditorium 4, Boxing Room 2	Clean and grout ceramic tile next 1-2 yrs.; boxing room floor has water damage at north end.
Paving/Walkways	Parking 2, Sidewalk 5	Blacktop cracked/settling – repave 2-3 yrs. max.; grind raised crack west side of building walkway.
Roof (Hypolon & Torchdown Flat)	5	
Windows	Exterior 1, Interior 5	Exterior windows leak, cranks broken, glazing loose or missing, interior window between pool and lobby rated 1 (frame rusted out).

## Mechanical Assessment

<u>Item</u>	<u>Rating</u>	<u>Comments</u>
Controls	5	Pneumatic controls rated 2.
Elevators	5	
HVAC	5	AHU-2 rated 2.
Plumbing (fixtures)	5	
Water Heater	5	

## Electrical Assessment

<u>Item</u>	<u>Rating</u>	<u>Comments</u>
Electrical Systems	3	Electrical panels in 1992 pool addition, although in good condition, are obsolete. Electrical panels throughout the community center are 10 years beyond service life and need to be replaced.
Fire Alarms	5	

## Pool Assessment

<u>Item</u>	<u>Rating</u>	<u>Comments</u>
Pool Shell	5	
Pool System	5	



# Northeast District Headquarters

Northeast District

921 NE 21<sup>st</sup>

10,000 sf

Built 1993

Facility Type: Maintenance

## Building Assessment

<u>Item</u>	<u>Rating</u>	<u>Comments</u>
Doors	2	Five doors rated 2 including basement garage door; main level garage door rated 3.
Exterior Paint	2	
Exterior Walls	4	Some minor cracking in concrete wall.
Floor	4	Main floor structural concrete, basement is slab on grade, with many stress cracks but no settling.
Floor Coverings	4	
Paving/Walkways	Parking 2, Sidewalk 5	Concrete sidewalks rated 4 except 112 sf section in front of drop box needs replaced with apron within 2 yrs.
Retaining Wall	4	
Roof	4	
Windows	2	Metal frame, single glaze, cracked glass, poor condition.

## Mechanical Assessment

<u>Item</u>	<u>Rating</u>	<u>Comments</u>
HVAC	5	
Plumbing (fixtures)	5	
Sprinkler Systems	5	
Water Heater	5	

## Electrical Assessment

<u>Item</u>	<u>Rating</u>	<u>Comments</u>
Electrical Systems	2	Main service is well beyond life.